quadrant advisory group limited

Toronto Catholic District School Board

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

Date: August 14, 2023

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FOREWORD

On June 29, 2018, the Toronto Catholic DSB adopted EDC By-law No. 190 with a legislatively-mandated 1-year term. On November 15, 2018, the Board adopted a replacement EDC by-law with a 5-year term, which by-law will expire on December 2, 2023. The following background study and policy review document provides information respecting legislative changes and how the TCDSB is adapting its EDC policies in response; updates to the City of Toronto forecast of residential and non-residential development; changes to land values within the City of Toronto; opportunities for the TCDSB to acquire an interest in land, and in doing so, positively impact housing affordability initiatives.

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

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

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

ACKNOWLEDGEMENTS

The consultants wish to acknowledge, with appreciation, the considerable efforts of the school board staff who provided invaluable assistance throughout the study process.

Further, the consultants wish to acknowledge the assistance of Mr. Andrew Baker, Borden Ladner Gervais LLP, legal counsel for the Board on education development charge matters; the expertise provided by Mr. Mark Penney and Ms. Maria Ashfaq of MPR Advisors Inc. on matters dealing with site valuation, particularly where the Board may seek to acquire 'an interest in land'; as well as Tim Uyl, Vice President of Paradigm Shift Technology Group Inc. (PSTGI) for his company's assistance in the development of the student enrolment projections and review area mapping.

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Toronto Catholic District School Board – 2023 Education Development Charge Background Study

EXECUTIVE SUMMARY

The purpose of this report is to provide background information with respect to the calculation of the Toronto Catholic District School Board's (TCDSB) Education Development Charges (EDCs) to be implemented in a new EDC by-law on or before December 2, 2023. The Board will seek input from the public, hold a Policy Review public meeting on Thursday October 19, 2023; hold a public meeting to disseminate information about the proposed renewed EDC by-law on Wednesday October 25, 2023 and give consideration to the public submissions prior to passage of education development charges proposed for Thursday November 16, 2023. By-law implementation is proposed to take place on Monday November 27, 2023, subject to Board approval.

Section 257.62 of the *Education Act* states "an education development charge by-law may be passed only within a period of 365 days following the completion of the education development charges background study." This EDC background study dated Augst 14, 2023 will be considered as part of the consideration of successor by-law adoption on November 16, 2023.

During the 2018 EDC by-law process, the TCDSB qualified to adopt a successor EDC by-law on the basis of secondary enrolment in excess of capacity. At the time of by-law passage, the Board had a small surplus in the EDC account. For the 2018/19 through 2021/22 period, it was expected that the TCDSB's EDC by-law would derive $148.6 million in residential and non-residential collections. However, actual collections exceeded $174 million due to higher-than-expected building permit activity. Moreover, the complexity and prolonged process of entering into agreements to acquire land for growth-related student accommodation within the City of Toronto, makes it far more difficult for the Board to incur EDC account deficits as part of successor by-law eligibility.

Consistent with historical practice, the capacity of the Bill 30 lease facilities has been excluded from the determination of successor by-law eligibility, however this capacity has been considered in determining growth-related site needs. The TCDSB does not have the authority to expand, renew or replace these facilities to accommodate enrolment growth form new housing development, without the approval of the co-terminous Toronto District School Board. Therefore, the TCDSB has excluded Bill 30 leased capacity from the calculation, consistent with Section 7(3) of O. Reg. 20/98 and past treatment by the Board as part of EDC by-law consideration.

All of the growth-related EDC sites identified in this report align with City-identified areas to which development is directed through secondary plans, avenues, MTSAs, etc. The majority of these areas will experience intensified land development and for this reason, each identified TCDSB growth-related site was considered from the perspective of both conventional and intensified school sites.

ALTERNATIVE PROJECTS AS A MEANS OF SUPPORTING AFFORDABLE HOUSING INITIATIVES

During the 2018 by-law adoption process the TCDSB recommended that the development industry support the notion of entering into strata agreements (i.e., acquiring an interest in land) as a means of reducing education development charges and supporting housing affordability. At the time, a high-level analysis undertaken by the consultants determined potential savings of at least 43% of the net education land costs. The legislative provision dealing with 'Alternative Projects' was introduced into the *Education Act* on November 1, 2019.

Alternative Projects afford school boards with the flexibility to allocate EDC funds to the acquisition of land; the acquisition of an interest in land; or a leasehold interest as an alternative to the traditional land purchase process for school sites. An Alternative Project requires the approval of the Minister of Education and must have associated costs that are lower than the cost to acquire a conventional school site. Alternative Projects are not to replace costs that are supported by education funding sources (e.g., operating and facility renewal funds).

In an urban land development environment where a large share of the development is high-rise supported by significant density value, intensified school sites, including strata interests, may be required due to:

- Land values for stand-alone sites far exceeding the costs of strata interests and the inability of the EDC legislation to fund the costs, due to the legislative cap, and for which there is no alternative funding source;
- The need to support affordable housing policies through intensified land uses initiatives by all public sector agencies;
- The scarcity of land of sufficient size to accommodate stand-alone school sites, and the legislative restrictions around the expropriation of properties as part of land assembly strategies;
- The inability to generate sustainable enrolment in fully utilized schools if a significant portion of the net developable lands are taken up with stand-alone school sites. That is, the more land that is consumed for stand-alone school sites, the less land that is available for residential development, along with its student population necessary to support the school over the long term.

While the TCDSB retains the prerogative to build stand-alone schools on conventional school sites, the Board welcomes the opportunity to consider alternative project delivery of new schools, where feasible, and where the proposed alternative project is approved by the Minister of Education.

A number of the growth-related school sites to be acquired by the TCDSB over the next fifteen years, and identified in this report, qualify as Alternative Projects.

One of the challenges in determining whether any particular proposed TCDSB school site would be meet the legislative test of an 'Alternative Project' is what constitutes a conventional and what constitutes intensified school site sizes within the City of Toronto. While 'maximum' conventional school site sizes are addressed in section 2 of O. Reg. 20/98 and were based on the assumption of greenfields, ground-related housing development at the time the legislation was passed, there was a need to develop site size standards based on intensified school sites attracting significantly higher density values.

Board staff and the consultants worked with MPR Advisors Inc. who provided conventional (i.e., fee simple) land valuations for each identified growth-related site, as well as the costs to develop each school site if developed as an Alternative Project (i.e., strata agreement providing the board with an interest in land). Strata agreements could include the cost to construct the building superstructure; the tenant fit outs; and potentially a share of underground parking and parkland for outdoor education.

The land valuation analysis undertaken as part of assessing current growth-related site needs and described in Chapter 6 demonstrated considerable savings could be achieved by incorporating Alternative Projects, where appropriate. The following summarizes the projected net education land costs under three scenarios. The first scenario is based on intensified school site sizes at a maximum of 0.4 acres per 100 pupil places rather than the 1.0-acre maximum standard set out in the Regulation, as well as consideration of Alternative Projects where the costs of a fee simple acquisition of land is greater than the cost of Alternative Project acquisition of 'an interest in land' through strata agreements. This scenario is the proposed by-law adoption scenario.

It is noted, the TCDSB is legislatively required to pay fair market value when acquiring surplus properties from co-terminous school boards, as is the case for several properties that have been, and are being acquired, to meet growth-related student accommodation needs.

Scenario B assumes the same intensified school site sizes used in Scenario A, but does not include any assumption of Alternative Projects. The Scenario B analysis concludes a 60% savings when Alternative Projects are considered as a cost-effective solution in appropriate development locations.

Finally, Scenario C is based on the current EDC site size standards and no consideration of Alternative Projects. In this case, the proposed by-law adoption analysis incorporating several Alternative Projects, generates a 79% reduction in net education land costs.

On August 14, 2023 the TCDSB met with development community stakeholders to review the proposed EDC Submission and to discuss the costing analyses related to any proposed Alternative Projects.

TCDSB Comparison of Potential EDC Cost Savings under Various Site Acquisition Strategies			
	Proposed By-law Adoption Incorporating Intensified Land Uses [1] & Alternative Projects	Scenario 'B' Incorporating Intensified Land Uses & No Alternative Projects	Scenario 'C' Incoporating O. Reg. 20/98 Site Size Standards [2] & No Alternative Projects
15-year Forecast of Net New Units	158,998	158,998	158,998
15 year Forecast of Non-residential GFA (sq ft)	47,740,837	47,740,837	47,740,837
EDC-eligible Acreage	41.4	41.4	59.54
Projected EDC Revenue 2023/24-2038/39	$815,207,501	$815,207,501	$815,207,501
Projected Education Land Costs	$1,112,667,490	$2,821,067,802	$5,265,825,053
Reduction in EDC Costs in comparison to Scenario 'B'	$1,708,400,313		
Reduction in EDC Costs in comparison to Scenario 'C'	$4,153,157,563		
% Potential Savings re Scenario 'B'	60.6%		
% Potential Savings re Scenario 'B'	78.9%		

Notes:

1. Based on maximum site size of 0.4 acres per 100 pupil places
2. Based on maximum site size of 1.0 acres per 100 pupil places

RATIONALE FOR ADOPTING AN EDC BY-LAW

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

EDCs may be set at any level, provided that:

- The procedures set out in the Regulation and required by the Ministry are followed and only growth-related net education land costs are recovered; and,
- No more than 40% of the applicable cost is financed via non-residential development (including non-exempt commercial, industrial and institutional development). This percentage was established at 18% during the 2018 process when the original 'capped' rates were set.

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

- building permits will be issued over the fifteen-year forecast period 2023/24 to 2038/39 academic years;
- additional land or site development costs are required to meet growth-related student accommodation needs; and

- education development charges may be imposed on the new dwelling units (i.e., net of any statutory and Board-approved by-law exemptions).

KEY EDC STUDY COMPONENTS

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

- How many new housing units are expected to be constructed over the 15 years following by-law adoption and how many TCDSB students will be generated by the new housing units;
- How many pupil places owned and operated by the TCDSB are surplus to existing community enrolment needs, and therefore available to accommodate the new housing development within reasonable proximity (i.e., resident attendance boundary) to the new development, over the long term;
- How much will it cost to acquire and service the land necessary to construct the additional pupil places necessitated by new housing development, and;
- Where land costs are prohibitive due to density value, can the Board secure ownership or an interest in land, and can the Board demonstrate that it can employ alternative means of providing growth-related student accommodation in a manner that is more cost effective than the traditional EDC approach to land acquisition?

ELIGIBILITY TO ADOPT A SUCCESSOR EDC BY-LAW

In order to be eligible to adopt a successor EDC by-law the TCDSB must demonstrate that it will either have a deficit in the EDC account as of November 26, 2023, or average enrolment over the next by-law period will exceed school capacity on either the elementary or secondary panel. Secondary enrolment is expected to exceed average secondary enrolment over the 5-year by-law period. As such, the TCDSB qualifies to adopt a successor EDC by-law.

FORECASTING DEVELOPMENT

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

- The City of Toronto's housing, population and employment forecasts outlined in the April, 2022 Development Charges Background Study - Report for Public Consultation prepared by Hemson Consulting Ltd.;
- City of Toronto Development Pipeline 2022 report dated February 13, 2023, as well as February 28, 2023 presentation to the Planning and Housing Committee by the Manager, Planning Research and Analysis;
- The residential development application data from the City of Toronto's Land Use Information System II as of June 30, 2022, as well as Open Data files detailing building permit activity 2017 through 2022;
- TCDSB development activity tracking in the SPS application;
- Recent building permit activity, starts and completions taken from CMHC reports.

A spatial matching of the TCDSB elementary school attendance boundaries against the Board and city databases of development applications specifying dwelling unit type and location was provided, under agreement with the Board and the City. Both application databases were tracking more than 630,000 as of June, 2022 (i.e., net of demolitions) residential development applications, although as noted by City planning staff "not all proposals are approved and not all approved projects are built"[1]

The dwelling unit and phasing of development forecast derived as the basis for the determination of the proposed EDC charge is net of the residential statutory exemptions related to housing intensification as specified in the EDC Regulation. However, EDC statutory exemptions do not include additional units built on the same property and separate from the original dwelling unit. The forecast of net new dwelling units gives consideration to the Toronto Railway Lands Exemption specified in the Regulation, as required under section 6 of O. Reg. 20/98.

The City's DC growth forecast suggests that approximately 198,750 (i.e., net of an 8.9% assumed demolition rate) new occupied dwelling units will be added to the existing housing stock in the City of Toronto over the next fifteen years, at an average of 13,250 units per annum. As noted in the City's Development Pipeline 2022 report, the average number of new units required each year to achieve the 2061 forecast, is 11,440. Of the net additional dwelling units, approximately just under 2% are anticipated to be low density (single and semi-detached); 4.9% medium density (row houses, townhouses, etc.); 3.2% accessory dwelling units and the remaining 90% high density apartment units. More than 72% of dwelling units in the development application system are of expected to be of condominium tenure.

The City's planning policies direct the majority of growth to specific areas of the City. A February 13, 2023 report to the Planning and Housing Committee details the number of residential development units proposed within each area[2].

[1] City of Toronto Development Pipeline 2022 – Report for Action, prepared by City Planning and dated February 13, 2023 (page 2)
[2] City of Toronto Development Pipeline 2022 prepared by Chief Planner and Executive Director, City Planning, Table 10, dated February 13, 2023

The forecast of non-residential development is based on the April, 2022 DC forecast of employment and the non-exempt gross floor area that would need to be constructed in the City of Toronto to accommodate the anticipated employment growth. The projection of additional non-residential gross floor area (GFA) over the 15-year forecast period (47.7 million square feet of additional "net" gross floor area) was based on the City's DC forecast of non-residential gross floor area, prepared by Hemson Consulting Ltd., as well as historical non-residential building permit data detailing building permits by type to determine the quantity of statutorily-exempt GFA.

REVIEW AREA BOUNDARY CHANGES

Three modifications were made to the EDC Review Area boundaries. St. Jerome CS was moved from CE06 to CE09 so that the boundaries of the Downsview Secondary Plan were contained within a singular Review Area. Our Lady of Fatima CS was moved from CE11 to CE12 in order to ensure the Golden Mile Secondary Plan was contained within a singular Review Area. St. Fidelis and St. Francis Xavier were moved from CE05 to CE08. There were no changes to secondary Review Areas.

FORECASTING STUDENT ACCOMMODATION NEEDS

The capacity of the elementary and secondary facilities in the Board's existing inventory is reflective of the On-the-Ground (OTG) capacities approved by the Ministry for the purposes of determining successor by-law adoption eligibility, and that, in the opinion of the Board could reasonably be used to accommodate growth-related pupils. Secondary capacity is loaded at 23 pupils per classroom, rather than 21 pupils per classroom requirement during the 2018 by-law study process.

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

All elementary enrolment projections are "headcount enrolment" as this is reflective of the Provincial initiative respecting full-day kindergarten. Secondary enrolments are reflective of "average daily enrolment."

The jurisdiction-wide 2023/24 to 2038/39 projections of enrolment indicate that, for the TCDSB, the number of elementary pupils will decrease by 1,363 (56,830 – 55,467) unless the post-pandemic renewed immigration process increases the number of Catholic students. Secondary enrolment is expected to decrease by 2,228 pupils (26,036 – 23,808) on a jurisdiction-wide basis. It is important to note the 15-year EDC enrolment projections are based on recent historical trends. The cessation of immigration during the pandemic and the relocation of a number of City residents out of the area, as

part of work-from-home policies and opportunities to find more affordable housing, have had a noticeable impact on recent TCDSB enrolment.

Ministry of Finance (MoF) July 28, 2022 population projections for the 2023 to 2038 forecast period determine a 19.8% increase in pre-school age population; an 18.4% increase in elementary school age population (4–13-year-olds); and a 10.6% increase in secondary school age population (14–17-year-olds). However, these projected trends have not been fully accounted for in the EDC student enrolment projections. If the MoF school age projections are realized, then the EDC forecasts of growth-related needs are likely understated and will be reflected in the 2028 successor by-law process.

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

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

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

- projected 2023/24 to 2038/39 growth within each of the 18 elementary and 4 secondary review areas, taking into consideration housing development by school and the extent to which individual school enrolment will be affected by that development;
- Site costs and site preparation/development costs reflect a combination of the Board's site acquisition experiences and appraisal research undertaken by MPR Advisors Inc. on the Board's behalf.

RESULTING PROPOSED EDC RATES

The proposed incorporation of a number of Alternative Projects reduces the net growth-related education land costs (NGRELC) by more than 50% when compared to the 2018 NGRELC.

Whereas previous EDC study approaches were designed to determine what EDC rates needed to be imposed in order to fund 100% of the forecasted net education land costs – known as the 'calculated rates'. However, the 2019 changes to the legislation establish the EDC rates to be imposed at the time of building permit issuance, subject to the rate increases specified in the legislation, and provided that the legislative 'capped' rates do not exceed the EDC 'calculated rates'.

Therefore, the proposed education development charge for the Toronto Catholic DSB, where 82% of the costs are recovered from residential development, are as follows:

EDC Rates Payable Prior to Building Permit Issuance	Existing In-force By-law Rates (December 3, 2022 to December 2, 2023)	Year 1 Proposed EDC Rates (December 3, 2023 to December 2, 2024)	Year 2 Proposed EDC Rates (December 3, 2024 to December 2, 2025)	Year 3 Proposed EDC Rates (December 3, 2025 to December 2, 2026)	Year 4 Proposed EDC Rates (December 3, 2026 to December 2, 2027)	Year 5 Proposed EDC Rates (December 3, 2027 to December 2, 2028)
Residential EDC Rate per Dwelling Unit	$2,993	$3,293	$3,593	$3,893	$4,193	$4,493
Non-residential EDC Rate per Sq. Foot of GFA	$1.37	$1.47	$1.57	$1.67	$1.77	$1.87
Board Contact: Mr. Michael Loberto, Superintendent of Planning and Development, (416) 222-8282 ext 2026 michael.loberto@tcdsb.org						

Should the legislation cap increases continue over the 2023/24 to 2038/39 forecast period, it is anticipated that the imposition of EDCs would recover more than $970 million in residential and non-residential collections. The forecasted expenditures are expected to exceed $1.1 billion, leaving an end-of-forecast-period shortfall of approximately $155.7 million when accrued interest and the legislative 'cap' are taken into consideration. However, the projected revenue would not cover the additional NGRELC in Year 6, Year 11 and Year 15 as this process moves from one by-law period to another. It is anticipated the total funding shortfall will exceed $760 million, provided that land costs don't increase beyond the assumed 10% per annum.

The EDC forms for the Board were submitted to the Ministry of Education for review and approval, on July 19, 2023.

Chapter 1 - INTRODUCTION

1.1 Legislative Background

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

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

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

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

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

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

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

However, education development charges as a means of financing site acquisition costs are only available to boards who qualify under the legislation. To qualify, the Board's average projected enrolment over the five-year by-law period must exceed permanent capacity at the time of by-law passage on either the elementary or secondary panel, for the entire Board jurisdiction, or alternatively, the Board must demonstrate that it has an existing unmet financial obligation arising from the predecessor EDC by-law. An unmet financial obligation is also not defined in the legislation.

Further, Section 257.70 of the *Education Act*, enables a board to "pass a by-law amending an education development charge by-law." A by-law amendment allows a board the

opportunity to revisit the by-law where actual expenditures exceed cost estimates, to ensure full cost recovery and deal with short term cash flow shortfalls. If, for instance, recent site acquisition or site development costs are higher or lower than estimated in the existing by-law calculation, an amendment could be undertaken to incorporate these increased or decreased costs into the EDC rate structure(s), subject to the legislative 'cap' provisions. The same is true for by-law renewal, in that the transitional EDC account analysis determines the relationship between EDC revenue raised and site acquisition/site development needs generated by enrolment growth. In addition, a school board may pass a by-law amendment to recognize agreements approved by the board to acquire sites approved by the Minister post by-law adoption. By-law amendment and renewal requires a reconciliation of the EDC account under section 7(5) of O. Reg. 20/98 and affords the opportunity to assess actual versus projected student enrolment and its impact on growth-related student accommodation needs. In other words, the transition from one by-law to another is an opportunity to replace what are estimates and projections at the time the by-law is passed, to actual collections, expenditures and growth-related site requirements.

1.2 Toronto Catholic District School Board EDC By-law

The Toronto Catholic District School Board (TCDSB) has imposed education development charges since March 27, 2001 under the legislative authority of the *Education Act*, R.S.O., 1990. In each of 2001, 2003, 2008, 2013 and 2018, the Toronto Catholic District School Board adopted jurisdiction-wide EDC by-laws that applied to the entire City of Toronto, with the exception of the Railway Lands Agreement lands. While the Board has the legislative authority to consider the adoption of multiple area-specific by-laws, the total EDC rates by residential and non-residential development are lower when averaged across the City. For example, an acre of land necessary to serve enrolment growth along the Yonge Street corridor could cost significantly more than an acre of land purchased in Etobicoke.

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

1.3 Acquiring Land and an Interest in Land

'Education land costs' as defined in section 257.53 (2) of the *Education Act* include costs incurred or proposed to be incurred to acquire land or an interest in land, including a leasehold interest (i.e., only the capital component of a lease). However, the cost of any building to be used to provide pupil accommodation is excluded as an education land cost, unless approved by the Minister as an Alternative Project. Further, O. Reg 20/98 sets a *maximum* per acre standard of approximately one (1) acre per 100 elementary pupils and 1.2 to 1.25 acres per 100 secondary pupils. This standard was developed by the school board Expert Panel at a time when the majority of the land development surrounding schools was ground-related (i.e., low and medium density development).

In circumstances where per acre land values are well beyond typical suburban land values, due to the approved density related to more vertical development, the *maximum* Regulation benchmark standard is cost prohibitive, and contrary to more recent affordable housing initiatives.

The TCDSB works with local communities, developers and builders to address anticipated shortfalls in student accommodation, typically in a manner that reduces the amount of land taken for school sites. November 2019 changes to the education development charges portion of the *Education Act* provide opportunities for school boards to entertain Alternative Projects. With the permission of the Minister of Education, a school board may use EDC funds towards a lower cost alternative site acquisition – an Alternative Project. Alternative Projects are expected to reduce EDC rates, in that less land is taken to provide student accommodation and associated school building amenities (e.g., land for playfield space and parking).

An Alternative Project may involve either the acquisition of reduced land by the school board; or entering into a strata agreement as part of acquiring an interest in land; or entering into a long-term leasehold arrangement (e.g., a secondary school as part of an office tower). Alternative Projects are intended to provide a more cost-effective approach to the provision of growth-related student accommodation needs where the density value of the land is high and the development of the land in question involves a variety of uses, as opposed to a stand-alone school site. Alternative Projects may include: stand-alone school sites where cost savings are achieved by reducing the site size, or incorporating underground parking for instance. Alternative Projects can also be schools built as part of, but adjacent to, other portions of the development where the school may acquire or lease the land outright; and finally, as schools built as part of podium developments and integrated within vertical residential or non-residential towers (see architectural renderings below) In the latter case, the expectation is that the school board is typically acquiring an interest in the land through a strata agreement.

Chapter 6 provides more detail about the Board's efforts to reduce the amount of land taken for schools in Toronto and the associated reduction in the education development charges.

STAND-ALONE SCHOOL SITE -



TCDSB St. Mathias CS - Snyder Architects

ADJACENCY SCHOOL AS PART OF MULTI-USE DEVELOPMENT -



TDSB North Toronto Collegiate – CSP Architects

VERTICAL SCHOOL AS PART OF A PODIUM STRUCTURE -



TDSB proposed elementary school Pinnacle One Yonge – Hariri Pontarini Architects

1.4 Policy Review Process and By-law Adoption Consultation Requirements

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

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

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

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

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

The purpose of the first public meeting is to ensure that adequate information is made available to the public relative to the Board's review of the education development charge policies of the Board. This meeting will be held Thursday October 19, 2023 at 7:00 PM at the Catholic Education Centre Board Room located at 80 Sheppard Avenue East. Information respecting a review of the Board's policies is being made available to the public as part of this document. This information is titled, "Background Document Pertaining to a Review of the Education Development Charge Policies of The Toronto Catholic District School Board" and is found in Appendix C of this document.

The scheduling of the second public meeting requires that the proposed by-law and the new education development charge background study are made available to the public at least two weeks prior to the meeting, and to ensure that any person who attends the meeting "may make representations relating to the by-law" (s.257.63(2)). This meeting is scheduled for Wednesday October 25, 2023 at 7:00 PM, and will also be held at the Catholic Education Centre Board Room.

Finally, the Board is expected to consider the adoption of a new education development charge by-law to replace the Interim By-law on Thursday, November 16, 2023 7:00 PM at the same location.

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

EDUCATION DEVELOPMENT CHARGES – NOTICE OF PUBLIC MEETINGS

FIRST MEETING – POLICY REVIEW PUBLIC MEETING
THURSDAY OCTOBER 19, 2023 @ 7:00 PM
Toronto Catholic District School Board
Catholic Education Centre – Board Room
80 Sheppard Avenue East, Toronto, Ontario

TAKE NOTICE that on October 19, 2023, the Toronto Catholic District School Board (TCDSB) will hold a public meeting pursuant to Section 257.60 of the *Education Act ("Act")*. The purpose of the first meeting will be to review the current education development charge policies of the Board and to solicit public input. Any person who attends the meeting may make a representation to the Board in respect of the policies. The Board will also consider any written submissions. A further opportunity to provide input will be provided during the October 25, 2023 public meeting.

A Policy Review Document is contained as an Appendix to the Board's August 14, 2023 Education Development Charges Background Study report. The Policy Review document sets out the Board's policies for the current education development charge by-law and will be available no later than August 14, 2023, at the Catholic Education Centre, during regular office hours or through the following website: www.tcdsb.org.

SECOND MEETING – SUCCESSOR BY-LAW PUBLIC MEETING & POLICY REVIEW INPUT

WEDNESDAY OCTOBER 25, 2023 @ 7:00 PM
Toronto Catholic District School Board
Catholic Education Centre – Board Room
80 Sheppard Avenue East, Toronto, Ontario

Pursuant to Sections 257.60 and 257.63 of the *Act*, the Board will hold a second joint public meeting to consider any further input respecting the existing EDC policies of the Board, as well as the continued imposition of education development charges as set out in Section 257.63 of the *Act*, and to inform the public generally about the education development charge proposal. Any person who attends the meeting may make a representation to the Board in respect of the proposal. The Board will also consider any written submissions. All submissions received in writing and those expressed at the public meeting will be considered prior to the passage and enactment of a renewed education development charge by-law.

The education development charge background study required under Section 257.61 of the Act (including the proposed EDC by-law) and setting out the Board's education development charge proposal will be available (i.e., the EDC Background Study report and EDC Policy Review document) no later than August 14, 2023 at the Catholic Education Centre, during regular office hours or through the Board's website.

Finally, it is anticipated that the TCDSB will consider adoption of an EDC by-law imposing increased education development charges in the City of Toronto on November 16, 2023.

THIRD PUBLIC MEETING – IN CONSIDERATION OF BY-LAW ADOPTION –

THURSDAY NOVEMBER 16, 2023 @ 7:00 PM
Toronto Catholic District School Board
Catholic Education Centre – Board Room
80 Sheppard Avenue East, Toronto, Ontario

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

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

In addition to the legislated public meetings indicated above, the Board has regularly scheduled Board meetings, at which the Board may receive information regarding education development charges. Regular Board meeting procedures will apply to these meetings. Any comments or requests for further information regarding this matter may be directed to Mr. Michael Loberto, Superintendent of Planning & Facilities (ext. 2026) during regular office hours.

1.5 Legislative Requirements to Adopt a New EDC By-law

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

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

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

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

1. The Minister has approved the Board's estimates of the total number of elementary and secondary pupils over each of the fifteen years of the forecast period.
2. The Minister has approved the Board's estimates of the number of elementary and secondary school sites used by the Board to determine the net education land costs.
3. The Board has given a copy of the education development charge background study relating to the by-law (this report) to the Minister and each Board having jurisdiction within the area to which the by-law would apply.
4. The Board meets at least one of the following conditions:
    - Either the estimated average elementary or secondary enrolment over the five-year by-law period exceeds the respective total capacity that, in the Board's opinion is available to accommodate pupils, throughout the jurisdiction, on the day that the by-law is passed, or

- At the time of expiry of the Board's last EDC by-law that applies to all or part of the area in which the charges would be imposed, the balance in the EDC account is less than the amount required to pay outstanding commitments to meet growth-related net education land costs, as calculated for the purposes of determining the EDCs imposed under that by-law.

The TCDSB is eligible to adopt a successor EDC by-law during November 2023 given that the Board will have secondary enrolment in excess of capacity over the next 5-year by-law period., as is demonstrated below.

1.6 Eligibility to Impose Education Development Charges and Form A

Form A of the EDC Submission, which follows, demonstrates that the head count enrolment over the proposed 5-year term of the EDC by-law (2023/2024 to 2027/2028), as measured in October and March of each academic year, is projected to exceed the permanent capacity of the Board's existing inventory of school facilities, on the secondary panel. The Board's available permanent capacity at the secondary panel is less than the average 5-year enrolment projections over the time-period referenced above. As a result, the TCDSB meets the legislative "trigger" on the secondary panel.

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

Historically, the determination of available TCDSB capacity has not included school capacity leased from religious orders and Bill 30 schools (i.e., schools that are owned by the Toronto District School Board). With respect to the latter category of leased facilities, the TCDSB would have to acquire the permission of the TDSB in order to expand, replace or make improvements to the school facilities as part of accommodating student enrolment growth from new development.

The Board is expected to carry a significant surplus EDC account balance, however there are several site purchases and strata agreements that are in the process of being finalized. While these agreements are not expected to create a negative account balance by the end of this year, each site purchase can consume more than a full year of EDC collections.

For the TCDSB, the five year (2023/24 to 2027/28) average head count enrolment is 54,737 for the elementary panel and ADE average enrolment of 26,085 on the secondary panel. When these figures are compared to 73,946 permanent spaces in the Board's existing inventory of elementary facilities and 20,032 permanent spaces on the secondary panel, enrolment exceeds capacity on the secondary panel. Note that these figures reflect the entire jurisdiction of the Board, which is the City of Toronto.

TORONTO CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2023
Form A - Eligibility to Impose an EDC

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide Capacity	Projected Elementary Panel Average Daily Enrolment Headcount						Elementary Average Projected Enrolment less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
73,946	56,830	55,667	54,685	53,604	52,899	54,737	-19,209

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

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide Capacity	Projected Secondary Panel Average Daily Enrolment (ADE)						Secondary Projected Enrolment less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
20,032	26,036	26,239	26,031	26,236	25,880	26,085	6,053

Board-wide Capacity reflects all secondary classrooms loaded at 23 pupils per classroom

A.2: EDC FINANCIAL OBLIGATIONS (Estimated to Dec 2 2023)

Adjusted Outstanding Principal:	-$318,895,055
Less Adjusted EDC Account Balance:	$433,639,672
Total EDC Financial Obligations/Surplus:	$114,744,617

1.7 Background Study Requirements

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

1. estimates of the anticipated amount, type and location of residential development for each year of the fifteen-year forecast period, as well as the anticipated non-residential forecast of gross floor area in the City of Toronto- Chapter 4
2. the number of projected new pupil places (Chapter 5) and the number of new sites and/or site development costs required to provide those new pupil places - Chapter 6
3. the number of existing pupil places available to accommodate the projected number of new pupils in item #2 – Chapter 7 and Appendix A
4. for each school in the board's inventory, the number of existing pupil places and the number of pupils who attend the school – Appendix A
5. for every existing elementary and secondary pupil place in the board's jurisdiction that the board does not intend to use, an explanation as to why the board does not intend to do so – Chapter 7
6. estimates of the education land cost, the net education land cost, and the growth-related net education land costs required to provide the projected new pupil places in item #2, the location of the site needs, the acreage for new school sites, including the area that exceeds the maximum set out in section 2 of O. Reg. 20/98, an explanation of whether the costs of the excess land are education land costs and if so, why - Chapter 6
7. the number of pupil places the board estimates will be provided by the school to be built on the site and the number of those pupil places that the board estimates will be used to accommodate the new pupils in item #2 - Chapter 6.

The legislation stipulates that an education development charge by-law may only be passed within the one-year period following the completion of the education development charge background study. This report, dated August 14, 2023 will be considered for approval by the Board, as part of the meeting on November 16, 2023, which will also consider by-law adoption.

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

1.8 EDC Study Process

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

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

PHASE ONE DETERMINING ELIGIBILITY	PHASE TWO ANALYSIS OF NGRELC [1]	PHASE THREE ALTERNATIVE PROJECTS & LEDAs	PHASE FOUR MINISTRY SUBMISSION	PHASE FIVE STAKEHOLDER CONSULTATION PROCESS	PHASE SIX BY-LAW ADOPTION & IMPLEMENTATION
A. Capacity Trigger Evaluation and Notify Ministry of Education if Board Intends to Exclude Capacity	A. 15-year Estimate of Amount, Type and Location of Residential Development and Non-Residential GFA Projections (net of statutory exemptions)	A. Determine Areas where Density Value & proposed growth-related sites indicate potential for Alternative Projects and LEDAs	A. Completion of Ministry Forms (EDC Submission)	A. Follow-up Consultation with Stakeholders re Basis for Charges and % Unfunded Costs	A. Liaison with Area Municipal Representatives re By-law Interpretation, Implementation & Collection Issues
B. EDC Account Analysis - determine sites proposed to be acquired & sites acquired, what has been fully or partially funded and reconcile account	B. Prepare 15-year student enrolment projections - Existing Community Requirements plus Requirements of New Development and Determine if there is a Need to Alter Review Area boundaries given Capital Priorities & planning areas	B. Prepare land valuations based on conventional and strata builds	B. Complete Background Study and Forward to Ministry, Co-terminous Boards & Stakeholders who have provided notification (90 days in advance of by-law passage date)	B. Conduct Public Meeting (s) including Policy Review Public Meeting	B. Board Consideration of Public Input and Calculation Revisions as necessary (may require additional Ministry Review/approval or request for additional data)
C. EDC Financial Obligations Evaluation (including how Financial Obligations will be repaid)	C. Review Area Analysis to Determine Schools Impacted by New Housing Development	C. Define Area Specific By-law Structure if LEDA is contemplated	C. Preparation & Public Distribution of Policy Document	C. Review of Public Submissions	C. Additional Public Meeting at Discretion of Board
	D. Forecast of Net Growth-related Pupils and Determine # of Sites, Site Expansions and/or Site development Costs by Location	D. Review Status of Ministry Approval of Site Acquisitions	D. Ministry of Education Review & Approval Process (90 days review period)		D. By-law Adoption
	E. Estimate Growth-related Net Education Land Costs (net of any surplus EDC account funds)				E. By-law Implementation
	F. Calculate NELC on a Cashflow basis and Determine Portion of NELC to be Funded from EDCs given Legislative 'Cap'				F. Notice of By-law Passage & Appeal Date, Municipal Notification of By-law Passage and Implementation Considerations

1. NGRELC = Net Growth-related Education Land Costs

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Chapter 2 - METHODOLOGICAL APPROACH

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

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

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

2.1 Planning Component

Step 1 - Determine the anticipated amount, type, and location of residential development over the 15-year period and for which education development charges would be imposed during the 2023/24 to 2037/2038 forecast period.

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

- The City of Toronto's housing, population and employment forecasts outlined in the April, 2022 Development Charges Background Study - Report for Public Consultation prepared by Hemson Consulting Ltd.;
- City of Toronto Development Pipeline 2022 report dated February 13, 2023, as well as February 28, 2023 presentation to the Planning and Housing Committee by the Manager, Planning Research and Analysis;
- The residential development application data from the City of Toronto's Land Use Information System II as of June 30, 2022, as well as Open Data files detailing building permit activity 2017 through 2022;
- TCDSB development activity tracking in the SPS application;
- Recent building permit activity, starts and completions taken from CMHC reports.

A spatial matching of the TCDSB elementary school attendance boundaries against the databases of development applications specifying dwelling unit type, location provided was provided, under agreement, by the Strategic Initiatives, Policy & Analysis division of the City's Planning department,

as well as an Excel file of the development attributes data. This information was crosschecked against the TCDSB's Interactive Development Tracker data.

The occupied dwelling unit forecast derived as the basis for the determination of the proposed EDC charge is net of the statutory exemptions related to demolitions and conversions.

The forecast of non-residential development is also based on the April, 2022 DC forecast of employment and the non-exempt gross floor area that would need to be constructed in the City of Toronto to accommodate the anticipated employment growth. as well as historical non-residential building permit data by type and detailing additions and new construction.

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

Step 3 **-** Utilize the ECIS facilities inventory information to determine the OTG (On-the-Ground) capacities and the number of portables and portapaks (temporary space) for each existing elementary and secondary facility. Adjust the OTG capacity for pupil spaces, which in the opinion of the Board, are not required to meet the needs of the existing community.

Steps 4 through 6 **-** Determine the Board's projections of enrolment, by school, by grade, by program over the fifteen-year forecast period. Enrolment projections that distinguish the pupil requirements of the existing community (elementary to secondary retention, the number of future Kindergarten subscriptions, and the by-grade advancement of the student population) from the pupil requirements of new development (the number of pupils anticipated to be generated by new development within the City and over the next 15 years) were prepared by the consultants and reviewed by Board Planning staff. Finally, the enrolment analyses assume that any pupils temporarily accommodated outside of their resident attendance area are returned to their resident area. In some cases, these students are directed to new school boundaries proposed by board staff.

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

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

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

Step 10 - Determine the number of additional school sites and/or site development costs required to meet the net growth-related pupil place need and the timing of proposed expenditures. Where the needs can be met through additions to existing facilities and where no additional land component is required, no sites are identified. However, in the latter circumstances, there may be site development costs incurred in order to accommodate enrolment growth. These costs will be included in the determination of "growth-related net education land costs" where appropriate. In addition, the Board may acquire lands adjacent to existing school sites in order to accommodate enrolment growth. The acquisition of lands may also involve the acquisition of lands declared 'surplus' by co-terminous school boards. In addition, meeting growth-related accommodation needs can be accomplished through the redevelopment of existing schools and the provision of increased capacity as a result. Finally, where land costs are prohibitive, the board can acquire an interest in land through the imposition of education development charges where the costs to do so are a more cost-effective approach to meeting growth-related needs.

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

2.2 Financial Component:

The financial component of EDC studies has changed. Prior to 2019, the EDC financial analysis was designed to determine residential and non-residential rates, when imposed, would, over the 15-year forecast period, equal the forecasted net education land costs. Today, these derived rates are called the 'calculated' rates.

The March 29, 2019 change in the Regulation placed a 'cap' on EDC rates. As such, the more recent EDC financial analysis is designed to address the following questions:

1. If the legislation permitted the imposition of the 'calculated rates', what rates would be required to fully funded the projected net education land costs?
2. Given that the board can only impose the 'capped' rates, what funding shortfall is expected to be derived over the 15-year forecast period?
3. Given that the legislative cap establishes the maximum projected revenue to be derived during the 15-year forecast period, what additional growth-related and costs are expected to be derived over the 15-year forecast period for which no additional EDC funds are available (i.e., unless the legislative cap is lifted)?

Step 1 - Identify the land acquisition costs (on a per acre basis) in 2023 dollars. Historically, TCDSB site acquisition strategies have included the purchase of residential properties, the acquisition of lands for new development sites where available, and acquisitions involving the purchase of lands from other school boards or agencies. In addition, identify the supplementary site acquisition costs for site expansions only partially funded under the predecessor EDC by-law.

Step 2 - Identify site development, site preparation and applicable study costs specified under 257.53(2) of the *Education Act*. In the case of Alternative Projects, the EDC-eligible costs may include construction of the school building, underground parking and potentially shared parkland.

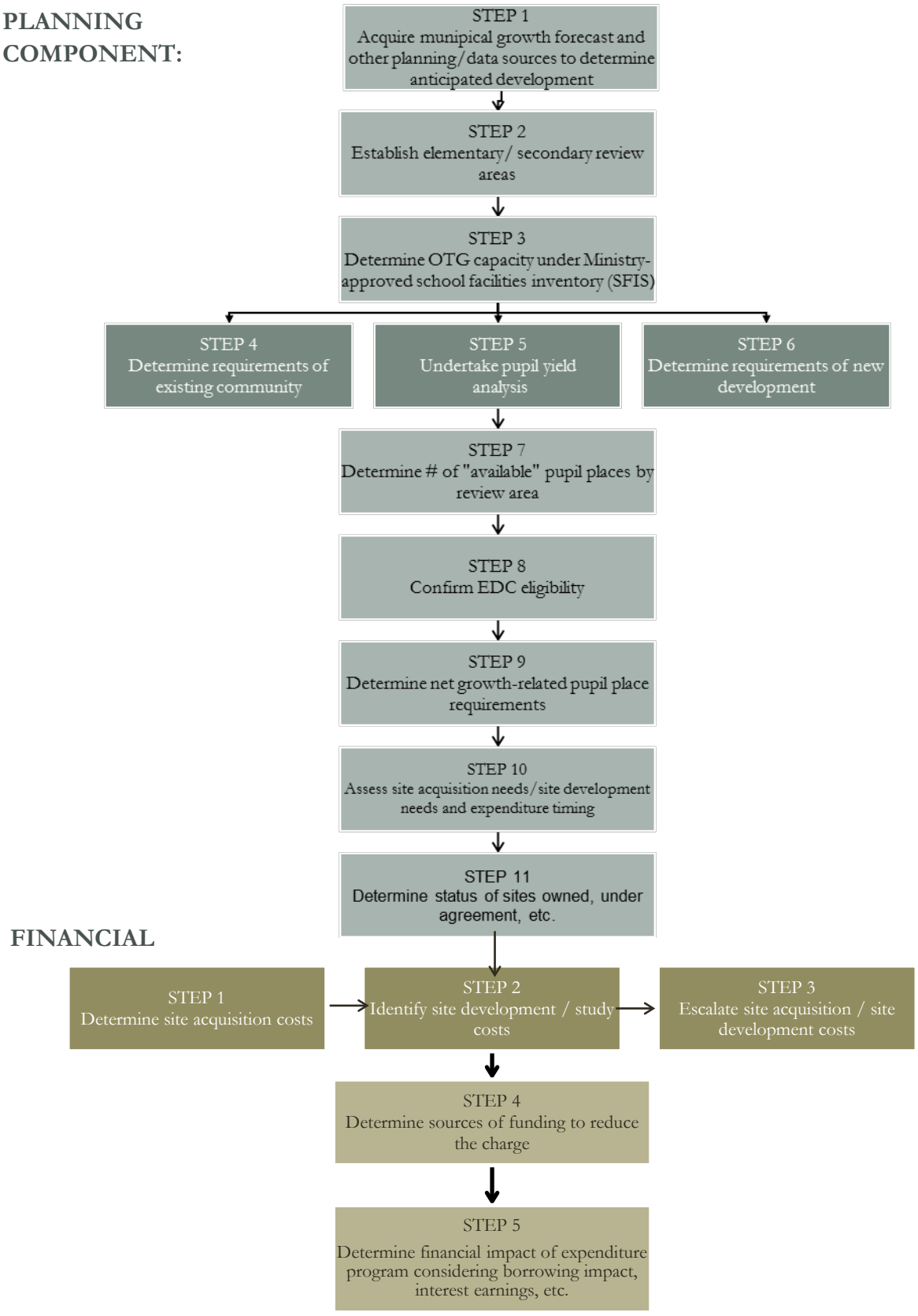
Step 3 - Apply an appropriate indexation factor to site preparation/development costs to recognize increased labour and material costs over the 15-year forecast period. The non-residential construction cost index is also applied to the construction labour and material costs of a strata build. Apply an appropriate land escalation factor to site acquisition costs.

Step 4 - Determine what surplus funds in the EDC account, if any, should be applied to reduce the charge.

Step 5 - Determine the quantum of the charge (both residential and non-residential if the Board intends to have a non-residential charge), considering borrowing impact (particularly where there is significant deficit EDC account balances) and EDC account interest earnings by undertaking a cashflow analysis of the expenditure program over the 15-year forecast period. From a borrowing perspective, this could include a Line of Credit agreement the TCDSB has with CIBC which specifies the interest rate to be paid and the payback period. The Board's ability to access the Line of Credit is dependent upon certainty in the application of the EDC by-law and in-force rates that are sufficient to fund the principal plus borrowing costs over the borrowing term. The projected funds derived under the legislative 'cap' over the 15-year forecast period would support $525 million in external borrowing.

Finally, it is important to understand, given the fact that the EDC revenue stream is fixed, what additional costs are likely to be incurred over the 15-year forecast period and for which there is currently no funding source.

FIGURE 2-1
EDC METHODOLOGICAL APPROACH



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

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Chapter 3 - JURISDICTION OF THE BOARD

3.1 Legislative Provisions

Section 257.54(4) of the *Education Act* states that "an education development charge by-law may apply to the entire area of the jurisdiction of a board or only part of it." The jurisdiction of the TCDSB comprises a singular 'region' in the EDC regulations.

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

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

3.2 Analysis of Pupil Accommodation Needs by "Review Area"

In order to attribute the number of pupil places that would be generated within the areas in which additional residential development is contemplated, the Board's jurisdiction was divided into sub-areas in 2001, referred to in the EDC submission as "Review Areas."

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

1. The needs of the existing community (at the end of the 15-year forecast period) must take priority over the needs resulting from new development in the construction of additional pupil places.

2. Pupils generated from new development for the schools impacted by new housing construction fill any surplus available OTG capacity within the development catchment area, taking into consideration that perpetual busing of students is not a cost effective or efficient system of student accommodation.

3. Pupils generated from new development within the review area must take priority over the "holding" accommodation needs of other review areas.

The remaining pupil spaces required as a result of new development within the review area, or net growth-related pupil place requirements, are to be potentially funded through education development charges, provided that they are consistent with the board's short and longer-term capital priority needs and anticipated capital funding approvals. Meeting the growth-related pupil place requirements does not always require the acquisition of land; acquiring an interest in land, or leasing additional pupil places.

The review area concept within education development charges is based on the premise that pupils should, in the longer term, be able to be accommodated in permanent facilities offering standard school programs within their resident area. Therefore, not all existing available capacity within the review area is not necessarily a viable solution to accommodating pupils generated by the construction of new homes. For the purposes of the calculation of education development charges described in this report, pupils of the Board who currently attend school facilities outside of their resident area, have been transferred back if the holding situation is considered to be temporary in nature. Further, proposed boundary adjustments to reflect the provision of new schools, reflect where students are expected to be accommodated over the forecast period.

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

1. Capacity required to accommodate pupils from existing development should not be utilized to provide "temporary" or "holding" capacity for new development over the longer term; and
2. Pupils generated by new development should not exacerbate each Board's current accommodation problems (i.e., an increasing portion of the student population being housed in portables for longer periods of time); and
3. Board transportation costs should be minimized.

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

a. A desire by the Board to align feeder school patterns as students move from Kindergarten to elementary and secondary programs;

b. Current Board-approved school attendance boundaries;

c. Travel distances to schools consistent with the Board's transportation policies;

d. Manmade or natural barriers (e.g., existing or proposed major arterial roadways, expressways such as Highway 401 and Highway 8, railway crossings, industrial areas, river valleys, escarpments, woodlots, etc.);

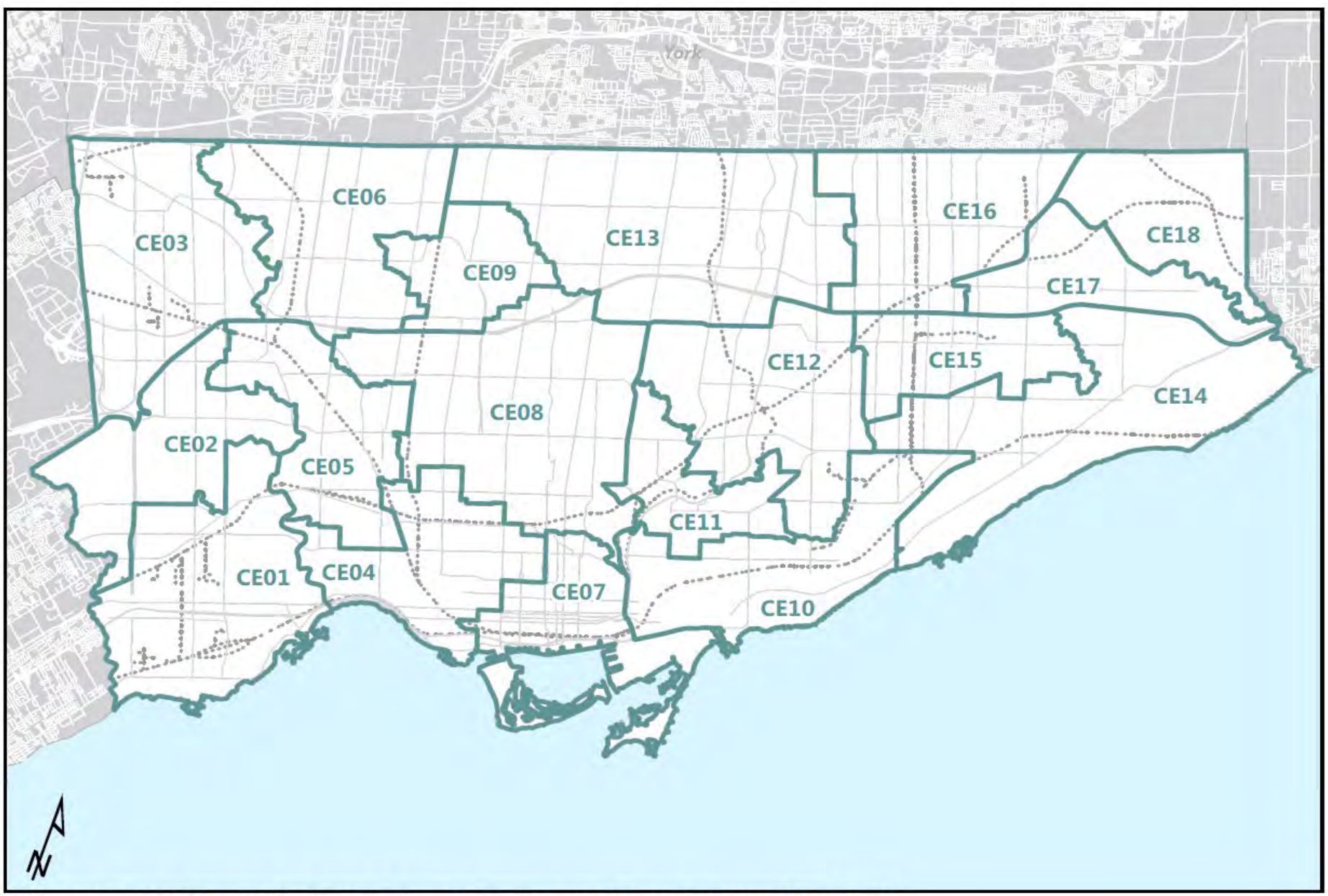
f. Distance to neighbouring schools.

Secondary review areas are normally larger in size than elementary review areas due to the former having larger school facilities and longer transportation distances. Typically, a cluster of elementary schools are "feeder" schools for a single secondary facility, although it is noted the TCDSB does not have set secondary attendance boundaries.

For the purpose of the jurisdiction-wide approach to calculating education development charges, the Toronto Catholic District School Board has 18 elementary review areas and 4 secondary review areas as shown on Maps 3-1 and 3-2, at the end of the chapter. The 2023 review area boundaries are consistent with the 2018 boundaries with the exception of St. Jerome CES moved from CE06 to CE09 as the school partially served the Downsview development lands; and Our Lady of Fatima CES moved from CE11 to CE12 as part of the student accommodation needs solution for the Golden Mile secondary plan. Finally, St. Fidelis and St. Francis Xavier were moved from CE05 to CE08.

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

It is noted that undertaking the determination of additional site requirements using a review area and a sub review-area approach is consistent with the way in which future capital construction needs for the Board will be assessed over the long term.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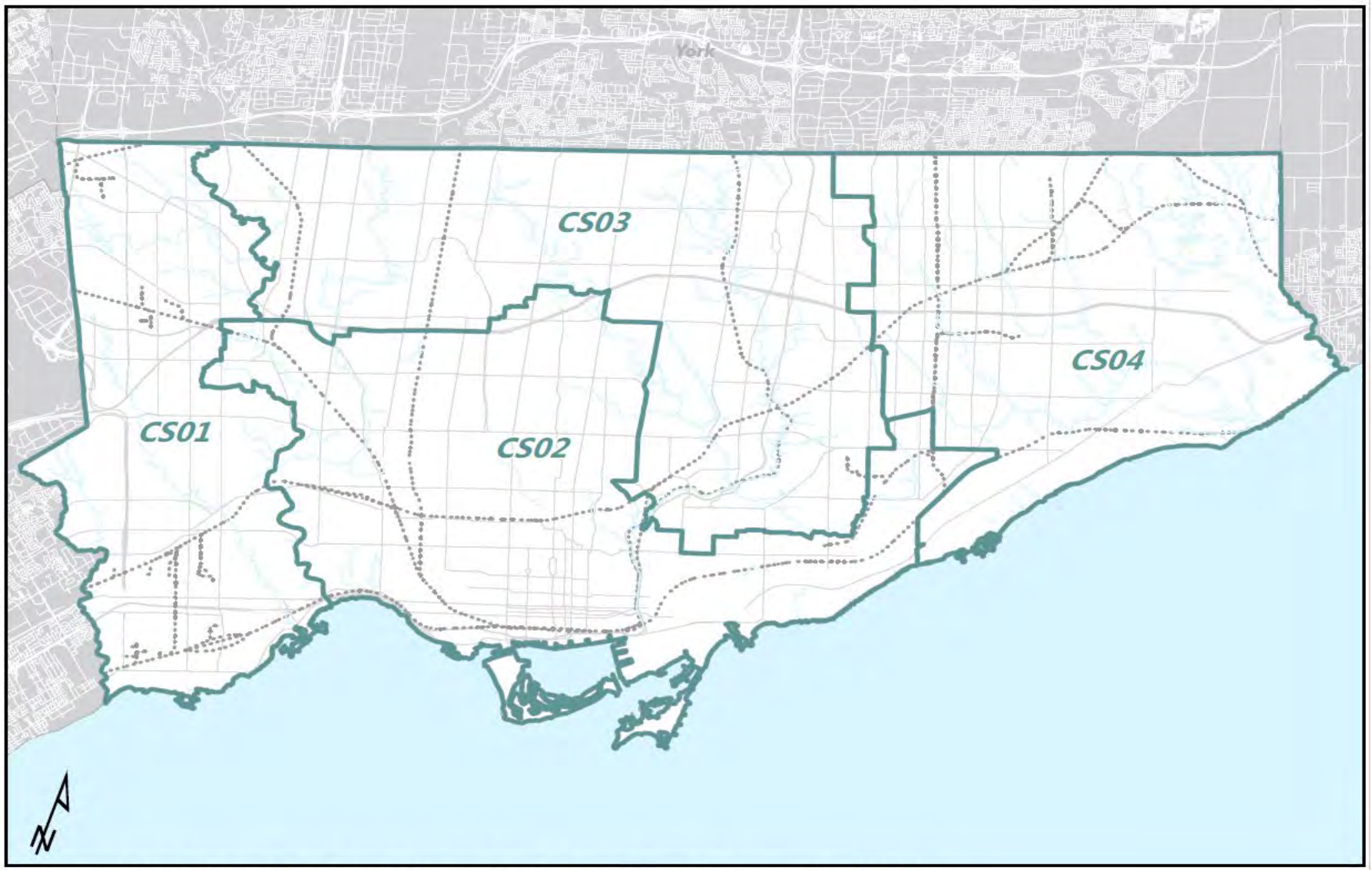
Toronto Catholic District School Board: Education Development Charges Background Study 2023
Elementary Review Areas
Boundary
Streets
Rails



Toronto Catholic District School Board: Education Development Charges Background Study 2023

Secondary Review Areas

Boundary Rails Streets

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Chapter 4 - RESIDENTIAL/NON-RESIDENTIAL GROWTH FORECAST

4.1 Background

This section of the report deals with the 15-year forecast of residential and non-residential development for the 2023/24 to 2037/38 forecast period. The legislative requirements respecting EDC growth forecasts cite the need to identify the anticipated timing, location, and type of residential development, which are critical components of the overall EDC process due to the inextricable link between new units and the need for new pupil places. The location of development is particularly important to the determination of additional growth-related site needs. Therefore, every effort was made to consider the most recent residential and non-residential forecast information available.

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

- The City of Toronto's housing, population and employment forecasts outlined in the April, 2022 Development Charges Background Study - Report for Public Consultation prepared by Hemson Consulting Ltd.;
- City of Toronto Development Pipeline 2022 report dated February 13, 2023, as well as February 28, 2023 presentation to the Planning and Housing Committee by the Manager, Planning Research and Analysis;
- The residential development application data from the City of Toronto's Land Use Information System II as of June 30, 2022, as well as Open Data files detailing building permit activity 2017 through 2022;
- TCDSB development activity tracking in the SPS application;
- Recent building permit activity, starts and completions taken from CMHC reports.

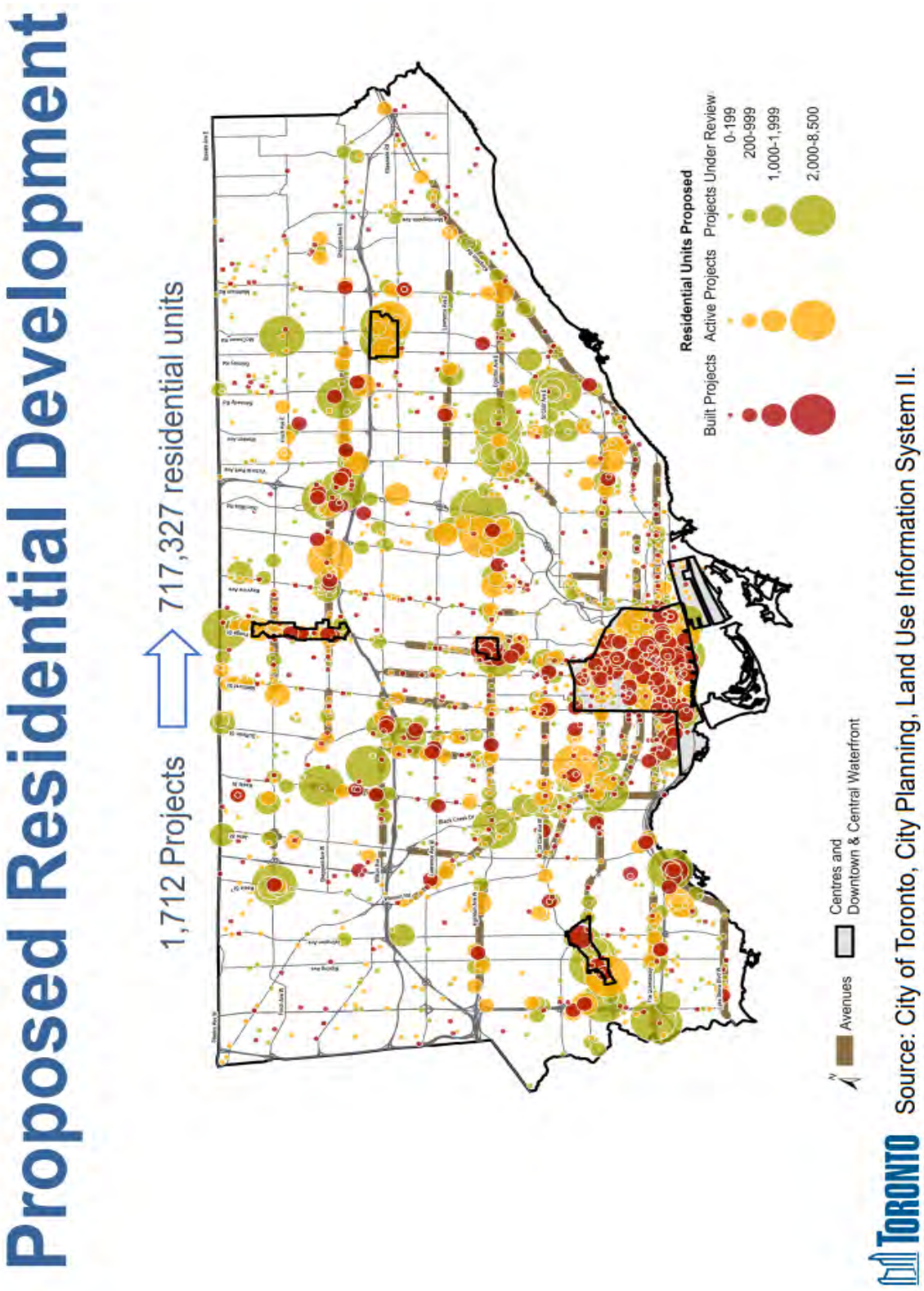
A spatial matching of the TCDSB elementary school attendance boundaries against the Board and City databases of development applications specifying dwelling unit type and location was provided, under agreement with the Board and the City. Both application databases were tracking more than 630,000 as of June, 2022 (i.e., net of demolitions) residential development applications, although as noted by City planning staff "not all proposals are approved and not all approved projects are built"[1]

The dwelling unit and phasing of development forecast derived as the basis for the determination of the proposed EDC charge is net of the residential statutory exemptions related to housing intensification as specified in the EDC Regulation. However, EDC statutory exemptions do not include additional units built on the same property and separate from the original dwelling unit. The

[1] City of Toronto Development Pipeline 2022 – Report for Action, prepared by City Planning and dated February 13, 2023 (page 2)

forecast of net new dwelling units gives consideration to the Toronto Railway Lands Exemption specified in the Regulation, as required under section 6 of O. Reg. 20/98.

The following map indicates the location of the residential units proposed and found in the City's Development Pipeline 2022.



The City's DC growth forecast suggests that approximately 198,750 (i.e., net of an 8.9% assumed demolition rate) new occupied dwelling units will be added to the existing housing stock in the City of Toronto over the next fifteen years, at an average of 13,250 units per annum. As noted in the City's Development Pipeline 2022 report, the average number of new units required each year to achieve the 2061 forecast, is 11,440. Of the net additional dwelling units, approximately just under 2% are anticipated to be low density (single and semi-detached); 4.9% medium density (row houses, townhouses, etc.); 3.2% accessory dwelling units and the remaining 90% high density apartment units. More than 72% of dwelling units in the development application system are of expected to be of condominium tenure.

The City's planning policies direct the majority of growth to specific areas of the City. A February 13, 2023 report to the Planning and Housing Committee details the number of residential development units proposed within each area[1].

4.2 Legislative Requirements

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

- "An EDC background study shall include estimates of the anticipated amount, type and location of residential and non-residential development."; (Section 257.61(2) of the *Education Act*)
- "Estimate the number of new dwelling units in the area in which the charges are to be imposed for each of the 15 years immediately following the day the by-law comes into force."; (O. Reg 20/98), Section 7(1)
- "If the board intends to impose different charges on different types of residential development, the board shall determine the percentage of the growth-related net education land cost to be funded by charges on residential development, and that is to be funded by each type of residential development." (O. Reg. 20/98), Section 10
- "The Board shall choose the percentage of the growth-related net education land costs that is to be funded by charges on residential development and the percentage, if any, that is to be funded by the charges on non-residential development. The percentage that is to be funded by non-residential development shall not exceed 40 percent." (O. Reg. 20/98), Section 7(1) 8)

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

[1] City of Toronto Development Pipeline 2022 prepared by Chief Planner and Executive Director, City Planning, Table 10, dated February 13, 2023

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

4.3 Residential Growth Forecast and Forms B and C

4.3.1 Historical Housing Completions

The Canada Mortgage and Housing data compiled by Hemson Consulting Ltd. as part of the development of the City's DC forecast indicates that more than 184,370 new housing units were started over the period 2012 through 2021, or an average of 18,437 annually. Approximately 6% of the units were single and semi-detached; 3% were row houses and 91% apartments. The last 5-year reported period indicates a reduced percentage of low and medium density units, along with an increased share of high-density units consistent with reduced land supply for ground-related housing. The starts data generally aligns with the timing of the payment of municipal and education development charges.

The City completions data reflecting the point at which dwelling units are completed and occupied, indicates that more than 165,600 new housing units were completed over the 2012 through 2021 period, or an average of 16,560 annually. The City's DC housing forecast of new housing units net of demolitions projects a total of 198,600 additional units – an average of 13,240 units per annum, while the Place to Grow August 2020 housing forecast projects 196,100 over the 15-year forecast period. Approximately 2% are anticipated to be single and semi-detached units; 8% row housing and accessory dwellings and the remaining 90% apartment units. A comparison of the City's DC forecast, updated P2G forecast and the City-wide EDC forecast is provided on the following page.

4.3.2 Methodological Approach

Municipal forecasts of residential development generally give consideration to: underlying demographic trends, timing and location of infrastructure emplacement, local planning policies (Official Plan and Secondary Plans), Provincial planning policies (e.g., Places to Grow, Provincial Policy Statement, etc.), considerations of demand (including recent and projected real estate market conditions and recent historical construction statistics) and supply (land supply and absorption rates), staging of units in the development approvals process, government housing policies affecting housing affordability, etc. Figure 4-1 illustrates a typical household formation projection methodology. Figure 4-2 describes the specific approach taken to determine the 2023/24 to 2037/38 EDC housing forecast within the City of Toronto.

TABLE 4-1

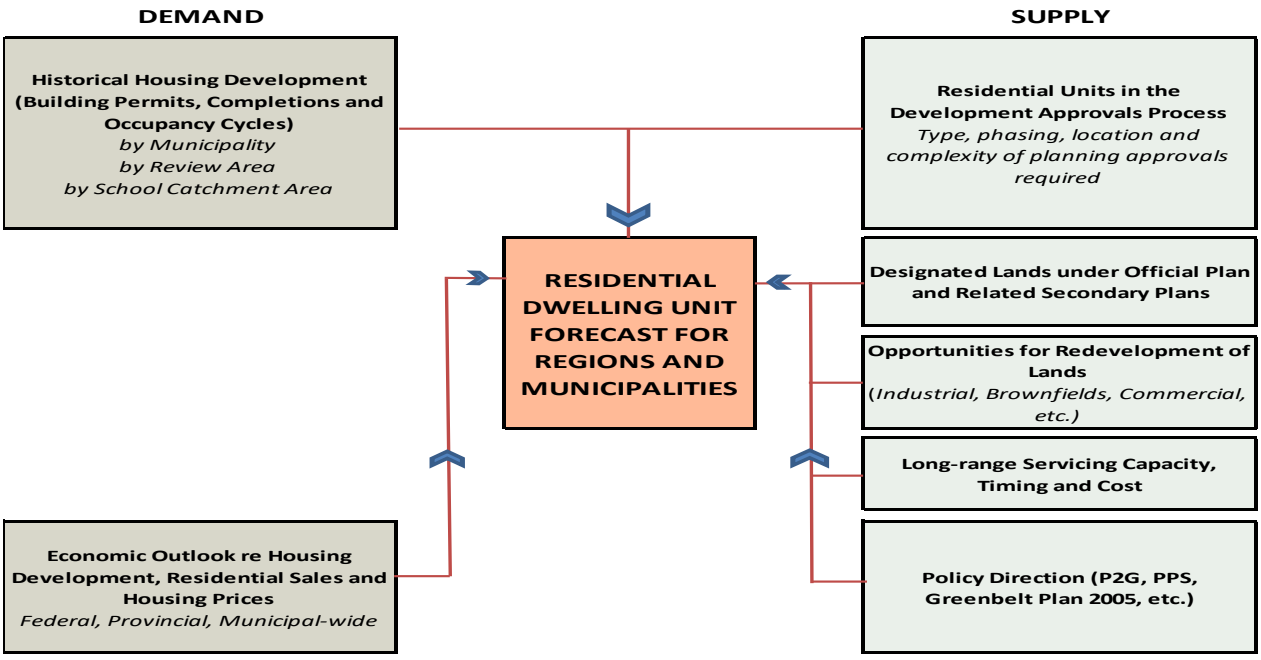
City of Toronto Dwelling Unit Forecasts

	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	15-year Totals
April 2022 DC Background Study Forecast																
Single/Semi	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	3,750
Row	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	7,500
Apartment	18,550	17,050	15,650	17,350	13,050	12,250	11,650	11,050	13,550	9,750	9,550	9,050	8,850	11,750	8,250	187,350
TOTALS	19,300	17,800	16,400	18,100	13,800	13,000	12,400	11,800	14,300	10,500	10,300	9,800	9,600	12,500	9,000	198,600
Place to Grow August 28, 2020 Housing Forecast reference scenario (net of demolitions)																
Single/semis	840	840	840	840	840	840	840	840	600	600	600	600	600	600	600	10,920
Rows	540	540	540	540	540	540	540	540	470	470	470	470	470	470	470	7,610
Accessory Units	420	420	420	420	420	420	420	420	430	430	430	430	430	430	430	6,370
Apartments	13,980	13,980	13,980	13,980	13,980	13,980	13,980	13,980	8,480	8,480	8,480	8,480	8,480	8,480	8,480	171,200
TOTALS	15,780	15,780	15,780	15,780	15,780	15,780	15,780	15,780	9,980	9,980	9,980	9,980	9,980	9,980	9,980	196,100

TOTAL EDC 15-year Forecast	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	15-year Totals
Single/semi	208	236	252	247	201	270	270	280	264	265	265	260	262	261	261	3,802
Row Housing	570	636	851	1,008	866	944	910	621	516	441	529	471	455	506	380	9,704
Accessory Units (incl. laneway & garden suites) [1]	431	433	432	431	432	429	431	430	428	428	429	428	429	427	429	6,447
High density	18,101	16,517	14,876	16,435	12,302	11,359	10,811	10,478	13,089	9,381	9,085	8,639	8,467	11,314	7,940	178,794
Totals	19,310	17,822	16,411	18,121	13,801	13,002	12,422	11,809	14,297	10,515	10,308	9,798	9,613	12,508	9,010	198,747

FIGURE 4-1

Residential Growth Forecast: Proposed Methodology
Household Formation Projection Model



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

1. Determine City-wide control totals by density type (and number of bedrooms for high-rise developments) for each year of the 15-year forecast period;
2. Use the City's Land Use Information System data to determine the location of specific development applications by density type, stage of development approval and # of bedrooms, where available.
3. Adjust data to add low and medium density units based on % density by Review Area; adjust for statutorily-exempt development; compare to TCDSB SPS development phasing and adjust as necessary

Statutory Residential Exemptions:

Additional Dwelling Unit Exemption –

Section 257.54 (3) of the *Education Act* exempts, from the imposition of education development charges, the creation of two additional dwelling units within an existing single detached dwelling (i.e., the conversion of a single unit to a duplex or triplex), or one additional dwelling unit within a semi-detached, row dwellings and other residential building. The municipal development charge legislation exempts secondary and accessory dwellings that are constructed on the same property as the original building. The EDC legislation does not. At this time, there is no available data source

that would allow for distinguishes between secondary dwelling units within the existing primary residence and those constructed as stand-alone units on the same property.

Replacement Dwelling Unit Exemption –

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

Toronto Railway Lands Exemption

In 1994, an agreement entitled "Development Levy Agreement – Railway Lands Central and West" (often referred to as the Railway Lands Agreement) was entered into by the City of Toronto, the predecessor boards of the Toronto District School Board (TDSB), the Toronto Catholic District School Board (TCDSB) and Canadian National Railway/CN Transactions Inc. The agreement provided for development levy revenue to be collected from all development within the Railway Lands Central and West to finance the construction of a community centre and elementary schools for both TDSB and TCDSB. A 2.1-acre joint TDSB/TCDSB school site parcel, located south of Fort York Boulevard and West of Brunel Court, and known as 20 Brunel Court was developed as a joint school site with shared parkland.

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

The City's development tracking system indicated that there is a development application equivalent to 8,744 additional units in the Railway Lands development area. This report assumes, and the proposed EDC by-law will state, that the TCDSB intends to apply education development charges to all future development within the Railway lands to the extent that additional density is approved by the City. A reduction of 8,744 apartment units has been made to the EDC housing forecast in respect of future development within the Railway Lands, for which building permits have not been issued to date. A map indicating the location of the Railway Lands is provided following Figure 4-2.

Figure 4-2

15-YEAR CITY OF TORONTO HOUSING FORECAST

(ANNUALIZED FORECAST OF OCCUPIED DWELLING UNITS)

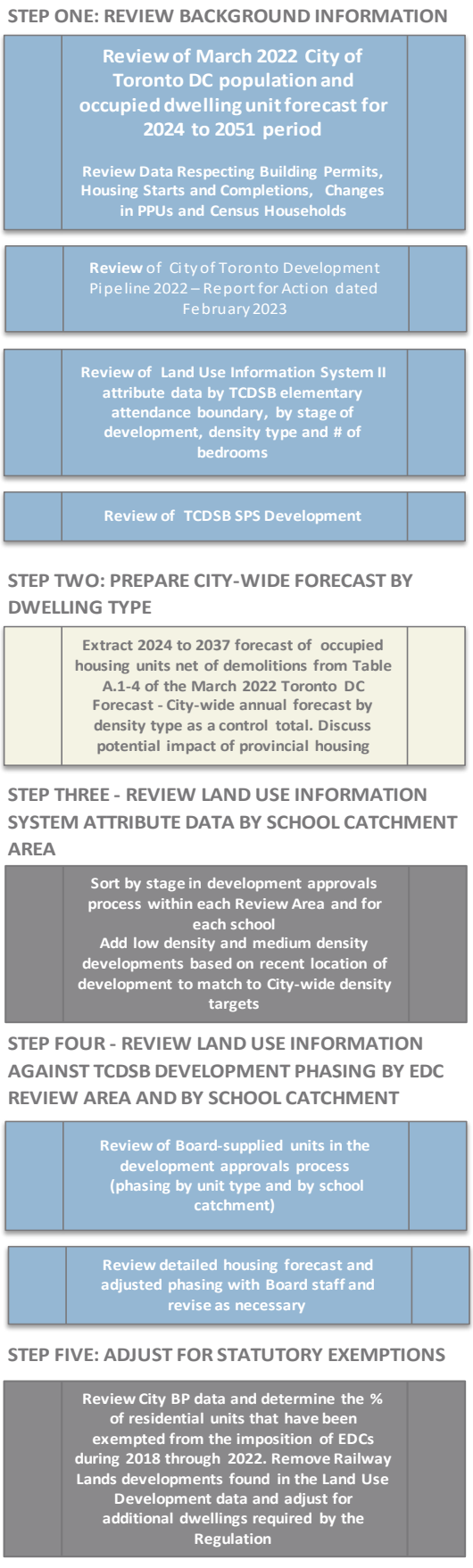
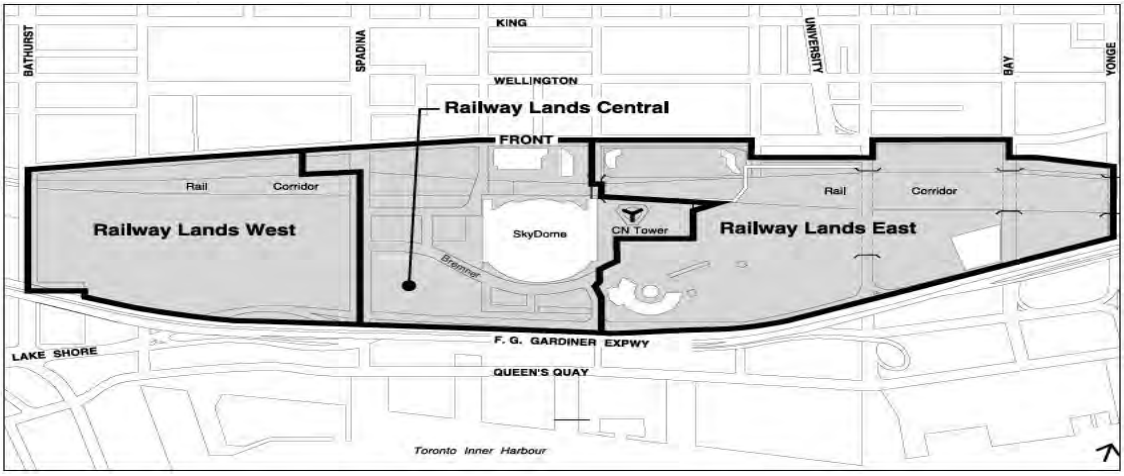


FIGURE 4-3 RAILWAY LANDS CENTRAL, EAST AND WEST



4.3.3 Net New Units and Forms B and C

Table 4-2 summarizes the City of Toronto's housing forecast by unit type for the 2023/24 through 2037/38 period. The table also provides a summary of the housing forecast by TCDSB elementary and secondary review area.

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

TABLE 4-2
TORONTO CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2023
Summary Reconciliation of Net Growth-related Pupil Places

Elementary Panel

Review Area	Total Cumulative 15 Year New Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	BACHELOR & 1 BEDROOM APARTMENTS (includes purpose-built seniors housing and student housing)	2 BEDROOM + APARTMENTS	TOTAL UNITS
CE01	25,146	13%	26	724	15,339	9,057	25,146
CE02	2,953	1%	0	8	1,730	1,215	2,953
CE03	148	0%	0	13	60	75	148
CE04	8,387	4%	10	1,162	4,298	2,917	8,387
CE05	5,041	3%	30	153	2,698	2,160	5,041
CE06	4,993	3%	571	285	2,596	1,541	4,993
CE07	49,458	25%	13	2,383	29,026	18,036	49,458
CE08	20,331	10%	735	1,614	10,254	7,728	20,331
CE09	13,936	7%	905	4,287	4,648	4,096	13,936
CE10	7,224	4%	142	1,873	2,847	2,362	7,224
CE11	2,393	1%	0	333	1,207	853	2,393
CE12	17,139	9%	220	818	10,007	6,094	17,139
CE13	21,917	11%	247	1,183	11,854	8,633	21,917
CE14	3,960	2%	132	313	2,057	1,458	3,960
CE15	9,424	5%	213	393	5,796	3,022	9,424
CE16	4,112	2%	341	366	2,037	1,368	4,112
CE17	2,087	1%	217	145	1,001	724	2,087
CE18	98	0%	0	98	0	0	98
TOTAL	**198,747**	**100%**	3,802	16,151	107,455	71,339	198,747

TABLE 4-2
TORONTO CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2023
Summary Reconciliation of Net Growth-related Pupil Places

Secondary Panel

Review Area	Total Cumulative 15 Year New Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	BACHELOR & 1 BEDROOM APARTMENTS (includes purpose-built seniors housing and student housing)	2 BEDROOM + APARTMENTS	TOTAL UNITS
CS01	29,330	14.8%	216	768	17,610	10,736	29,330
CS02	103,863	52.3%	1,460	10,192	55,185	37,025	103,863
CS03	39,865	20.1%	1,157	3,461	20,487	14,761	39,865
CS04	25,690	12.9%	969	1,730	14,174	8,816	25,690
TOTAL	**198,747**	**100.0%**	3,802	16,151	107,455	71,339	198,747

TABLE 4-3
TORONTO CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2023
Forms B/C - Dwelling Unit Summary

PROJECTION OF NET NEW DWELLING UNITS [1]

TOTAL EDC 15-year Forecast	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	15-year Totals
Single/semi	208	236	252	247	201	270	270	280	264	265	265	260	262	261	261	3,802
Row Housing	570	636	851	1,008	866	944	910	621	516	441	529	471	455	506	380	9,704
Accessory Units (incl. laneway & garden suites) [1]	431	433	432	431	432	429	431	430	428	428	429	428	429	427	429	6,447
High density	18,101	16,517	14,876	16,435	12,302	11,359	10,811	10,478	13,089	9,381	9,085	8,639	8,467	11,314	7,940	178,794
Totals	19,310	17,822	16,411	18,121	13,801	13,002	12,422	11,809	14,297	10,515	10,308	9,798	9,613	12,508	9,010	198,747

Notes: 1. Assumed to be net of demolitions and conversions. 2. Net New Units are units to which EDCs would apply.

Total Gross New Units in By-Law Area	198,747
Statutorily-exempt Units & Board-approved exemptions within By-law Area (15.6%)	-31,005
Less: Railway Lands Exempt Development	-8,744
Total Net New Units in By-Law Area [2]	158,998

4.4 Non-Residential Growth Forecast and Form D

The forecast of non-residential development is also based on the April, 2022 DC forecast[1] of employment and the non-exempt gross floor area that would need to be constructed in the City of Toronto to accommodate the anticipated employment growth. The projection of additional non-residential gross floor area (GFA) over the 15-year forecast period (47.7 million square feet of additional "net" gross floor area) was based on the City's DC forecast of non-residential gross floor area, prepared by Hemson Consulting Ltd., as well as historical non-residential building permit data detailing building permits by type to determine the quantity of statutorily-exempt GFA. A review of the 2018 through 2022 building permit data provided by the City, indicates that approximately 32% of the new non-residential GFA is exempt under the statutory provisions of the legislation.

The historic estimated construction of new space and additions is taken from Table A.1-9 of the City's DC report. Historical non-residential building permit data related to the value of new non-residential space is found in Table 4-4.

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

	Value of Non-Residential Permits for New Buildings and Additions (000s)			
Year	Commercial	Industrial	Institutional	Total
2000	$ 205,306	$ 35,180	$ 49,094	$ 289,580
2001	$ 206,387	$ 30,246	$ 191,927	$ 428,560
2002	$ 284,919	$ 23,084	$ 360,066	$ 668,069
2003	$ 236,440	$ 42,841	$ 385,262	$ 664,543
2004	$ 339,497	$ 96,002	$ 412,742	$ 848,241
2005	$ 282,527	$ 21,148	$ 75,217	$ 378,892
2006	$ 250,257	$ 26,318	$ 89,365	$ 365,940
2007	$ 682,434	$ 50,133	$ 173,033	$ 905,600
2008	$ 774,255	$ 92,952	$ 234,851	$ 1,102,058
2009	$ 726,409	$ 17,592	$ 81,221	$ 825,222
2010	$ 718,149	$ 38,806	$ 443,733	$ 1,200,688
2011	$ 542,853	$ 89,403	$ 1,623,457	$ 2,255,713
2012	$ 365,170	$ 318,545	$ 478,033	$ 1,161,748
2013	$ 683,406	$ 41,155	$ 232,011	$ 956,572
2014	$ 599,652	$ 90,996	$ 136,258	$ 826,906
2015	$ 651,367	$ 24,625	$ 882,661	$ 1,558,653
2016	$ 359,540	$ 163,679	$ 65,817	$ 589,036
2017	$ 639,130	$ 498,659	$ 198,150	$ 1,335,939
2018	$ 715,503	$ 171,944	$ 330,980	$ 1,218,427
2019	$ 472,755	$ 346,387	$ 611,899	$ 1,431,041
2020	$ 1,455,602	$ 379,401	$ 85,236	$ 1,920,239

Source: City of Toronto DC Study, April 2022 prepared by Hemson Consulting Ltd. (Table A.1-9)

Additional statutory exemptions have been added to the legislation.

1

Non-residential statutory exemptions include:

- land owned by, and used for the purposes of, a board or a municipality
- the construction or erection of any building or structure, or addition/alteration to a building or structure[1] in the case of:
    a. private schools, the owner of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*
    b. a long-term care home, as defined in the *Long-Term Care Homes Act, 2007*
    c. a retirement home as defined in the *Retirement Homes Act, 2010*
    d. a hospice or other facility that provides palliative care services
    e. a child care centre, as defined in the *Child Care and Early Years Act, 2014*
    f. a memorial homes, clubhouse or athletic grounds owned by the Royal Canadian Legion
- a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education
- the owner of an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*
- expansions to industrial buildings (gross floor area)
- replacement, on the same site, of a non-residential building that was destroyed by fire, demolition or otherwise, so as to render it unusable and provided that the building permit for the replacement building was issued less than 5 years after the date the building became unusable or the date the demolition permit was issued

The non-residential growth forecast indicates that a total of 70.2 million square feet of non-residential gross floor area (GFA) space and additions is anticipated for the City of Toronto over the 15-year forecast period. Industrial and institutional additions, municipal and school board properties, which are exempt under the legislation, are expected to total 22.5 million square feet of GFA over that same time period. Therefore, an education development charge by-law can be applied against a net of 47.74 million square feet of net gross floor area.

[1] If only a portion of the building or structure is to be used for the any of the purposes listed below, only that portion of the building, structure, addition or alteration is exempt from an education development charge.

TABLE 4-5

EDC Non-residential Forecast (2023/24 - 2037/38) - City of Toronto

	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	15-year Totals
Office (estimated as all non -ground floor commercial)	2,227,072	2,227,072	2,227,072	2,227,072	2,227,072	2,227,072	2,227,072	2,227,072	1,257,235	1,257,235	1,257,235	1,257,235	1,257,235	1,257,235	1,257,235	**26,617,219**
Commercial net of office (primarily retail)	1,506,960	1,506,960	1,506,960	1,506,960	1,506,960	1,506,960	1,506,960	1,506,960	850,356	850,356	850,356	850,356	850,356	850,356	850,356	**18,008,172**
Residential (primarily hotels)	107,640	107,640	107,640	107,640	107,640	107,640	107,640	107,640	60,278	60,278	60,278	60,278	60,278	60,278	60,278	**1,283,069**
Other (primarily inflatable & farm bldgs)	29,063	29,063	29,063	29,063	29,063	29,063	29,063	29,063	16,146	16,146	16,146	16,146	16,146	16,146	16,146	**345,524**
Mixed Use (primarily retail & offices in apt. bldgs)	312,156	312,156	312,156	312,156	312,156	312,156	312,156	312,156	176,530	176,530	176,530	176,530	176,530	176,530	176,530	**3,732,955**
Mixed Use non-res in ground-related developments	67,813	67,813	67,813	67,813	67,813	67,813	67,813	67,813	38,750	38,750	38,750	38,750	38,750	38,750	38,750	**813,758**
Industrial	547,888	547,888	547,888	547,888	547,888	547,888	547,888	547,888	308,927	308,927	308,927	308,927	308,927	308,927	308,927	**6,545,588**
Institutional	1,076,400	1,076,400	1,076,400	1,076,400	1,076,400	1,076,400	1,076,400	1,076,400	607,090	607,090	607,090	607,090	607,090	607,090	607,090	**12,860,827**
Less: statutorily-exempt (primarily industrial & institutional development) (32% based on 2018-2022 BP data)	-1,879,997	-1,879,997	-1,879,997	-1,879,997	-1,879,997	-1,879,997	-1,879,997	-1,879,997	-1,060,900	-1,060,900	-1,060,900	-1,060,900	-1,060,900	-1,060,900	-1,060,900	**-22,466,276**
TOTALS	3,994,994	3,994,994	3,994,994	3,994,994	3,994,994	3,994,994	3,994,994	3,994,994	2,254,412	2,254,412	2,254,412	2,254,412	2,254,412	2,254,412	2,254,412	**47,740,837**

Source: City of Toronto April 2022 Development Charges Background Study prepared by Hemson Consulting Ltd. (Tables A.1-12 & A.1-13). Percentage statutory exemptions based on 2018 to 2022 building permit issuances and non-residential GFA exempted from the imposition of the charge.

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

TABLE 4-6
TORONTO CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2023
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	70,207,114
Less: Board-Determined Gross Floor Area From Exempt Development (32%)	-22,466,276
Net Estimated Board-Determined Gross Floor Area	**47,740,837**

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Chapter 5 - DEMOGRAPHIC TRENDS AND FUTURE ENROLMENT EXPECTATIONS

5.1 Demographic and Enrolment Trends

The Toronto Catholic District School Board provides faith-based education services in the City of Toronto. During the 2022/23 school year, the TCDSB had total enrolment of 84,346 students (based on average daily enrolment).

5.1.1 Overview

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

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

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

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

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

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

over the age of 35 has been increasing. Generally, the data indicates that, for the majority of the Province, women are initiating family formation later on in life and, in turn, having fewer children overall.

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

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

Have changes in ***program delivery*** affected the Board's enrolment patterns (e.g., introduction of French Immersion programs or influx of temporary migrants who are Catholic supporters)?

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

5.1.2 Population and Housing

Statistics Canada released the population and dwelling unit data related to the 2021 Census undertaking. This data provides insights into demographic shifts by City dissemination areas[1] and for the City as a whole. This information is the primary source of the school and pre-school age population trends discussed herein as they relate to the TCDSB's jurisdiction.

Table 5-1 compares the pre-school and school age population between 2006-2011, 2011-2016 and 2016-2021 Census periods, illustrating the changing trends which will impact future enrolment growth for the Board.

As shown in the table, from a City-wide perspective, the pre-school age population (ages 0-4) decreased by 11,425 persons or 8.5% between 2006 and 2021. The elementary school age population (ages 5-14) decreased by 13,890 persons or 5.06% from 2006 to 2021. From 2006 to 2021 the secondary school age population (ages 15-19) decreased by 11,395 persons or 7.8%. The largest decline between 2016 and 2021 occurred in both the pre-school and secondary school age population groups. This is due, in part, to out migration out of the City, during the pandemic.

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

[1] A dissemination area is Census geography generally 400 to 700 persons in size.

Table 5-1

Census Pre-school & School-age Population

2006 Census					2011 Census					% Change School Age Population		
Total Occupied Dwellings	0 to 4 years	5 to 9 years	10 to 14 years	15 to 19 years	Total Occupied Dwellings	0 to 4 years	5 to 9 years	10 to 14 years	15 to 19 years	Census 2006-2011 Change 5 to 9 years	Census 2006-2011 Change 10 to 14 years	Census 2006-2016 Change 15 to 19 years
903,585	134,975	133,595	141,045	146,205	1,047,880	140,510	128,060	132,290	150,045	-4.14%	-6.21%	2.63%
Persons per Household					Persons per Household							

2016 Census					2021 Census					% Change School Age Population		
Total Occupied Dwellings	0 to 4 years	5 to 9 years	10 to 14 years	15 to 19 years	Total Occupied Dwellings	0 to 4 years	5 to 9 years	10 to 14 years	15 to 19 years	Census 2016-2021 Change 5 to 9 years	Census 2016-2021 Change 10 to 14 years	Census 2016-2021 Change 15 to 19 years
1,112,930	136,000	135,025	127,105	145,525	1,160,980	123,550	129,040	131,710	134,810	-4.43%	3.62%	-7.36%
Persons per Household					Persons per Household							

5.1.3 Enrolment Overview and Apportionment

Historical elementary and secondary enrolments (2001/02 to 2021/22 actuals) for the TCDSB and the TDSB have been summarized in Table 5-2. This table summarizes the change in elementary and secondary enrolment for each Board over this time period, as well as English-language apportionment shares (i.e. the percentage of students who choose to attend TDSB and TCDSB schools). The information is taken from the Ministry-reported enrolments and found in the annual Funding Projections report for each Ontario school board.

TCDSB elementary enrolment as a percentage of total TDSB/TCDSB enrolment has remained relatively consistent at approximately 26% of the total, while secondary continues to grow from 24.5% to 28.3% which is significant. Without the apportionment shift in favour of the TCDSB on the secondary panel, the TCDSB's historical decline in elementary enrolment would negatively impact on future secondary enrolment due to smaller graduating elementary classes moving into the secondary school environment.

Table 5-2
TCDSB/TDSB Historical Apportionment Share

Year	TCDSB Elementary	TCDSB Secondary	TDSB Elementary	TDSB Secondary
2001/02	63,607	30,416	180,218	92,865
2002/03	62,242	29,706	178,588	91,915
2003/04	60,719	27,633	174,858	86,929
2004/05	59,236	28,159	170,495	88,009
2005/06	59,073	28,450	167,153	85,618
Average 2001-2006 Shares	**25.9%**	**24.5%**	**74.1%**	**75.5%**
2006/07	57,927	29,432	163,330	85,261
2007/08	57,088	29,123	159,960	84,171
2008/09	56,190	29,767	156,944	84,148
2009/10	55,910	30,360	155,120	84,473
2010/11	55,572	30,424	154,234	84,506
Average 2006-2011 Shares	**26.4%**	**26.1%**	**73.6%**	**73.9%**
2011/12	55,342	30,488	154,401	82,967
2012/13	55,092	30,016	153,987	80,444
2013/14	54,681	29,322	154,267	76,219
2014/15	60,173	28,836	171,510	73,239
2015/16	60,389	28,574	169,611	71,458
Average 2011-2016 Shares	**26.2%**	**27.7%**	**73.8%**	**72.3%**
2016/17	61,157	28,315	171,457	70,541
2017/18	61,582	27,774	172,691	69,757
2018/19	62,675	27,508	173,162	69,268
2019/20	62,828	27,095	173,901	69,330
2020/21	60,299	26,402	167,626	68,180
Average 2016-2021 Shares	**26.4%**	**28.3%**	**73.6%**	**71.7%**
;2021/22	58,008	26,024	162,127	68,720

Source: Provincial Summaries

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

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

5.2.1 Methodology

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

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

Requirements of the Existing Community

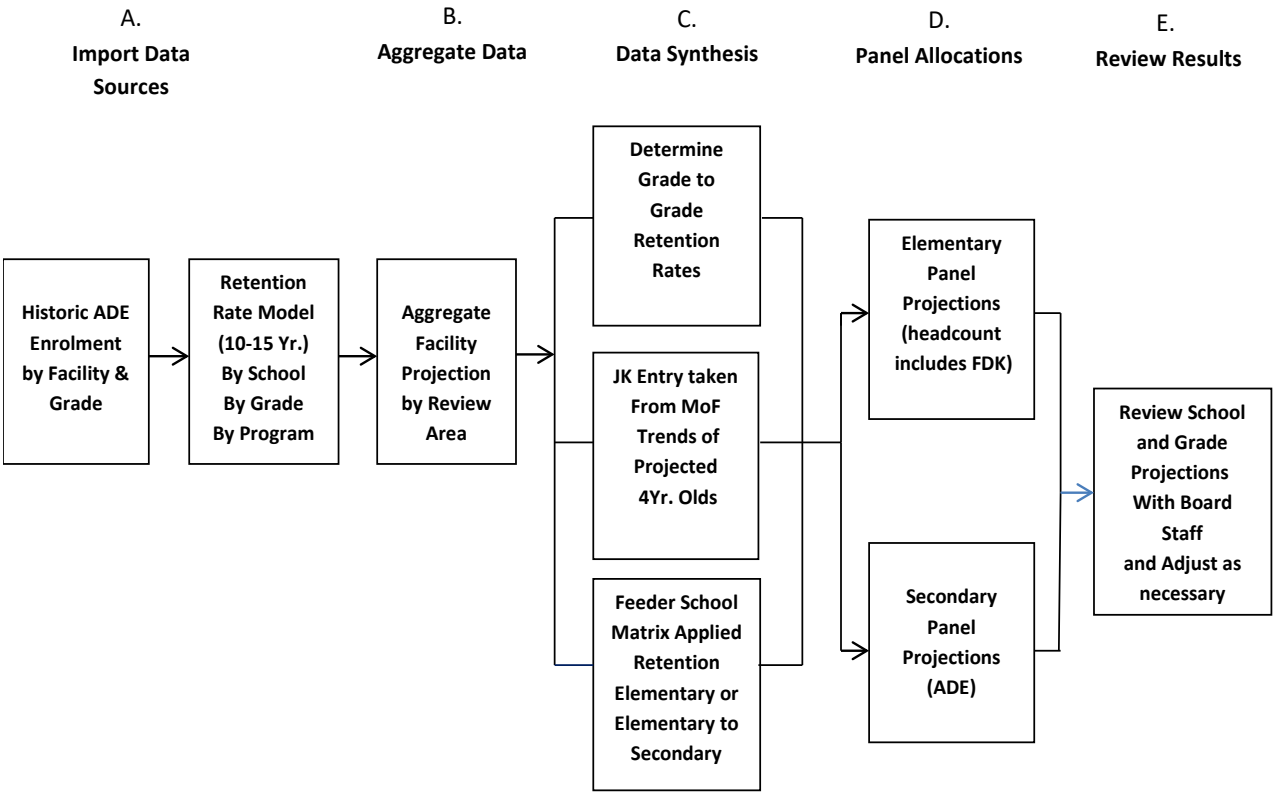
The enrolment projections of the existing community are intended to reflect the predicted change in enrolment pertaining to housing units that have previously been constructed and occupied within the Board's jurisdiction. Existing community projections may also include some pupils who live outside of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

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

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

FIGURE 1

PUPIL REQUIREMENTS OF THE EXISTING COMMUNITY



3. Historic retention rates by school, by grade and by program -- has the number of students moving through from grade to grade been more or less than previous years? Have changes to program offering affected the Boards' share of enrolment at any particular school, or more recent retention rates of any school or particular grade?

4. Feeder school retentions for each elementary and secondary school -- this includes pupils feeding into specialized programs (e.g., French Immersion, Extended French, Gifted, etc.) and from elementary schools into secondary schools. Typically Grade 8 students are directed to a preferred secondary school based on a board's attendance boundaries. However, "open access" policies at the secondary level often permit students to attend their school of choice (which could include a co-terminous board's secondary school).

5. Historical enrolment anomalies and the ability to document unusual shifts in enrolment at any individual school due to changes in program, staffing, transportation policies, capital improvements, etc.

Requirements of New Development

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

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

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

1. Units in the development approvals process – a spatial matching of the City's Land Use Information System II and Board-approved TCDSB elementary attendance boundaries is used as one of the considerations in deriving the detailed fifteen-year housing forecast by school catchment area, by unit type and for the majority of the high-rise development applications - the number of proposed bedrooms per unit. The units constructed and in various stages of occupancy were removed from the dataset. The development applications were sorted by stage in the development approvals process and application date in matching to the City's DC forecast of 198,600 units over the 2023 to 2038 forecast period.

2. Municipal growth forecast – the City of Toronto's 2022 DC housing forecast was used as the basis for the City-wide 15-year control totals, 5-year increments and density mix.

3. The TCDSB's development phasing data in its SPS application was used to crosscheck the detailed dwelling unit forecast by school.

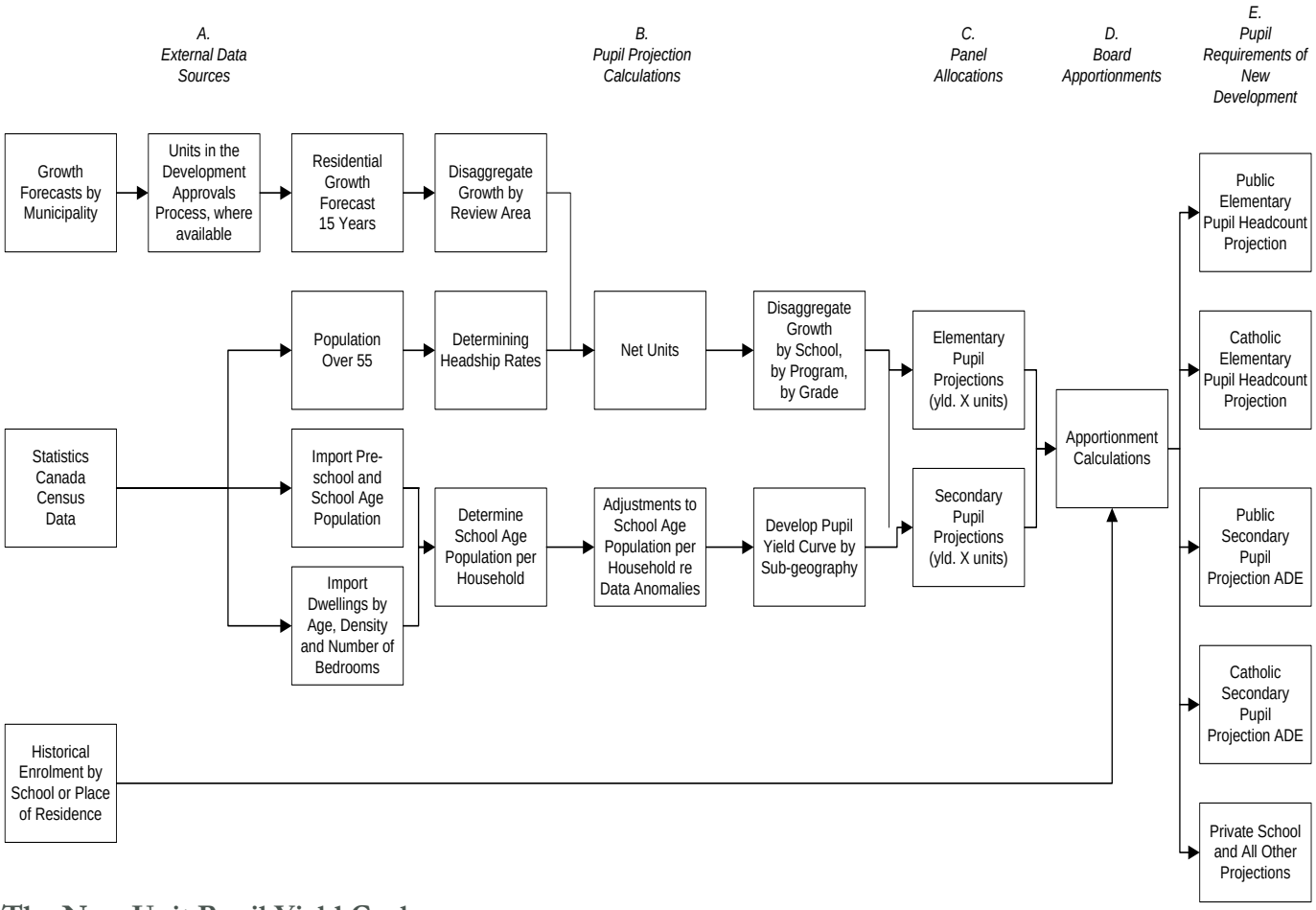
4. Pupil yield cycles derived from historical TCDSB student data spatially matched to MPAC housing data by period of housing construction over the last 15-years (to derive 15-year pupil yield cycles), by density type and by Review Area. The pupil yields cycles were subsequently applied to each of the development applications comprising the housing forecast by school.

5. Age-specific Ministry of Finance (MoF) population projections for the City of Toronto were reviewed and the historical TCDSB apportionment share applied to determine the order of magnitude of projected enrolment increases, consistent with fertility and net migration assumptions underlying the MoF projections. The total Requirements of New Development plus Requirements of the Existing Community were peer-reviewed against the MoF projections. It is noted that the most conservative MoF projections – Spring 2022 were used as the basis for the peer review. While more recent MoF projections suggest an even higher increase in pre-school and school-age population, the EDC projections are consistent with more recent TCDSB enrolment trends. The Board's own projected average daily enrolment indicates a decrease of -1.2% in the elementary panel and a decrease of -0.3% secondary enrolment for the 2023-24 academic year.[1]

6. Figure 2 outlines the methodological approach in assessing the Requirements of New Development.

[1] '2023-24 to 2025-26 Consensus Enrolment Projections report prepared by the Board's Planning and Development Services group and dated March 22, 2023.

FIGURE 2
PUPIL PLACE REQUIREMENTS OF NEW DEVELOPMENT: CONCEPTUAL SCHEMATIC



The New Unit Pupil Yield Cycle

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

- Units constructed and occupied at different times;
- Development of varying densities (low, medium or high);
- There are particular types of units with low or no yield occupancies (e.g., adult lifestyle, permanent recreational, granny flats, etc.).

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

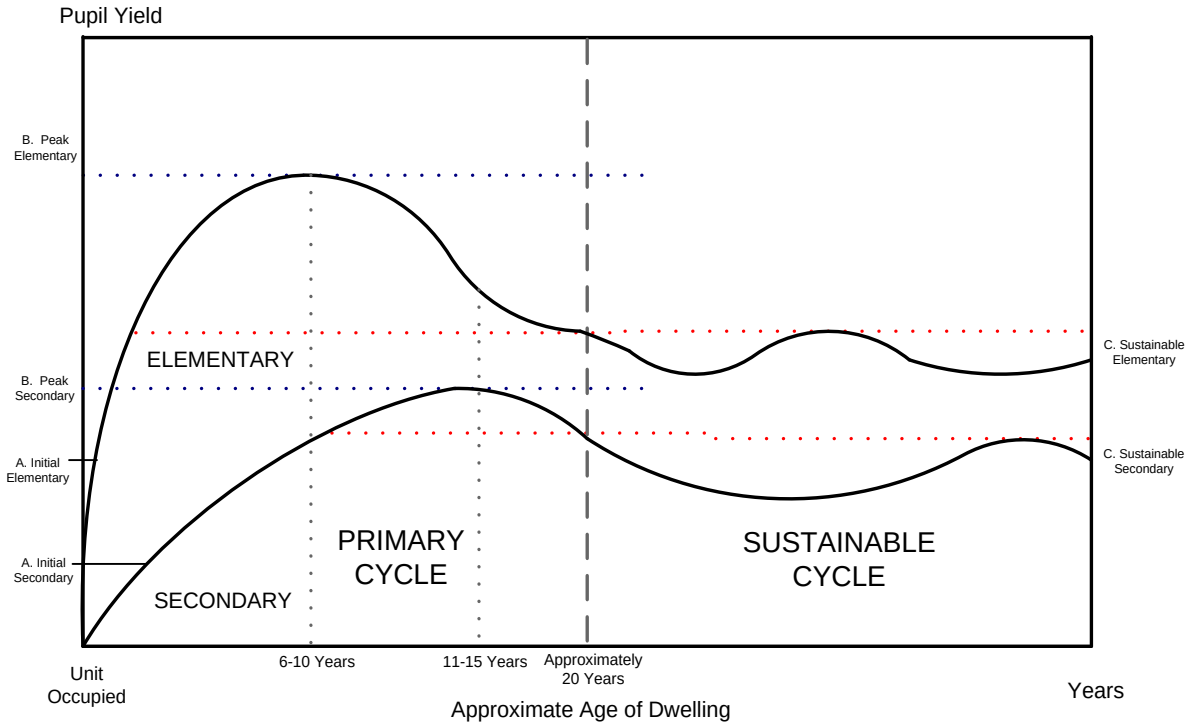
The primary yield cycle for elementary pupil yields in new single detached units generally peaks within the first 7 to 10 years of community development, depending on the timing of occupancy of the units. Recent demographic and occupancy trends, however, suggest that the family creation process is being delayed as many families are postponing having children and also having fewer children (as witnessed by declining fertility rates). More recent higher-interest mortgage rates will also affect family formation.

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

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

Accordingly, the overall blended pupil yield for a single community will incorporate the combination of these factors. Pupil yields applicable to different communities will vary based on these (and other) demographic factors. Pupil generation in the re-occupancy of existing dwelling units can vary from its initial occupancy. For these reasons, an overall pupil yield generally reflects a weighting (i.e. the proportion of low, medium and high-density units constructed each year) and blending of these variables. The family occupancy of high-rise developments in the City of Toronto is on the rise. Moreover, there is a need to track how neighbourhoods with an increased aged population, change over time as the units are reoccupied.

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

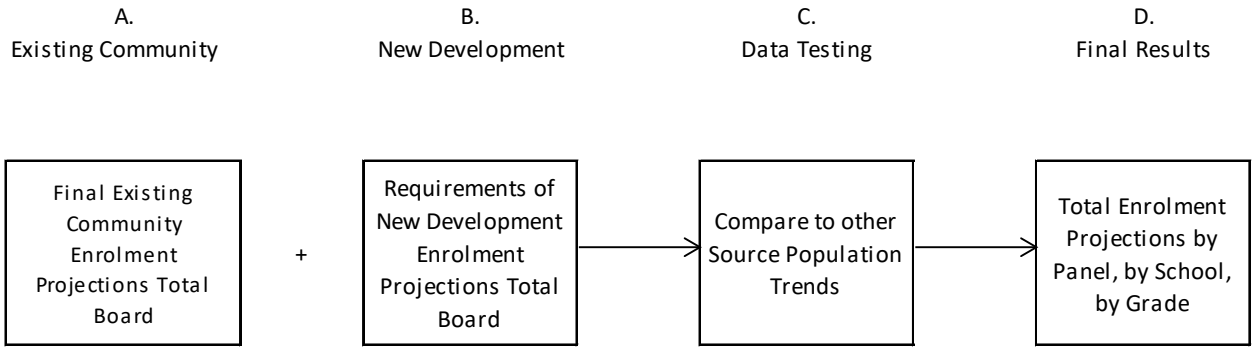


Total Student Enrolment Projections

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

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

FIGURE 4



5.2.2 Summary of Board Enrolment Projections

Summaries of the total 15-year EDC enrolment, for the TCDSB, are provided in Table 5-4 and for the elementary and secondary panels. The total EDC elementary enrolment projections indicate that by the end of the 15-year forecast period, the Board will have a total enrolment of 55,467 students for a decrease of 2,280 students from the 2022/23 enrolment of 57,747. The Board is expected to experience a decrease of about 7,092 students in the existing community, which is projected to be enhanced by an additional 4,812 pupils from new housing development, which is an overall pupil yield of 0.0242.

On the secondary panel, the TCDSB EDC projections forecast a decrease of 5,423 students in the existing community and 3,257 additional students to come from new development over the next 15 years. This results in total projected year 15 enrolment of 23,808 students on the secondary panel, a decrease of about 2,166 students from the 2022/23 enrolment.

Table 5-4

TORONTO CATHOLIC DISTRICT SCHOOL BOARD

Historical and Projected Enrolment

Elementary Panel	Current 2022/ 2023	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038
Existing	57,747	56,403	54,826	53,450	51,936	50,888	49,992	49,263	48,848	48,649	48,919	49,227	49,531	49,892	50,291	50,655
Requirement of New Development		427	841	1,234	1,668	2,011	2,348	2,656	2,955	3,299	3,559	3,804	4,051	4,290	4,583	4,812
Total	**57,747**	**56,830**	**55,667**	**54,685**	**53,604**	**52,899**	**52,340**	**51,919**	**51,803**	**51,948**	**52,478**	**53,031**	**53,583**	**54,182**	**54,874**	**55,467**
																(2,280)

Secondary Panel	Current 2022/ 2023	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038
Existing	25,974	25,747	25,669	25,200	25,117	24,529	24,265	24,068	23,444	22,960	22,160	21,430	20,922	20,509	20,507	20,551
Requirement of New Development		290	570	832	1,119	1,351	1,575	1,787	1,985	2,215	2,391	2,558	2,727	2,891	3,098	3,257
Total	**25,974**	**26,036**	**26,239**	**26,031**	**26,236**	**25,880**	**25,840**	**25,855**	**25,429**	**25,174**	**24,550**	**23,988**	**23,649**	**23,400**	**23,605**	**23,808**
																(2,166)

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Chapter 6 - SITE REQUIREMENTS AND VALUATION

6.1 Legislative Requirements

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

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

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

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

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

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

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

(a) to meet a legal requirement relating to the site; or

(b) to allow the facilities for pupil accommodation that the board intends to provide on the site to be located there and to provide access to those facilities.

The exception to this is:

(a) land that has already been acquired by the board before February 1, 1998, or

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

Finally, the Regulation specifies the following maximum site sizes:

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

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

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

6.2 Increased Site Size Requirements

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

6.3 Reduced Site Size Considerations and Acquiring an Interest in Land

The section of the *Education Act* dealing with education development charges was designed, in 1998, to address the acquisition of lands in a greenfields setting – that is: designed to deal with the acquisition of conventional elementary and secondary site sizes in subdivision primarily comprised of ground-related housing development. The Regulation governing EDCs further established a maximum site size at 1.0 acre per 100 elementary pupils and slightly larger school site standards for secondary schools.

The legislative definition of education land costs included:

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

As such, the costs related to constructing a school building could not be funded from the imposition of education development charges.

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

During the 2018 by-law adoption process the TCDSB recommended that the development industry support the notion of entering into strata agreements (i.e., acquiring an interest in land) as a means of reducing education development charges and supporting housing affordability. At the time, a high-level analysis undertaken by the consultants determined potential savings of at least 43% of the

net education land costs. With the support of BILD, the legislative provision dealing with 'Alternative Projects' was introduced into the *Education Act* on November 1, 2019.

Alternative Projects afford school boards with the flexibility to allocate EDC funds to the acquisition of land; the acquisition of an interest in land; or a leasehold interest as an alternative to the traditional land purchase process for school sites. An Alternative Project requires the approval of the Minister of Education and must have associated costs that are lower than the cost to acquire a conventional school site. Alternative Projects are not to replace costs that are supported by education funding sources (e.g., operating and facility renewal funds). The majority of the growth-related school sites to be acquired by the TCDSB over the next fifteen years, and identified in this report, could meet the legislative standard of Alternative Projects. It is noted that an 'interest in land' is not defined in the *Education Act*.

One of the challenges in determining whether any particular proposed TCDS school site would be meet the legislative test of an 'Alternative Project' is, what constitutes a conventional and what constitutes intensified school site sizes in the City of Toronto. While 'maximum' conventional school site sizes are addressed in section 2 of O. Reg. 20/98 and were based on the assumption of greenfields, ground-related housing development, there was a need to develop site size standards based on intensified school sites attracting significantly higher density values. Historically, the TCDSB had sought site size opportunities that were well below the site size standards established in the legislation, due to significant land values in some locations. In some cases, the Board had no choice but to assemble lands or expropriate lands in order to address growth-related student accommodation needs.

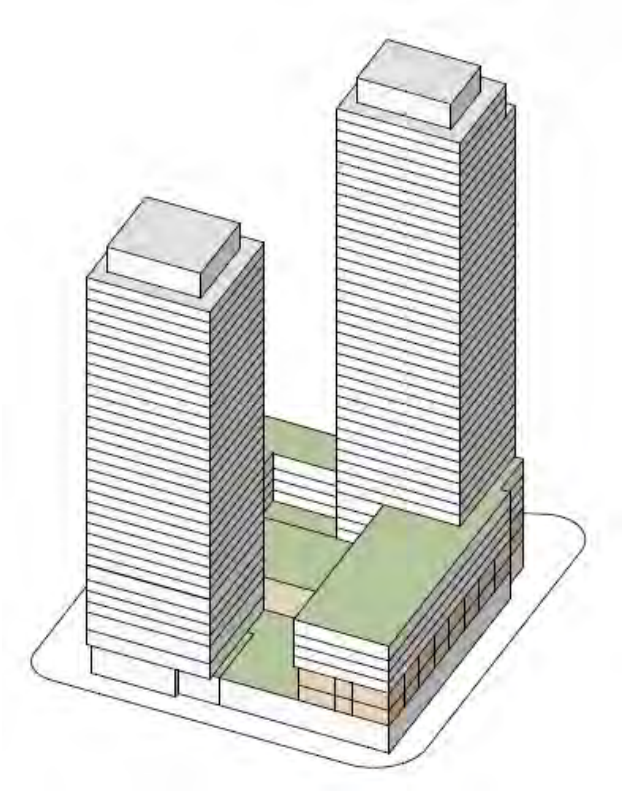
Board staff and the consultants worked with MPR Advisors Inc. who provided conventional (i.e., fee simple) land valuations for each identified growth-related site, as well as the costs to develop each school site if developed as an Alternative Project (i.e., strata agreement providing the board with an interest in land). Strata agreements can include the cost to construct the building superstructure; the cost of tenant demising and interior finishes; and potentially a share of underground parking and parkland for outdoor education. Acquiring an 'interest in land' may vary from site to site in that not all sites will provide access to parkland, or underground parking, and may involve leasehold arrangements for some building and/or land components.

In establishing standard site sizes related to intensified urban school sites, a sampling of schools constructed within the City of Toronto formed the basis for the following EDC site size assumptions. A maximum of 0.40 acres per 100 pupil places was used to evaluate the cost effectiveness of potential elementary Alternative Projects. No intensified site size standard was established for secondary sites, although it is noted the St. Jospeh's Morrow Park CSS consumes 0.57 acres per 100 pupil places.

An Alternative Project may involve either the acquisition of land by the school board; or entering into a strata agreement as part of acquiring an interest in land; or entering into a long-term leasehold arrangement (e.g., a secondary school as part of an office tower). Regardless of the form of

intensified school site development, Alternative Projects are intended to provide a more cost-effective approach to the provision of growth-related student accommodation needs where the density value of the land is high and the development of the land in question involves a variety of uses (e.g., typically some combination of: residential, commercial, institutional, and /or office development), as opposed to a stand-alone school site. Alternative Projects may include: stand-alone school sites where cost savings are achieved by reducing the site size, or incorporating underground parking for instance. Alternative Projects can also be schools built as part of, but adjacent to, other portions of the development where the school may acquire or lease the land outright; and finally, as schools built as part of podium developments and integrated within vertical residential or non-residential towers. In the latter case, the expectation is that the school board is typically acquiring an interest in the land through a strata agreement.

A podium school is a school constructed at the base of a high-rise development (residential, commercial or other-institutional tower) as shown below.



Rendering courtesy of CS&P Architects

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

6.4 Site Requirements

The site requirements arising from new development in each review area indicate the cumulative number of new pupil places required by Year 15 of the forecast period, and for which there is insufficient permanent pupil places to accommodate all projected students. Additional land for school sites may not be required where the Board intends to construct additions to existing facilities to meet all or a portion of the requirements of new development over the forecast period (although, in some cases the acquisition of adjacent property and demolition of existing buildings may be required). Even in a greenfield situation, school additions constructed to accommodate enrolment growth may require additional site development (e.g., grading, soil remediation, upgrading utility services, removal of portables, demolition of existing buildings, etc.). The length of time required to approve development plans, acquire land for school sites, assess site preparation needs, and commence school construction can consume a decade or more, particularly where multi-use developments or redevelopment of lands are proposed. The site acquisition and redevelopment process in the City of Toronto can take years and involve complex negotiations with land owners, the City, and other public sector agencies. Aligning funding, acquisition and site development timing is particularly challenging in an intensified urban development environment.

6.5 Land Valuation Approach for School Sites

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

(a) the value of the proposed school sites based on highest and best use given the maximum density value of the lands, as if the lands were to be acquired through conventional site acquisition means;

(b) The value of the proposed school sites on the assumption that the TCDSB would acquire a strata interest in a portion of the overall development. Further, it was assumed that the strata interest would include the costs to:

- construct the Board's share of the building's superstructure;
- finish the school portion of the development, including demising of the space as a school and interior finishes;
- construct sufficient parking spaces required to meet City' parking requirements for the school;
- provide a portion of nearby park space that could be used by students for outdoor activities. This could also include the provision of rooftop play space.

(c) the appropriate annual escalation factor to apply to the school site value in order to sustain the likely acquisition cost.

The first step in the process was to establish the number of additional pupil places that would be required to meet the growth-related student accommodation needs; the location and potential timing. The capacity of the proposed school was used to establish the number of square feet of the overall development that would form the school portion of the development. The Ministry's Pupil Benchmark template was used to determine the square footage of each proposed school. The site size used to determine the cost-effectiveness of a conventional versus strata interest in a property was based on the intensified school site standard discussed earlier.

Land Valuation Process

6.5.1 Valuation Approach

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

The values are predicated upon the "Highest and Best Use" of each site, taking into consideration the allowable density on the property. A property's highest and best use is defined as:

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

The following was prepared by MPR Advisors and outlines the assumptions made in establishing the cost of growth-related elementary and secondary site acquisitions as potential Alternative Projects through strata interests:

TABLE 6-1
Estimate of Costs Related to Securing a Freehold Condo (Strata) Premises in the Podium of a High-Rise Condominium Development for a New Elementary School Facility in Toronto

Condo Freehold Requirement = 50,000 SF in the 2nd & 3rd floor of a podium.

	PSF $	*Total*	*Comments*
Building Costs -			
1. Land Value *(strata interest in podium)*	$130	$6,500,000	Value of $130 PSF buildable on average is based on a high density development of approx. 500,000 SF. This is reflective of the Elementary School sites which are primarily outside the midtown and Downtown area. The estimate considers the influence of planning approvals secured by the vendor/developer as well as the less desirable position within the podium (i.e. close to the road, no views).
2. Superstructure Cost *(base building standard)*	$700	$35,000,000	Based on MPR's experience and RS Means Cost Manual. Based on 50,000 SF of larger 600,000 SF high-rise building, so economies-of-scale influence applies.
3. Interior "Fit Out"	$330	$16,500,000	Based on the strata elementary school construction cost estimate at Sheppared Avenue East and Leslie Street. As per Altus Group, a cost of $250 PSF was suitable for a 50,000 SF school in a podium as of August 31, 2021. MPR has escalated that rate by 20% per annum or 32% in total from August 31, 2021 to April 1, 2023.
4. **Total Cost** *(market value of finished podium premises)*	**$1,160**	**$58,000,000**	Consistent with the sale of office premises at 1030 Queens Quay E. at $750 to $1,100 PSF (after adjusting for inflation), including the sale of 103,000 SF to George Brown College, and 40,000 SF from George Brown to office user at 59 Hayden Street.
Playground Costs (*1 acre*) -			
5. Temporary Limited Interest over Parkland, Capitalized into Value in Perpetuity (70% apportionment to TCDSB)	$98	$4,878,720	Assumes TCDSB absorbs 70% of the cost of parkland due to greater utilization. Parkland valued at 1.0x FSI at an average PSFB of $160 (elementary school sites being primarily outside of midtown and downtown areas) being conveyed to the City after being stripped of density/air rights.
Parking Costs			
6. Underground Parking	$56	$2,786,400 *$64,800 per stall*	As per Client, 40-45 spaces are required for an elementary school site. We have used the midpoint of 43 spaces to calculate the parking cost. MPR has assumed an average area of 240 SF per space and relied upon the Altus Cost Guide 2023 to assume a construction cost of $270 PSF.
7. **TOTAL**	**$1,313**	**$65,665,120**	Cost of high density land including land value at, $130 PSFB.
8. **TOTAL (excluding land value)**	**$1,183**	**$59,165,120**	Cost excluding land value of high density land

TABLE 6-2
Estimate of Costs Related to Securing a Freehold Condo (Strata) Premises in the Podium of a High-Rise Condominium Development for a New Secondary School Facility in Downtown Toronto

Condo Freehold Requirement = *135,000 SF in the 2nd & 3rd floor of a podium.*

	PSF $	*Total*	*Comments*
Building Costs -			
1. Land Value *(strata interest in podium)*	$200	$27,000,000	Value of $200 PSF buildable is based on a high density development of approx. 500,000 SF. The estimate considers the influence of planning approvals secured by the vendor/developer as well as the less desirable position within the podium (i.e. close to the road, no views).
2. Superstructure Cost *(base building standard)*	$595	$80,325,000	Based on MPR's experience and RS Means Cost Manual. Based on 50,000 SF of larger 600,000 SF high-rise building, $700 PSF is appropriate to use however, due to economies-of-scale influence, MPR has applied a downward adjustment of 15%.
3. Interior "Fit Out"	$281	$37,867,500	Based on the elementary school construction cost estimate at Sheppared Avenue East and Leslie Street. As per Altus Group, a cost of $250 PSF was suitable for a 50,000 SF school in a podium as of August 31, 2021. MPR has escalated that rate by 20% per annum and also applied a downward adjustment of 15% due to economies of scale.
4. **Total Cost** *(market value of finished podium premises)*	**$1,076**	**$145,192,500**	Consistent with the sale of office premises at 1030 Queens Quay E. at $750 to $1,100 PSF (after adjusting for inflation), including the sale of 103,000 SF to George Brown College, and 40,000 SF from George Brown to office user at 59 Hayden Street.
Playground Costs (2 *acres*) -			
5. Temporary Limited Interest over Parkland, Capitalized into Value in Perpetuity (70% apportionment to TCDSB)	$108	$14,636,160	Assumes TCDSB absorbs 70% of the cost of parkland due to greater utilization. Parkland valued at 1.0x FSI at a PSFB of $240 being conveyed to the City after being stripped of density/air rights.
Parking Costs			
6. Underground Parking	$25	$3,434,400 *$64,800 per stall*	As per Client, 45-60 spaces are required for a secondary school site. We have used the midpoint of 53 spaces to calculate the parking cost. MPR has assumed an average area of 240 SF per space and relied upon the Altus Cost Guide 2023 to assume a construction cost of $270 PSF.
7. **TOTAL**	**$1,209**	**$163,263,060**	Cost of high density land including land value at, $200 PSFB.
8. **TOTAL (excluding land value)**	**$1,009**	**$136,263,060**	Cost excluding land value of high density land

The following summarizes the 'fee simple' land values based on the assumption of conventional land acquisition.

TABLE 6-3

A #	B REVIEW AREA	C GENERAL DEVELOPMENT AREA	D REQUIREMENT	F NO. OF ACRES TO BE ACQUIRED[1]	H ASSUMED GFA (SF)	J EST. LAND VALUE PSF BUILDABLE LOW	K HIGH	L AVERAGE	M LAND VALUE AS % OF FINISHED CONDO PRICE	N ESTIMATED LAND VALUE	O TOTAL LAND VALUE PER ACRE	P TOTAL STRATA VALUE (CONST. COSTS + LAND VAUE)[2]	Q DELTA BETWEEN FEE SIMPLE AND STRATA
1	CE01	Christie lands (joint with TDSB)	2150 Lakeshore Blvd. West, Etobicoke	1.9	752,717	$186	$249	$218	18%	$163,744,821	$85,283,761	$65,780,795	-97,964,026
2	CE01	Six Points Redevelopment (Civic Centre)	3741 Bloor Street West, Etobicoke	2.0	609,840	$170	$227	$198	18%	$121,043,025	$60,521,513	$72,806,872	-48,236,154
3	CE02	Buttonwood *(owned site)*	100 Allanhurst Drive	2.7									
4	CE07	Duke of York *(owned site)*	20 Regent Street	2.3									
5	CE08	St. Fidelis Replacement (partially growth-related) *(owned site)*	155 Falstaff Road	2.7									
6	CE08	Yonge Street & St. Clair		2.3	901,692	$248	$331	$289	18%	$261,031,043	$113,491,758	$83,859,200	-177,171,842
7	CE08	Yonge Street & Eglinton Avenue	Canada Square (2180 Yonge Street) OR Davisville Yard redevelopment area	2.3	901,692	$233	$310	$271	18%	$244,583,955	$106,340,850	$83,073,217	-161,510,738
8a	CE09	Downsview site #1	William Baker MTSA	2.3	-	$15m/acre	$18m/acre	$16.5m/acre	-		$26,400,000	-	-
8b	CE09	Downsview site #2		2.3	500,940	$155	$206	$180	18%	$90,335,813	$39,276,440	$78,322,479	-12,013,334
8c	CE09	Downsview site #3		2.3	500,940	$155	$206	$180	18%	$90,335,813	$39,276,440	$78,322,479	-12,013,334
9	CE12	Golden Mile Redevelopment Plan	East Side of Golden Mile Secondary Plan	2.3	601,128	$139	$185	$162	18%	$97,326,531	$42,315,883	$76,814,308	-20,512,223
10	CE12	Ontario Science Centre Area Redevelopment	Near the Ontario Science Centre	2.3	801,504	$174	$232	$203	18%	$162,528,580	$70,664,600	$78,171,661	-84,356,919
11	CE13	Concord Adex *(owned site)*		1.9	-								
12	CE13	Centerpoint Redevelopment	6464 Yonge Street Centrepoint Mall redevelopment	2.0	784,080	$233	$311	$272	18%	$213,367,770	$106,683,885	$72,806,872	-140,560,898
13	CE15	Scarborough Town Centre	3850 Sheppard Ave East	2.0	522,720	$172	$229	$201	18%	$104,963,526	$52,481,763	$70,302,627	-34,660,899
14	CS01	Central Etobicoke (Scarlett Heights acquisition)	15 Trehorne Drive	5.2									
15	CS02	East of Yonge Street	East of Yonge Street & South of Queen Street *HIGH DENSITY RESIDENTIAL VALUE*	5.8	1,502,820	$244	$325	$284	18%	$427,495,934	$74,347,119 *(HIGH DENSITY VALUE)*	$164,583,379	-262,912,555 *(HIGH DENSITY VALUE)*
16	CS02	West of Yonge Street	West of Yonge Street & South of Dundas Street *HIGH DENSITY RESIDENTIAL VALUE*	5.8	1,502,820	$263	$350	$306	19%	$460,370,122	$80,064,369 *(HIGH DENSITY VALUE)*	$166,704,223	-293,665,899 *(HIGH DENSITY VALUE)*

1 *As provided by Client*

The following table prepared by MPR Advisors Inc. determines the costs of a strata interest in a podium school setting, and using the assumptions set out Tables 6-1 and 6-2.

TABLE 6-4

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
#	REVIEW AREA	GENERAL DEVELOPMENT AREA	REQUIREMENT	POTENTIAL PODIUM SCHOOL	NO. OF SF TO BE ACQUIRED[1]	AVG. CONDO SELLING PRICE PSF *(MARCH 2023)*	EST. LAND VALUE PSF BUILDABLE			LAND VALUE AS % OF FINISHED CONDO PRICE	EST. CONSTRUCTION COSTS [2]	GRAND TOTAL (PSF)			TOTAL VALUE (CONST. COSTS + LAND VAUE)
							LOW	HIGH	AVERAGE			LOW	HIGH	AVERAGE	
1	CE01	Christie lands (joint with TDSB)	2150 Lakeshore Blvd. West, Etobicoke	Yes	50,472	$1,243	$115	$125	$120	10%	$1,183	$1,298	$1,308	$1,303	$65,780,795
2	CE01	Six Points Redevelopment (Civic Centre)	3741 Bloor Street West, Etobicoke	Yes	55,650	$1,134	$120	$130	$125	11%	$1,183	$1,303	$1,313	$1,308	$72,806,872
3	CE02	Buttonwood *(owned site)*	100 Allanhurst Drive	No	-										
4	CE07	Duke of York *(owned site)*	20 Regent Street	No	-										
5	CE08	St. Fidelis Replacement (partially growth-related) *(owned site)*	155 Falstaff Road	No	-										
6	CE08	Yonge Street & St. Clair		Yes	60,327	$1,654	$165	$248	$207	13%	$1,183	$1,349	$1,431	$1,390	$83,859,200
7	CE08	Yonge Street & Eglinton Avenue	Canada Square (2180 Yonge Street) OR Davisville Yard redevelopment area	Yes	60,327	$1,550	$155	$233	$194	13%	$1,183	$1,338	$1,416	$1,377	$83,073,217
8a	CE09	Downsview site #1	William Baker MTSA	No	1.6 acres	-	$15m/acre	$18m/acre	$16.5m/acre	-	-	-	-	-	$26,400,000
8b	CE09	Downsview site #2		Yes	60,327	$1,030	$110	$120	$115	11%	$1,183	$1,293	$1,303	$1,298	$78,322,479
8c	CE09	Downsview site #3		Yes	60,327	$1,030	$110	$120	$115	11%	$1,183	$1,293	$1,303	$1,298	$78,322,479
9	CE12	Golden Mile Redevelopment Plan	East Side of Golden Mile Secondary Plan	Yes	60,327	$925	$80	$100	$90	10%	$1,183	$1,263	$1,283	$1,273	$76,814,308
10	CE12	Ontario Science Centre Area Redevelopment	Near the Ontario Science Centre	Yes	60,327	$1,159	$100	$125	$113	10%	$1,183	$1,283	$1,308	$1,296	$78,171,661
11	CE13	Concord Adex *(owned site)*		Yes	-										
12	CE13	Centerpoint Redevelopment	6464 Yonge Street Centrepoint Mall redevelopment	Yes	55,650	$1,555	$120	$130	$125	6%	$1,183	$1,303	$1,313	$1,308	$72,806,872
13	CE15	Scarborough Town Centre	3850 Sheppard Ave East	Yes	55,650	$1,147	$75	$85	$80	7%	$1,183	$1,258	$1,268	$1,263	$70,302,627
14	CS01	Central Etobicoke (Scarlett Heights acquisition)	15 Trehorne Drive	No	-										
15	CS02	East of Yonge Street	East of Yonge Street & South of Queen Street *HIGH DENSITY RESIDENTIAL VALUE*	Yes	135,734	$1,542-$1,709	$163	$244	$203	13%	$1,009	$1,172	$1,253	$1,213	$164,583,379 *(HIGH DENSITY VALUE)*
15a			*OFFICE SPACE VALUE*[3]		135,734	-	$81	$122	$102	-	$807	$889	$929	$909	$123,392,868 *(OFFICE VALUE)*
16	CS02	West of Yonge Street	West of Yonge Street & South of Dundas Street *HIGH DENSITY RESIDENTIAL VALUE*	Yes	135,734	$1709-$1792	$175	$263	$219	13%	$1,009	$1,184	$1,272	$1,228	$166,704,223 *(HIGH DENSITY VALUE)*
16a			*OFFICE SPACE VALUE*[3]		135,734	-	$88	$131	$109	-	$807	$895	$939	$917	$124,453,290 *(OFFICE VALUE)*

1 Assumed 401 to 600 pupil places required for elementary school and 800 to 1000 pupil places for secondary school or as per Client

2 See attached building cost summary for Elementary and Secondary School Sites (Tables 6-1 and 6-2)

3 Construction costs for office space is 80% of high density construction costs of $1,009 PSF

Finally, the following table prepared by MPR Advisors Inc. compares the costs of conventional school site acquisitions (i.e., fee simple values) to the acquisition of strata interests in a podium school setting.

TABLE 6-5

A	B	C	D	F	N	O	P	Q
#	REVIEW AREA	GENERAL DEVELOPMENT AREA	REQUIREMENT	NO. OF ACRES TO BE ACQUIRED[1]	ESTIMATED LAND VALUE	TOTAL LAND VALUE PER ACRE	TOTAL STRATA VALUE (CONST. COSTS + LAND VAUE)[2]	DELTA BETWEEN FEE SIMPLE AND STRATA
1	CE01	Christie lands (joint with TDSB)	2150 Lakeshore Blvd. West, Etobicoke	1.9	$163,744,821	$85,283,761	$65,780,795	-97,964,026
2	CE01	Six Points Redevelopment (Civic Centre)	3741 Bloor Street West, Etobicoke	2.0	$121,043,025	$60,521,513	$72,806,872	-48,236,154
3	CE02	Buttonwood *(owned site)*	100 Allanhurst Drive	2.7				
4	CE07	Duke of York *(owned site)*	20 Regent Street	2.3				
5	CE08	St. Fidelis Replacement (partially growth-related) *(owned site)*	155 Falstaff Road	2.7				
6	CE08	Yonge Street & St. Clair		2.3	$261,031,043	$113,491,758	$83,859,200	-177,171,842
7	CE08	Yonge Street & Eglinton Avenue	Canada Square (2180 Yonge Street) OR Davisville Yard redevelopment area	2.3	$244,583,955	$106,340,850	$83,073,217	-161,510,738
8a	CE09	Downsview site #1	William Baker MTSA	2.3		$26,400,000	-	-
8b	CE09	Downsview site #2		2.3	$90,335,813	$39,276,440	$78,322,479	-12,013,334
8c	CE09	Downsview site #3		2.3	$90,335,813	$39,276,440	$78,322,479	-12,013,334
9	CE12	Golden Mile Redevelopment Plan	East Side of Golden Mile Secondary Plan	2.3	$97,326,531	$42,315,883	$76,814,308	-20,512,223
10	CE12	Ontario Science Centre Area Redevelopment	Near the Ontario Science Centre	2.3	$162,528,580	$70,664,600	$78,171,661	-84,356,919
11	CE13	Concord Adex *(owned site)*		1.9				
12	CE13	Centerpoint Redevelopment	6464 Yonge Street Centrepoint Mall redevelopment	2.0	$213,367,770	$106,683,885	$72,806,872	-140,560,898
13	CE15	Scarborough Town Centre	3850 Sheppard Ave East	2.0	$104,963,526	$52,481,763	$70,302,627	-34,660,899
14	CS01	Central Etobicoke (Scarlett Heights acquisition)	15 Trehorne Drive	5.2				
15	CS02	East of Yonge Street	East of Yonge Street & South of Queen Street ***HIGH DENSITY RESIDENTIAL VALUE***	5.8	$427,495,934	$74,347,119 *(HIGH DENSITY VALUE)*	$164,583,379	-262,912,555 *(HIGH DENSITY VALUE)*
16	CS02	West of Yonge Street	West of Yonge Street & South of Dundas Street ***HIGH DENSITY RESIDENTIAL VALUE***	5.8	$460,370,122	$80,064,369 *(HIGH DENSITY VALUE)*	$166,704,223	-293,665,899 *(HIGH DENSITY VALUE)*

The cost associated with the Alternative Projects as strata podium schools are, on average more than 60% less than conventional site acquisition costs.

6.6 Land Escalation over the Forecast Period

The Appraiser's Report also estimates an annual land escalation rate to be applied to the acreage values in order to sustain the likely site acquisition costs over the next 5 years. The Appraisers recommended an escalation factor of 10.0% per annum for the purposes of projecting the land values over the five-year by-law period. However, for the purposes of determining the potential unfunded net education land costs the escalation factor has been applied over the entire 15-year forecast period. Doing so, does not affect the EDC by-law rates as they are derived from the legislative 'cap'.

6.7 Site Preparation/Development Costs

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

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

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

in consideration of being paid "fair market value" for the land. Where un-serviced land is acquired by the board, the cost to "provide services to the land" is properly included in the education development charge. In the case of the TCDSB almost all EDC conventional sites are redevelopment sites and most will require extensive soils remediation, potential demolition of existing buildings on the site, servicing infrastructure that is needs replacement due to age (e.g., water services, sewer services, gas and utilities, transformers, etc.), on-site storm water management, off-site sidewalk and traffic upgrades, road service remediation and service crossing requirements of the City of Toronto. In addition, the TCDSB may be required on occasion to pay for unusual site servicing costs.

Prior to 2009, a board who qualified for pupil accommodation grants received $4.50 per square foot to provide a cost allowance for: landscaping, seeding and sodding (which includes rough grade and spreading stock-piled top soil), fencing and screening, asphalt and concrete (play areas, parking and curbs), as well as some excavation and backfilling. However, the current capital funding model requires that a school board submit a capital priorities business case for funding approval once such an initiative is announced by the Ministry. The Ministry's "Leading Practices Manual for School Construction" states that, "Ministry funding for capital construction assumes soil conditions that

would result in strip foundations or similar and other routine site costs, such as final grading, back-filling, landscaping, parking and curbs, hard and soft play areas, and on-site services."

The capital construction benchmarks are considerably less than is required to provide services to a school site in order to build a building or buildings to provide pupil accommodation, within the City of Toronto. Further, than can be a delay in receiving approved capital funds from the province, which requires the Board to interim finance site preparation and school construction costs.

The third and final source of financing site preparation/ development costs is education development charges (i.e., for 'eligible' school boards). Through discussion with the development community, the boards and the Ministry, a list (although by no means an exhaustive list) of EDC "eligible" site preparation/ development costs in a greenfields situation has been determined.

EDC eligible site preparation/development costs related to conventional school site acquisition can include:

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

In the case of acquiring a strata interest to meet growth-related student accommodation needs, the costs of preparing the development property so that a building or buildings may be built on the property, are included in the development construction costs.

6.7.1 Conclusions on Site Preparation/Development Costs

The Board concluded that an average of $1.525 million per acre for both elementary and secondary school sites is reasonable based on the Board's actual costs. Where underground parking is a more cost-effective solution, parking costs have been included at $1.315 million per acre.

An escalation factor of 6% per annum for site preparation/development costs has been applied, based on the Statistics Canada Quarterly Construction Price Index for Toronto. Site preparation/development costs are escalated annually over the fifteen-year forecast period.

The Form Gs of the EDC Submission, set out in Appendix A, outline the assumed cost per acre (expressed in 2023 dollars), the assumed total land costs escalated to the year of site acquisition, or the end of the proposed by-law period, whichever is sooner, the site development costs and associated financing costs for each site required to meet the needs of the net growth-related pupil places.

Average Site Preparation Costs per Acre

TABLE 6-6
TORONTO CATHOLIC DSB
AVERAGE SITE PREPARATION COSTS PER ACRE

	Current Review Area Reference	EDC Eligible Site Name	Address	Year Site Acquired	Site Size in acres	Net Site Preparation Costs to Date (Excluding UG Parking Costs)	Net Site Preparation Costs Per Acre	Net Site Preparation Costs per Acre 2023$
1.	CE01	Holy Angels	100 Allanhurst Drive	2015	6.87	$ 5,531,594	$ 805,181	$ 1,142,164.75
2.	CE05	St. John the Evangelist	23 George St.	2018	2.52	$ 6,620,813	$ 2,627,307	$ 3,129,164.37
3.	CE13	St. Edward	1 Botham Rd.	2007	4.99	$ 2,582,299	$ 517,495	$ 1,170,005.99
4.	CS03	St. Joseph'S Morrow Park CSS	3338 Bayview Ave.	2016	4.89	$ 2,400,000	$ 490,798	$ 656,797.83
5.	CE09	St. Norbert	60 Manize Rd.	2010	2.58	$ 544,808	$ 211,166	$ 400,855.91
6.	CE01	St. Leo	165 Stanley Avenue	2023	1.91	$ 5,511,920	$ 2,885,822	$ 2,568,371.30
7.	CS04	St. John Henry Newman	100 Brimley Rd. South	2016	12.07	$ 14,255,806	$ 1,181,094	$ 1,580,570.36
TCDSB TOTALS					35.83	$ 37,447,240	$ 1,045,136	$ 1,524,533

Value to be Included in 2023 EDC Submission	$ 1,525,000

	2023 $s
Average UG Parking Cost per Acre	$ 1,315,108

Toronto non-residential construction price index where Q1 2017 =100 the Q4 2022 index is 144.5
Statistics Quarterly Construction Price Index Table: 18-10-0135-02

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Chapter 7 - -EDUCATION DEVELOPMENT CHARGE CALCULATION

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

7.1 Growth Forecast Assumptions

The net education land costs and EDC calculations for the Board were based on the following forecast of net new dwelling units for the 2023/24 to 2037/38 period, as detailed in Chapter 4 of this report:

RESIDENTIAL:

New Units	198,747
Average units per annum	13,250
Net new Units	158,998

NON-RESIDENTIAL:

The forecast of non-residential (includes commercial, industrial and institutional development) building permit value over the 2023/24 to 2037/38 period, as detailed in Chapter 4 of this report, is summarized as follows:

Net Gross Floor Area (GFA)	47,740,837 square feet
Average annual GFA	3,182,722 square feet

7.2 EDC Pupil Yields

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

Table 7-1 sets out the EDC pupil yields utilized to determine the number of pupils generated from new development and the yields attributable to the TCDSB based on a spatial matching of TCDSB

student data and MPAC housing data. A 'zero' yield was applied to student housing and purpose-built seniors housing units.

TABLE 7-1
TORONTO CATHOLIC DISTRICT SCHOOL BOARD

FORM E
TORONTO CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2023
Summary Reconciliation of Net Grow

Elementary Panel

TCDSB EDC 2018 Weighted Blended Pupil Yields

Review Area	Total Cumulative 15 Year New Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	Review Area	SINGLE and SEMI-DETACHED	MEDIUM DENSITY (including Accessory Units)	BACHELOR & 1 BEDROOM APARTMENTS (includes purpose-built seniors housing and student housing)	2 BEDROOM + APARTMENTS	TOTAL UNITS
CE01	25,146	13%	CE01	0.1262	0.0480	0.0150	0.0320	0.0222
CE02	2,953	1%	CE02	0.0000	0.1038	0.0202	0.0610	0.0372
CE03	148	0%	CE03	0.0000	0.0662	0.0490	0.0680	0.0601
CE04	8,387	4%	CE04	0.0970	0.0367	0.0200	0.0200	0.0224
CE05	5,041	3%	CE05	0.1280	0.0700	0.0120	0.0240	0.0196
CE06	4,993	3%	CE06	0.1700	0.1187	0.0540	0.0240	0.0617
CE07	49,458	25%	CE07	0.1723	0.0116	0.0041	0.0180	0.0096
CE08	20,331	10%	CE08	0.1070	0.0271	0.0105	0.0189	0.0185
CE09	13,936	7%	CE09	0.1137	0.0670	0.0219	0.0483	0.0495
CE10	7,224	4%	CE10	0.0660	0.0349	0.0320	0.0230	0.0305
CE11	2,393	1%	CE11	0.0000	0.0155	0.0140	0.0540	0.0285
CE12	17,139	9%	CE12	0.0485	0.0667	0.0072	0.0569	0.0282
CE13	21,917	11%	CE13	0.1170	0.0510	0.0170	0.0210	0.0215
CE14	3,960	2%	CE14	0.1220	0.0460	0.0245	0.0760	0.0484
CE15	9,424	5%	CE15	0.0320	0.0417	0.0210	0.0240	0.0231
CE16	4,112	2%	CE16	0.0500	0.0860	0.0290	0.0620	0.0468
CE17	2,087	1%	CE17	0.1190	0.1260	0.0440	0.0790	0.0696
CE18	98	0%	CE18	0.0000	0.1130	0.0000	0.0000	0.1130
TOTAL	**198,747**	**100%**	TOTAL	0.1062	0.0470	0.0141	0.0300	0.0242

Secondary Panel

Review Area	Total Cumulative 15 Year New Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	Review Area	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	BACHELOR & 1 BEDROOM APARTMENTS (includes purpose-built seniors housing and student housing)	2 BEDROOM + APARTMENTS	TOTAL UNITS
CS01	29,330	14.8%	CS01	0.0453	0.0633	0.0232	0.0403	0.0243
CS02	103,863	52.3%	CS02	0.0390	0.0157	0.0040	0.0111	0.0082
CS03	39,865	20.1%	CS03	0.0362	0.0422	0.0142	0.0215	0.0200
CS04	25,690	12.9%	CS04	0.0696	0.0579	0.0347	0.0271	0.0350
TOTAL	**198,747**	**100.0%**	TOTAL	0.0463	0.0282	0.0114	0.0196	0.0164

7.3 Determination of Net Growth-Related Pupil Place Requirement

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

1. Populate each Review Area model with each of the schools having attendance boundaries within the individual Review Area.

2. Determine the Requirements of New Development, which is the number of pupils generated from the dwelling units forecasted to be constructed over the forecast period.

3. Determine the Requirements of the Existing Community which is total permanent capacity (net of any Bill 30, leased religious order or non-operational capacity) of all school facilities in the Board's inventory measured against the projected enrolment (i.e., headcount enrolment for the elementary panel and ADE enrolment for the secondary panel) from the existing community at the end of the fifteen-year forecast period. For schools that will experience a change in school boundaries and are holding pupils to new schools, their existing community enrolment is shown separately as explained below.

4. Distinguish between schools whose existing community enrolment will continue to be impacted by housing development that has previously been constructed and occupied. These schools typically experience increased existing community enrolment and are those for the which the school board expects to modify the school's boundaries once additional student accommodation is built. That is - distinguish between schools having new residential development within the school's attendance boundary and for which additional student accommodation will be required, and schools having little or no ROND, and have sufficient surplus spaces to accommodate existing enrolment. This determines whether there are any surplus pupil places available and accessible for pupils generated by new development.

5. Determine Net Growth-related Pupil Place Requirements which is the Requirements of New Development plus Year 15 enrolment less the number of available pupil places in existing facilities (OTG capacity).

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

In determining the net growth-related land needs, the Board is entitled to remove any OTG capacity that is not considered to be available to serve new development (e.g., surplus space in areas that are

not within the resident catchment areas of new residential development, leased space, closed non-operational space, temporary holding space, etc.). In this regard, the TCDSB has taken into consideration all permanent and operational capacity that provides regular programs to elementary and secondary students.

Excluding Capacity from the Determination of Accommodation Needs

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

The TCDSB has not excluded any ECIS capacity in the determination of net growth-related pupil places.

Determining Net Growth-related Pupil Place Requirements

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

TABLE 7-2
Determination of Net Growth-Related Pupil Places

	Elementary	Secondary
OTG Capacity	73,946	20,032
Projected 2037/2038 Enrolment (Existing Community)	50,655	20,551
Requirements of New Development 2037/2038 (Headcount Elementary)	4,812	3,257
Less: Available and Surplus OTG	(1,140)	(1,696)
Net Growth-related Pupil Places	3,672	1,562

7.4 Approved Capital Cost Per Pupil

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

1. Estimate the net education land cost for the elementary and secondary school sites required to provide new pupil places. As discussed in more detail in Chapter 6, EDC-eligible costs may include: estimated strata development costs as approved Alternative Projects, including escalation of labour and materials costs; surplus properties to be acquired from co-teminous school boards; conventional school site purchases; land escalation costs and site preparation costs where applicable.
2. Estimate the balance of the existing EDC account, on the day prior to inception of the new EDC by-law, if any. If the balance is positive, subtract the balance from the net education land costs. If the balance is negative, add the balance (in a positive form) to the net education land costs. In estimating the balance in the account, the Board is entitled to account for actual rather than projected growth-related needs.
3. Determine the portion of the charges related to residential development and to non-residential development based on the current EDC by-law proportionate shares
4. Differentiate the residential development charge by unit type if the Board intends to impose a variable residential rate.
5. For each year of the proposed by-law, determine the legislative 'cap' rates, ensuring that the 'capped' residential and non-residential rates are lower than, or equal to, the calculated rates.

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

The total net education land costs for the Toronto Catholic District School Board including Alternative Projects, escalation of land, escalation of labour and materials for Alternative Projects, site acquisition costs, site development costs, associated financing costs and study costs, less any EDC account balances, are $970,854,858 to be recovered from 158,998 "net" new units. The Year deficit balance of ($53,737) would increase by an additional $155,647,357 shortfall due to the legislative rate 'cap' and a further projected shortfall of $658,488.381 to account for increased eligible net education land costs as the housing forecast is updated in Years 5, 10 and 15. In total, the Year 15 EDC funding shortfall is expected to be at least $760 million without additional borrowing or land, labour and material cost increases beyond what has been projected through the valuation process outlined in Chapter 6.

EDC Submission (Form E, F and G):

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

- the cumulative number of forecasted new dwelling units by type;
- the weighted/blended pupil yield by unit type and the number of growth-related pupil places generated by the 15-year housing forecast (Forms E and F);
- the existing schools within each review area; the ECIS #; the acreage; the # of temporary spaces (i.e., portables, portapaks and relocatable modules) and the OTG capacity for EDC purposes;
- the projected existing community enrolment;
- the cumulative requirements of new development and the determination of the number of available and surplus pupil places;
- the number of net growth-related pupil places (i.e. the number of eligible pupil places);
- comments detailing each Board's capital priorities, and the determination of the number of NGRPP, as well as the projected ROND derived from build-out of the units in the City's development approvals process file as of June 2022;
- a description of the growth-related site acquisition needs; the number of eligible acres; the anticipated cost per acre; the anticipated strata costs where applicable; the site preparation costs; financing costs and total education land costs (Form G).

7.6 EDC Accounts

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

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

Table 7-3 summarizes the EDC account collections from March 27, 2001 to February 28, 2023 for the TCDSB. The collections cover the period which corresponds to implementation of the original EDC by-law and includes collections from residential and non-residential development, any interest earned on the account to date, any interest expense on account deficits to date and any refunds or overpayments during this time period. The total collections for the period March 27, 2001 to the end of February 2023 are $396 million as shown in Table 7-3.

Section 7(5) of O. Reg 20/98 requires that a board estimate the EDC account collections and eligible expenditures on the day immediately before the day the board intends to have the new by-law come into force. This "estimate" is typically undertaken several months in advance of the implementation of the new by-law. Actual collections for the period March through November during the 2018 through 2022 period was used as the basis for estimating additional EDC collections for the March, 2023 through November, 2023 period. Additional revenue of $31.5 million is assumed prior to successor by-law implementation.

Table 7-4 calculates the "estimated" EDC account balance as of November 21, 2023 which is the day before the proposed in-force date of the new by-law. The total EDC collections from March 27, 2001 to March 1, 2023 were just over $300 million. A further $12.8 million in adjustments has been made to account for EDC sites where the actual growth-related share was higher than the projected, and to provide EDC revenues related to three (3) school sites acquired since 2001 and determined not to be required to meet growth-related student accommodation needs. The EDC funds originally expended to acquire the following three (3) school sites have been credited back to the EDC account as detailed in Table 7-4.

1. Mattamy McAsphalt site in Scarborough
2. Aspen Ridge site in Scarborough
3. Port Union site in Scarborough

When EDC expenditures are taken into consideration, the account balance as of November 21, 2023 is projected to be a surplus of $114.7 million.

TABLE 7-3
TORONTO CATHOLIC DSB
EDC ACCOUNT RECONCILIATION - EDC Collections
March 27, 2001 to February 28, 2023 Continuity Statement to Determine Current EDC Account Balance

Date			EDC Collections	Cumulative EDC Collections
EDC Collections March 27, 2001 to August 31, 2001			$ 1,437,884	$1,437,884.00
EDC Collections Sept 1, 2001 to August 31, 2002			$ 5,492,704	$6,930,588.00
EDC Collections Sept 1, 2002 to August 31, 2003			$ 13,388,662	$20,319,249.56
EDC Collections Sept 1, 2003 to August 31, 2004			$ 7,058,431	$27,377,680.56
EDC Collections Sept 1, 2004 to August 31, 2005			$ 5,934,701	$33,312,381.56
EDC Collections Sept 1, 2005 to August 31, 2006			$ 8,078,312	$41,390,693.56
EDC Collections Sept 1, 2006 to August 31, 2007			$ 3,474,632	$44,865,325.56
EDC Collections Sept 1, 2007 to August 31, 2008			$ 6,768,175	$51,633,500.56
EDC Collections Sept 1, 2008 to August 31, 2009			$ 6,590,282	$58,223,782.56
EDC Collections Sept 1, 2009 to August 31, 2010			$ 6,537,167	$64,760,949.56
EDC Collections Sept 1, 2010 to August 31, 2011			$ 12,921,435	$77,682,384.56
EDC Collections Sept 1, 2011 to August 31, 2012			$ 11,957,496	$89,639,880.56
EDC Collections Sept 1, 2012 to August 31, 2013			$ 10,290,415	$99,930,295.56
EDC Collections Sept 1, 2013 to August 31, 2014			$ 22,244,233	$122,174,528.56
EDC Collections Sept 1, 2014 to August 31, 2015			$ 22,385,490	$144,560,018.56
EDC Collections Sept 1, 2015 to August 31, 2016			$ 13,398,948	$157,958,966.56
EDC Collections Sept 1, 2016 to August 31, 2017			$ 18,155,031	$176,113,997.56
EDC Collections Sept 1, 2017 to August 31, 2018			$ 32,566,081	$208,680,078.56
EDC Collections Sept 1, 2018 to August 31, 2019			$ 40,139,741	$248,819,819.56
EDC Collections Sept 1, 2019 to August 31, 2020			$ 33,012,603	$281,832,422.56
EDC Collections Sept 1, 2020 to August 31, 2021			$ 46,515,295	$328,347,717.55
EDC Collections Sept 1, 2021 to August 31, 2022			$ 55,528,319	$383,876,036.89
EDC Collections Sept, 2022			$ 3,639,249	$387,515,285.54
EDC Collections Oct, 2022			$ 1,286,290	$388,801,575.26
EDC Collections Nov, 2022			$ 2,106,159	$390,907,734.45
EDC Collections Dec, 2022			$ -	$390,907,734.45
EDC Collections Jan, 2023			$ 4,502,784	$395,410,518.78
EDC Collections Feb, 2023			$ 716,634	$396,127,152.88
Adjustments to D Bilenduke GL 99400				$6,012,518.87
Historical Growth-related & Surplus Property Adjustment				$ (12,820,576)
EDC Account Balance as of February 28, 2023				$389,319,095.78
Less: EDC Expenditures March 27, 2001 to February 28, 2023				$ (299,692,539.82)
EDC Expenditures Sept 1, 2022 to March 31, 2023				$ (6,381,938.73)
Projected EDC Revenues March 1, 2023 to December 2, 2023				$ 31,500,000.00
Projected EDC Account Balance as of Dec 2, 2023				$114,744,617.23

Table 7-4 provides the details of the $12.8 million adjustments made to account for higher than projected growth-related shares, as well as the funds credited to the account for EDC sites previously acquired and no longer required for growth-related student accommodation needs.

TABLE 7-4

2008 EDC By-law Adjustments not Accounted for in Financial Statements

Site	FS Time Period	Expenditure	Comments	Site Acquisition Costs	Site Development Costs	Study Costs	Totals
Study Costs & legal fees	2008-2013	$ (3,718.56)				$ (3,718.56)	$ (3,718.56)
Study Costs & legal fees	2013-2018	$ (123,452.38)				$ (123,452.38)	$ (123,452.38)
St. Norbert	2013-2018	$ (9,542.91)		$ (9,542.91)			$ (9,542.91)
St. Edward	2013-2018	$ (208,094.23)			$ (208,094.23)		$ (208,094.23)
		$ (344,808.08)		$ (9,542.91)	$ (208,094.23)	$ (127,170.94)	$ (344,808.08)

2018 EDC By-law Adjustments not Accounted for in Financial Statements

Site	FS Time Period	Expenditure	Comments	Site Acquisition Costs	Site Development Costs	Study Costs	Totals
Study Costs	2003/04	$ (744.00)	Appendix A incorrect total			$ (744.00)	$ (744.00)
St. Andre	2004/05	$ 1,774,611.00	growth-related share increased from 60.6% to 100% per AS	$ 1,557,057.65	$ 217,553.35		$ 1,774,611.00
St. Simon	2012/13	$ 1,923,554.00	growth-related share increased from 43.6% to 100% per AS	$ 1,923,554.00			$ 1,923,554.00
St. Edward	2008/09	$ 1,531,067.89	growth-related share increased from 43.0% to 100% per AS	$ 1,236,797.54	$ 294,270.35		$ 1,531,067.89
Father John Redmond	2004/05	$ 3,175,687.00	growth-related share increased from 41.9% to 100% per AS	$ 3,175,687.00			$ 3,175,687.00
St. Simon	2015/16	$ 303,818.00	growth-related share increased from 43.6% to 100% per AS		$ 303,818.00		$ 303,818.00
Blessed Cardinal Newman	2017/18	$ 15,453,437.23	growth-related share based on 7.2 of 8.1 acres, or 89% per discussion with AS	$ 15,453,437.23			$ 15,453,437.23
		$ 24,161,431.12		$ 23,346,533.42	$ 815,641.70	$ (744.00)	$ 24,161,431.12

Based on Final EDC Expense Summary prepared for A Sangiorgio April 2018

TOTALS $ 23,816,623.04

2023 EDC By-law Adjustments not Accounted for in Financial Statements

Site	FS Time Period	Expenditure	Comments	Site Acquisition Costs	Site Development Costs	Study Costs	Totals
McAsphalt site (Mattamy)	2005/06	$ (7,246,791.86)	surplus to growth-related needs	$ (7,246,791.86)	$ -	$ -	$ (7,246,791.86)
Aspen Ridge site	2002/03	$ (1,813,970.00)	surplus to growth-related needs	$ (1,813,970.00)	$ -	$ -	$ (1,813,970.00)
Port Union site (Carma & Yellow Moon)	2002/03	$ (1,290,988.31)	surplus to growth-related needs	$ (1,290,988.31)	$ -	$ -	$ (1,290,988.31)
Nelson Boylen site (repay 1.4% of of site acquisition cost) (Province funded 34.2% of site costs and NGRPP equals 64.4% of site costs, leaving residual of 1.4%)	2018/19	$ (644,296.90)	dimished apportionment share	$ (644,296.90)	$ -	$ -	$ (644,296.90)
		$ (10,996,047.07)		$ (10,996,047.07)	$ -	$ -	$ (10,996,047.07)

TOTAL ADJUSTMENT $ 12,820,575.97

7.7 Cash Flow Analysis and Forms H1 and H2

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

The quantum of the charge is determined on the basis of an 82%/18% residential/non-residential share, for the Board. As well, a sensitivity analysis is provided, for various non-residential ratios ranging between 0% and 40%.

The TCDSB has an approved Line of Credit with CIBC. Currently the Line of Credit provides borrowing funds up to $160.0 million with an interest rate of Bank of Canada prime rate minus 0.65%. The projected surplus in the EDC account at successor by-law implementation should be sufficient to fund the net education land costs over the next by-law period. However, the timing of new school projects, including strata podium options, is less certain in an urban environment where development is complex and takes several years to come to fruition. Should the TCDSB have the opportunity to accelerate the acquisition of land or an interest in land, in advance the timelines set out in the following cashflow analysis, then external borrowing may be required. Further, the TCDSB has no ability to avail itself of any internal financing to support growth-related student accommodation expenditures.

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

Cash Flow Assumptions:

- site acquisition costs, including circumstances where the Board is acquiring an interest in land, are assumed to escalate by 10.0% and site development costs are assumed to escalate at 6% per annum consistent with the background information provided in Chapter 6.

- site acquisition costs and site development costs are escalated over the full fifteen-year forecast period, in order to determine the potential funding shortfall related to the legislative rate cap, should it not be lifted during the forecast period;

- the Education Development Charge account accrues 1.0% interest earnings per annum;

- The are substantial expenditures anticipated towards the end of the forecast period, particularly to address secondary student accommodation in the Downtown Waterfront area (i.e., the development of the Portlands is not included in the housing forecast and will add to the need for secondary accommodation in this area). These costs form part of the basis for the projected $760 million funding shortfall.

Scenario Comments:
TORONTO CATHOLIC DISTRICT SCHOOL BOARD
BOTH PANELS

Cashflow Assumptions	
A. EDC Account interest earnings (per annum)	1.00%
B. Credit Line Borrowing Rate	6.55%

TABLE 7-5

TORONTO CATHOLIC DISTRICT SCHOOL BOARD

Cashflow Analysis for Both Panels (Total Jurisdiction)

Current (2023) $

FORM H2 - Using Municipal DC New Occupied Dwellings PPUs					
Type of Development (Form B/C)	Net New Units	Total Requirements of New Development	Distribution Factor	Net Education Land Cost by Development Type	Differentiated Residential EDC Per Unit
Low Density	3,042	580	4.27%	$ 33,999,450	$ 11,178
Medium Density	12,921	1,214	6.71%	$ 53,411,920	$ 4,134
High Density	143,035	6,276	89.02%	$ 708,689,614	$ 4,955
TOTALS	158,998	8,070	100%	$ 796,100,983	$ 5,007

TORONTO CATHOLIC DISTRICT SCHOOL BOARD Proposed EDC Rates		
Non-Residential Share	Residential Rate	Non-Residential Rate
0%	$5,007	$0.00
5%	$5,007	$3.02
10%	$5,007	$7.03
15%	$5,007	$11.05
18%	$5,007	$13.66
20%	$5,007	$15.08
40%	$5,007	$30.13

			Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038
	Revenues																
1	Credit Line Borrowing		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	**Subtotal**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3	Estimated EDC Revenue (Residential)	Per Unit $ 5,007	$ 77,348,136	$ 71,387,803	$ 65,735,902	$ 72,585,478	$ 55,281,286	$ 52,080,811	$ 49,757,563	$ 47,302,130	$ 57,268,063	$ 42,118,884	$ 41,289,725	$ 39,246,869	$ 38,505,833	$ 50,102,045	$ 36,090,456
4	Estimated EDC Revenue (Non-Residential)	Per Sq.Ft $ 3.88	$ 16,978,859	$ 15,670,493	$ 14,429,832	$ 15,933,398	$ 12,134,916	$ 11,432,373	$ 10,922,392	$ 10,383,394	$ 12,571,038	$ 9,245,609	$ 9,063,598	$ 8,615,166	$ 8,452,500	$ 10,998,010	$ 7,922,295
5	**Subtotal EDC Revenue**		$ 94,326,996	$ 87,058,297	$ 80,165,734	$ 88,518,876	$ 67,416,202	$ 63,513,184	$ 60,679,955	$ 57,685,525	$ 69,839,101	$ 51,364,493	$ 50,353,323	$ 47,862,035	$ 46,958,333	$ 61,100,055	$ 44,012,751
6	**Total Revenue**		$ 94,326,996	$ 87,058,297	$ 80,165,734	$ 88,518,876	$ 67,416,202	$ 63,513,184	$ 60,679,955	$ 57,685,525	$ 69,839,101	$ 51,364,493	$ 50,353,323	$ 47,862,035	$ 46,958,333	$ 61,100,055	$ 44,012,751
	Expenditures																
7	Site acquistion costs (escalated at 10% per annum for 15 years)		$ 47,664,843	$ -	$ 69,877,500	$ 19,056,109	$ -	$ 9,325,268	$ -	$ 57,941,223	$ -	$ 11,997,408	$ -	$ 46,838,521	$ -	$ 53,995,438	$ 40,197,332
8	Site preparation costs (escalated at 6% per annum to date of acquisition) [1]		$ -	$ -	$ 59,220,046	$ 3,605,642	$ 31,457,352	$ 96,892,244	$ -	$ 44,029,373	$ 1,375,399	$ 2,498,748	$ -	$ 48,845,132	$ -	$ 108,438,089	$ 299,093,383
9	Study Costs		$ 725,000	$ -	$ -	$ -	$ -	$ 725,000	$ -	$ -	$ -	$ -	$ 725,000	$ -	$ -	$ -	$ 725,000
10	**Subtotal Projected Expenditures**		$ 48,389,843	$ -	$ 129,097,546	$ 22,661,751	$ 31,457,352	$ 106,942,512	$ -	$ 101,970,596	$ 1,375,399	$ 14,496,156	$ 725,000	$ 95,683,653	$ -	$ 162,433,527	$ 340,016,716
11	Credit Line Borrowing Costs - Principal		$ -	$ -	$ -	-	-	-	-	-	-	-	-	-	-	-	-
12	Credit Line Borrowing Costs - Interest		$ -	$ -	$ -	-	-	-	-	-	-	-	-	-	-	-	-
13	**Subtotal Borrowing Expenditures**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
14	**Total Expenditures**		$ 48,389,843	$ -	$ 129,097,546	$ 22,661,751	$ 31,457,352	$ 106,942,512	$ -	$ 101,970,596	$ 1,375,399	$ 14,496,156	$ 725,000	$ 95,683,653	$ -	$ 162,433,527	$ 340,016,716
15	**Net Revenues/(Expenditures)**		$ 45,937,052	$ 87,058,297	$ (48,931,812)	$ 65,857,124	$ 35,958,850	$ (43,429,328)	$ 60,679,955	$ (44,285,071)	$ 68,463,702	$ 36,868,337	$ 49,628,323	$ (47,821,618)	$ 46,958,333	$ (101,333,472)	$ (296,002,964)
	EDC Eligibility Analysis																
16	EDC Account, Opening Balance		$ 114,744,617	$ 160,681,669	$ 249,346,783	$ 202,892,370	$ 270,753,644	$ 309,399,989	$ 269,037,786	$ 331,010,675	$ 288,656,009	$ 358,620,195	$ 397,692,957	$ 449,909,393	$ 402,905,902	$ 450,230,026	$ 349,740,111
17	Revenue Minus Expenditures		$ 45,937,052	$ 87,058,297	$ (48,931,812)	$ 65,857,124	$ 35,958,850	$ (43,429,328)	$ 60,679,955	$ (44,285,071)	$ 68,463,702	$ 36,868,337	$ 49,628,323	$ (47,821,618)	$ 46,958,333	$ (101,333,472)	$ (296,002,964)
18	Sub total		$ 160,681,669	$ 247,739,966	$ 200,414,970	$ 268,749,494	$ 306,712,494	$ 265,970,661	$ 329,717,741	$ 286,725,604	$ 357,119,712	$ 395,488,532	$ 447,321,280	$ 402,087,775	$ 449,864,234	$ 348,896,554	$ 53,737,147
19	Credit Line - Principal Due at year end		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
20	Sub total		$ 160,681,669	$ 247,739,966	$ 200,414,970	$ 268,749,494	$ 306,712,494	$ 265,970,661	$ 329,717,741	$ 286,725,604	$ 357,119,712	$ 395,488,532	$ 447,321,280	$ 402,087,775	$ 449,864,234	$ 348,896,554	$ 53,737,147
21	Interest Earnings (12 months on Sub-total)			$ 1,606,817	$ 2,477,400	$ 2,004,150	$ 2,687,495	$ 3,067,125	$ 1,292,934	$ 1,930,405	$ 1,500,484	$ 2,204,425	$ 2,588,113	$ 818,127	$ 365,792	$ 843,557	$ -
22	**EDC 15-Year Forecast Account Closing Balance (includes O/S Principal owed)**		$ 160,681,669	$ 249,346,783	$ 202,892,370	$ 270,753,644	$ 309,399,989	$ 269,037,786	$ 331,010,675	$ 288,656,009	$ 358,620,196	$ 397,692,957	$ 449,909,393	$ 402,905,902	$ 450,230,026	$ 349,740,111	$ 53,737,147
23	**EDC 15-Year Forecast Cash Closing Balance (excludes O/S Principal owed)**		$ 160,681,669	$ 249,346,783	$ 202,892,370	$ 270,753,644	$ 309,399,989	$ 269,037,786	$ 331,010,675	$ 288,656,009	$ 358,620,196	$ 397,692,957	$ 449,909,393	$ 402,905,902	$ 450,230,026	$ 349,740,111	$ 53,737,147
24	**Less:** Reduction in EDC Revenue when Calculated Rate Equals Legislative Cap		$ (37,584,090)	$ (67,142,689)	$ (89,526,364)	$ (110,189,018)	$ (120,528,266)	$ (126,316,444)	$ (128,969,198)	$ (130,669,473)	$ (138,095,548)	$ (141,936,946)	$ (145,330,222)	$ (147,989,451)	$ (150,188,216)	$ (154,619,804)	$ (155,647,357)
25	**Net Projected EDC Funding Available Annually**		$ 123,097,579	$ 182,204,094	$ 113,366,006	$ 160,564,626	$ 188,871,722	$ 142,721,342	$ 202,041,477	$ 157,986,536	$ 220,524,647	$ 255,756,011	$ 304,579,171	$ 254,916,451	$ 300,041,811	$ 195,120,307	$ (101,910,210)

A	**EDC Increased Growth Share related to post by-law Housing Development**							$ (136,677,239)					$ (228,831,344)				$ (292,979,799)
B	**Additional Funding Shortfall based increased growth shares Year 6, 11, 15)** [3]																$ (658,488,381)

[1] No escalation applied beyond the 15-year timeframe.

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

[3] Assumes limit of 10% annual increases in land values and 6% annual increases in labour & materials, as well as no change in legislative 'cap' provisions over forecast period

Total debt (principal only):	$0
Total debt payments (principal and interest):	$0
Debt at end of forecast period (principal only):	$0
Year in which outstanding debt is fully funded:	
Unfunded NELC at end of forecast period:	$ (780,388,691)

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Explanation of the Cash Flow Analysis:

A. Revenues

- Line 1 incorporates proposed borrowing against the Board's Line of Credit agreement with CIBC, where applied, and Line 2 is a subtotal of the external borrowing.
- Line 3 determines the EDC residential collections based on the current 'calculated' EDC by-law rates necessary to fully recover the growth-related net education land costs.
- Line 4 determines the non-residential collections based on the 'calculated' EDC rates.
- Line 5 subtotals the EDC residential and non-residential collections.
- Line 6 states the total EDC collections plus available funds if external borrowing is applied.

B. Expenditures

- Line 7 brings forward into the calculation the annual site acquisition costs. The timing of the capital expenditures determines the number of years to which the land escalation factor of 10% is applied.
- Line 8 incorporates the site preparation/development costs, and escalates these costs at 6% per annum over the entire 15-year forecast period. In order to apply the appropriate indexation factors, strata construction costs and the costs of underground parking (i.e., whether conventional site acquisition or strata acquisition) where appropriate have been included under site preparation costs.
- Line 10 totals all projected expenditures.
- Line 11 sets out the annual principal payments against any Line of Credit borrowing.
- Line 12 incorporates annual cost of borrowing (interest payments) against the Line of Credit and ensures that the principal borrowed is paid back within 12 years.
- Line 13 totals the annual principal and interest payments required.
- Line 14 calculates total expenditures, including borrowing requirements by totaling Lines 10 and 13.
- Line 15 determines projected EDC collections less expenditures.

C. Cash Flow Analysis

- Line 16 extracts the "closing balance" from the previous year and describes it as the "opening balance" in the following year. The Year 1 balance is reflective of the EDC account balance as of the day prior to implementation of the proposed by-law
- Line 17 pulls forward the revenues less expenditures balance from Line 15
- Line 18 calculates a sub-total of Lines 16 and 17
- Line 19 indicates the level of principal payments outstanding in any given year as part of calculating the total external financial obligations of the Board
- Line 20 indicates the total financial obligations including any principal payments outstanding

- Line 21 accrues EDC account interest earnings at 1.0% on the sub-total (Line 20).
- Line 22 is the total financial obligations outstanding including any principal payments less any interest earned to date.
- Line 23 indicates the total financial obligations excluding principal payments outstanding, if any.
- Line 24 determines the annual revenue shortfall due to the legislative cap.
- Line 25 indicates the net projected EDC funding available.
- Row 'A' projects the additional net education land costs that would accrue moving from one by-law period to another should the legislative rate cap remain in place.
- Row 'B' totals the additional funding shortfall in Years 6, 11 and 15 found in Row 'A'.

7.8 Non-Residential Share

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

The apportionment of net education capital costs to determine the residential education development charge per unit and the non-residential rate per square foot of gross floor area was based on the residential/non-residential share approved by the Board in June, 2018 (i.e., 82% residential and 18% non-residential share). A sensitivity analysis outlining a range of possible residential EDC rates and comparable non-residential rates is set out in the top right-hand corner of the cashflow analysis. Non-residential shares ranging from 0% to 40% are determined for this purpose. However, it must be noted, while the Board has the ability to choose different percentage shares as a policy decision, any choice other than the 82% residential and 18% non-residential would be outside of the legislative cap rates and would therefore result in additional unfunded expenditures.

7.9 Education Development Charges

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

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

TABLE 7-6 TORONTO CATHOLIC DISTRICT SCHOOL BOARD		
CALCULATION OF EDUCATION DEVELOPMENT CHARGES		
Total Growth-Related Net Education Land Costs (over 15-year forecast period including associated financing and study costs)	$	970,854,858
Site Acquisition Costs	$	202,985,804
Land Escalation Costs	$	153,907,938
Site Preparation Costs	$	357,952,881
Site Preparation Escalation Costs	$	335,003,776
Credit Line Interest Payments	$	-
Study Costs	$	2,900,000
Rounding balance	$	2,498,749
Financial Obligations/Surplus (projected EDC Account Balance as of December 1, 2023)	$	(114,744,617)
Interest Earnings	$	23,386,822
Closing Account Balance	$	53,737,147
Total Net New Units		158,998
Total Non-Residential, Non-Exempt Board-Determined GFA		47,740,837
Residential Education Development Charge Per Unit based on 82% of Total Growth-Related Net Education Land Costs	$	5,007
Non-Residential Education Development Charge Per Sq. Ft. of GFA based on 18% of Total Growth-Related Net Education Land Costs	$	3.66

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APPENDIX A - EDC SUBMISSION 2023

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

TORONTO CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2023
Form A - Eligibility to Impose an EDC

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide Capacity	Projected Elementary Panel Average Daily Enrolment Headcount						Elementary Average Projected Enrolment less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
73,946	56,830	55,667	54,685	53,604	52,899	54,737	-19,209

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

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide Capacity	Projected Secondary Panel Average Daily Enrolment (ADE)						Secondary Projected Enrolment less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
20,032	26,036	26,239	26,031	26,236	25,880	26,085	6,053

Board-wide Capacity reflects all secondary classrooms loaded at 23 pupils per classroom

A.2: EDC FINANCIAL OBLIGATIONS (Estimated to June 30 2023)

Adjusted Outstanding Principal:	-$318,895,055
Less Adjusted EDC Account Balance:	$433,639,672
Total EDC Financial Obligations/Surplus:	$114,744,617

TORONTO CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2023
Forms B/C - Dwelling Unit Summary

PROJECTION OF NET NEW DWELLING UNITS [1]

TOTAL EDC 15-year Forecast	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	15-year Totals
Single/semi	208	236	252	247	201	270	270	280	264	265	265	260	262	261	261	3,802
Row Housing	570	636	851	1,008	866	944	910	621	516	441	529	471	455	506	380	9,704
Accessory Units (incl. laneway & garden suites) [1]	431	433	432	431	432	429	431	430	428	428	429	428	429	427	429	6,447
High density	18,101	16,517	14,876	16,435	12,302	11,359	10,811	10,478	13,089	9,381	9,085	8,639	8,467	11,314	7,940	178,794
Totals	19,310	17,822	16,411	18,121	13,801	13,002	12,422	11,809	14,297	10,515	10,308	9,798	9,613	12,508	9,010	198,747

Notes: 1. Assumed to be net of demolitions and conversions. 2. Net New Units are units to which EDCs would apply.

Total Gross New Units in By-Law Area	198,747
Statutorily-exempt Units & Board-approved exemptions within By-law Area (15.6%)	-31,005
Less: Railway Lands Exempt Development	-8,744
Total Net New Units in By-Law Area [2]	158,998

TORONTO CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2023
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	70,207,114
Less: Board-Determined Gross Floor Area From Exempt Development (32%)	-22,466,276
Net Estimated Board-Determined Gross Floor Area	**47,740,837**

FORM E

TORONTO CATHOLIC DISTRICT SCHOOL BOARD

Education Development Charges Submission 2023

Summary Reconciliation of Net Growth-related Pupil Places

Elementary Panel

TCDSB EDC 2018 Weighted Blended Pupil Yields

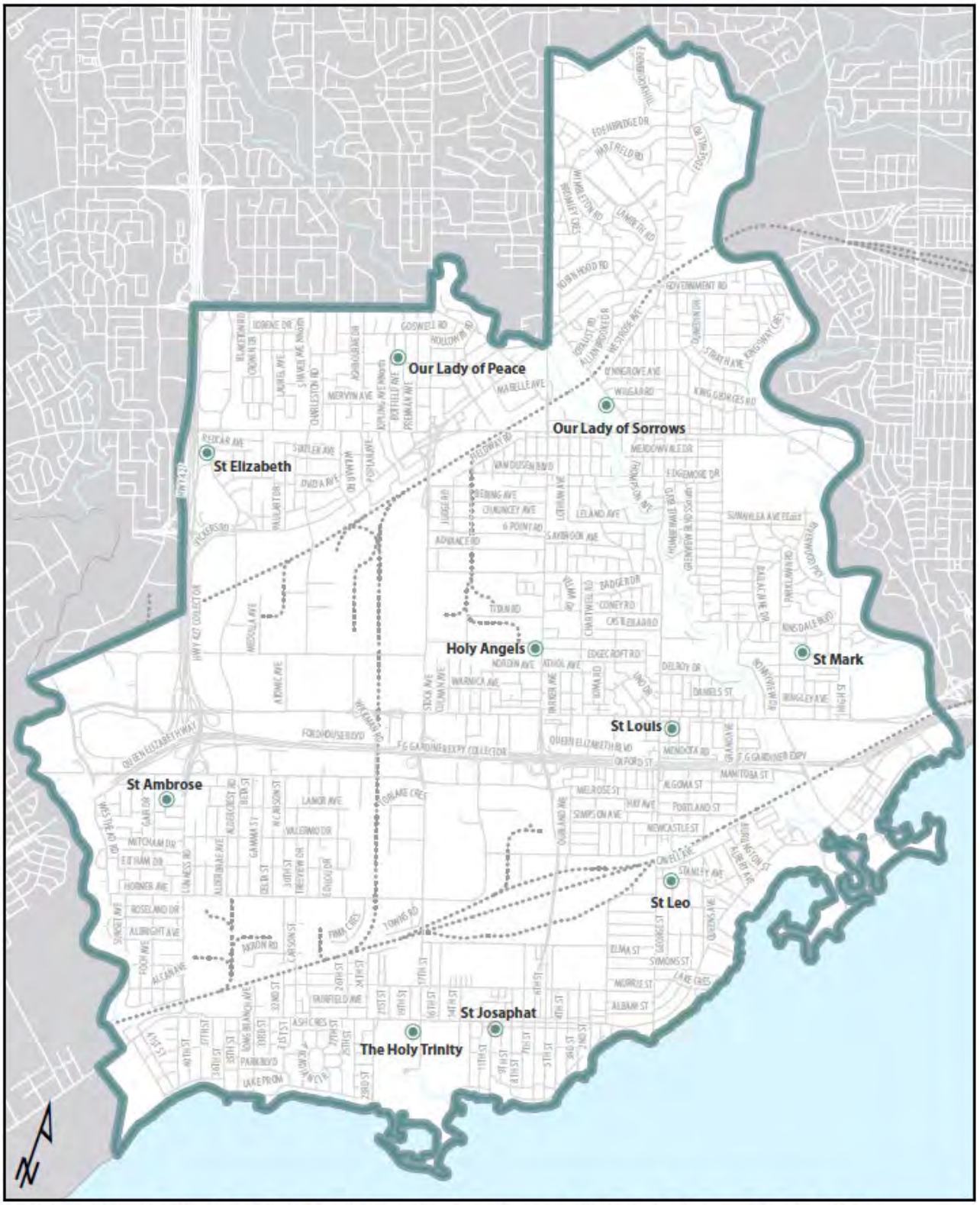
Review Area	Total Cumulative 15 Year New Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	Weighted Blended EDC Pupil Yield (3)	2023/24-2037/38 Pupil Requirements of New Development (4)=(3) x (1)	Current OTG Capacity (5)	2037/38 ADE Existing Community Projections (6)	Net Growth Related Pupil Places (7)	Review Area	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	BACHELOR & 1 BEDROOM APARTMENTS (includes purpose-built seniors housing and student housing)	2 BEDROOM + APARTMENTS	TOTAL UNITS	Review Area	SINGLE and SEMI-DETACHED	MEDIUM DENSITY (including Accessory Units)	BACHELOR & 1 BEDROOM APARTMENTS (includes purpose-built seniors housing and student housing)	2 BEDROOM + APARTMENTS	TOTAL UNITS
CE01	25,146	13%	0.0222	558	4,389	3,631	407	CE01	26	724	15,339	9,057	25,146	CE01	0.1262	0.0480	0.0150	0.0320	0.0222
CE02	2,953	1%	0.0372	110	5,568	4,778	179	CE02	0	8	1,730	1,215	2,953	CE02	0.0000	0.1058	0.0202	0.0630	0.0372
CE03	148	0%	0.0601	9	4,392	2,924	-	CE03	0	13	60	75	148	CE03	0.0000	0.0662	0.0490	0.0680	0.0601
CE04	8,387	4%	0.0224	188	7,532	2,857	-	CE04	10	1,162	4,298	2,917	8,387	CE04	0.0970	0.0367	0.0200	0.0200	0.0224
CE05	5,041	3%	0.0196	99	5,366	4,105	-	CE05	50	155	2,698	2,160	5,041	CE05	0.1280	0.0700	0.0120	0.0240	0.0196
CE06	4,993	3%	0.0617	308	7,520	5,803	-	CE06	571	285	2,596	1,541	4,993	CE06	0.1700	0.1187	0.0540	0.0240	0.0617
CE07	19,458	25%	0.0096	472	2,564	1,715	206	CE07	13	2,383	29,020	18,036	49,458	CE07	0.1723	0.0116	0.0041	0.0180	0.0096
CE08	20,331	10%	0.0185	376	7,312	5,178	811	CE08	735	1,614	10,254	7,728	20,331	CE08	0.1070	0.0271	0.0105	0.0189	0.0185
CE09	13,936	7%	0.0495	690	1,299	1,648	666	CE09	905	4,287	4,648	4,096	13,936	CE09	0.1137	0.0670	0.0219	0.0485	0.0495
CE10	7,224	4%	0.0505	220	4,445	2,807	-	CE10	142	1,873	2,847	2,362	7,224	CE10	0.0660	0.0549	0.0520	0.0230	0.0505
CE11	2,393	1%	0.0285	68	1,268	692	-	CE11	0	333	1,207	853	2,393	CE11	0.0000	0.0155	0.0140	0.0640	0.0285
CE12	17,139	9%	0.0282	484	3,436	2,742	538	CE12	220	818	10,007	6,094	17,139	CE12	0.0485	0.0667	0.0072	0.0569	0.0282
CE13	21,917	11%	0.0215	472	5,086	3,496	705	CE13	247	1,193	11,854	8,633	21,917	CE13	0.1170	0.0510	0.0170	0.0210	0.0215
CE14	3,960	2%	0.0484	192	5,541	3,777	-	CE14	132	315	2,057	1,458	3,960	CE14	0.1220	0.0460	0.0245	0.0760	0.0484
CE15	9,424	5%	0.0231	217	1,798	1,235	161	CE15	213	593	5,796	3,022	9,424	CE15	0.0520	0.0417	0.0210	0.0240	0.0231
CE16	4,112	2%	0.0468	192	3,479	1,824	-	CE16	341	366	2,037	1,368	4,112	CE16	0.0500	0.0860	0.0290	0.0820	0.0468
CE17	2,087	1%	0.0696	145	2,434	1,470	-	CE17	217	145	1,001	724	2,087	CE17	0.1190	0.1260	0.0440	0.0790	0.0696
CE18	98	0%	0.1130	11	919	574	-	CE18	0	98	0	0	98	CE18	0.0000	0.1130	0.0000	0.0000	0.1130
TOTAL	198,747	100%	0.0242	4,812	73,946	50,655	3,672	TOTAL	3,802	16,151	107,455	71,339	198,747	TOTA	0.0862	0.0470	0.0143	0.0980	0.0242

Secondary Panel

Review Area	Total Cumulative 15 Year New Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	Weighted Blended EDC Pupil Yield (3)	2018/19-2032/33 Pupil Requirements of New Development (4)=(3) x (1)	Current OTG Capacity (5)	2037/38 ADE Existing Community Projections (6)	Net Growth Related Pupil Places (11)	Review Area	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	BACHELOR & 1 BEDROOM APARTMENTS (includes purpose-built seniors housing and student housing)	2 BEDROOM + APARTMENTS	TOTAL UNITS	Review Area	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	BACHELOR & 1 BEDROOM APARTMENTS (includes purpose-built seniors housing and student housing)	2 BEDROOM + APARTMENTS	TOTAL UNITS
CS01	29,330	14.8%	0.0243	714	2,078	5,436	958	CS01	216	768	17,610	10,736	29,330	CS01	0.0453	0.0633	0.0232	0.0403	0.0243
CS02	103,863	52.3%	0.0182	848	6,545	6,927	604	CS02	1,460	10,192	55,185	37,025	103,863	CS02	0.0390	0.0157	0.0040	0.0181	0.0182
CS03	39,865	20.1%	0.0200	797	6,725	4,674	-	CS03	1,157	3,461	20,487	14,761	39,865	CS03	0.0562	0.0422	0.0142	0.0215	0.0200
CS04	25,690	12.9%	0.0350	899	4,686	3,514	-	CS04	969	1,730	14,174	8,816	25,690	CS04	0.0696	0.0679	0.0347	0.0271	0.0350
TOTAL	198,747	100.0%	0.0164	3,257	20,032	20,551	1,562	TOTAL	3,802	16,151	107,455	71,339	198,747	TOTAL	0.0463	0.0282	0.0114	0.0196	0.0164

ELEMENTARY REVIEW AREAS

Review Area Map CE01



TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGHPP
1. Central Etobicoke Six Points redevelopment (an additional approx. 13,700 units in the City development pipeline)	107
2. Christi Secondary Plan development (assumes strata development) (an additional approx. 10,800 units in the City development pipeline)	300
4. An additional 25,150 residential units in the City's pipeline for this Review Area	

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils	Toronto UDAP Growth-related Pupils [1]
Low Density	0.1262	26	3	
Medium Density	0.0480	724	35	
High Density - Bachelor & 1 Bedroom	0.0150	15,339	230	
High Density - 2 Bedroom plus	0.0320	9,057	290	
Total Gross Dwelling Units	0.0222	25,146	558	558

Review Area: CE01

	Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	3	4	2	1	2	2	1	2	2	1	1	2	1	1	1
	Medium Density	46	47	96	68	61	59	65	49	42	42	42	42	42	16	7
	High Density - Bachelor & 1 Bedroom	1,073	978	889	996	985	1,137	1,105	1,070	1,221	998	976	952	943	1,111	905
	High Density - 2 Bedroom plus	738	682	584	675	664	376	544	535	639	484	474	508	596	745	611
A	**Total Gross Dwelling Units**	1,860	1,711	1,571	1,740	1,712	1,774	1,715	1,656	1,904	1,525	1,493	1,504	1,584	1,873	1,524

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

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	HOLY ANGELS replacement school (2024/25)	608	526	510	500	493	468	449	437	432	421	430	440	441	444	447	451	454	80	0	6.86
B2	OUR LADY OF PEACE (FI)	556	556	522	488	460	432	412	404	388	375	382	385	388	391	393	396	399	27	2	1.90
B3	OUR LADY OF SORROWS	580	651	624	595	578	563	553	547	543	520	512	511	514	518	522	527	531	41	3	4.23
B4	ST AMBROSE	438	472	478	482	491	487	474	469	463	464	439	448	452	455	458	462	466	0	0	2.94
B5	ST ELIZABETH (609 OTG replacement school 2027/28)	208	216	218	216	214	216	211	200	195	193	197	199	200	201	202	204	205	24	4	3.36
B6	ST JOSAPHAT (former St. Teresa)	291	358	367	367	359	354	354	338	307	279	258	240	241	242	243	244	245	0	0	1.14
B7	ST LEO (FI) replacement school (2024/25)	508	378	366	348	339	327	311	303	291	291	294	295	297	299	302	304	307	11	0	1.95
B8	ST LOUIS (FI)	358	278	283	292	300	308	312	313	312	313	322	320	322	324	326	329	332	20	0	1.46
B9	ST MARK	266	230	184	172	171	131	136	131	126	119	113	114	113	116	117	119	119	15	0	2.32
B10	THE HOLY TRINITY	536	342	547	532	535	506	503	488	471	455	458	467	469	471	475	478	482	23	0	2.20
B11	CHRIST THE KING (closed)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0	0.00
B12																					
B13																					
B14																					
B15																					
B16																					
B17																					
B18																					
	Totals	4,389	4,207	4,099	3,990	3,939	3,812	3,713	3,629	3,526	3,429	3,405	3,421	3,440	3,460	3,484	3,514	3,541	241	9	28.36
B	**Total Surplus Pupil Spaces**		182	268	356	391	497	576	646	730	813	822	792	761	726	693	644	607			

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

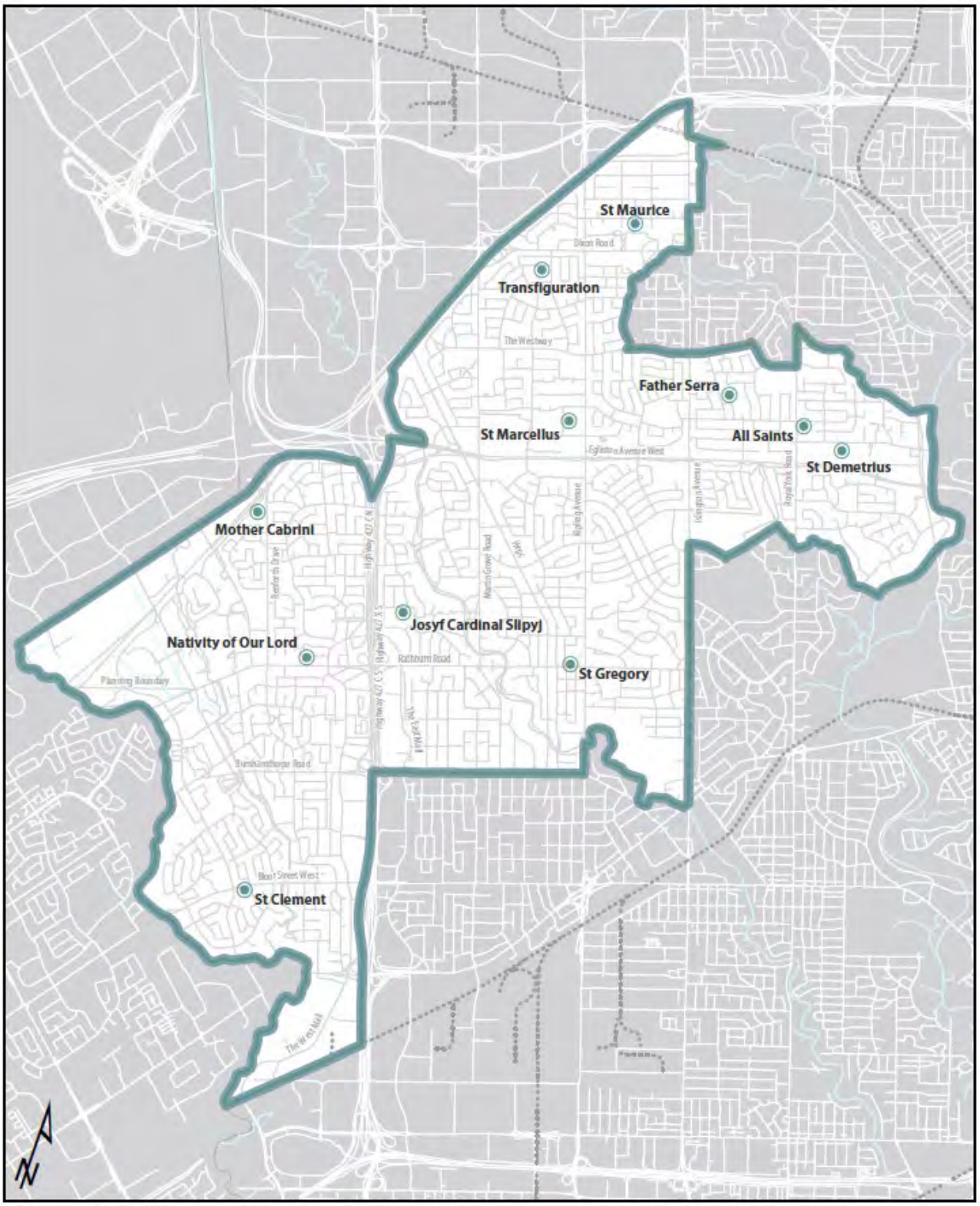
		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1	CENTRAL ETOBICOKE SIX POINTS REDEVELOPMENT	-	-	19	19	21	22	22	20	22	20	18	20	20	20	20	20	20		0	0.00
	ROND			9	18	33	40	42	44	48	55	61	66	71	73	79	83	87	87		
C2	CHRISTIE STRATA DEVELOPMENT	-	-	43	47	50	56	59	63	65	68	70	70	70	70	70	70	70		0	0.00
	ROND			11	21	27	39	57	79	93	108	127	141	156	172	192	211	230	230		
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	0	0	82	105	130	157	179	206	228	251	276	297	317	335	361	384	407	317	0	0.00
C	**Total Pupil Spaces Available to Accommodate Growth**			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			

D	**Requirements of New Development for Growth Areas (Cumulative)**		39	59	79	98	123	141	163	188	207	227	245	271	294	317

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CE02



TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGRPP
1. Buttonwood (Eglinton Crosstown West LRT extension development)(does not include future redevelopment along Hwy 427)	179
2.	
3.	
4. An additional 7,300 residential units in the City's pipeline for this Review Area	

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils	Toronto UDAP Growth-related Pupils [1]
Low Density	-	-	-	
Medium Density	0.1038	8	1	
High Density - Bachelor & 1 Bedroom	0.0202	1,730	35	
High Density - 2 Bedroom plus	0.0610	1,215	74	
Total Gross Dwelling Units	0.0372	2,953	110	290

Review Area: CE02

	Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Medium Density	-	-	-	-	-	2	2	2	2	-	-	-	-	-	-
	High Density - Bachelor & 1 Bedroom	91	70	88	89	51	109	137	133	154	89	108	127	136	226	122
	High Density - 2 Bedroom plus	93	99	75	83	78	91	60	46	68	64	99	107	88	81	83
A	Total Gross Dwelling Units	184	169	163	172	129	202	199	181	224	153	207	234	224	307	205

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	ALL SAINTS (FI)	691	788	766	771	750	656	662	645	652	652	661	667	671	674	680	685	690	0	4	4.00
B2	FATHER SERRA	536	547	503	502	499	492	492	493	489	491	488	490	494	497	501	506	509	6	1	3.14
B3	JOSYF CARDINAL SLIPYJ (leased)	562	661	642	625	621	603	598	588	573	585	582	579	582	584	588	592	595	0	8	5.98
B4	MOTHER CABRINI	219	182	173	171	156	151	148	148	138	134	136	132	133	134	135	135	136	0	1	6.67
B5	NATIVITY OF OUR LORD	499	433	427	428	416	413	393	390	387	391	387	386	388	391	394	397	400	27	0	3.11
B6	ST CLEMENT	493	507	503	494	485	488	490	485	480	476	462	463	466	469	472	477	481	20	1	4.77
B7	ST DEMETRIUS (leased from UKR CEC)	245	383	399	399	397	399	391	368	353	337	318	316	317	318	320	322	324	0	5	2.47
B8	ST GREGORY (FI)	580	716	672	639	624	594	580	565	557	546	553	555	559	562	567	572	576	15	3	4.13
B9	ST MARCELLUS	407	363	357	343	322	307	295	292	292	284	283	284	286	288	290	293	295	5	2	4.92
B10	ST MAURICE	378	297	308	310	308	312	311	306	302	302	297	291	292	294	297	299	301	3	0	3.31
B11	TRANSFIGURATION	350	384	382	363	356	352	343	328	320	311	307	313	315	317	319	323	325	2	0	3.51
B12																					
B13																					
B14																					
B15																					
B16																					
B17																					
B18																					
	Totals	4,960	5,261	5,131	5,045	4,943	4,766	4,703	4,608	4,542	4,507	4,473	4,476	4,502	4,529	4,562	4,600	4,633	76	25	46.01
B	Total Surplus Pupil Spaces	-	-	-	-	4	176	234	328	391	421	448	440	409	375	336	292	251			

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

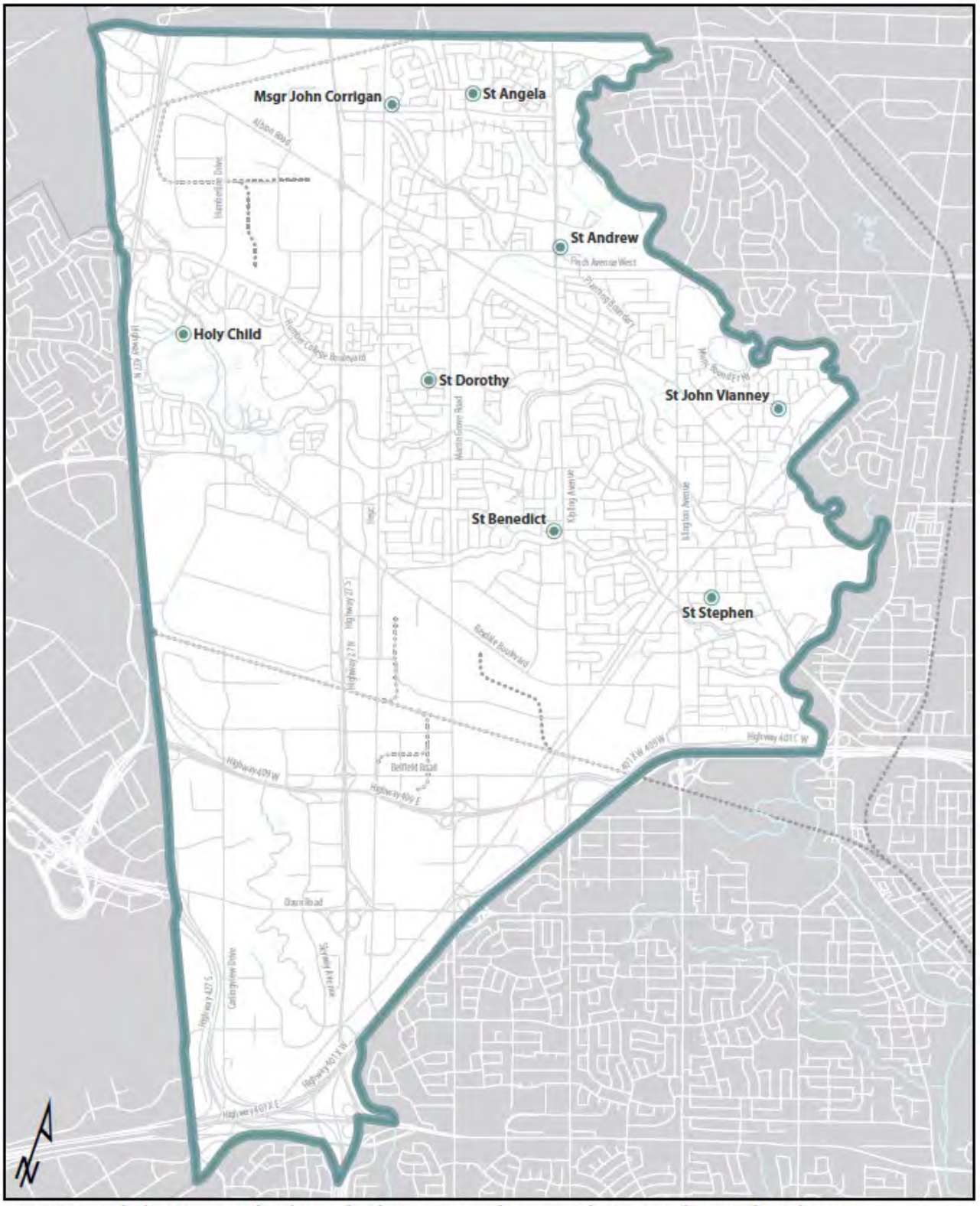
		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1	BUTTONWOOD HILL (replacement school 2026/27)	608	-	77	78	80	149	145	141	143	142	144	144	145	145	145	145	145		0	5.98
	ROND			4	9	9	11	11	17	21	23	23	23	27	29	31	34	34	34		
C2																					
	ROND																				
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	608	-	81	87	89	160	156	158	164	165	167	167	172	174	176	179	179	34	0	5.98
C	Total Pupil Spaces Available to Accommodate Growth				521	519	448	452	450	444	443	441	441	436	434	432	429	429			

D	Requirements of New Development for Growth Areas (Cumulative)				9	9	11	11	17	21	23	23	23	27	29	31	34	34			

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CE03



TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total MGRPP
1. No growth-related land needs	
2.	
3.	
4. An additional 630 residential units in the City's pipeline for this Review Area	

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils	Toronto UDAP Growth-related Pupils [1]
Low Density	-	-	-	
Medium Density	0.0662	13	1	
High Density - Bachelor & 1 Bedroom	0.0490	60	3	
High Density - 2 Bedroom plus	0.0680	75	5	
Total Gross Dwelling Units	0.0601	148	9	38

Review Area: CE03

	Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Medium Density	1	1	1	1	1	-	1	-	1	1	1	1	1	1	1
	High Density - Bachelor & 1 Bedroom	-	17	-	15	-	6	-	12	10	-	-	-	-	-	-
	High Density - 2 Bedroom plus	18	-	15	5	13	6	10	-	-	8	-	-	-	-	-
A	Total Gross Dwelling Units	19	18	16	21	14	12	11	12	11	9	1	1	1	1	1

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	HOLY CHILD (Joint Owner with TDSB)	489	265	247	230	218	206	207	201	200	199	200	201	202	204	205	206	207	2	0	12.73
B2	MONSIGNOR JOHN CORRIGAN	306	195	183	160	156	143	130	120	118	117	113	117	119	120	121	121	122	0	0	2.99
B3	ST ANDREW	633	597	570	556	544	531	529	533	530	525	529	527	529	532	536	540	544	1	9	2.99
B4	ST ANGELA	619	434	426	414	396	387	370	362	351	351	356	348	350	352	354	357	360	2	0	2.99
B5	ST BENEDICT (P)	340	601	603	594	585	582	567	561	553	561	560	557	561	564	568	573	579	3	4	2.84
B6	ST DOROTHY	671	310	300	286	266	256	245	242	235	227	223	225	226	227	229	231	233	0	0	4.97
B7	ST JOHN VIANNEY	478	310	302	282	260	254	254	244	237	235	225	230	232	233	235	237	239	1	0	9.22
B8	ST STEPHEN	656	321	312	289	272	263	255	241	232	230	229	234	235	236	238	240	240	0	0	3.14
B9																					
B10																					
B11																					
B12																					
B13																					
B14																					
B15																					
B16																					
B17																					
B18																					
	Totals	4,392	3,033	2,943	2,811	2,707	2,622	2,557	2,503	2,456	2,445	2,435	2,439	2,453	2,468	2,486	2,506	2,524	9	13	41.86
B	Total Surplus Pupil Spaces		1,359	1,448	1,579	1,682	1,766	1,830	1,883	1,929	1,940	1,949	1,945	1,930	1,915	1,897	1,878	1,859			

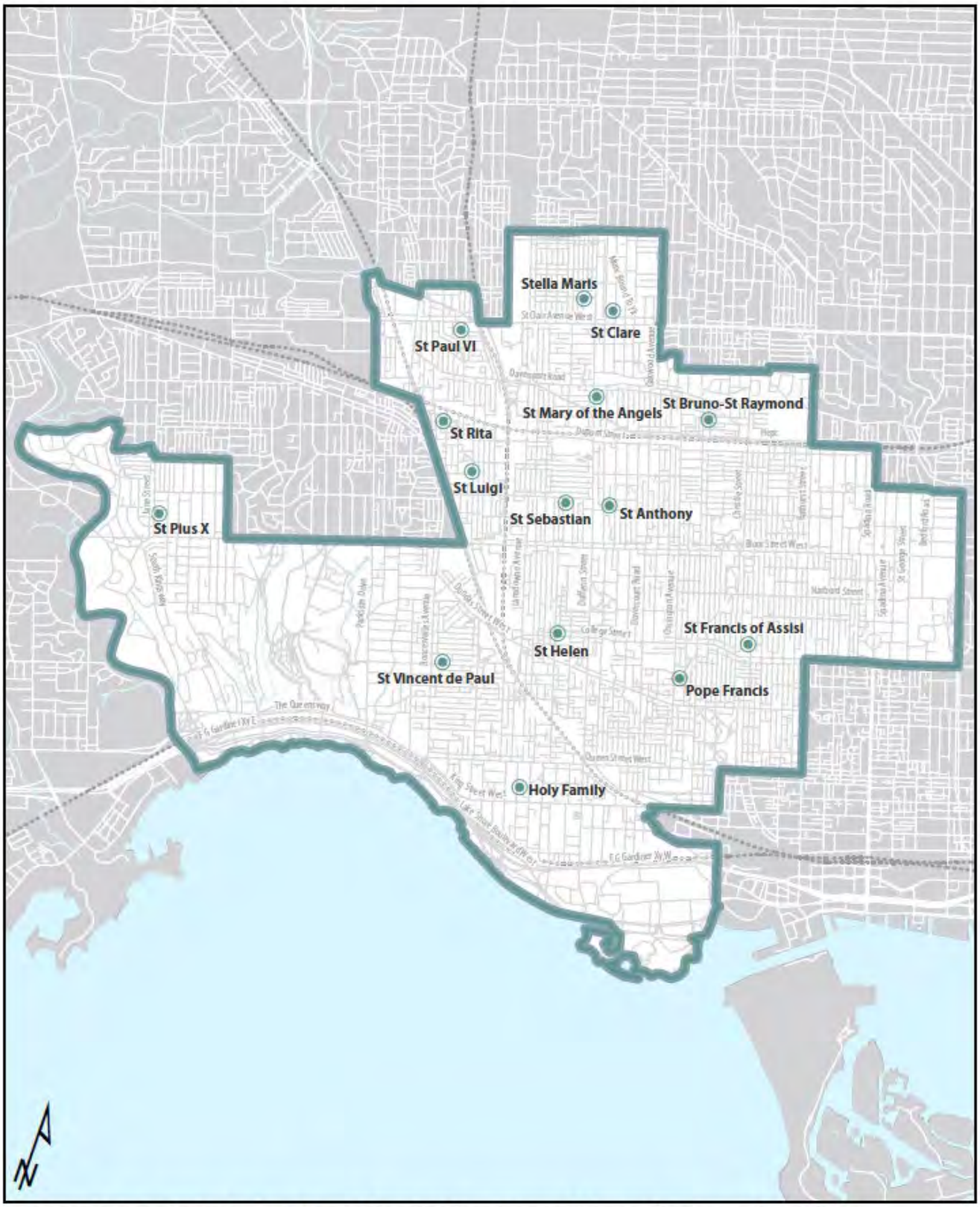
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1																					
	ROND																				
C2																					
	ROND																				
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0.00
C	Total Pupil Spaces Available to Accommodate Growth				-	-	-	-	-	-	-	-	-	-	-	-	-	-			
D	Requirements of New Development for Growth Areas (Cumulative)				-	-	-	-	-	-	-	-	-	-	-	-	-	-			

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CE04



TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGRPP
1. No growth-related land needs	
2.	
3.	
4. An additional 18,000 residential units in the City's pipeline for this Review Area	

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils	Toronto UDAP Growth-related Pupils [1]
Low Density	0.0970	10	1	
Medium Density	0.0367	1,162	43	
High Density - Bachelor & 1 Bedroom	0.0200	4,298	86	
High Density - 2 Bedroom plus	0.0200	2,917	58	
Total Gross Dwelling Units	0.0224	8,387	188	405

	Review Area: CE04 Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	1	-	1	1	1	1	1	1	1	-	-	1	1	-	-
	Medium Density	85	77	93	80	90	102	88	76	66	70	70	67	66	66	66
	High Density - Bachelor & 1 Bedroom	461	473	424	420	324	284	266	262	333	262	162	176	117	200	134
	High Density - 2 Bedroom plus	344	271	242	342	236	222	215	215	268	170	72	51	108	93	68
A	**Total Gross Dwelling Units**	**891**	**821**	**760**	**843**	**651**	**609**	**570**	**554**	**668**	**502**	**304**	**295**	**292**	**359**	**268**

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	ST PAUL VI	400	257	241	239	234	228	217	211	208	204	202	208	209	210	211	213	215	35	0	0.99
B2	HOLY FAMILY	711	179	168	155	142	129	125	122	116	115	110	114	114	115	116	117	118	10	0	1.61
B3	POPE FRANCIS	525	210	211	209	211	206	197	193	191	189	187	187	188	189	190	192	193	3	0	1.93
B4	SENHOR SANTO CRISTO (closed)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	1.58
B5	ST ANTHONY	530	234	207	189	179	163	155	150	148	150	153	154	154	155	157	158	160	3	0	1.73
B6	ST BRUNO/ST RAYMOND replacement school (2024/25)	350	155	130	129	125	126	131	124	130	129	135	134	135	136	137	138	139	23	0	2.10
B7	ST CLARE (FI)	586	426	425	424	420	419	411	411	413	411	413	406	409	411	415	418	421	0	0	1.80
B8	ST FRANCIS OF ASSISI	357	111	102	95	90	81	77	73	72	73	74	72	72	72	72	72	72	0	0	1.85
B9	ST HELEN	867	272	245	219	214	197	187	183	181	181	187	192	193	194	195	196	197	39	0	1.63
B10	ST LUIGI (shared, leased from TDSB)	245	115	110	110	111	110	115	115	117	113	111	110	110	111	112	113	114	3	0	4.99
B11	ST MARY OF THE ANGELS	536	225	213	212	216	216	211	207	200	189	190	196	198	199	201	202	203	7	0	1.28
B12	ST PIUS X	449	391	357	329	304	284	265	258	246	247	246	248	249	251	253	255	257	9	0	1.68
B13	ST RITA (FI)	348	81	89	91	95	93	99	94	93	93	96	97	97	97	97	97	97	10	0	2.22
B14	ST SEBASTIAN (shared, leased from TDSB)	350	221	220	219	217	216	218	208	210	211	210	210	211	212	213	215	216	19	0	2.79
B15	ST VINCENT DE PAUL (FI)	547	285	276	267	248	229	223	216	211	210	207	207	209	210	212	214	216	13	0	1.21
B16	STELLA MARIS (shared, leased from TDSB)	531	270	263	254	245	242	241	234	230	225	230	234	235	237	238	239	240	15	0	4.99
B17	ST VERONICA (closed)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	1.46
B18																					
	Totals	7,532	3,432	3,257	3,141	3,050	2,938	2,871	2,798	2,767	2,739	2,751	2,768	2,782	2,797	2,816	2,839	2,857	188	0	35.85
B	**Total Surplus Pupil Spaces**		4,100	4,255	4,354	4,427	4,521	4,574	4,631	4,650	4,665	4,639	4,611	4,590	4,568	4,543	4,512	4,487			

Review Area Schools Impacted by Housing Growth, but for which additional Growth-related Accommodation Solutions are Not Required

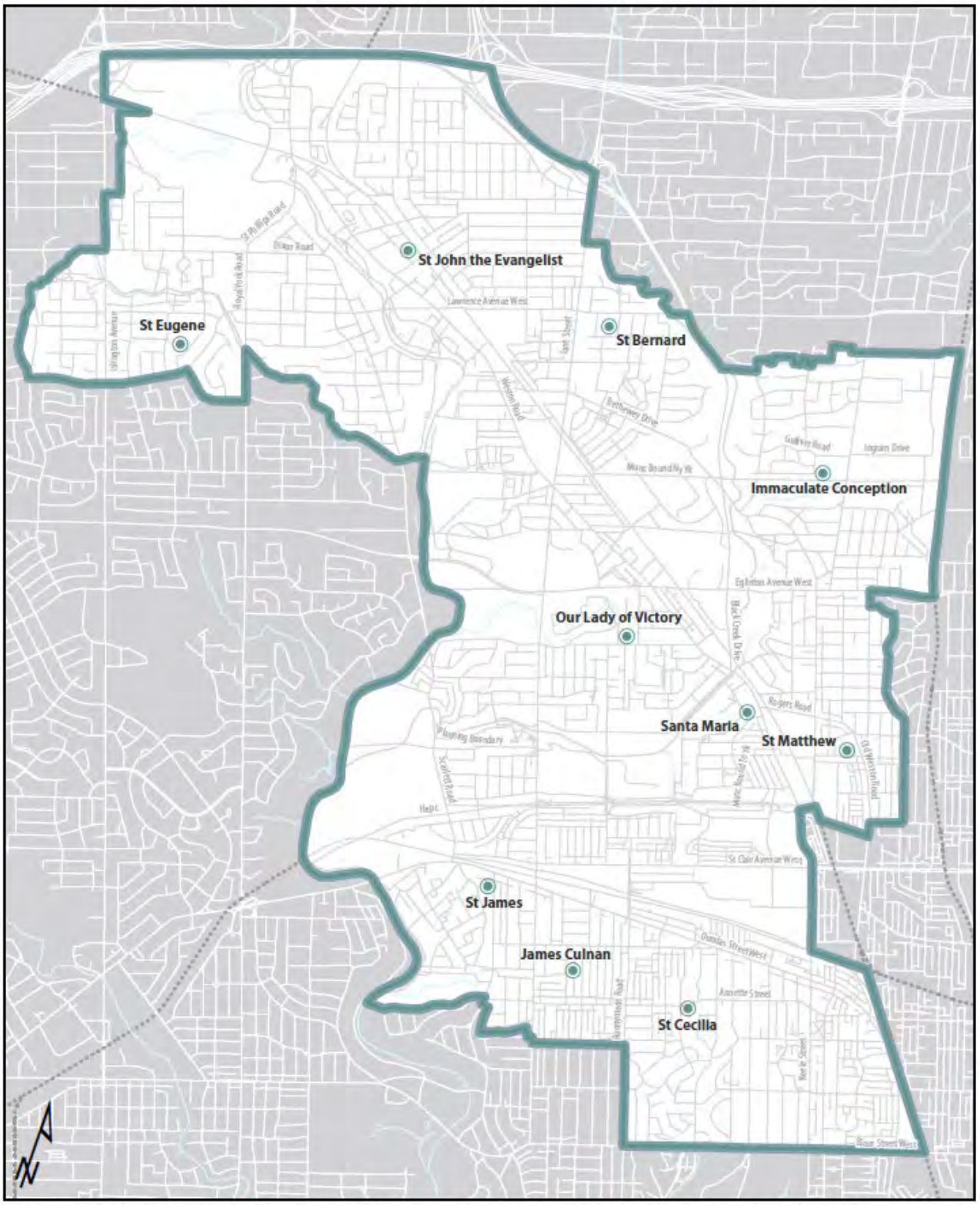
		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1																					
	ROND																				
C2																					
	ROND																				
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0.00
C	**Total Pupil Spaces Available to Accommodate Growth**				-	-	-	-	-	-	-	-	-	-	-	-	-	-			

D	**Requirements of New Development for Growth Areas (Cumulative)**				-	-	-	-	-	-	-	-	-	-	-	-	-	-			

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CE05



Toronto Catholic District School Board: Education Development Charges Background Study 2023

Elementary Review Area: CE05

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGEPP
1. No growth-related site needs	
2.	
3.	
4. An additional 12,700 residential units in the City's pipeline for this Review Area	

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils
Low Density	0.1280	30	4
Medium Density	0.0700	153	11
High Density - Bachelor & 1 Bedroom	0.0120	2,698	32
High Density - 2 Bedroom plus	0.0240	2,160	52
Total Gross Dwelling Units	0.0196	5,041	99

Toronto UDAP Growth-related Pupils [1]
249

Review Area: CE05

	Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Medium Density	7	7	11	7	13	13	13	11	11	11	12	11	11	8	7
	High Density - Bachelor & 1 Bedroom	347	233	240	282	135	208	234	301	263	159	50	55	32	117	142
	High Density - 2 Bedroom plus	206	309	225	206	242	93	98	112	149	132	109	75	76	128	-
A	Total Gross Dwelling Units	562	551	478	497	392	316	347	326	425	304	173	143	121	255	151

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	IMMACULATE CONCEPTION	510	498	477	466	463	442	432	428	422	421	410	416	419	421	424	427	431	6	0	2.94
B2	JAMES CULNAN (FI)	645	550	548	542	523	511	515	509	497	492	488	483	487	489	492	497	500	12	0	2.47
B3	OUR LADY OF VICTORY	670	603	577	555	535	516	495	483	454	448	445	447	450	453	457	461	464	17	0	2.10
B4	SANTA MARIA	280	170	159	146	138	128	120	117	117	115	112	114	115	116	116	117	118	0	0	2.59
B5	ST BERNARD	681	635	641	608	565	550	523	505	494	495	485	477	480	483	487	491	495	9	0	2.72
B6	ST CECILIA (FI)	628	548	535	517	499	478	463	457	457	446	453	457	460	462	466	470	474	16	0	1.70
B7	ST EUGENE (FI)	487	538	525	534	533	528	513	500	483	483	480	491	493	496	500	503	507	0	2	4.25
B8	ST JAMES	328	151	148	138	130	121	111	104	95	94	91	91	91	91	92	93	93	9	0	1.53
B9	ST JOHN THE EVANGELIST	633	545	541	560	583	595	605	606	617	606	602	605	608	613	617	622	627	15	0	2.52
B10	ST MATTHEW	504	470	442	427	427	422	406	396	391	392	380	383	385	387	390	394	397	16	0	2.25
B11	ST PHILIP NERI (closed)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	1.95
B12																					
B13																					
B14																					
B15																					
B16																					
B17																					
B18																					
	Totals	5,366	4,708	4,592	4,494	4,394	4,291	4,183	4,105	4,037	3,993	3,944	3,962	3,987	4,011	4,041	4,074	4,105	99	2	27.03
B	Total Surplus Pupil Spaces		658	764	851	942	1,036	1,135	1,208	1,270	1,307	1,348	1,325	1,294	1,267	1,234	1,196	1,163			

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

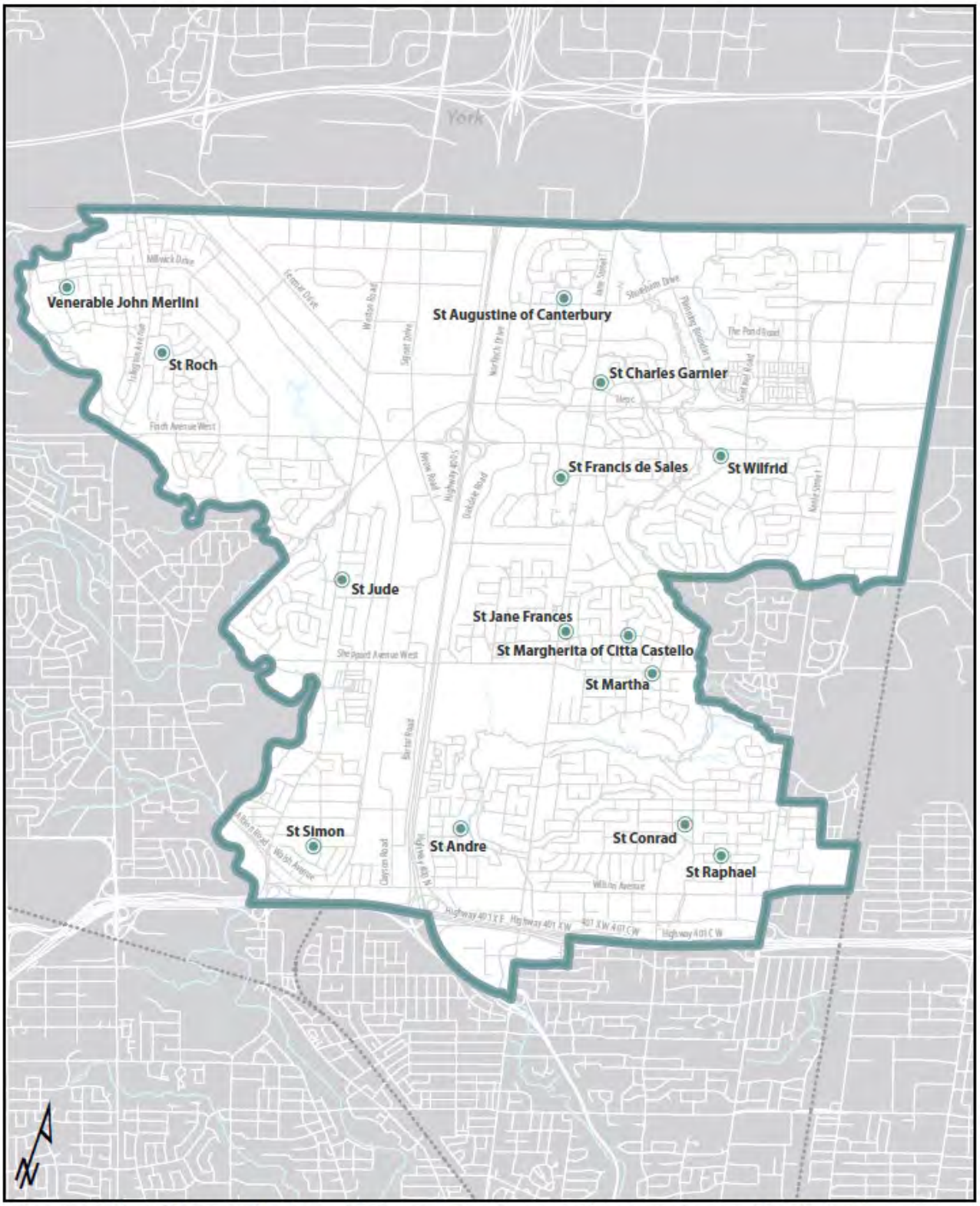
		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1																					
	ROND																				
C2																					
	ROND																				
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0.00
C	Total Pupil Spaces Available to Accommodate Growth			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			

D	Requirements of New Development for Growth Areas (Cumulative)			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CE06



Toronto Catholic District School Board: Education Development Charges Background Study 2023

Elementary Review Area: CE06

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGRPP
1. No growth-related site needs	
2.	
3.	
4. An additional 9,900 residential units in the City's pipeline for this Review Area	

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils	Toronto UDAP Growth-related Pupils [1]
Low Density	0.1700	571	97	
Medium Density	0.1187	285	34	
High Density - Bachelor & 1 Bedroom	0.0540	2,596	140	
High Density - 2 Bedroom plus	0.0240	1,541	37	
Total Gross Dwelling Units	0.0617	4,993	308	616

Review Area: CE06

	Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	43	58	49	41	40	34	34	34	34	34	34	34	34	34	34
	Medium Density	36	14	18	30	28	30	25	13	13	13	13	13	13	13	13
	High Density - Bachelor & 1 Bedroom	254	320	235	271	134	178	125	181	194	103	93	110	88	220	90
	High Density - 2 Bedroom plus	184	87	146	152	182	84	130	71	118	118	69	89	62	50	49
A	**Total Gross Dwelling Units**	517	479	448	494	384	326	314	299	359	268	209	196	197	317	186

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	ST ANDRE	564	582	562	543	533	520	517	517	520	524	521	520	523	527	530	535	539	18	2	5.09
B2	ST AUGUSTINE OF CANTERBURY	622	522	502	480	477	467	450	443	440	447	446	444	447	450	454	458	461	38	3	4.30
B3	ST CHARLES GARNIER	571	437	432	420	420	407	409	393	394	397	405	408	410	413	416	418	421	23	0	3.41
B4	ST CONRAD	628	618	604	594	590	573	563	558	559	552	560	562	566	569	573	579	583	2	0	4.99
B5	ST FRANCIS DE SALES	490	373	358	333	317	301	290	279	272	273	275	281	283	284	286	287	289	20	0	4.45
B6	ST GERARD MAJELLA (closed)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	4.72
B7	ST JANE FRANCES	715	675	661	661	648	636	629	619	619	609	598	610	614	617	622	626	630	8	0	4.87
B8	ST JUDE	723	652	632	609	585	563	551	533	534	520	516	517	520	523	528	532	536	45	0	3.09
B9	ST MARGHERITA OF CITTA CASTELLO	337	315	303	302	298	287	279	278	271	269	273	274	275	277	280	282	284	1	0	4.50
B10	ST MARTHA	263	203	207	206	206	205	191	179	179	180	181	181	182	183	184	185	185	4	0	2.74
B11	ST RAPHAEL	392	521	510	484	486	475	477	470	472	469	464	466	470	473	477	482	486	7	5	2.40
B12	ST ROCH	427	327	317	310	308	294	295	296	299	297	300	304	306	308	310	313	315	34	1	5.09
B13	ST SIMON	545	496	480	469	455	442	435	436	423	414	420	420	423	425	428	432	435	32	0	3.39
B14	ST WILFRID	706	579	558	543	514	485	466	446	431	419	416	418	421	424	427	430	434	58	2	4.99
B15	VENERABLE JOHN MERLINI	337	266	240	230	222	206	207	199	197	198	194	196	197	199	201	203	205	25	0	4.99
B16																					
B17																					
B18																					
	Totals	7,320	6,566	6,366	6,195	6,057	5,862	5,758	5,648	5,609	5,565	5,568	5,603	5,638	5,671	5,714	5,761	5,803	308	13	63.02
B	**Total Surplus Pupil Spaces**		754	924	1,064	1,176	1,342	1,424	1,513	1,534	1,558	1,535	1,485	1,436	1,388	1,332	1,264	1,209			

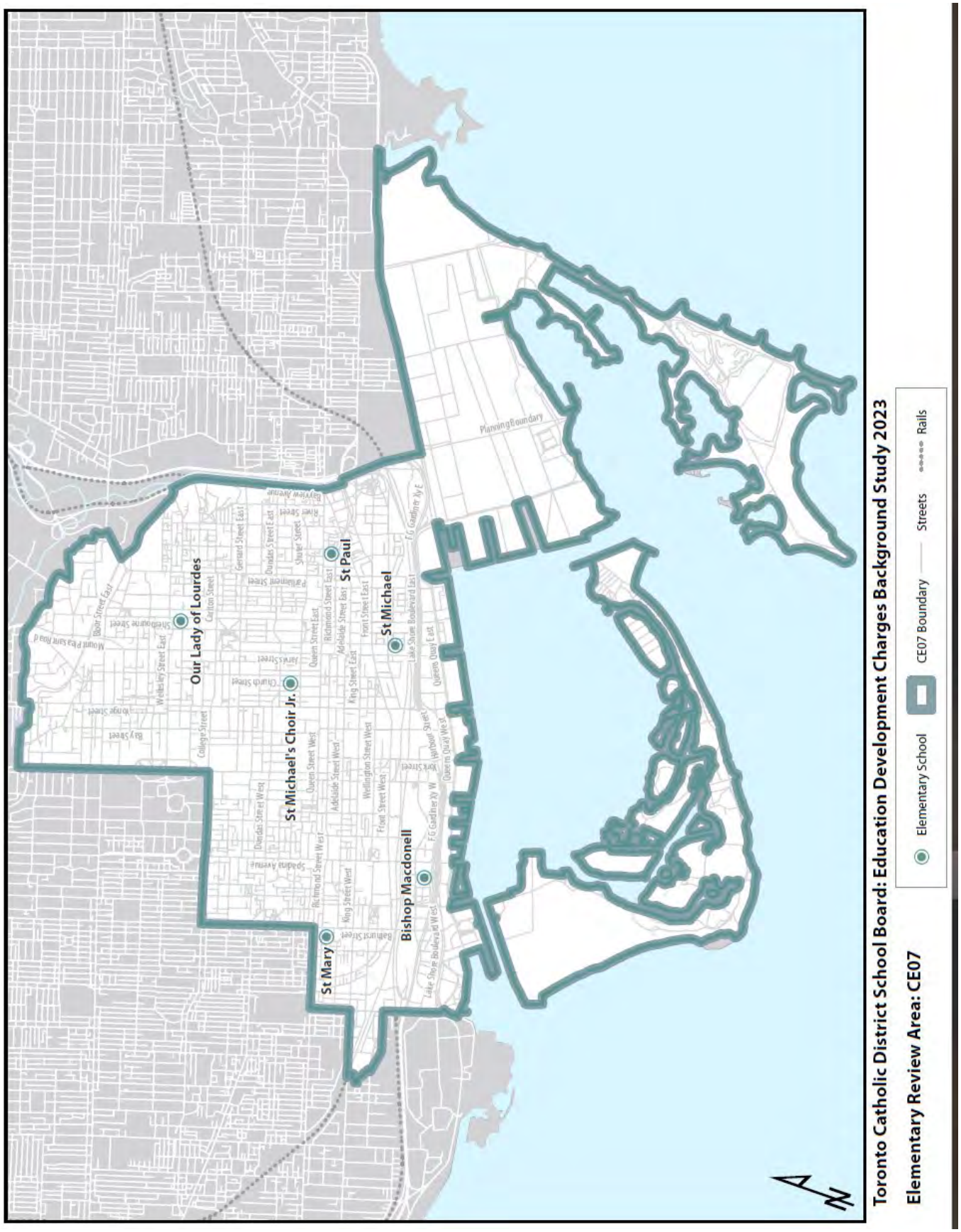
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1																					
	ROND																				
C2																					
	ROND																				
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0.00
C	**Total Pupil Spaces Available to Accommodate Growth**				-	-	-	-	-	-	-	-	-	-	-	-	-	-			
D	**Requirements of New Development for Growth Areas (Cumulative)**				-	-	-	-	-	-	-	-	-	-	-	-	-	-			

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 633,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CE07



TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGRPP
1. Duke of York site prepration costs only (an additional approx. 235,000 units in the City development pipeline - not including future Portlands)	206
2.	
3.	
4.	

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils
Low Density	0.1723	13	2
Medium Density	0.0116	2,383	28
High Density - Bachelor & 1 Bedroom	0.0041	29,026	118
High Density - 2 Bedroom plus	0.0180	18,036	325
Total Gross Dwelling Units	0.0096	49,458	472

Toronto UDAP Growth-related Pupils [1]
2,344

Review Area: CE07

	Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	2	2	-	2	2	-	2	2	-	-	1	-	-	-	-
	Medium Density	154	156	182	177	155	158	157	157	157	160	154	154	154	154	154
	High Density - Bachelor & 1 Bedroom	3,184	2,733	2,633	3,201	1,911	1,591	1,564	1,335	1,991	1,437	1,824	893	1,725	1,932	1,072
	High Density - 2 Bedroom plus	2,174	2,351	1,927	1,902	1,343	1,077	673	988	1,068	587	441	1,444	457	855	748
A	Total Gross Dwelling Units	5,514	5,242	4,742	5,282	3,411	2,826	2,396	2,482	3,216	2,184	2,420	2,491	2,336	2,941	1,975

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	BISHOP MACDONELL	536	288	304	348	393	442	494	546	554	561	589	596	600	604	608	612	618	35	0	2.10
B2	OUR LADY OF LOURDES	669	533	525	503	488	469	460	445	431	413	417	422	424	428	431	434	436	129	0	1.46
B3	ST MARY (FI)	320	233	209	198	197	203	195	198	200	204	211	215	217	219	221	222	223	102	0	1.70
B4	ST MICHAEL'S CHOIR JR (FI) replacement school 324 OTG (2026/27) (leased from RCEC)	299	136	137	137	130	124	119	124	128	128	128	128	128	128	128	128	128	0	0	0.59
B5	ST MICHAEL	90	136	131	129	126	127	126	126	121	118	119	121	122	123	124	125	125	0	0	1.36
B6	ST PAUL	450	207	208	214	211	198	186	182	178	171	171	175	176	178	180	182	183	0	0	1.80
B7																					
B8																					
B9																					
B10																					
B11																					
B12																					
B13																					
B14																					
B15																					
B16																					
B17																					
B18																					
	Totals	2,564	1,533	1,514	1,528	1,545	1,562	1,580	1,620	1,611	1,594	1,634	1,657	1,667	1,679	1,691	1,703	1,715	266	0	9.01
B	Total Surplus Pupil Spaces		1,031	1,019	970	928	883	847	789	790	794	738	703	682	651	630	607	583			

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

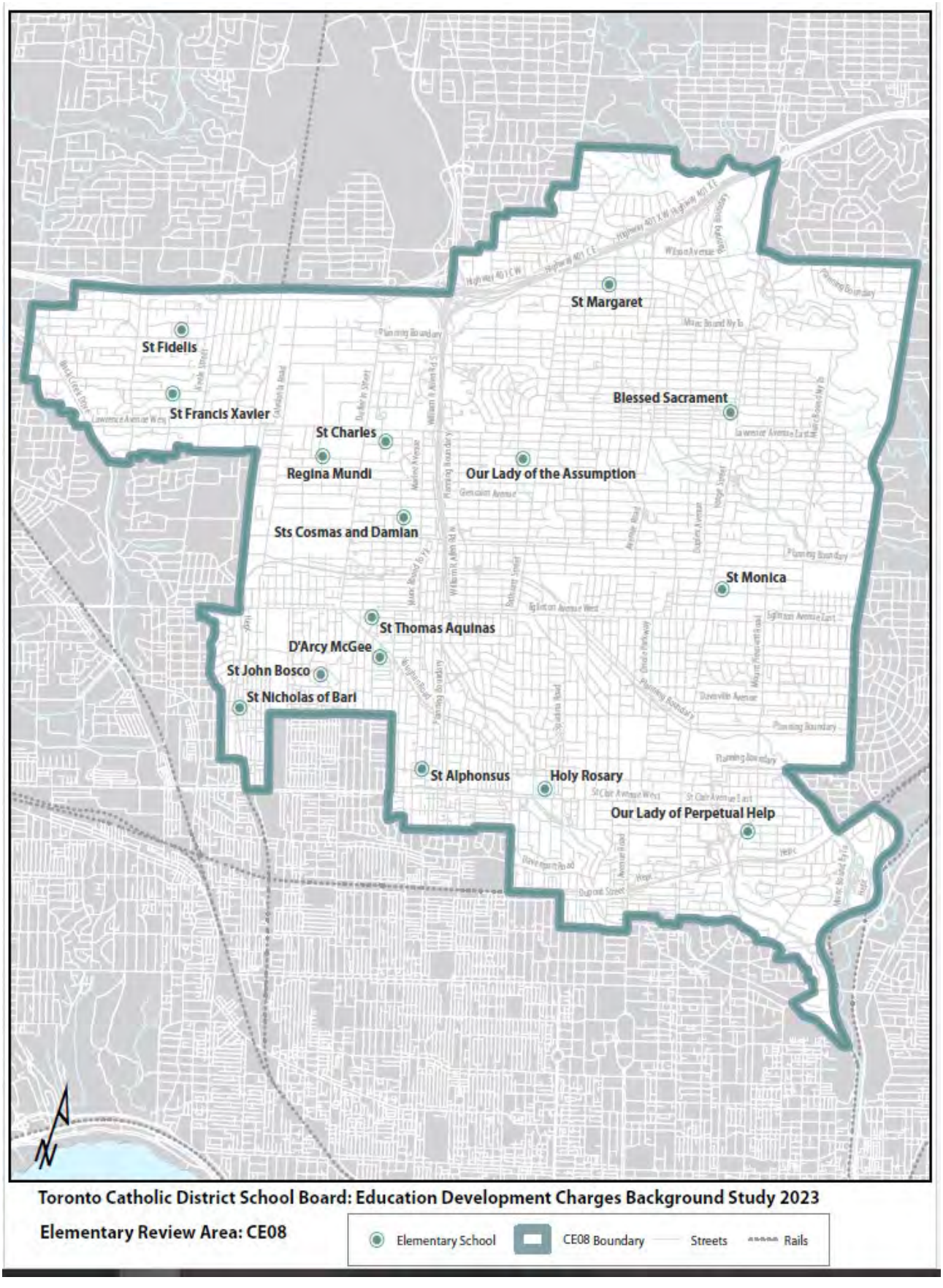
		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1	PORTLANDS designated site	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0.00
	ROND			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
C2	DUKE OF YORK/REGENT PARK PS site	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	206	0	3.51
	ROND			24	44	66	88	103	113	125	139	151	157	164	175	183	197	206			
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7												-									
	ROND																				
C8																					
	ROND																				
	Totals	-	-	24	44	66	88	103	113	125	139	151	157	164	175	183	197	206	206	0	3.51
C	Total Pupil Spaces Available to Accommodate Growth				-	-	-	-	-	-	-	-	-	-	-	-	-	-			

D	Requirements of New Development for Growth Areas (Cumulative)				44	66	88	103	113	125	139	151	157	164	175	183	197	206			

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CE08



TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGRPF
1. Yonge St. Clair & Yonge Eglinton Secondary Plan areas	154
2. Flemington Park new school	185
3. St. Fidelis replacement (OTG increase from 381 to 649) on Nelson Boylen site - site preparation costs only (64.4.0%)	432
4. An additional 34,800 residential units in the City's pipeline for this Review Area	

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils	Toronto UDAP Growth-related Pupils [1]
Low Density	0.1070	735	79	
Medium Density	0.0271	1,614	44	
High Density - Bachelor & 1 Bedroom	0.0105	10,254	108	
High Density - 2 Bedroom plus	0.0189	7,728	146	
Total Gross Dwelling Units	0.0185	20,331	376	645

Review Area: CE08

	Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	58	59	46	44	44	49	53	51	47	47	48	47	49	44	49
	Medium Density	126	124	133	141	102	114	103	96	98	98	98	87	98	98	98
	High Density - Bachelor & 1 Bedroom	914	625	681	639	650	824	885	591	980	414	790	476	168	998	619
	High Density - 2 Bedroom plus	742	702	615	818	591	507	626	591	404	530	339	267	564	265	167
A	Total Gross Dwelling Units	1,840	1,510	1,475	1,642	1,387	1,494	1,667	1,329	1,529	1,089	1,275	877	879	1,405	933

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	BLESSED SACRAMENT (FI)	510	467	437	410	376	348	320	307	286	283	276	274	276	279	281	284	286	11	0	1.80
B2	D'ARCY MCGEE (FI)	746	232	219	211	196	188	180	178	176	174	171	175	176	177	178	179	180	12	0	2.62
B3	HOLY ROSARY (FI)	320	248	237	247	242	224	217	215	212	209	208	207	208	210	212	214	216	31	0	2.40
B4	OUR LADY OF THE ASSUMPTION	225	332	337	330	328	327	317	316	320	315	307	312	314	317	319	321	323	33	10	2.74
B5	REGINA MUNDI replacement school (2023/24)	450	322	309	295	267	262	257	253	249	247	245	243	244	246	248	250	252	7	0	3.39
B6	ST ALPHONSUS (FI)	479	239	239	238	233	239	231	217	214	213	208	206	208	210	211	213	214	9	0	1.78
B7	ST CHARLES	369	262	260	256	258	248	251	249	246	239	235	234	235	237	238	240	242	37	0	2.05
B8	ST FIDELIS replacement school (2025/26)	649	586	586	585	575	560	544	537	533	527	521	523	527	529	534	539	543	3	0	0.00
B9	ST FRANCIS XAVIER	525	466	459	443	440	427	415	404	410	414	406	410	413	416	418	421	425	4	4	3.51
B10	ST JOHN BOSCO	381	258	249	233	220	219	209	206	201	197	197	195	196	197	198	200	202	10	0	1.75
B11	ST MARGARET ANNEX (Leased from TDSB)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0.00
B12	ST MARGARET (FI)	355	561	562	535	518	345	340	339	339	339	344	344	346	347	350	353	355	28	0	2.05
B13	ST MONICA replacement school (2027/28) 560 OT	288	337	329	318	315	303	302	291	283	275	260	266	268	270	272	274	276	53	0	1.21
B14	ST NICHOLAS OF BARI	636	506	497	467	445	434	429	421	409	404	394	400	402	404	408	411	414	19	0	3.85
B15	ST THOMAS AQUINAS	631	408	385	378	356	335	322	312	291	288	290	293	295	296	298	301	303	16	0	2.94
B16	STS COSMAS and DAMIAN	413	399	401	410	423	425	421	432	423	418	412	413	416	419	422	426	429	12	2	4.99
B17	OUR LADY OF PERPETUAL HELP	315	330	274	265	256	249	242	232	230	230	230	234	236	238	241	243	245	0	0	1.98
B18																					
	Totals	7,312	5,953	5,799	5,623	5,447	5,131	4,992	4,908	4,824	4,771	4,702	4,729	4,760	4,793	4,829	4,868	4,904	285	16	39.07
B	Total Surplus Pupil Spaces		1,359	1,513	1,689	1,865	2,181	2,320	2,404	2,488	2,541	2,610	2,583	2,552	2,519	2,483	2,444	2,409			

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

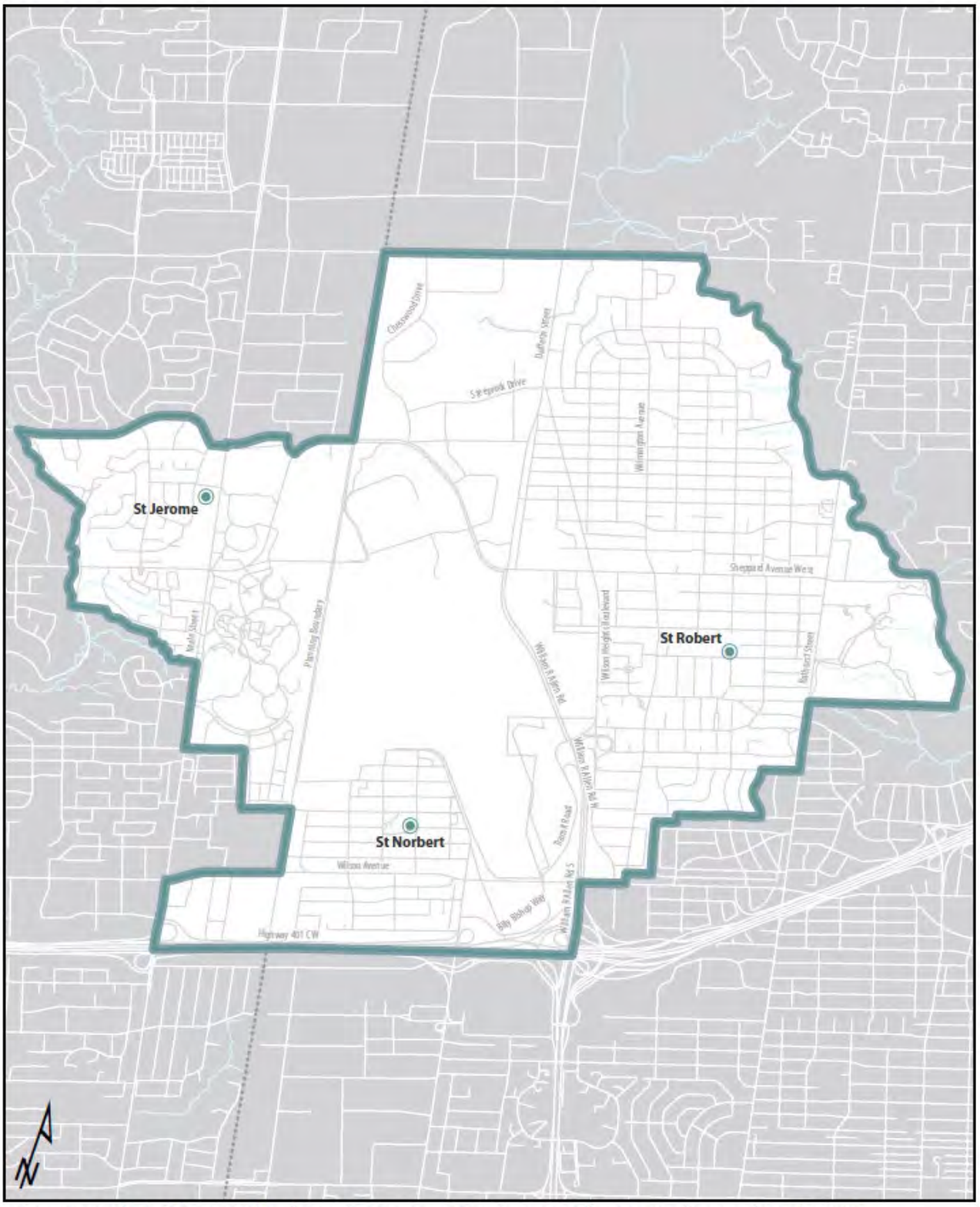
		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1	YONGE ST. CLAIR SECONDARY PLAN	-	-	111	114	109	108	109	106	100	98	100	100	100	100	100	100	100	80	0	0.00
	ROND			8	17	25	31	39	43	52	60	66	68	74	75	80	90	94			
C2	FLEMINGTON PARK NEW SCHOOL 504 OTG (2026/27)	-	-	-	-		170	167	167	167	167	169	169	170	171	172	174	175	10	0	0.00
	ROND			-	-	-	1	2	2	3	4	5	6	7	7	8	9	10			
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	-	-	119	131	134	310	317	318	322	329	340	343	351	353	360	373	379	90	0	0.00
C	Total Pupil Spaces Available to Accommodate Growth				-	-	-	-	-	-	-	-	-	-	-	-	-	-			

D	Requirements of New Development for Growth Areas (Cumulative)				17	25	32	41	45	55	64	71	74	81	82	88	99	90			

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CE09



TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGRPP
1. West Downsview William Baker development area	550
2. Downsview secondary plan #2 elementary school	116
3. Partial overutilization of St. Jerome & St. Robert due to enrolment growth & redirected to St. Fidelis replacement school in CE08	432
4. There are approx. 37,400 additional residential units in the City's development pipeline	

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils	Toronto UDAP Growth-related Pupils [1]
Low Density	0.1137	905	103	
Medium Density	0.0670	4,287	287	
High Density - Bachelor & 1 Bedroom	0.0219	4,648	102	
High Density - 2 Bedroom plus	0.0483	4,096	198	
Total Gross Dwelling Units	0.0495	13,936	690	1,850

Review Area: CE09

	Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	8	7	11	11	11	85	85	89	85	88	85	85	85	85	85
	Medium Density	139	139	124	258	256	422	340	328	297	269	326	288	290	352	259
	High Density - Bachelor & 1 Bedroom	358	333	314	380	285	334	324	257	407	274	272	272	272	341	225
	High Density - 2 Bedroom plus	300	266	239	242	202	291	196	310	406	225	216	254	237	410	302
A	Total Gross Dwelling Units	805	745	688	891	754	1,132	1,145	984	1,195	856	899	899	884	1,188	871

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	ST NORBERT	354	323	319	306	302	288	284	279	283	285	279	275	276	279	281	284	286	9	1	2.55
B2																					
B3																					
B4																					
B5																					
B6																					
B7																					
B8																					
B9																					
B10																					
B11																					
B12																					
B13																					
B14																					
B15																					
B16																					
B17																					
B18																					
	Totals	354	323	319	306	302	288	284	279	283	285	279	275	276	279	281	284	286	9	1	2.55
B	Total Surplus Pupil Spaces		31	35	48	51	63	64	67	63	61	67	71	69	67	64	62	59			

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

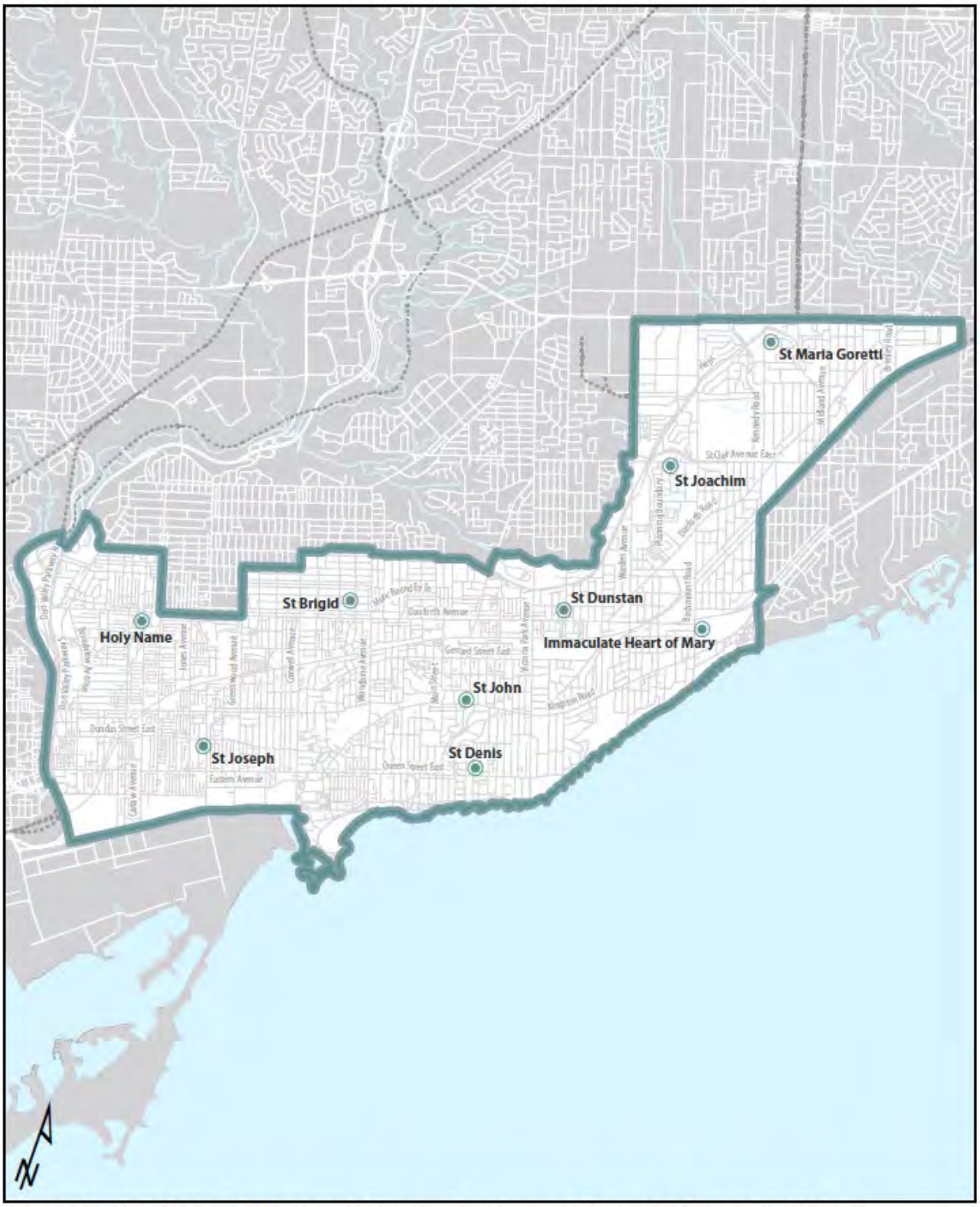
		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1	DOWNSVIEW WILLIAM BAKER	-	-	37	41	43	45	46	46	47	50	50	50	50	50	50	50	50	566	0	0.00
	ROND			17	37	50	66	82	129	184	234	289	331	376	421	464	522	566			
C2	ST JEROME (FI)	444	385	369	367	392	395	377	381	383	394	394	603	607	610	615	620	625	50	10	
	ROND			3	10	15	19	24	27	30	33	35	38	41	43	45	48	50			
C3	ST ROBERT	501	657	646	653	666	664	676	663	664	656	659	663	667	672	677	682	688	65	3	
	ROND			10	16	26	42	54	60	65	65	65	65	65	65	65	65	65			
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	945	1,242	1,285	1,324	1,392	1,432	1,459	1,507	1,572	1,631	1,691	1,750	1,805	1,860	1,916	1,987	2,043	680	13	0.00
C	Total Pupil Spaces Available to Accommodate Growth			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			

D	Requirements of New Development for Growth Areas (Cumulative)			63	91	128	160	217	279	331	389	434	481	528	574	634	680				

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CE10



Toronto Catholic District School Board: Education Development Charges Background Study 2023

Elementary Review Area: CE10

Elementary School | CE10 Boundary | Streets | Rails

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGRPP
1. No growth-related site needs	
2.	
3.	
4. There are approx. 25,970 additional residential units in the City's development pipeline)	

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils	Toronto UDAP Growth-related Pupils [1]
Low Density	0.0660	142	9	
Medium Density	0.0348	1,873	65	
High Density - Bachelor & 1 Bedroom	0.0320	2,847	91	
High Density - 2 Bedroom plus	0.0230	2,362	54	
Total Gross Dwelling Units	0.0305	7,224	220	792

Review Area: CE10

	Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	8	8	11	15	14	8	8	9	8	8	9	9	9	9	9
	Medium Density	177	177	166	116	116	113	112	110	112	112	112	112	112	112	112
	High Density - Bachelor & 1 Bedroom	358	343	330	415	403	209	143	102	152	127	89	52	74	44	6
	High Density - 2 Bedroom plus	475	422	374	363	175	27	51	111	64	78	51	35	35	33	68
A	**Total Gross Dwelling Units**	1,018	950	881	909	708	359	314	332	336	325	261	208	230	198	195

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	HOLY NAME	538	293	291	287	279	269	262	249	236	237	239	241	243	245	247	249	251	41	0	1.51
B2	IMMACULATE HEART OF MARY	305	159	164	159	156	151	149	144	149	144	148	147	148	149	149	150	151	7	0	1.83
B3	ST BRIGID (FI)	669	590	582	558	537	528	518	506	501	489	490	495	499	502	506	510	513	59	0	1.83
B4	ST DENIS	294	268	252	247	232	226	223	218	213	212	209	211	212	214	215	217	218	12	0	1.16
B5	ST DUNSTAN	364	230	227	213	198	181	172	165	160	162	160	165	165	166	167	169	170	11	0	1.43
B6	ST JOACHIM	392	274	267	265	248	247	232	232	233	222	223	225	227	228	230	231	233	18	0	2.37
B7	ST JOHN TORONTO (FI)	709	364	327	318	302	299	303	289	289	283	284	286	287	290	292	294	296	12	0	1.51
B8	ST JOSEPH	351	221	216	204	198	192	189	180	173	175	175	178	179	181	183	185	187	41	0	2.94
B9	ST MARIA GORETTI (FI)	821	841	802	770	762	752	745	738	736	740	742	760	765	770	775	781	787	20	5	4.10
B10	ST BERNADETTE (closed)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	1.63
B11																					
B12																					
B13																					
B14																					
B15																					
B16																					
B17																					
B18																					
	Totals	4,443	3,240	3,127	3,020	2,912	2,845	2,792	2,721	2,690	2,665	2,670	2,708	2,725	2,744	2,763	2,786	2,807	220	5	20.31
B	**Total Surplus Pupil Spaces**		1,203	1,285	1,364	1,445	1,486	1,517	1,577	1,598	1,613	1,597	1,550	1,524	1,498	1,472	1,443	1,416			

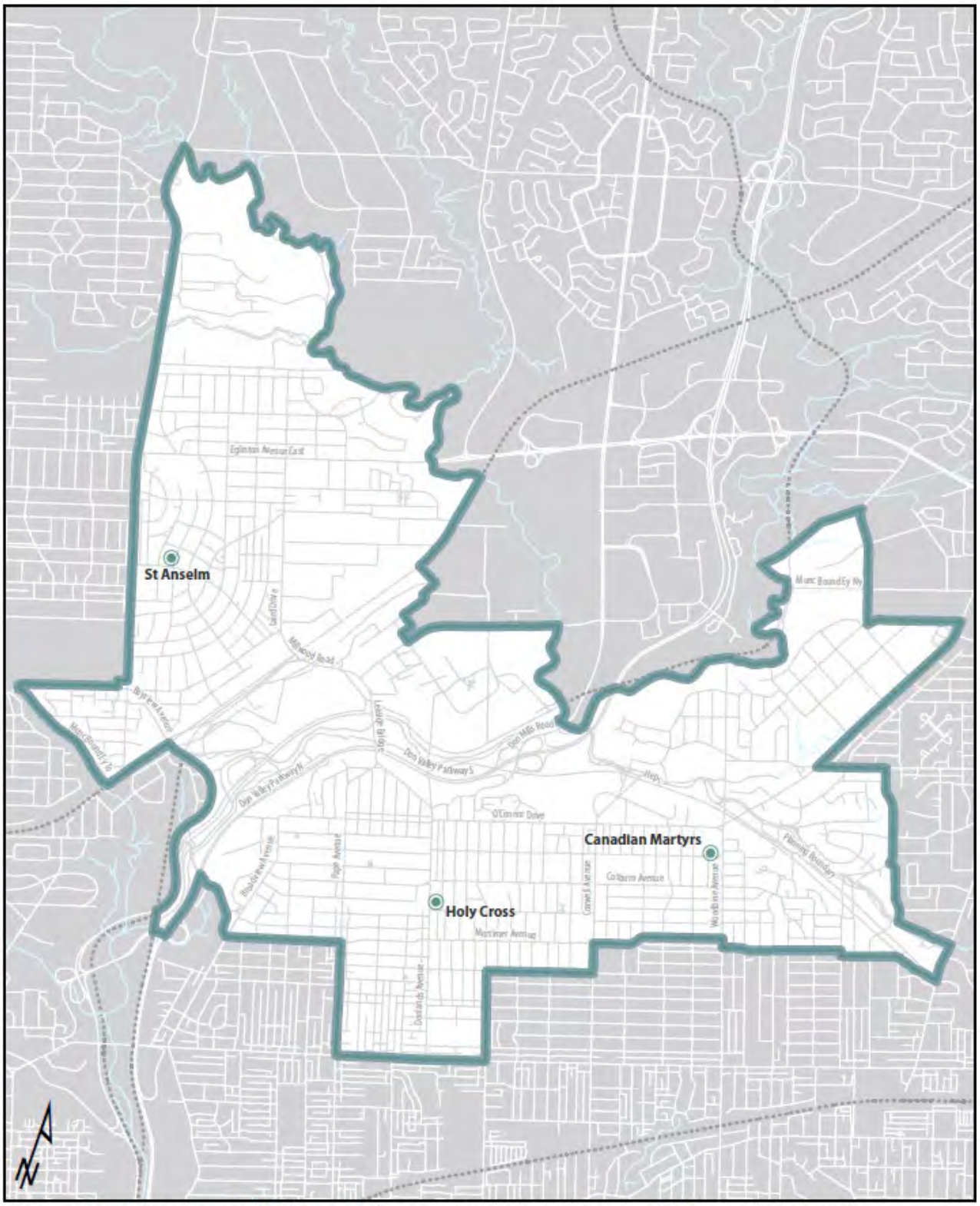
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1																					
	ROND																				
C2																					
	ROND																				
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0.00
C	**Total Pupil Spaces Available to Accommodate Growth**				-	-	-	-	-	-	-	-	-	-	-	-	-	-			
D	**Requirements of New Development for Growth Areas (Cumulative)**				-	-	-	-	-	-	-	-	-	-	-	-	-	-			

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CE11



TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGPP
1. No growth-related site needs	
2.	
3.	
4. There are approx. 4,480 additional residential units in the City's development pipeline)	

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils
Low Density	-	-	-
Medium Density	0.0155	333	5
High Density - Bachelor & 1 Bedroom	0.0140	1,207	17
High Density - 2 Bedroom plus	0.0540	853	46
Total Gross Dwelling Units	0.0285	2,393	68

Toronto UDAP Growth-related Pupils [1]
128

Review Area: CE11

	Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Medium Density	21	24	23	21	25	22	25	23	23	21	21	21	21	21	21
	High Density - Bachelor & 1 Bedroom	95	152	91	127	43	68	98	25	125	43	69	104	-	99	68
	High Density - 2 Bedroom plus	120	43	87	75	104	68	21	88	30	69	29	-	94	-	25
A	Total Gross Dwelling Units	236	219	201	223	172	158	144	136	178	133	119	125	115	120	114

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	CANADIAN MARTYRS	415	341	345	338	315	295	293	288	277	277	269	276	277	279	281	283	285	40	0	2.84
B2	HOLY CROSS	493	340	338	332	321	308	286	284	274	272	267	268	270	271	273	276	278	16	0	2.32
B3	ST ANSELM	360	287	207	188	172	149	141	132	129	121	117	121	122	124	125	127	129	12	0	1.14
B4																					
B5																					
B6																					
B7																					
B8																					
B9																					
B10																					
B11																					
B12																					
B13																					
B14																					
B15																					
B16																					
B17																					
B18																					
	Totals	1,268	968	890	858	807	751	720	703	680	670	652	665	668	674	679	686	692	68	0	6.30
B	Total Surplus Pupil Spaces		300	370	397	441	492	516	528	548	552	567	550	543	536	525	517	508			

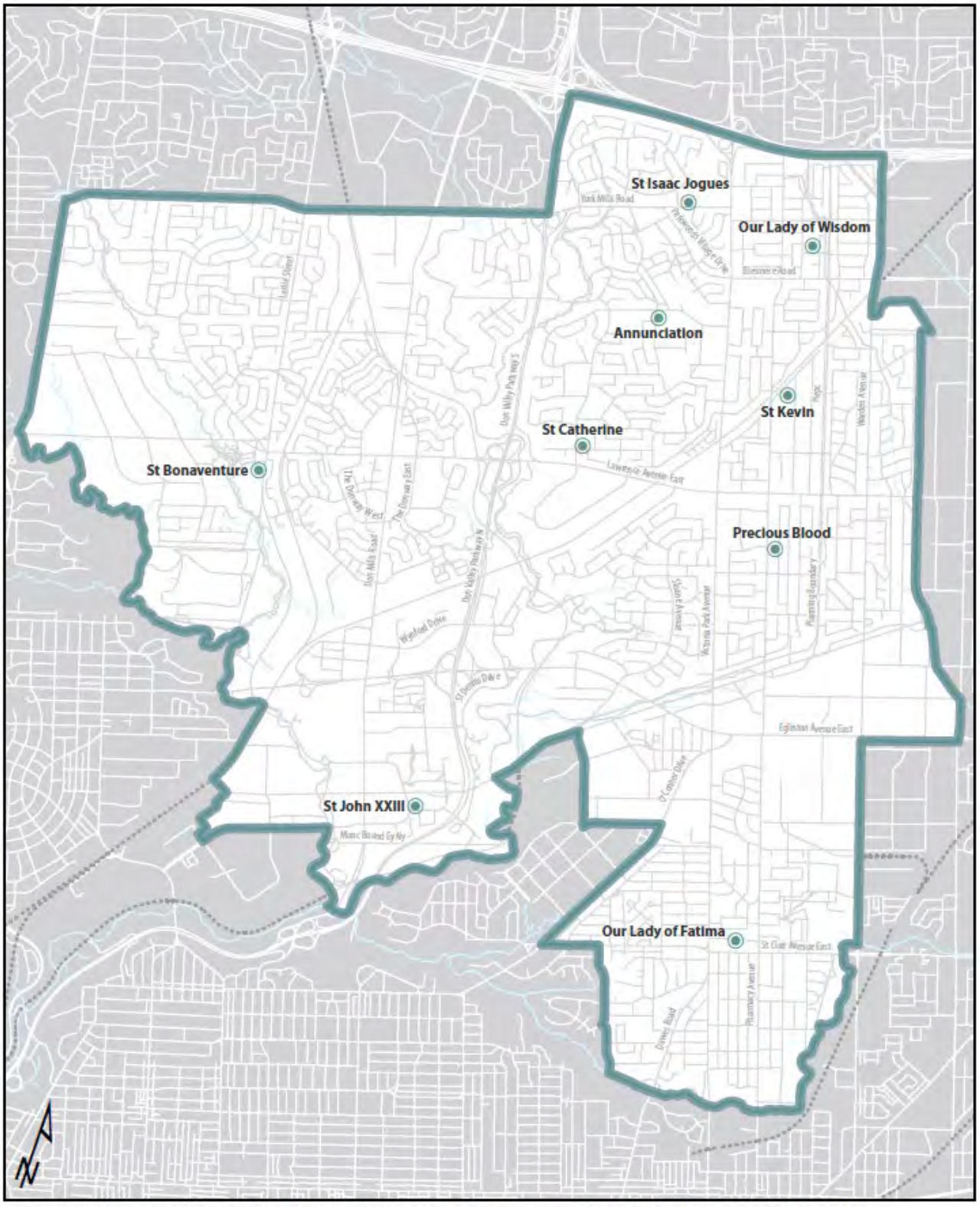
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1																					
	ROND																				
C2																					
	ROND																				
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0.00
C	Total Pupil Spaces Available to Accommodate Growth				-	-	-	-	-	-	-	-	-	-	-	-	-	-			
D	Requirements of New Development for Growth Areas (Cumulative)				-	-	-	-	-	-	-	-	-	-	-	-	-	-			

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CE12



Toronto Catholic District School Board: Education Development Charges Background Study 2023

Elementary Review Area: CE12

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGSPP
1. New site Science Center redevelopment area	235
2. New designated site Golden Mile Secondary Plan	303
3.	
4. There are approx. 39,400 additional residential units in the City's development pipeline	

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils
Low Density	0.0485	220	11
Medium Density	0.0667	818	55
High Density - Bachelor & 1 Bedroom	0.0072	10,007	72
High Density - 2 Bedroom plus	0.0569	6,094	347
Total Gross Dwelling Units	0.0282	17,139	484

Toronto UDAP Growth-related Pupils [1]
1,112

Review Area: CE12

	Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	13	10	23	24	10	13	16	16	15	13	17	16	10	11	13
	Medium Density	40	76	115	92	71	51	65	58	47	20	42	47	20	42	32
	High Density - Bachelor & 1 Bedroom	989	835	786	698	545	558	538	692	701	615	592	592	627	701	543
	High Density - 2 Bedroom plus	555	534	498	668	450	375	305	313	556	309	318	268	247	439	257
A	**Total Gross Dwelling Units**	1,597	1,455	1,422	1,482	1,076	997	919	1,081	1,319	957	969	923	904	1,193	845

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	ANNUNCIATION	333	327	308	281	274	253	249	238	230	223	227	227	229	231	233	235	237	18	0	3.41
B2	OUR LADY OF FATIMA (FI)	725	778	695	678	667	661	653	661	636	668	651	659	663	669	674	679	685	15	4	3.73
B3	OUR LADY OF WISDOM (FI)	409	328	307	300	285	277	268	263	257	255	253	254	255	257	259	261	263	0	0	2.79
B4	PRECIOUS BLOOD	486	423	338	332	337	320	312	302	298	301	294	295	297	299	302	305	307	30	0	2.42
B5	ST BONAVENTURE (FI)	536	535	507	471	458	437	438	426	432	437	438	445	448	451	454	458	461	21	3	4.32
B6	ST CATHERINE	141	105	104	93	93	91	85	84	81	74	79	83	84	84	85	86	87	0	0	2.79
B7	ST JOHN XXIII	538	458	407	384	385	387	378	373	361	368	356	355	358	360	363	366	369	44	0	2.59
B8	ST KEVIN	268	229	226	208	192	177	166	154	148	142	141	137	138	139	140	142	143	7	2	3.34
B9	ST MAXIMILLIAN KOLBE (closed)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0	2.99
B10	ST ISAAC JOGUES	352	284	287	270	256	243	230	223	213	204	205	207	209	210	212	213	214	2	0	2.50
B11																					
B12																					
B13																					
B14																					
B15																					
B16																					
B17																					
B18																					
	Totals	3,788	3,467	3,179	3,026	2,948	2,845	2,779	2,724	2,676	2,672	2,645	2,661	2,681	2,699	2,722	2,745	2,766	138	9	32.90
B	**Total Surplus Pupil Spaces**		321	588	711	763	841	890	942	987	989	1,014	996	974	954	930	906	884			

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

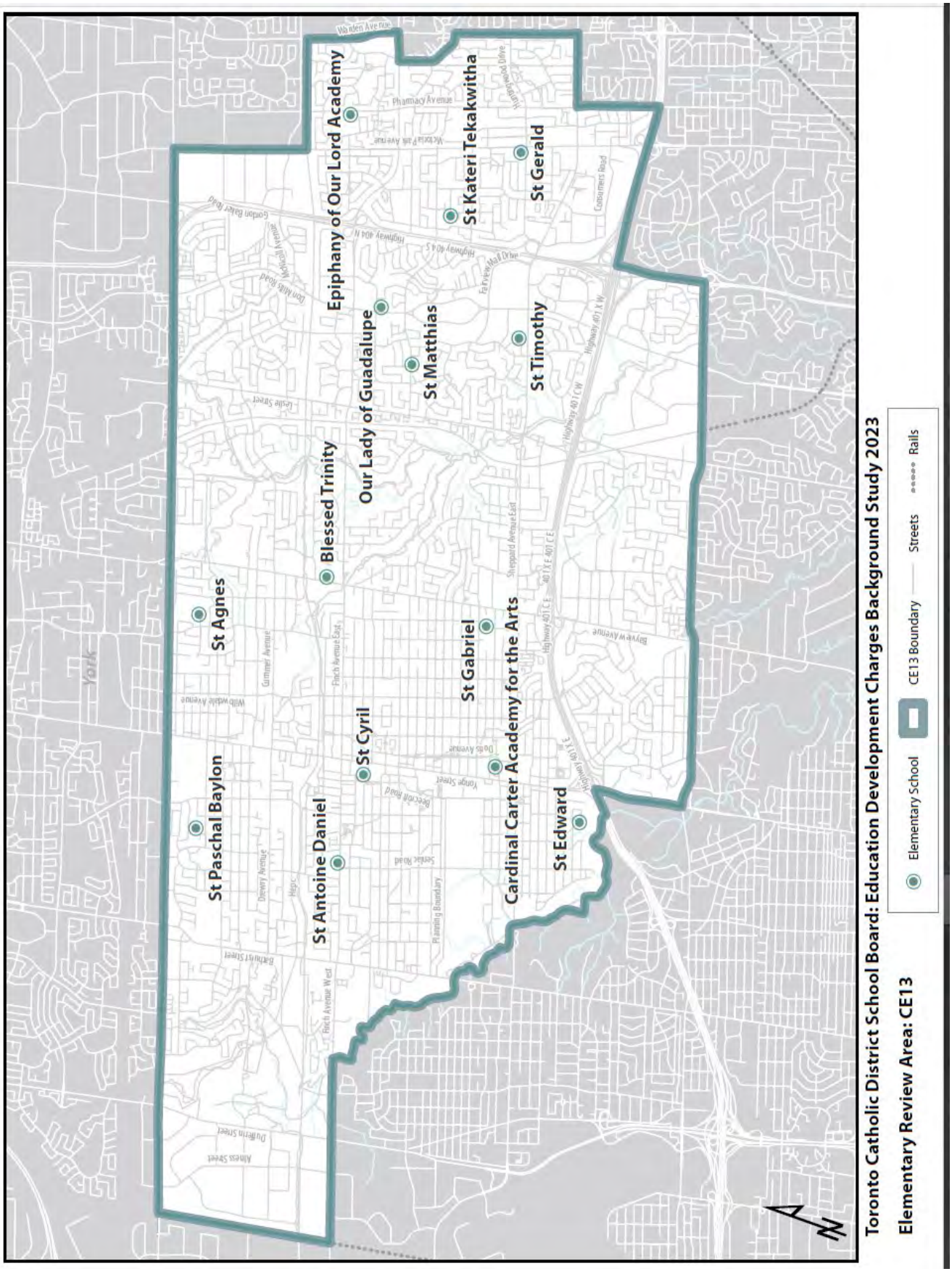
		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1	SCIENCE CENTER REDEVELOPMENT AREA	-	-	64	67	68	69	65	65	63	55	59	60	60	60	60	60	60	175	0	0.00
	ROND			10	21	34	54	65	83	98	108	123	131	142	148	156	167	175			
C2	GOLDEN MILE	-	-	137	135	135	136	130	123	124	121	122	130	130	130	130	130	130	173	0	0.00
	ROND			11	13	15	21	28	36	45	59	83	98	111	125	137	158	173			
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	-	-	223	235	252	280	288	307	329	343	387	419	443	465	483	515	538	348	0	0.00
C	**Total Pupil Spaces Available to Accommodate Growth**				-	-	-	-	-	-	-	-	-	-	-	-	-	-			

D	**Requirements of New Development for Growth Areas (Cumulative)**			33	49	75	93	119	142	167	206	229	253	275	293	325	348

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CE13



TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGRPP
1. Concord Adex future school	388
2. New site Centrepoint redevelopment area	317
3.	
4. There are approx. 40,800 additional residential units in the City's development pipeline)	

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils	Toronto UDAP Growth-related Pupils [1]
Low Density	0.1170	247	29	
Medium Density	0.0510	1,183	60	
High Density - Bachelor & 1 Bedroom	0.0170	11,854	202	
High Density - 2 Bedroom plus	0.0210	8,833	181	
Total Gross Dwelling Units	0.0215	21,917	472	879

	Review Area: CE13 Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	23	24	22	19	14	15	13	15	14	15	15	13	15	15	15
	Medium Density	128	119	135	216	133	132	95	73	36	17	33	22	22	17	5
	High Density - Bachelor & 1 Bedroom	1,361	1,074	877	1,112	791	751	693	800	364	640	683	591	789	691	137
	High Density - 2 Bedroom plus	705	840	776	744	695	630	685	334	370	413	331	384	162	375	769
A	Total Gross Dwelling Units	2,217	2,057	1,810	2,091	1,633	1,548	1,486	1,222	1,484	1,085	1,062	1,010	988	1,298	926

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	BLESSED TRINITY	429	206	207	194	180	168	159	154	147	144	142	139	140	141	142	143	143	19	0	4.99
B2	CARDINAL CARTER (Elem.)	92	117	124	124	124	124	124	124	124	124	124	124	124	124	124	124	124	0	0	0.89
B3	EPIPHANY OF OUR LORD ACADEMY	233	156	159	153	147	143	148	148	142	145	144	141	142	143	144	145	146	14	0	4.13
B4	OUR LADY OF GUADALUPE (consolidating into new St. Matthias)	-	152	145	137	126	130	126	116	117	119	120	120	120	121	122	123	124	0	2	2.99
B5	ST AGNES	236	254	144	123	127	109	110	106	102	96	97	100	101	102	103	104	105	16	4	4.87
B6	ST ANTOINE DANIEL replacement school (2025/26)	508	312	298	277	260	257	260	260	263	273	281	295	301	305	307	309	311	16	0	4.87
B7	ST CYRIL (FI)	280	335	325	317	310	301	294	292	291	291	291	291	294	296	298	300	302	0	3	2.22
B8	ST EDWARD	458	341	323	310	286	262	245	234	235	231	236	238	240	241	242	244	245	31	0	4.99
B9	ST GABRIEL	452	324	231	227	221	215	204	200	176	180	173	163	165	167	169	171	174	0	0	6.52
B10	ST GERALD (FI)	386	268	258	236	230	212	203	195	184	176	179	175	176	177	179	180	181	0	0	4.94
B11	ST KATERI TEKAKWITHA	194	189	185	165	146	132	125	120	114	111	108	105	106	107	107	108	109	4	2	3.43
B12	ST MATTHIAS replacement school (2024/25)	522	218	179	163	150	132	123	119	109	100	101	105	105	106	107	109	109	14	0	4.00
B13	ST PASCHAL BAYLON	740	736	561	577	559	538	537	524	519	517	499	503	508	512	518	525	530	94	0	4.92
B14	ST TIMOTHY (FI)	556	586	509	496	477	460	451	446	432	432	431	435	438	441	445	449	453	0	1	8.87
B15																					
B16																					
B17																					
B18																					
	Totals	5,086	4,194	3,649	3,501	3,342	3,182	3,107	3,037	2,953	2,940	2,926	2,931	2,959	2,981	3,006	3,032	3,056	209	12	62.63
B	Total Surplus Pupil Spaces		892	1,408	1,540	1,677	1,817	1,883	1,933	2,007	2,006	2,005	1,991	1,957	1,929	1,899	1,854	1,822			

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

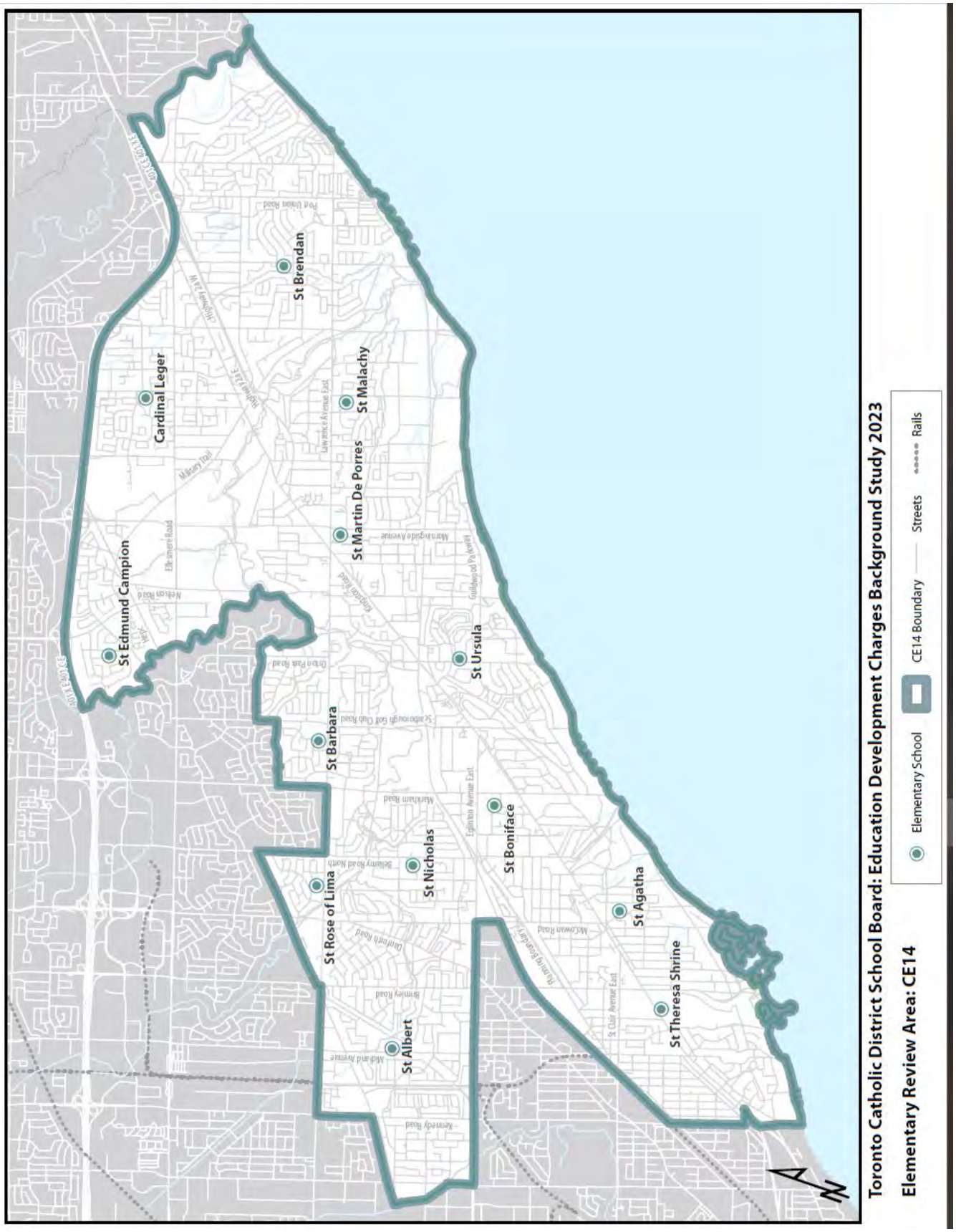
		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1	CONCORD ADEX CDN TIRE lands (potential 450 OTG)	-	-	182	182	187	191	197	197	203	187	190	190	190	190	190	190	190	197	0	0.00
	ROND			12	31	45	64	83	93	110	121	133	144	156	165	180	188	198			
C2	FUTURE CENTREPOINT	-	-	250	251	254	253	247	250	243	248	252	250	250	250	250	250	250	67	0	0.00
	ROND			6	16	20	28	38	43	48	49	53	55	58	64	64	64	67			
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	-	-	450	481	507	537	565	583	604	605	627	639	654	669	684	692	705	264	0	0.00
C	Total Pupil Spaces Available to Accommodate Growth				-	-	-	-	-	-	-	-	-	-	-	-	-	-			

D	Requirements of New Development for Growth Areas (Cumulative)						93	121	136	158	170	185	199	214	229	244	252	264			

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CE14



TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGRPP
1. No growth-related site needs	
2.	
3.	
4. There are approx. 10,400 additional residential units in the City's development pipeline)	

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils	Toronto UDAP Growth-related Pupils [1]
Low Density	0.1220	132	16	
Medium Density	0.0460	313	14	
High Density - Bachelor & 1 Bedroom	0.0245	2,057	50	
High Density - 2 Bedroom plus	0.0760	1,458	111	
Total Gross Dwelling Units	0.0484	3,960	192	207

Review Area: CE14

	Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	8	6	10	12	11	12	9	10	9	9	7	4	7	10	8
	Medium Density	12	18	28	41	63	34	15	16	13	13	12	12	12	12	12
	High Density - Bachelor & 1 Bedroom	251	162	187	145	105	76	127	126	127	136	94	168	43	242	68
	High Density - 2 Bedroom plus	156	208	140	121	19	49	11	92	151	90	102	44	159	-	116
A	Total Gross Dwelling Units	427	394	365	319	198	171	162	244	300	248	215	228	221	264	204

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	CARDINAL LEGER (FI)	459	344	358	365	362	364	365	370	364	370	365	373	375	377	379	381	383	13	0	3.01
B2	OUR LADY OF MOUNT CARMEL (closed)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	2.99
B3	PORT UNION site (joint ownership)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	6.28
B4	ST AGATHA (FI)	487	435	446	433	415	397	393	391	372	361	361	364	363	368	370	372	376	7	1	5.09
B5	ST ALBERT	631	318	310	285	272	263	262	256	250	244	246	252	253	255	256	259	260	31	0	4.84
B6	ST BARBARA	341	280	269	259	245	248	241	234	236	238	231	232	234	235	237	239	241	1	0	5.26
B7	ST BONIFACE	300	291	283	268	258	250	241	237	231	232	230	228	229	230	232	234	236	29	3	2.87
B8	ST BRENDAN	450	509	500	497	497	494	487	477	473	476	474	477	480	483	486	491	494	3	2	3.68
B9	ST EDMUND CAMPION	236	263	251	246	235	230	216	220	220	217	214	217	218	219	221	222	224	6	2	2.69
B10	ST MALACHY	467	244	241	226	222	209	202	202	205	199	201	204	205	206	208	210	210	14	0	10.01
B11	ST MARTIN DE PORRES (FI)	300	393	377	370	359	345	341	330	331	329	324	325	327	328	331	334	337	18	7	4.25
B12	ST NICHOLAS	472	372	374	357	347	345	334	327	316	306	301	311	313	315	316	319	322	17	0	3.51
B13	ST ROSE OF LIMA	487	412	398	383	370	349	340	333	326	316	311	319	321	323	326	328	331	2	3	2.79
B14	ST THERESA SHRINE	429	234	217	216	208	208	209	198	195	200	208	208	210	211	212	214	215	24	0	3.43
B15	ST URSULA	282	210	200	186	174	159	156	154	144	144	144	143	144	146	147	148	149	28	1	5.91
B16																					
B17																					
B18																					
	Totals	5,341	4,305	4,224	4,092	3,962	3,862	3,787	3,728	3,662	3,632	3,610	3,653	3,674	3,695	3,721	3,749	3,777	192	19	66.62
B	Total Surplus Pupil Spaces		1,036	1,098	1,209	1,320	1,403	1,469	1,519	1,580	1,597	1,603	1,549	1,516	1,487	1,446	1,411	1,372			

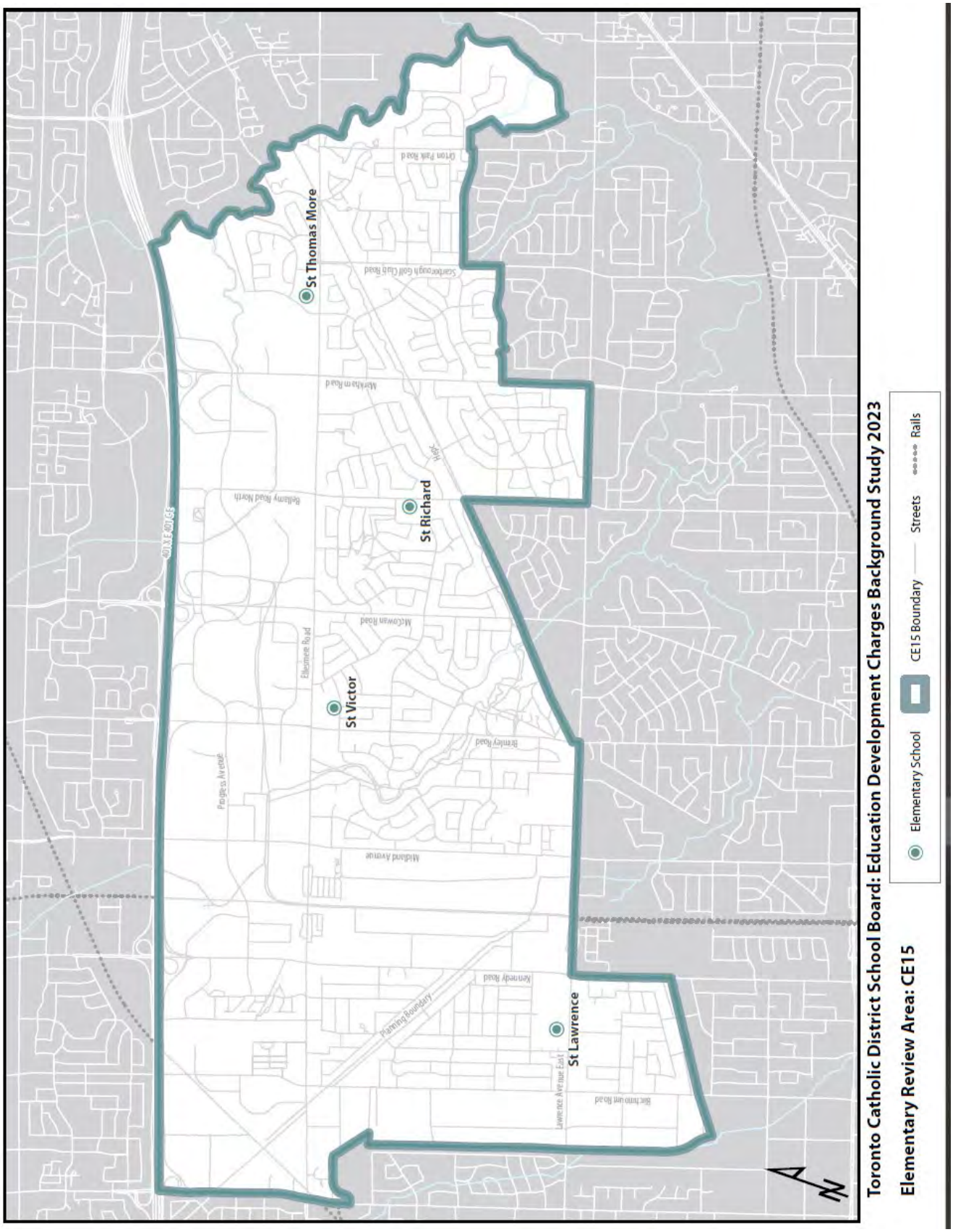
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1																					
	ROND																				
C2																					
	ROND																				
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0.00
C	Total Pupil Spaces Available to Accommodate Growth				-	-	-	-	-	-	-	-	-	-	-	-	-	-			
D	Requirements of New Development for Growth Areas (Cumulative)						-	-	-	-	-	-	-	-	-	-	-	-			

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CE15



TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total Holding
1. Scarborough Town Centre Secondary Plan	161
2.	
3.	
4. There are approx. 24,000 additional residential units in the City's development pipeline)	

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total Net New Units 2037/38	Total Yr. 15 Growth-related Pupils	Toronto UDAP Growth-related Pupils [1]
Low Density	0.0320	213	7	
Medium Density	0.0417	393	16	
High Density - Bachelor & 1 Bedroom	0.0210	5,796	122	
High Density - 2 Bedroom plus	0.0240	3,022	73	
Total Gross Dwelling Units	0.0231	9,424	217	554

	Review Area: CE15 Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	9	20	19	20	14	14	12	14	12	12	12	13	14	14	14
	Medium Density	21	57	64	58	40	28	17	17	13	13	13	13	13	13	13
	High Density - Bachelor & 1 Bedroom	525	741	655	507	312	326	400	212	403	273	266	241	297	396	242
	High Density - 2 Bedroom plus	401	62	74	297	316	261	171	331	267	205	155	156	84	122	120
A	Total Gross Dwelling Units	956	880	812	882	682	629	600	574	695	503	446	423	408	545	389

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	ST LAWRENCE	406	448	443	433	429	413	411	403	399	409	402	401	403	407	410	413	417	15	3	2.64
B2	ST RICHARD (FI)	412	349	337	323	291	268	260	255	247	246	242	242	243	244	247	249	251	0	0	4.13
B3	ST THOMAS MORE	492	299	285	279	275	266	257	252	255	246	255	260	262	263	265	268	270	32	8	5.41
B4	ST VICTOR	488	320	320	317	315	316	306	294	290	289	288	287	289	291	293	295	298	9	0	5.51
B5																					
B6																					
B7																					
B8																					
B9																					
B10																					
B11																					
B12																					
B13																					
B14																					
B15																					
B16																					
B17																					
B18																					
	Totals	1,798	1,416	1,385	1,352	1,310	1,263	1,234	1,204	1,190	1,190	1,186	1,190	1,197	1,205	1,215	1,225	1,235	57	3	17.69
B	Total Surplus Pupil Spaces		382	406	433	465	504	525	553	560	557	559	555	547	539	528	517	507			

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

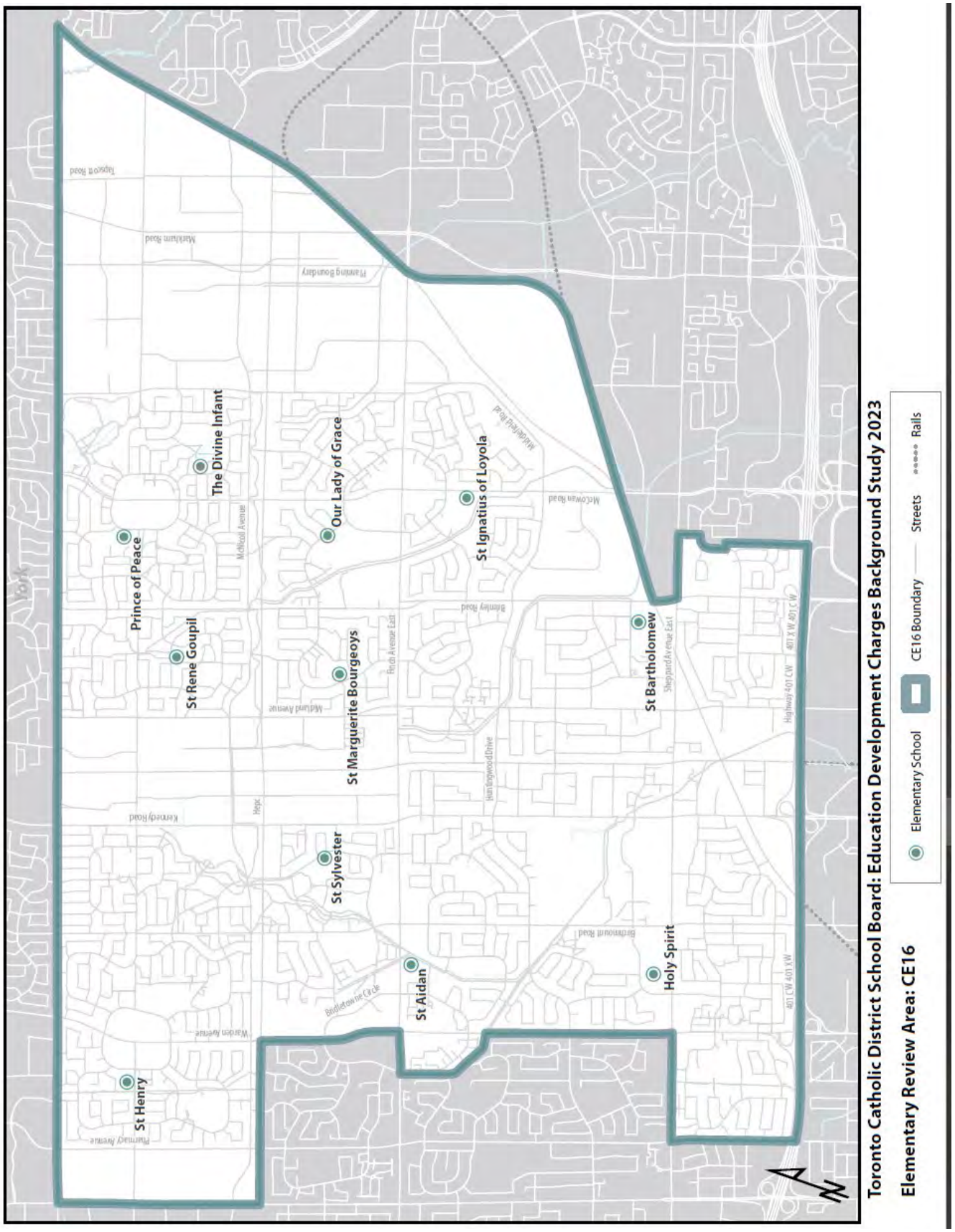
		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1	SCARBOROUGH TOWN CENTRE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	161	0	0.00
	ROND			15	30	39	52	61	73	80	90	104	115	124	133	142	153	161			
C2																					
	ROND																				
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals																		161	0	0.00
C	Total Pupil Spaces Available to Accommodate Growth				-	-	-	-	-	-	-	-	-	-	-	-	-	-			

D	Requirements of New Development for Growth Areas (Cumulative)	

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CE16



TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGRPP
1. No growth-related needs	
2.	
3.	
4. There are approx. 10,450 additional residential units in the City's development pipeline)	

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils	Toronto UDAP Growth-related Pupils [1]
Low Density	0.0500	341	17	
Medium Density	0.0860	366	31	
High Density - Bachelor & 1 Bedroom	0.0290	2,037	59	
High Density - 2 Bedroom plus	0.0620	1,368	85	
Total Gross Dwelling Units	0.0468	4,112	192	490

	Review Area: CE16 **Projected Housing Growth**	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	20	20	40	41	20	20	20	20	20	20	20	20	20	20	20
	Medium Density	-	-	61	100	110	57	8	12	6	2	2	2	2	2	2
	High Density - Bachelor & 1 Bedroom	327	327	114	120	102	52	110	113	154	140	130	90	85	97	76
	High Density - 2 Bedroom plus	86	55	159	149	88	159	140	106	104	82	26	58	52	52	52
A	**Total Gross Dwelling Units**	**433**	**402**	**374**	**410**	**320**	**288**	**278**	**251**	**284**	**244**	**178**	**170**	**159**	**171**	**150**

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	HOLY SPIRIT	469	447	458	451	433	410	400	405	404	403	388	391	394	396	399	402	406	**47**	**5**	**7.51**
B2	OUR LADY OF GRACE (FI)	282	190	190	184	176	164	155	155	156	153	151	152	153	153	154	155	156	**26**	**2**	**4.00**
B3	PRINCE OF PEACE	323	222	202	187	172	164	167	166	166	166	171	173	174	175	176	178	179	**3**	**0**	**2.99**
B4	ST AIDAN	406	250	225	211	196	175	166	154	152	155	154	154	155	156	157	158	159	**6**	**0**	**4.50**
B5	ST BARTHOLOMEW	150	92	97	94	92	93	92	93	94	96	99	95	96	97	98	99	100	**63**	**0**	**7.22**
B6	ST HENRY	386	233	238	234	228	218	203	199	184	181	179	177	178	179	180	181	183	**13**	**0**	**5.51**
B7	ST IGNATIUS LOYOLA	194	109	100	99	96	92	86	87	85	81	77	77	77	77	77	77	77	**3**	**0**	**4.99**
B8	ST MARGUERITE BOURGEOYS	205	89	83	80	86	81	78	80	77	76	83	77	77	78	79	80	81	**12**	**0**	2.99
B9	ST RENE GOUPIL	242	50	51	52	48	47	48	46	46	46	43	43	44	45	46	47	48	**3**	**0**	**2.99**
B10	ST SYLVESTER	164	132	129	125	114	111	102	103	102	102	101	103	104	104	105	105	106	**11**	**2**	**8.38**
B11	THE DIVINE INFANT	306	106	106	103	108	111	102	105	107	111	109	112	113	114	115	116	117	**4**	**0**	**3.01**
B12	ST MAXIMILLIAN KOLBE (closed)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0**	**0**	**2.99**
B13																					
B14																					
B15																					
B16																					
B17																					
B18																					
	Totals	**3,127**	**1,920**	**1,879**	**1,819**	**1,749**	**1,665**	**1,599**	**1,593**	**1,573**	**1,570**	**1,556**	**1,552**	**1,563**	**1,575**	**1,586**	**1,597**	**1,610**	**189**	**9**	**57.08**
B	**Total Surplus Pupil Spaces**		**1,207**	**1,232**	**1,279**	**1,328**	**1,388**	**1,436**	**1,425**	**1,431**	**1,422**	**1,424**	**1,417**	**1,399**	**1,381**	**1,362**	**1,344**	**1,328**			

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

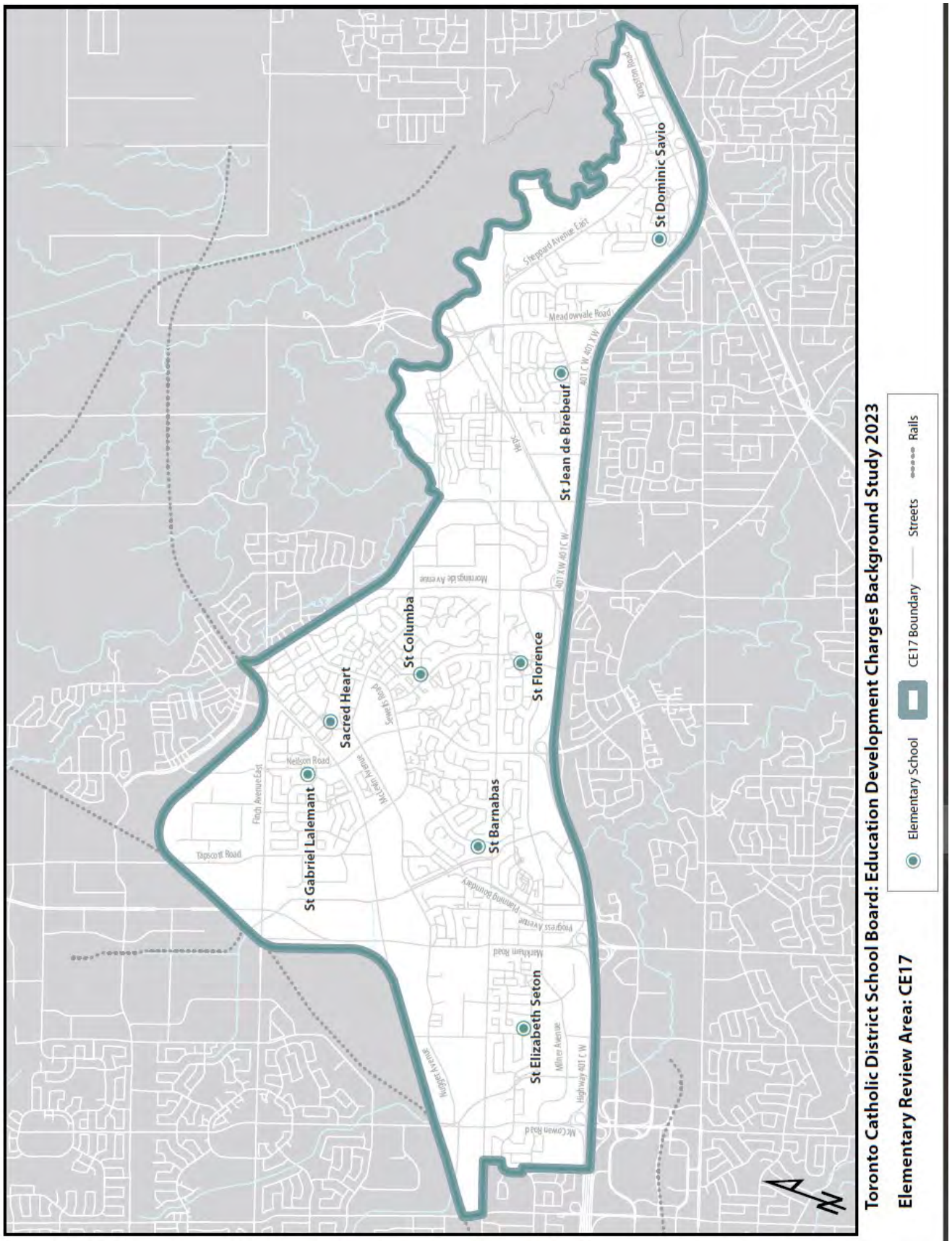
		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1																					
	ROND																				
C2																					
	ROND																				
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0**	**0**	**0.00**
C	**Total Pupil Spaces Available to Accommodate Growth**				-	-	-	-	-	-	-	-	-	-	-	-	-	-			

D	**Requirements of New Development for Growth Areas (Cumulative)**						-	-	-	-	-	-	-	-	-	-	-	-			

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CE17



TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGRPP
1. No growth-related site needs	
2.	
3	
4. There are approx. 5,400 additional residential units in the City's development pipeline)	

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total Net New Units 2037/38	Total Yr. 15 Growth-related Pupils	Toronto UDAP Growth-related Pupils [1]
Low Density	0.1190	217	26	
Medium Density	0.1260	145	18	
High Density - Bachelor & 1 Bedroom	0.0440	1,001	44	
High Density - 2 Bedroom plus	0.0790	724	57	
Total Gross Dwelling Units	0.0696	2,087	145	376

Review Area: CE17

	Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	10	16	16	14	16	15	14	15	15	16	14	14	15	16	11
	Medium Density	-	25	25	25	26	26	2	2	2	2	2	2	2	2	2
	High Density - Bachelor & 1 Bedroom	216	132	21	76	76	78	94	82	82	82	2	-	28	-	32
	High Density - 2 Bedroom plus	-	38	135	100	52	34	37	39	66	25	34	50	20	51	23
A	**Total Gross Dwelling Units**	226	211	197	215	170	153	147	138	165	125	72	66	65	69	68

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	SACRED HEART	364	240	226	215	205	195	184	179	171	167	165	162	163	164	165	166	167	1	0	3.51
B2	ST BARNABAS	441	288	277	287	290	298	299	301	303	319	319	319	321	322	325	327	329	89	0	4.00
B3	ST COLUMBA	326	271	275	264	260	264	272	265	270	272	273	271	273	274	276	278	281	8	0	4.00
B4	ST DOMINIC SAVIO	360	224	208	195	186	173	164	162	164	164	169	166	167	168	169	170	171	27	0	7.31
B5	ST ELIZABETH SETON	260	111	98	96	93	90	94	83	85	90	85	86	86	86	87	88	88	0	0	4.00
B6	ST FLORENCE	242	157	154	150	141	132	132	134	132	128	131	131	132	133	134	135	136	0	0	2.99
B7	ST GABRIEL LALEMANT	219	136	130	123	124	121	125	121	125	124	122	122	122	123	124	125	126	1	0	3.81
B8	ST JEAN DE BREBEUF	222	159	153	154	158	154	152	157	155	155	163	168	169	170	171	171	172	20	1	3.21
B9																					
B10																					
B11																					
B12																					
B13																					
B14																					
B15																					
B16																					
B17																					
B18																					
	Totals	2,434	1,586	1,521	1,484	1,456	1,427	1,422	1,401	1,406	1,418	1,427	1,425	1,434	1,441	1,451	1,462	1,470	145	1	32.84
B	**Total Surplus Pupil Spaces**		848	903	925	937	950	942	952	938	917	897	891	876	863	848	832	818			

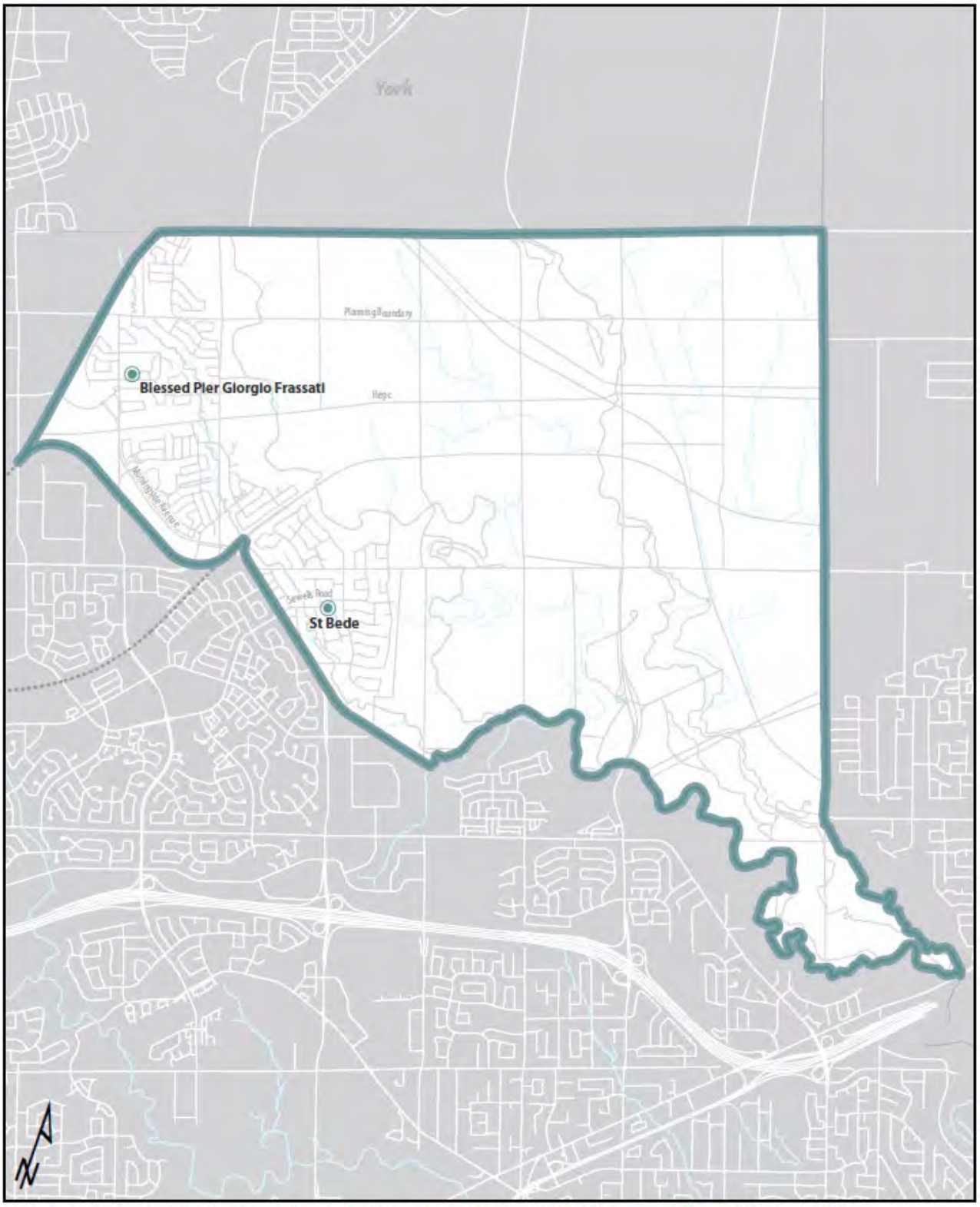
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1																					
	ROND																				
C2																					
	ROND																				
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0.00
C	**Total Pupil Spaces Available to Accommodate Growth**					-	-	-	-	-	-	-	-	-	-	-	-	-			
D	**Requirements of New Development for Growth Areas (Cumulative)**						-	-	-	-	-	-	-	-	-	-	-	-			

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CE18



TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGRPP
1. No growth-related site needs	
2.	
3.	
4.	

Projected Housing Growth	Weighted/ Blended Elementary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils	Toronto UDAP Growth-related Pupils [1]
Low Density	-	-	-	
Medium Density	0.1130	98	11	
High Density - Bachelor & 1 Bedroom	-	-	-	
High Density - 2 Bedroom plus	-	-	-	
Total Gross Dwelling Units	0.1130	98	11	-

Review Area: CE18

	Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Medium Density	8	8	8	8	8	8	8	8	5	5	5	5	5	4	5
	High Density - Bachelor & 1 Bedroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	High Density - 2 Bedroom plus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A	Total Gross Dwelling Units	8	8	8	8	8	8	8	8	5	5	5	5	5	4	5

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	BLESSED PIER GIORGIO FRASSATI (FI)	490	298	303	297	294	283	284	280	275	271	275	275	276	279	281	284	286	0	0	2.97
B2	ST BEDE	429	95	90	88	82	83	83	81	82	85	83	83	84	85	86	87	88	11	0	2.97
B3																					
B4																					
B5																					
B6																					
B7																					
B8																					
B9																					
B10																					
B11																					
B12																					
B13																					
B14																					
B15																					
B16																					
B17																					
B18																					
	Totals	919	393	393	385	375	366	367	360	357	356	358	358	360	364	367	371	374	11	0	5.93
B	Total Surplus Pupil Spaces		526	525	532	541	549	548	553	556	556	553	553	550	546	542	538	534			

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

		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1																					
	ROND																				
C2																					
	ROND																				
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0.00
C	Total Pupil Spaces Available to Accommodate Growth				-	-	-	-	-	-	-	-	-	-	-	-	-	-			

D	Requirements of New Development for Growth Areas (Cumulative)						-	-	-	-	-	-	-	-	-	-	-	-			

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORM G
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

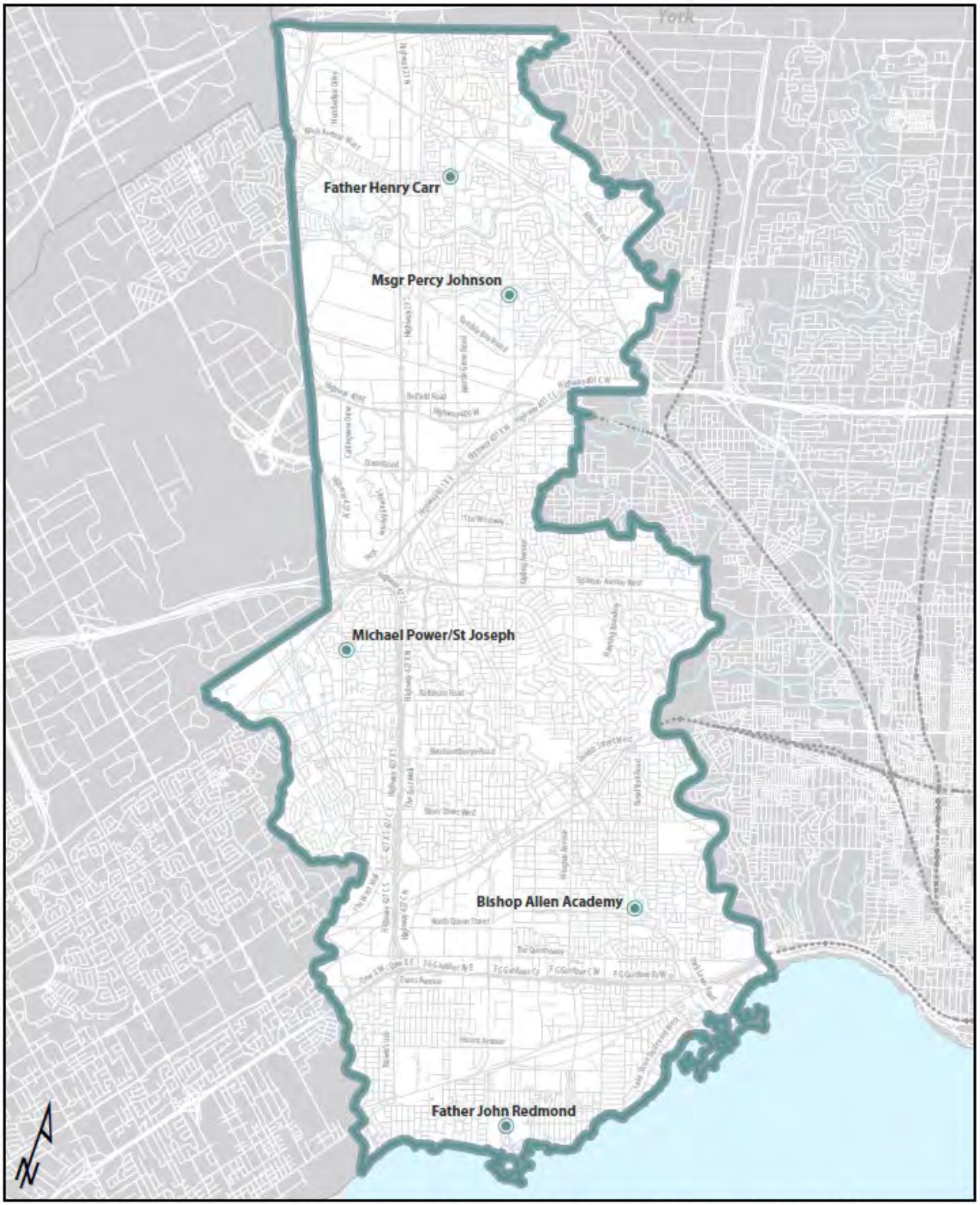
Form G - Growth-related Elementary Net Education Lands Costs							Identified Alternative Project Potential		
Review Area	Description of Growth-related Site Acqusition Needs	Site Status	Proposed Year of Acquisition	NGRPP Requirements	Proposed School Capacity	% of Capacity Attributable to NGRPP Requirements	Total # of Acres Required	EDC Eligible Acres	Conventional Cost per Acre
CE01	Central Etobicoke Six Points development	TBD	2030	107	500	21%	2.30	0.49	$ 60,521,513
CE01	Christie Secondary Plan development - Alternative Project	strata agreement in process	2026	300	450	67%	1.92	1.28	$ 85,283,761
CE02	Eglinton site (frmr Buttonwood PS 100 Allenhurst Drive. acquired from TDSB)	Owned	2025	179	608	29%	5.98	1.76	$ -
CE07	Duke of York site acquired from EDCs (site preparation costs only)	Owned	2029	206	550	37%	3.51	1.31	$ -
CE08	Yonge St. Clair & Yonge Eglinton Secondary Plans site - Alternative Project	TBD/ strata	2032	194	550	35%	2.30	0.81	$ 106,340,850
CE08	Nelson Bolyen site St. Fidelis & overcapacity St. Jerome/St. Robert	Owned	2025	432	649	67%	11.00	7.32	$ -
CE08	Flemington Park new school (frmr Baycrest TDSB site)	Owned	2024	185	504	37%	5.40	1.98	$ -
CE09	William Baker development area	Designated	2025	550	550	100%	3.50	3.50	$ 16,500,000
CE09	Downsview secondary plan ES #2	TDB	2037	116	550	21%	3.50	0.74	$ 39,276,440
CE12	Science Center redevelopment site - Alternative Project	TBD/ strata	2028	235	550	43%	2.30	0.98	$ 70,664,600
CE12	New designated site Golden Mile Secondary Plan - Alternative Project	TBD/ strata	2026	303	600	50%	2.30	1.16	$ 42,315,883
CE13	Sheppard Ave. Concord Adex (frmr Cdn. Tire site) - Alternative Project	strata agreement in process	2023	388	450	86%	0.50	0.43	$ -
CE13	Centrepoint redevelopment area - Alternative Project	TBD/strata	2036	317	500	63%	2.30	1.46	$ 106,683,885
CE15	Scarborough Town Centre Secondary Plan - Alternative Project	TBD/strata	2037	161	550	29%	3.50	1.02	$ 52,481,763
Total Elementary Education Land Costs				3,672	7,561		50.3	24.2	

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORM G
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

Form G - Growth-related Elementary Net Education Lands Costs				Includes Underground Parking Costs			
Review Area	Description of Growth-related Site Acqusition Needs	Projected Strata Cost per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Site Preparation Escalation Costs	Total Education Land Costs
CE01	Central Etobicoke Six Points development	$ -	$ 29,733,009	$ 1,395,288	$ 28,208,214	$ 2,361,906	$ 61,698,416
CE01	Christie Secondary Plan development - Alternative Project	$ 34,260,831	$ 43,843,923	$ -	$ 2,514,757	$ 15,169,840	$ 61,528,520
CE02	Eglinton site (frmr Buttonwood PS 100 Allenhurst Drive. acquired from TDSB)	$ -	$ -	$ 2,523,391	$ -	$ 853,475	$ 3,376,867
CE07	Duke of York site acquired from EDCs (site preparation costs only)	$ -	$ -	$ 814,096	$ -	$ 561,302	$ 1,375,399
CE08	Yonge St. Clair & Yonge Eglinton Secondary Plans site - Alternative Project	$ 36,118,790	$ 29,362,606	$ -	$ 6,909,336	$ 24,570,598	$ 60,842,540
CE08	Nelson Bolyen site St. Fidelis & overcapacity St. Jerome/St. Robert	$ -	$ -	$ 11,042,995	$ -	$ 3,735,023	$ 14,778,019
CE08	Flemington Park new school (frmr Baycrest TDSB site)	$ -	$ -	$ 2,856,006	$ -	$ 749,636	$ 3,605,642
CE09	William Baker development area	$ -	$ 57,750,000	$ 9,940,377	$ 12,127,500	$ 3,362,090	$ 83,179,966
CE09	Downsview secondary plan ES #2	$ 34,053,252	$ 25,094,151	$ -	$ 12,164,689	$ 35,117,814	$ 72,376,654
CE12	Science Center redevelopment site - Alternative Project	$ 33,987,679	$ 33,414,832	$ -	$ 3,535,010	$ 16,404,800	$ 53,354,642
CE12	New designated site Golden Mile Secondary Plan - Alternative Project	$ 33,397,525	$ 38,778,423	$ -	$ 2,224,215	$ 13,417,195	$ 54,419,833
CE13	Sheppard Ave. Concord Adex (frmr Cdn. Tire site) - Alternative Project	$ 35,000,000	$ 35,000,000	$ -	$ 0	$ 7,594,786	$ 42,594,786
CE13	Centrepoint redevelopment area - Alternative Project	$ 36,403,436	$ 53,150,473	$ -	$ 22,585,739	$ 67,683,580	$ 143,419,791
CE15	Scarborough Town Centre Secondary Plan - Alternative Project	$ 35,151,314	$ 35,991,749	$ -	$ 17,447,429	$ 50,368,373	$ 103,807,552
Total Elementary Education Land Costs			$ 382,119,166	$ 28,572,153	$ 107,716,889	$ 241,950,417	$ 760,358,626

SECONDARY REVIEW AREAS

Review Area Map CS01



TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total #GIHPP
1. New Central Etobicoke secondary school site	958
2.	
3.	
4. There are approx. 32,500 additional residential units in the City's development pipeline)	

Projected Housing Growth	Weighted/ Blended Secondary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils	Toronto UDAP Growth-related Pupils [1]
Low Density	0.0453	216	10	
Medium Density	0.0633	768	49	
High Density - Bachelor & 1 Bedroom	0.0232	17,610	223	
High Density - 2 Bedroom plus	0.0403	10,736	432	
Total Gross Dwelling Units	0.0243	29,330	714	791

Review Area: CS01

	Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	24	34	20	9	16	12	11	12	12	11	11	12	11	11	11
	Medium Density	61	48	97	69	64	63	70	54	45	43	43	43	43	17	8
	High Density - Bachelor & 1 Bedroom	1,278	1,133	984	1,192	1,048	1,252	1,276	1,267	1,413	1,126	1,087	1,082	1,079	1,337	1,055
	High Density - 2 Bedroom plus	866	794	722	793	782	730	659	594	748	597	588	630	682	844	700
A	Total Gross Dwelling Units	2,228	2,009	1,822	2,063	1,910	2,057	2,017	1,927	2,217	1,776	1,728	1,766	1,825	2,209	1,774

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	DON BOSCO (closed)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	11.98
B2	FATHER HENRY CARR (Leased from TDSB Bill 30)	-	784	796	780	769	726	659	626	599	568	539	526	504	488	486	478	479	7	0	10.01
B3	MONSIGNOR PERCY JOHNSON	991	970	967	985	938	959	925	894	867	824	809	770	737	721	701	694	695	10	0	8.97
B4	MICHAEL POWER/ST. JOSEPH (Leased from TDSB Bill 30)	-	1,686	1,677	1,682	1,696	1,697	1,668	1,658	1,656	1,685	1,695	1,698	1,672	1,624	1,615	1,605	1,609	0	6	12.80
B5																					
B6																					
B7																					
B8																					
B9																					
B10																					
B11																					
B12																					
B13																					
	Totals	991	3,440	3,440	3,446	3,422	3,382	3,252	3,178	3,122	3,077	3,042	2,994	2,913	2,833	2,802	2,778	2,782	17	6	43.76
B	Total Surplus Pupil Spaces		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			

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

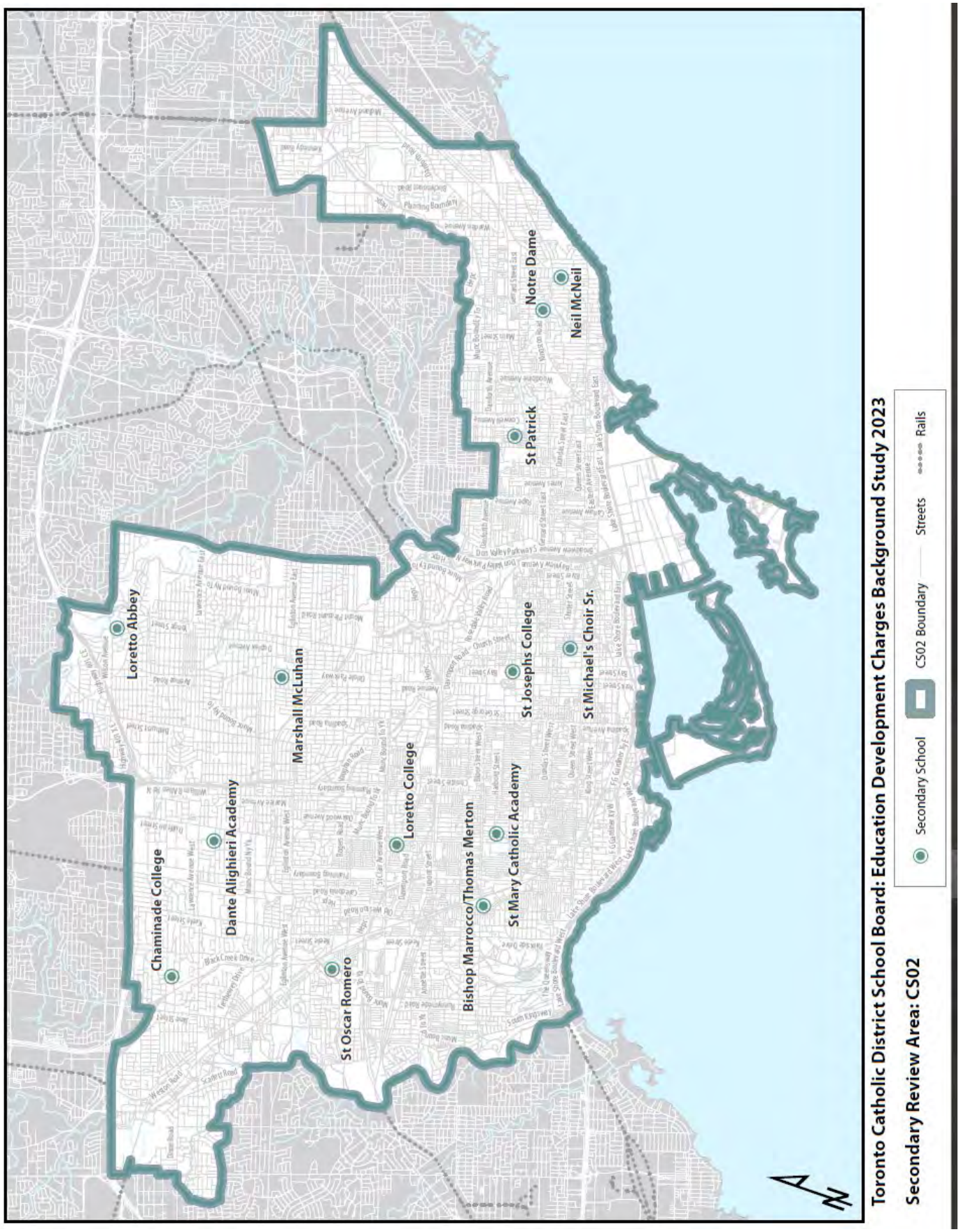
		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1	BISHOP ALLEN proposed 2027/28 replacement school (1283 OTG) (Lease from TDSB Bill 30)	-	1,490	1,457	1,459	1,413	1,403	1,395	1,377	1,386	1,381	1,370	1,385	1,287	1,236	1,195	1,177	1,178	250	0	11.49
	ROND			22	40	57	72	90	104	123	139	154	169	183	198	215	234	250			
C2	FATHER JOHN REDMOND	1,087	952	934	925	923	1,022	1,086	1,154	1,237	1,199	1,181	1,137	1,100	1,082	1,061	1,075	1,075	120	0	5.58
	ROND			8	20	28	39	46	56	64	72	83	90	98	104	110	115	120			
C3	CENTRAL ETOBICOKE FUTURE SITE	-	394	390	390	391	406	411	420	432	431	430	424	414	404	400	401	401	327	0	10.40
	ROND			23	42	64	89	112	135	155	173	196	215	233	255	277	305	327			
C4																				0	
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	1,087	2,836	2,834	2,875	2,876	3,031	3,139	3,247	3,396	3,394	3,415	3,370	3,315	3,279	3,257	3,307	3,351	697	0	27.47
C	Total Pupil Spaces Available to Accommodate Growth				-	-	-	-	-	-	-	-	-	-	-	-	-	-			

D	Requirements of New Development for Growth Areas (Cumulative)						199	247	295	341	384	434	473	514	557	602	654	697			

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CS02



TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGSPP
1. Dante Alighieri redevelopment to serve a portion of Downsview lands development on Board-owned land	296
2. New future secondary school west of Yonge St.	162
3. New future secondary school to serve area east of Yonge St. including West Donlands/Portlands development	145
4. There are approx. 290,830 additional residential units in the City's development pipeline - not including future Portlands development	

Projected Housing Growth	Weighted/ Blended Secondary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils	Toronto UDAP Growth-related Pupils [1]
Low Density	0.0390	1,460	57	
Medium Density	0.0157	10,192	160	
High Density - Bachelor & 1 Bedroom	0.0040	55,185	221	
High Density - 2 Bedroom plus	0.0111	37,025	411	
Total Gross Dwelling Units	0.0082	103,863	848	2,362

	Review Area: CS02 Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	58	62	72	71	52	114	116	119	113	116	116	114	113	113	113
	Medium Density	685	708	818	801	686	712	738	660	640	608	647	621	602	644	621
	High Density - Bachelor & 1 Bedroom	5,700	4,872	4,960	5,471	3,791	3,599	3,535	2,838	4,258	2,750	3,222	2,014	2,373	3,634	2,169
	High Density - 2 Bedroom plus	4,135	4,351	3,712	4,073	2,922	2,319	1,881	2,268	2,234	1,693	1,217	1,967	1,470	1,580	1,203
A	Total Gross Dwelling Units	10,577	9,993	9,561	10,416	7,451	6,744	6,270	5,884	7,245	5,167	5,202	4,715	4,558	5,971	4,107

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	BISHOP MARROCCO/THOMAS MERTON (Leased from TDSB Bill 30)	-	727	764	769	758	763	770	782	804	801	787	748	705	686	672	675	677	21	0	3.90
B2	ST OSCAR ROMERO (leased from TDSB Bill 30)	-	730	766	737	693	647	585	567	560	539	525	496	468	456	429	429	431	29	0	5.51
B3	CHAMINADE COLLEGE	579	864	863	845	828	817	805	786	761	736	722	702	692	675	655	648	650	4	5	6.08
B4	DANTE ALIGHIERI ACADEMY proposed replacement school (2025/26) 1,278 OTG	897	582	523	555	569	593	694	789	839	903	889	879	883	900	893	901	902	296	20	5.96
B5	LORETTO ABBEY school addition (2026/27) 1,125 OTG	524	652	665	686	690	696	674	655	630	599	573	550	528	515	504	500	502	3	0	12.17
B6	LORETTO COLLEGE	621	348	373	342	324	325	293	285	282	276	265	253	236	227	218	216	217	7	0	2.87
B7	MARSHALL McLUHAN	1,055	1,040	990	1,006	980	963	962	932	914	907	877	856	822	789	768	764	765	0	0	9.14
B8	NEIL McNEIL	708	754	747	747	742	754	715	700	671	635	620	572	535	519	507	514	515	18	6	8.92
B9	NOTRE DAME	483	508	512	474	475	480	456	443	418	399	384	355	336	323	315	321	321	18	0	0.99
B10	ST JOSEPHS COLLEGE	780	573	563	490	462	478	476	469	458	441	417	383	361	338	335	338	339	0	0	1.11
B11	ST MARY CATHOLIC ACADEMY	774	750	740	781	731	726	696	672	714	741	751	779	769	753	781	789	789	0	0	2.72
B12	ST MICHAEL'S CHOIR Sr. (Leased from RCEC)	124	99	102	104	103	98	96	90	79	73	69	73	78	78	78	78	78	0	0	0.49
B13	ST PATRICK (Leased from TDSB Bill 30)	-	882	916	947	953	943	938	937	937	930	897	844	791	756	732	739	740	145	0	6.62
	Totals	6,545	8,510	8,523	8,483	8,307	8,285	8,160	8,106	8,066	7,981	7,776	7,491	7,204	7,014	6,888	6,914	6,927	541	31	66.48
B	Total Surplus Pupil Spaces	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			

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

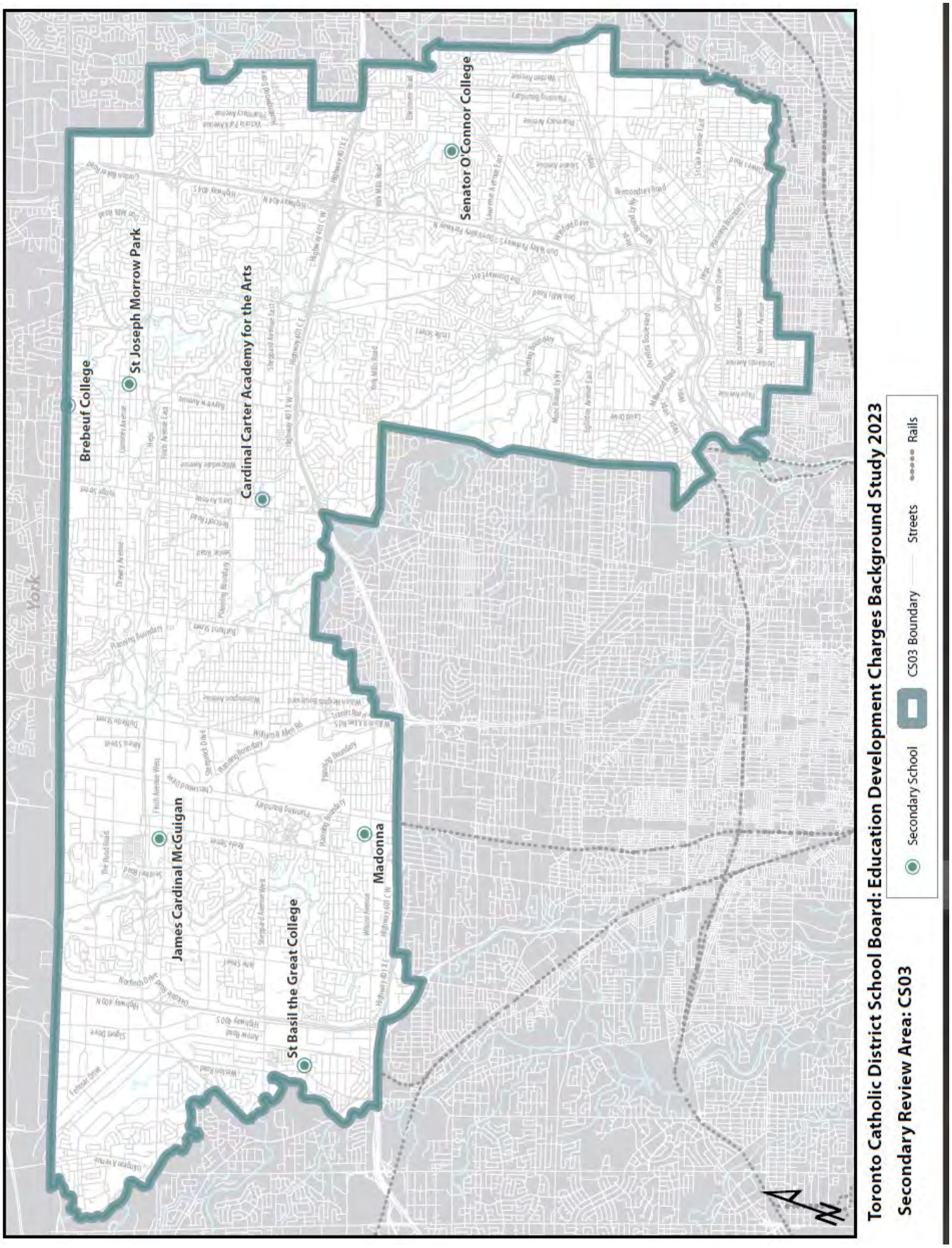
		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1	DOWNTOWN EAST OF YONGE ST.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	ROND			14	29	44	60	70	79	88	96	107	113	120	127	133	140	145	145		
C2	DOWNTOWN WEST OF YONGE ST.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	ROND			19	39	56	73	85	95	103	111	120	127	132	142	147	156	162	162		
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	-	-	33	68	99	132	154	174	191	207	227	240	252	269	280	295	307	307	0	0.00
C	Total Pupil Spaces Available to Accommodate Growth				-	-	-	-	-	-	-	-	-	-	-	-	-	-			

D	Requirements of New Development for Growth Areas (Cumulative)						132	154	174	191	207	227	240	252	269	280	295	307			

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CS03



TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGRPP
1. No growth-related site needs	
2.	
3.	
4. There are approx. 150,900 additional residential units in the City's development pipeline)	

Projected Housing Growth	Weighted/ Blended Secondary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils	Toronto UDAP Growth-related Pupils [1]
Low Density	0.0362	1,157	42	
Medium Density	0.0422	3,461	146	
High Density - Bachelor & 1 Bedroom	0.0142	20,487	291	
High Density - 2 Bedroom plus	0.0215	14,761	318	
Total Gross Dwelling Units	0.0200	39,865	797	3,049

Review Area: CS03

	Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	78	76	67	66	65	81	84	85	81	79	79	79	80	74	82
	Medium Density	148	135	156	284	271	377	411	261	215	185	227	200	201	231	160
	High Density - Bachelor & 1 Bedroom	2,080	1,856	1,437	1,671	1,234	1,297	1,194	1,361	1,553	1,106	1,197	1,112	1,320	1,446	623
	High Density - 2 Bedroom plus	1,291	1,307	1,105	1,093	1,142	951	1,016	758	1,173	791	658	733	490	1,102	1,152
A	Total Gross Dwelling Units	3,598	3,375	2,765	3,113	2,711	2,706	2,705	2,464	3,022	2,161	2,161	2,123	2,090	2,853	2,017

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	BREBEUF COLLEGE	1,104	643	647	662	710	727	702	696	685	653	641	616	587	567	557	552	555	190	0	12.80
B2	CARDINAL CARTER	494	649	643	661	670	705	727	743	750	730	716	702	693	685	681	678	679	0	0	2.89
B3	JAMES CARDINAL McGUIGAN	1,071	1,006	972	1,001	900	900	867	916	957	902	853	797	766	766	755	756	759	258	0	13.00
B4	MADONNA	754	585	565	548	548	574	593	578	574	549	534	511	503	495	486	484	485	6	0	3.11
B5	SENATOR O'CONNOR	1,156	1,281	1,272	1,261	1,205	1,194	1,178	1,152	1,146	1,054	1,007	942	883	855	831	835	837	118	12	13.37
B6	ST BASIL THE GREAT	1,274	1,176	1,177	1,144	1,128	1,110	1,065	1,068	1,037	1,033	1,027	979	961	923	897	901	903	35	0	17.70
B7	ST JOSEPH'S MORROW PARK	870	511	575	591	601	622	572	565	560	537	532	516	486	470	461	454	456	190	0	5.81
B8																					
B9																					
B10																					
B11																					
B12																					
	Totals	6,723	5,851	5,851	5,867	5,761	5,831	5,704	5,718	5,711	5,459	5,310	5,062	4,878	4,761	4,668	4,659	4,674	797	12	68.68
B	Total Surplus Pupil Spaces		872	808	731	786	654	727	652	599	801	891	1,095	1,234	1,307	1,360	1,311	1,253			

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

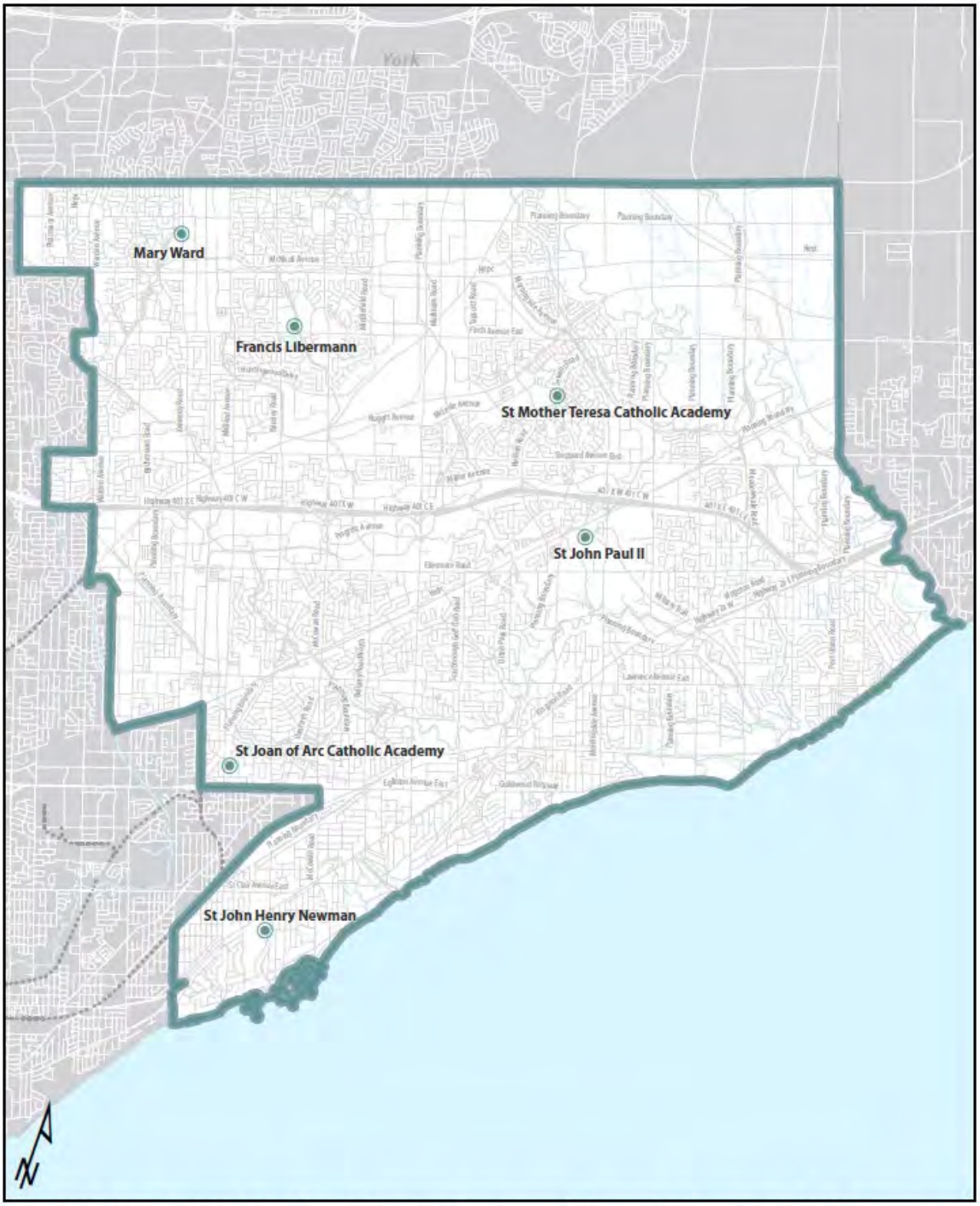
		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1																					
	ROND																				
C2																					
	ROND																				
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0.00
C	Total Pupil Spaces Available to Accommodate Growth				-	-	-	-	-	-	-	-	-	-	-	-	-	-			

D	Requirements of New Development for Growth Areas (Cumulative)						-	-	-	-	-	-	-	-	-	-	-	-			

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,485 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

Review Area Map CS04



TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

	Total NGRPP
1. No additional growth-related site needs at this time	
2.	
3.	
4. There are approx. 44,350 additional residential units in the City's development pipeline	

Projected Housing Growth	Weighted/ Blended Secondary Yield	Total New Units 2037/38	Total Yr. 15 Growth-related Pupils	Toronto UDAP Growth-related Pupils [1]
Low Density	0.0696	969	67	
Medium Density	0.0579	1,730	100	
High Density - Bachelor & 1 Bedroom	0.0347	14,174	492	
High Density - 2 Bedroom plus	0.0271	8,816	239	
Total Gross Dwelling Units	0.0350	25,690	899	1,551

Review Area: CS04

	Projected Housing Growth	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38
	Low Density	49	64	93	101	68	63	59	65	58	59	59	55	58	63	55
	Medium Density	142	220	262	280	262	166	56	61	45	41	38	40	40	37	40
	High Density - Bachelor & 1 Bedroom	1,746	1,686	1,185	1,158	779	641	833	728	938	811	695	691	652	998	634
	High Density - 2 Bedroom plus	1,005	517	772	984	604	569	418	665	774	508	423	410	391	374	404
A	Total Gross Dwelling Units	2,942	2,488	2,313	2,523	1,713	1,439	1,365	1,519	1,814	1,419	1,214	1,197	1,141	1,470	1,132

Review Area Schools not Impacted by New Housing Development

	Review Area Schools	OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
B1	ST JOHN HENRY NEWMAN replacement school (2025/26) 1,119 OTG	795	938	900	912	942	896	880	844	801	781	780	757	750	739	717	726	728	236	20	4.00
B2	FRANCIS LIBERMANN	708	848	837	838	814	795	748	716	670	612	607	590	579	579	559	552	553	107	6	6.57
B3	ST JOAN OF ARC CATHOLIC ACADEMY (Leased from TDSB Bill 30)	-	810	805	787	747	697	630	590	582	570	568	543	519	498	480	494	495	133	3	9.44
B4	MARY WARD	937	952	837	819	797	829	794	755	734	679	650	628	597	586	570	565	565	84	0	28.84
B5	ST JOHN PAUL II	1,172	1,282	1,245	1,214	1,175	1,126	1,059	1,012	952	910	872	848	837	834	822	827	831	269	13	27.87
B6	ST MOTHER TERESA CATHOLIC ACADEMY	1,074	507	528	529	507	443	412	394	374	363	372	351	353	354	350	340	342	68	0	8.23
B7	MATTAMY/MCASPHALT SITE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	9.88
B8																					
B9																					
B10																					
B11																					
B12																					
	Totals	4,686	5,337	5,151	5,099	4,982	4,787	4,522	4,312	4,113	3,916	3,850	3,716	3,635	3,590	3,497	3,504	3,514	899	42	94.84
B	Total Surplus Pupil Spaces		-	-	-	-	-	-	-	47	192	196	280	320	325	379	321	273			

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

		OTG Capacity	Current 2022/23	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	ROND	# of Portables	Existing Site Size
C1																					
	ROND																				
C2																					
	ROND																				
C3																					
	ROND																				
C4																					
	ROND																				
C5																					
	ROND																				
C6																					
	ROND																				
C7																					
	ROND																				
C8																					
	ROND																				
	Totals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0.00
C	Total Pupil Spaces Available to Accommodate Growth				-	-	-	-	-	-	-	-	-	-	-	-	-	-			

D	Requirements of New Development for Growth Areas (Cumulative)						-	-	-	-	-	-	-	-	-	-	-	-			

Note: Where the existing community enrolment in Section C (above) continues to increase due to a delay between development application and pupil generation, and the Board has identified a capital priority need as a result, then this future holding is included in the determination of growth-related site needs.

1. Based on the City of Toronto June 30, 2022 Development Pipeline and a conservative estimate of 653,483 residential units net of 8.9% demolition rate. Does not include all low density and as-of-right accessory units that are anticipated to be added to the pipeline over the housing forecast period; nor does it include the future Portlands development potential or additional conversion of employment lands to residential.

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORM G
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

Form G - Growth-related Secondary Net Education Lands Costs							Identified Alternative Project Potential		
Review Area	Description of Growth-related Site Acqusition Needs	Site Status	Proposed Year of Acquisition	NGRPP Requirements	Proposed School Capacity	% of Capacity Attributable to NGRPP Requirements	Total # of Acres Required	EDC Eligible Acres	Conventional Cost per Acre
CS01	New secondary site in Central Etobicoke at 15 Trehorne Drive.	Agreement to purchase being finalized	2023	958	910	100%	10.40	10.40	$ 4,000,000
CS02	Dante Alighieri redevelopment (3.15 acres previously acquired from Good Shepherd - site preparation costs only)	Owned	2023	296	381	78%	3.15	2.45	$ -
CS02	New secondary site (assumes strata interest) west of Yonge St	TBD/strata	2036	162	800	20%	5.75	1.17	$ 80,064,369
CS02	New secondary site (assumes strata interest) east of Yonge St	TBD/strata	2034	145	800	18%	5.75	3.00	$ 74,347,119
Total Secondary Education Land Costs				1,562	2,891		25.1	17.0	

TORONTO CATHOLIC DISTRICT SCHOOL BOARD - FORM G
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2023

Form G - Growth-related Secondary Net Education Lands Costs				Includes Underground Parking Costs			
Review Area	Description of Growth-related Site Acqusition Needs	Projected Strata Cost per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Site Preparation Escalation Costs	Total Education Land Costs
CS01	New secondary site in Central Etobicoke at 15 Trehorne Drive.	$ -	$ 41,600,000	$ 15,860,000	$ -	$ 3,029,514	$ 60,489,514
CS02	Dante Alighieri redevelopment (3.15 acres previously acquired from Good Shepherd - site preparation costs only)	$ -	$ -	$ 3,191,131	$ -	$ 609,557	$ 3,800,689
CS02	New secondary site (assumes strata interest) west of Yonge St	$ 21,644,050	$ 25,217,348	$ -	$ 15,769,144	$ 28,938,470	$ 69,924,962
CS02	New secondary site (assumes strata interest) east of Yonge St	$ 21,459,629	$ 64,378,888	$ -	$ 30,421,905	$ 60,475,818	$ 155,276,610
Total Secondary Education Land Costs			$ 131,196,236	$ 19,051,131	$ 46,191,049	$ 93,053,359	$ 289,491,775

TORONTO CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges Submission 2023
Form H1 - EDC Calculation - Uniform Residential and Non-Residential

Determination of Total Growth-Related Net Education Land Costs

Total	15-Year Education Land Costs (Form G)	$ 1,082,699,475
Total	Unfunded Financial Obligations	$ -
	Positive EDC Account Balance	$ (114,744,617)
Subtotal	Growth-Related Net Education Land Costs	$ 967,954,858
Add	EDC Study Costs	$ 2,900,000
Total	Growth-Related Net Education Land Costs	$ 970,854,858

Apportionment of Total 15-Year Growth-Related Net Education Land Costs

Total Growth-Related Net Education Land Costs to be Attributed to Non-Residential Development (Maximum 40%)	18.0%	$ 174,753,874
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	82.0%	$ 796,100,983

Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	$ 796,100,983
Net New Dwelling Units (Form C)	158,998
Uniform Residential EDC per Dwelling Unit	$ 5,007

Calculation of Non-Residential Charge - Use Either Board Determined

Non-Residential Growth-Related Net Education Land Costs		$ 174,753,874
GFA Method	Non-Exempt Board-Determined GFA (Form D)	47,740,837
	Non-Residential EDC per Square Foot of GFA	$ 3.66

TORONTO CATHOLIC DISTRICT SCHOOL BOARD
Ontario Ministry of Education
Education Development Charges Submission 2023
Form H2 - EDC Calculation - Differentiated Residential

Residential Growth-Related Net Education Land Cost	$ 796,100,983

City of Toronto Differentiated Jurisdiction-wide Rate

Determination of Distribution of New Development

Type of Development (Form B)	Gross 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
Single & semi detached	3,802	0.1062	404	8.39%	0.0463	176	5.41%	580	7.18%
Medium Density	16,151	0.0470	759	15.78%	0.0282	455	13.96%	1,214	15.04%
Bachelor & 1 Bedroom Apartments	107,455	0.0141	1,510	31.38%	0.0114	1,227	37.66%	2,737	33.91%
2 Bedroom + Apartments	71,339	0.0300	2,139	44.45%	0.0196	1,400	42.98%	3,539	43.86%
Total Units	**198,747**	**0.0242**	**4,812**	100.00%	**0.0164**	**3,257**	100.00%	**8,070**	100.00%
Jurisdiction-wide Cost per Dwelling Unit		$ 5,007							

Calculation of Differentiated Charge Based on Pupil Yields per Unit:

Type of Development (Form B)	Apportionment of Residential Net Education Land Cost by Development Type	Gross New Units (net of 20% assumed statutory exemptions)	Differentiated Residential EDC per Unit by Development Type
Single & semi detached	$57,199,173	3,042	$ 18,806
Medium Density	$119,772,423	12,921	$ 9,270
Bachelor & 1 Bedroom Apartments	$269,994,589	85,964	$ 3,141
2 Bedroom + Apartments	$349,134,798	57,071	$ 6,118
Total EDC Revenue Generated:	$796,100,983		

Calculation of Differentiated Charge Based on Persons per Unit:

Type of Development (Form B)	Apportionment of Residential Net Education Land Cost by Development Type	Net New Units	Differentiated Residential EDC per Unit by Development Type
Singles and Semi-Detached (3.69 PPU)	$33,999,450	3,042	$ 11,178
Medium Density (2.9 PPU)	$53,411,920	12,921	$ 4,134
Apartment Units (1.75 PPU)	$708,689,614	143,035	$ 4,955
Total EDC Revenue Generated:	$796,100,983		

TORONTO CATHOLIC DISTRICT SCHOOL BOARD

EDUCATION DEVELOPMENT CHARGES BY-LAW 2023 NO. __

PREAMBLE

1. Section 257.54(1) of the *Education Act* (the "Act") authorizes a district school board to pass by-laws for the imposition of education development charges against land if there is residential development in its area of jurisdiction that would increase education land costs and the residential development requires one or more of the actions identified in section 257.54(2) of the Act.

2. The Toronto Catholic District School Board (the "Board") has undertaken a study of, among other matters, the matters raised in section 257.61 of the Act and section 9 of Ont. Reg. 20/98 and has determined that the residential development of land to which this bylaw applies increases education land costs.

3. The Board will experience enrolment growth in the areas of the City of Toronto where it has no sites for new schools or where its existing sites cannot accommodate more students without an addition for which it will require funds for the acquisition of new school sites, expansion of existing school sites, servicing and site preparation of school sites, and other education land costs. The only available funding source for growth-related education land costs is education development charges.

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

5. The Board at its meeting dated __September 14, 2023_____ had before it a report from Quadrant Advisory Group Limited dated _August 14, 2023_____, entitled "___Education Development Charges Background Study and Review of Education Development Charges Policies_____" (the "Study");

6. The Board has referred its estimates of the total number of new elementary and secondary pupils and its estimates of the number of elementary and secondary school sites to the Ministry of Education for approval, and such approval was given on _____ under section 10 of Regulation 20/98.

7. The Board has conducted a review of its education development charge policies and public meetings pursuant to section 257.60 of the Act were held on October 19 and October 25, 2023, notice of which was given in at least one newspaper having general circulation in the general area of the Board and on the Board's website.

8. The estimated average number of secondary school pupils of the Board over the five years immediately following the day this by-law comes into force will exceed the total capacity of the Board to accommodate secondary school pupils throughout its jurisdiction on the day this by-law is passed.

9. The Board has given a copy of the education development charges background study relating to this by-law to the Minister of Education and to each school board having jurisdiction within the area to which this by-law applies in accordance with section 10 of Ont. Reg. 20/98.

10. The Board has therefore complied with conditions prescribed by section 10 of Regulation 20/98.

11. The study was made available to the public at least two weeks prior to the public meetings and the Board gave more than twenty days' notice to the public and meetings pursuant to section 257.63(1) were held on October 25, 2023 and November 16, 2023, prior to and at which the study and the proposed educational development charge by-law were made available to the public and the Board heard comments and representations from all persons who applied to he heard.

12. The Board at its meeting held on _____ has determined that no additional public meeting is necessary in respect of this by-law following the date of the public meetings on October 25 and November 16, 2023, pursuant to section 257.63(3) of the Act

13. The Board, in adopting item _____ at its meeting held on _____ has considered this matter and has determined that it intends to ensure that the need to accommodate more students attributable to the anticipated development will be met by approving the development related capital forecast and program contained in the Study.

14. [NTD: add reference to Minister approving Alternative Projects under section 257.53.1 of the *Education Act*]

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

PART I – APPLICATION

Defined Terms

1. In this by-law, the following terms shall have the meanings indicated:

    a. "Act" means the *Education Act*;

    b. "area of the by-law" means the City of Toronto resulting from the amalgamation effected on January 1, 1998 under the City of Toronto Act. 1997 S.O. 1997, c.2;

    c. "Board" means the Toronto Catholic District School Board;

    d. "development" means any activity or proposed activity in respect of land that requires one or more of the actions referred to in Sections 5 and 6 of this by-law, and includes redevelopment, expansion, extension or alteration, or any two or more of them, of a use, building or structure, except interior alternations to an existing building or structure which do not intensify the use of the building;

e. "dwelling unit" means a room or suite of rooms used, or designed or intended for use by one person or persons living together in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, and shall include, but is not limited to, a dwelling unit or units in an apartment, a secondary dwelling unit, a purpose-built rental unit, group home, mobile home, duplex, triplex, semi-detached dwelling, single detached dwelling, stacked townhouse and townhouse, but does not include a room or suite of rooms in a hotel;

f. "education development charge" means charges imposed pursuant to this by-law in accordance with the Act;

g. "education land costs" means costs incurred or proposed to be incurred by the Board,

   i. to acquire land or an interest in land, including a leasehold interest, to be used by the Board to provide pupil accommodation;

   ii. to provide services to the land or otherwise prepare the site so that a building or buildings may be built on the land to provide pupil accommodation;

   iii. to prepare and distribute education development charge background studies as required under the Act;

   iv. as interest on money borrowed to pay for costs described in paragraphs (i) and (ii); and

   v. to undertake studies in connection with an acquisition referred to in paragraph (i).

h. "existing industrial building" means a building used for or in connection with,

   i. manufacturing, producing, processing, storing or distributing something,

   ii. research or development in connection with manufacturing, producing or processing something,

   iii. retail sales by a manufacturer, producer or processor of something they manufactured, produced, if the retail sales are at the site where the manufacturing, production or processing takes place,

   iv. office or administrative purposes, if they are,

      A. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and

      B. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;

i. "gross floor area" means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing

the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls and, for the purpose of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure;

j. "local board" means a local board as defined in the *Municipal Affairs Act;* other than a district school board;

k. "mixed use" means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;

l. "non-residential use" means lands, buildings or structures or portions thereof used, or designed or intended for any use other than for a residential use, and includes, but is not limited to, an office, retail, industrial or institutional use inclusive of lands dedicated to mechanical space, loading facilities, and parking accessory to the principal use;

m. "place of worship" means that part of a building or structure that is used primarily for worship and is exempt from taxation as a place of worship under the Assessment Act;

n. "residential development" means lands, buildings or structures developed or to be developed for residential use;

o. "residential use" means lands, buildings or structures of any kind whatsoever or any portion thereof, used, or designed or intended to be used as living accommodations, including accessory uses naturally and normally incidental in purpose and exclusively devoted to residential use, for one or more individuals, and includes a unit designed for combined live/work uses and a building or structure providing accommodations for students attending a college or university, but does not include a hotel or similar building or structure providing temporary accommodation;.

p. "secondary dwelling unit" means a dwelling unit, whether contained within a proposed single detached dwelling or semi-detached dwelling, or ancillary to a single detached dwelling or a semi-detached dwelling including but not limited to a coach house, laneway suite or structure constructed above an existing garage or other structure separate from the primary dwelling unit, which:

    i. comprises an area less than the gross floor area of the primary dwelling unit; and

    ii. is not capable of being legally conveyed as a separate parcel of land from the primary dwelling unit.

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

3. In this by-law where reference is made to a statute, a section of a statute, or a regulation, such reference will be deemed to be a reference to any successor statute, section or regulation.

Lands Affected

4.

a. Subject to section 4(b), this by-law applies to all lands in the area of the by-law;

b. This by-law shall not apply to lands, or the applicable portions thereof, that are owned by and are used for the purpose of:

i. a municipality or a local board thereof;

ii. a district school board;

iii. a public hospital receiving aid under the *Public Hospitals Act;*

iv. a publicly-funded university, community college or a college of applied arts and technology established under the *Ministry of Colleges and Universities Act*, or a predecessor statute;

v. Metrolinx;

vi. a cemetery or burying ground that is exempt from taxation under section 3 of the *Assessment Act*;

vii. non-residential uses permitted under s. 39 of the *Planning Act*;

viii. lands as described in Schedules A and B to the Development Levy Agreement – Railway Lands Central and West made as for October 21, 1994 to the extent as provided in that agreement and pursuant to Section 6 of O. Reg 20/98 Education and Development Charges;

ix. a place of worship.

PART II – Education Development Charges

5.

(1) In accordance with the Act and this by-law, and subject to sections 9 and 10, educational development charges shall be imposed on all land undergoing residential development or redevelopment in the area of the by-law if the residential development or redevelopment requires any one of those actions set out in subsection 257.54(2) of the Act, namely:

a. the passing of a zoning by-law or of an amendment to zoning by-law under section 34 of the *Planning Act*;

b. the approval of a minor variance under section 45 of the *Planning Act*;

c. a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;

d. the approval of a plan of subdivision under section 51 of the *Planning Act*;

e. a consent under section 53 of the *Planning Act*,

f. the approval of a description under section 9 of the *Condominium Act*, or

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

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

(2) In respect of a particular development or redevelopment an education development charge will be collected once, but this does not prevent the application of this by-law to future development or redevelopment on the same property save and except for development that is expressly exempt from education development charges under this by-law.

6.

(1) In accordance with the Act and this by-law, and subject to sections 12 and 13, the Board hereby imposes an education development charge against land undergoing non-residential development or redevelopment in the area of the by-law which has the effect of increasing existing gross floor area of such development if the non-residential development or redevelopment requires any one of those actions set out in subsection 257.54(2) of the Act, namely:

a. the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;

b. the approval of a minor variance under section 45 of the *Planning Act*;

c. a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;

d. the approval of a plan of subdivision under section 51 of the *Planning Act*;

e. a consent under section 53 of the *Planning Act*;

f. the approval of a description under section 9 of the *Condominium Act*; or

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

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

(2) In respect of a particular development or redevelopment an education development charge will be collected once, but this does not prevent the application of this by-law to future development or redevelopment on the same property.

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

Residential Education Development Charges

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

Existing In-force By-law Rates (December 3, 2022 to December 2, 2023)	Year 1 Proposed EDC Rates (December 3, 2023 to December 2, 2024)	Year 2 Proposed EDC Rates (December 3, 2024 to December 2, 2025)	Year 3 Proposed EDC Rates (December 3, 2025 to December 2, 2026)	Year 4 Proposed EDC Rates (December 3, 2026 to December 2, 2027)	Year 5 Proposed EDC Rates (December 3, 2027 to December 2, 2028)
$2,993	$3,293	$3,593	$3,893	$4,193	$4,493

Exemptions from Residential Education Development Charges

9. As required by subsection 257.54(3) of the Act, an education development charge shall not be imposed with respect to an action, if the only effect of the action is to:

   a. permit the enlargement of an existing dwelling unit or;

   b. permit the creation of one or two additional dwelling units subject to the prescribed restrictions, in prescribed classes of existing residential buildings, including but not limited to section 3 of Regulation 20/98 as follows:

NAME OF CLASS OF RESIDENTIAL BUILDING	DESCRIPTION OF CLASS OF RESIDENTIAL BUILDINGS	MAXIMUM NUMBER OF ADDITIONAL DWELLING UNITS	RESTRICTIONS
Single detached dwellings	Residential buildings, each of which contains a single dwelling unit, that are	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross

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

10.

(1) As required by section 5 of Regulation 20/98, subject to subsection (2), an education development charge under section 8 shall not be imposed with respect to the replacement, on the same site, of a dwelling unit that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it uninhabitable.

(2) Notwithstanding subsection (1), education development charges shall be imposed under section 8 if the building permit for the replacement dwelling unit is issued more than 3 years after,

a. the date the former dwelling unit was destroyed or became uninhabitable; or

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

(3) Notwithstanding subsection (1), education development charges shall be imposed under section 8 against any dwelling unit or units on the same site in addition to the dwelling unit or units being replaced. The onus is on the applicant to produce evidence to the satisfaction of the Board, which establishes the number of dwelling units being replaced.

(4) Subject to section 13, an education development charge shall be imposed under section 8 where a non-residential building or structure is replaced by or converted to, in whole or in part, a residential building or structure.

Non-Residential Education Development Charges

11. Subject to the provisions of this by-law, the Board hereby imposes an education development charge per square foot of gross floor area of non-residential development on the designated categories of non-residential development and the designated non-residential uses of land, buildings or structures and, in the case of a mixed-use building or structure, upon all non-residential uses in the mixed-use building or structure. The education development charge per square foot of gross floor area shall be in the following amounts for the periods set out below:

Existing In-force By-law Rates (December 3, 2022 to December 2, 2023)	Year 1 Proposed EDC Rates (December 3, 2023 to December 2, 2024)	Year 2 Proposed EDC Rates (December 3, 2024 to December 2, 2025)	Year 3 Proposed EDC Rates (December 3, 2025 to December 2, 2026)	Year 4 Proposed EDC Rates (December 3, 2026 to December 2, 2027)	Year 5 Proposed EDC Rates (December 3, 2027 to December 2, 2028)
$1.37/sq ft	$1.47/sq ft	$1.57/sq ft	$1.67/sq ft	$1.77/sq ft	$1.87/sq ft

Exemptions from Non-Residential Education Development Charges

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

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

    b. If the gross floor area is enlarged by more than 50 per cent the amount of the education development charge in respect of the enlargement is the amount of the education development charge that would otherwise be payable multiplied by the fraction determined as follows:

        i. Determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement;

        ii. Divide the amount determined under paragraph 1 by the amount of the enlargement.

13.

a. As required by section 5 of Regulation 20/98, subject to paragraphs (b) and (c), an education development charge under s. 11 shall not be imposed with respect to the replacement, on the same site, of a non-residential building that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it unusable.

b. Notwithstanding paragraph (a), an education development charge shall be imposed under section 11 against any additional gross floor area of any non-residential development on the same site in excess of the gross floor area of the non-residential building or structure being replaced, subject to the following calculation:

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

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

where,

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

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

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

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

c. The exemption in paragraph (a) does not apply if the building permit for the replacement building is issued more than 5 years after,

i. the date the former building was destroyed or became unusable; or

ii. if the former building was demolished pursuant to a demolition permit issued before the former building was destroyed or became unusable, the date the demolition permit was issued;

d. Subject to section 16, an education development charge shall be imposed under section 11 where a residential building or structure is replaced by or converted to, in whole or in part, a non-residential building or structure.

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

15.

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

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

Credits

16. This section applies where an education development charge has previously been paid in respect of development on land and the land is being redeveloped, except where sections 9 and 10, and/or section 12 and 13 apply:

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

b. The education development charge determined under paragraph (a) will be reduced by a credit equivalent to the education development charge previously paid in respect of the land, provided that the credit shall not exceed the education development charge determined under paragraph (a);

c. Where the redevelopment applies to part of the land the amount of the credit shall be calculated on a proportionate basis having regard to the development permissions being displaced by the new development. For example, if 10% of non-residential gross floor area of a non-residential building is being displaced by residential development through conversion, the residential education development charge on the applicable number of units will be calculated under section 8 of the by-law, and the credit will be the education development charge originally paid on the gross floor area being converted subject to the limit in paragraph (b).

PART III – ADMINISTRATION

Payment of Education Development Charges

17. Education development charges applicable to a development shall be payable to the City of Toronto and collected on the date that a building permit for above ground construction is issued in respect of the building or structure on land to which the education development charge applies.

18. Education development charges shall be paid by cash, by certified cheque or by bank draft.

(a) The City of Toronto shall prepare a monthly report regarding EDC-related building permit activity, consistent with the Education Development Charge Guidelines, and forward to the Board no later than the 5th day following the collection month.

19. The Treasurer of the Board shall establish and maintain an education development charge reserve fund in accordance with the Act, the Regulations and this By-law.

Payment by Land

20. Subject to the requirements of the Act, the Board may by prior written agreement permit an owner to provide land in lieu of the payment for all or any portion of an education development charge. Where a prior written agreement has been entered into, the Treasurer of the Board shall advise the Treasurer of the City of Toronto of the amount of the credit to be applied to the education development charge.

Collection of Unpaid Education Development Charges

21. In accordance with section 257.96 of the Act, section 349 of the *Municipal Act,* S.O. 2001, c. 25, applies with necessary modifications with respect to an education development charge or any part of it that remains unpaid after it is payable.

Date By-law In Force

22. This by-law shall come into force on _____, 2023.

Date By-law Expires

23. This by-law shall expire on _____, 2028, unless it is repealed at an earlier date.

Severability

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

Interpretation

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

Short Title

26. This by-law may be cited as the Toronto Catholic District School Board Education Development Charges, 2023 By-law No. ____.

ENACTED AND PASSED this ____ day of _____, 2023.

Chair

Director of Education and Secretary

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

The policy review document outlined herein is intended to provide the reader with an overview of the education development charge policies underlying the existing 2018 EDC by-law of the Toronto Catholic District School Board pursuant to Section 257.60, Division E, of the *Education Act*, as follows:

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

The legislative provisions require the Board to:

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

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

The Toronto Catholic District School Board adopted and implemented EDC by-laws governing the entire City of Toronto in 2001, 2003, 2008 and again in 2013. In early 2018, the TCDSB began the process of replacing its EDC By-law before it was set to expire on June 30, 2018. The TCDSB completed all necessary steps as mandated by the *Education Act* and was prepared to pass a successor By-law at a meeting of the Board of Trustees held on June 14, 2018. The Board was unable to pass the proposed By-law because the Ministry of Education failed to approve the TCDSB's estimates of pupil counts and school sites as required by O. Reg. 20/98 and set out in the TCDSB's submission to the Minister of Education dated April 17, 2018 (the "EDC Regulation Estimates"). The Ministry of Education advised the TCDSB that it would not be in a position to approve the EDC Regulation Estimates until a new minister was appointed. As mandated by the Premier on June 26, 2018, the Ministry of Education advised the TCDSB that it would only approve the EDC Regulation Estimates if the TCDSB passed a one-year EDC By- law at the existing rates. On June 28, 2018, the Ministry approved the TCDSB's EDC Regulation estimates. On June 29, 2018, the Board of Trustees approved a one- year By-law, TCDSB EDC By-law No. 190, in order to avoid a gap in EDC fund collection (the "Interim EDC By-law"). There were no appeals of the Interim EDC By-law.

On September 13, 2018, the Board of Trustees directed TCDSB staff to begin the process of enacting a new EDC By-law as soon as possible. In order to rely upon the TCDSB submission dated April 17, 2018, the TCDSB replaced interim By-law No. 190. Section 257.62 of the *Education Act* states "an education development charge by-law may be passed only within a period of 365 days following the completion of the education development charges background study." The EDC background study was completed on April 17, 2018 and the replacement of the Interim EDC By-law

is scheduled to take place within 365 days of completion of the original background study. As such, the EDC report with addendum dated October 1, 2018 relied on the same mid-2018 to mid-2033 housing forecast and Review Area constructs; the same 15-year student enrolment projections; and the same school site values. The new EDC by-law was adopted on with an implementation date of December 2, 2018.

C.2 Overview of EDC Policies

This section of the report provides an overview of the key education development charge policy issues that will be dealt with under the Toronto Catholic DSB's proposed EDC by-law. The Board of Trustees, after consideration of public input, will make decisions on each of these policy issues prior to passage of a successor by-law anticipated to occur on Thursday October 19, 2023.

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

1. What portion of the net education land costs are to be recovered from residential and non-residential (e.g. industrial, commercial and institutional) development?
2. Are the charges to be applied on an area-specific or jurisdiction-wide basis?
3. Does the Board wish to exempt any residential or non-residential development? If so, how does the Board propose to fund the shortfall?
4. Does the Board wish to provide any demolition or conversion credits beyond that specified in the legislation?
5. What by-law term is proposed by the Board; five years, or something less?
6. Does the Board wish to apply for Ministerial approval of potential Alternative Projects?

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

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

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

Changes to the legislation have established a 'legislative cap' on the residential and non-residential EDC rate that can be imposed under an EDC by-law. Annual residential EDC rate increases are limited to the greater of 5% or $300 more than the most recent by-law-imposed rate. Annual non-residential rate increases are limited to the greater of 5% and $0.10 per square foot added to the most recent by-law-imposed rate.

In addition, O. Reg. 20/98 section 7 paragraphs 9 (iii) and 11 (ii) restricts a board to a maximum of 100% recovery of the "net" growth-related education land costs from residential and non-residential development.

Under the current capital funding model, a school board must seek Ministerial approval to acquire land and to construct any pupil places that would serve to accommodate increased enrolment generated by new housing development. In deriving "net" growth-related education land costs, there are several additional impediments to full cost recovery, beyond the 'legislative cap':

- there are no existing funding sources to pay for growth-related net education land costs that are not recovered through the imposition of education development charges, primarily as a result of higher than projected costs and the 'legislative cap',
- non-statutory exemptions granted by a school board, restrict full cost recovery;
- additional statutory exemptions have been added to the EDC legislation since 2018. Additional exemptions for secondary dwellings that are constructed on the same property but not within the original dwelling unit, may generate additional students, for which no EDC charge can be applied,
- there are restrictions on the number of acres of land that a board can fund through an EDC by-law. Zoning requirements, site plan controls and changes to program offering (e.g., child care within schools increasing parking requirements, the provision of full-day kindergarten, etc.) make it more difficult to meet all of these legislative and regulatory needs and still provide adequate outdoor space for students, where these lands fall outside of the maximum site size benchmark;
- the determination of growth-related site needs is based on On-the-Ground (OTG) capacity (an assessment of classroom loading), which may not reflect the functional capacity of classroom use from a program perspective. For example, secondary classrooms are loaded at 23 students per classroom, only for the purposes of determining growth-related site needs.

All Boards with EDC by-laws in place, have calculated their EDC rates to derive 100% cost recovery, where possible, of the "net" education land costs, however, some have reduced this level by granting at least some limited non-statutory exemptions (i.e., primarily non-residential exemptions), and a number of EDC boards are experiencing significant EDC funding shortfalls due to the 'legislative cap'.

Considerations:

One of the most significant considerations in the legislative treatment of education development charges is that there is no tax-based funding source to make up the shortfall where full cost recovery is not achieved. At the time the 2018 EDC by-law was adopted by TCDSB the Board's legal advisors were of the opinion that granting non-statutory exemptions during by-law adoption forces the board to absorb the loss of revenue associated with granting the exemptions. Many of the revenue sources under the existing education capital funding model are 'enveloped' and are therefore not available to be used for purposes other than that for which they were legislatively intended.

The Toronto Catholic District School Board's 2018 EDC by-law recovers net education land costs from residential development (82%) and non-residential development (18%) within the City of Toronto. That is, no non-statutory land uses are exempted from the charge, with the exception of the Railway Lands (see section 6 of O. Reg 20/98). Therefore, the existing EDC by-law is designed to recover as much of the net education land cost needs as the legislation will allow.

Public Input Received with Respect to this Policy:

None

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

Existing EDC By-law Provisions:

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

1. A jurisdiction-wide approach is more consistent with the way in which education services are provided by the Board;
2. A jurisdiction-wide charge affords more flexibility to the Board to meet its long-term accommodation needs;
3. Uniform application of education development charges is more congruent with the education funding model as a whole.
3. Money from an education development charges account may be used only for growth-related net education land costs attributed to or resulting from development in the area to which the education development charge by-law applies (section 16 of O. Reg 20/98). Therefore, monies collected in one by-law area could not be spent outside of that by-law area and this is particularly problematic given school choice at the secondary level.

Public Input Received with Respect to this Policy:

None

Legislative Provisions:

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

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

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

Considerations:

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

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

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

- The use of a uniform jurisdiction-wide EDC structure is consistent with the approach used to fund education costs under the Provincial funding model (i.e., the same per pupil funding throughout the Province), with a single tax rate for residential development (throughout the Province) and uniform Region-wide tax rates for non-residential development (by type), and is consistent with the approach taken by the Board to make decisions with respect to capital expenditures;
- Uniform by-law structures are more consistent with the implementation of a board's capital program (i.e., school facilities where and when needed) and are more consistent with board philosophies of equal access to all school facilities for pupils;

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

Jurisdiction-wide application of the charge assists in minimizing the risk of less-than-full cost recovery, especially where attendance boundaries and accommodation strategies change over time. Further the average costing approach to determining net education land costs ensures that all development, regardless of location within the jurisdiction, pays the same rate.

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

- The ability to utilize EDC funds for capital borrowing purposes under an area specific by-law scheme is limited to borrowing for cash flow purposes only (i.e., revenue shortfalls), due to the inability, under the existing legislation, to recover net education land costs sufficient to repay the "borrowed" area;
- Multiple EDC accounts under a multiple area-specific by-laws restrict the flexibility required to match the timing and location of site needs to available revenue sources and may compromise the timing of new school construction and increase financing costs;
- Multiple by-laws can give consideration to different patterns and levels of development (including composition of dwelling units) in that they incorporate variable rates throughout the region. The appropriateness of utilizing area specific by-laws to reflect economic diversity within a jurisdiction, should, however, be measured in the context of measurable potential market or development impact, particularly as the differential between land values in one area versus another continues to increase;

- The precedent for levying uniform municipal development charges for "soft services" (e.g., recreation, library) is well established, and is currently used in existing DC by-laws by virtually all municipalities. As well, infill dwelling units pay the same development charge for these services as new units in the major growth areas, despite the availability of existing facilities. The cost averaging approach underlying jurisdiction-wide by-laws has the ability to mitigate the impact on new house prices;
- While today there are few area-specific (i.e., regional) EDC by-laws in the Province of Ontario, those that have been adopted or proposed, reflect areas where there is little or no expectation of cross-boundary attendance.

C.2.3 Non-Statutory Residential Exemptions

Legislative Provisions:

Under the legislation, residential statutory exemptions include:

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

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

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

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

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

i) the charges shall be expressed as a rate per new dwelling unit,

ii) the rate shall be the same throughout the area in which charges are to be imposed under the by-law, ..."

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

Considerations:

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

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

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

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

The second alternative would be to differentiate the residential charge by type to establish a lower EDC rate for dwelling units that would typically be occupied by fewer school age children per household. However, the same unit type (e.g., single detached), with the same number of bedrooms, or square footage, could exhibit vastly different school age occupancies. The same difficulties prevail in trying to define a unit type that segregates various levels of school occupancy that is definable and can be easily implemented under by-law application. Finally, as noted earlier, there is no legislative ability to restrict the level of occupancy, and occupancy status could change over time.

However, even where the policy decision is not to differentiate the residential charge, the projections of enrolment are usually designed to consider the lower pupil generation of these units, which is applied to the number of units in the dwelling unit forecast expected to be non-children households.

Therefore, non-differentiated residential rates represent averages for all types of units which give consideration to the variation in school age population per household.

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

Existing EDC by-law Provisions:

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

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

C.2.4 Non-Statutory Non-residential Exemptions

Legislative Provisions:

Non-residential statutory exemptions include:

- land owned by, and used for the purposes of, a board or a municipality
- the construction or erection of any building or structure, or addition/alteration to a building or structure[1] in the case of:
    a. private schools, the owner of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*
    b. a long-term care home, as defined in the *Long-Term Care Homes Act, 2007*
    c. a retirement home as defined in the *Retirement Homes Act, 2010*
    d. a hospice or other facility that provides palliative care services
    e. a child care centre, as defined in the *Child Care and Early Years Act, 2014*

[1] If only a portion of the building or structure is to be used for the any of the purposes listed below, only that portion of the building, structure, addition or alteration is exempt from an education development charge.

f. a memorial homes, clubhouse or athletic grounds owned by the Royal Canadian Legion

- a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education
- the owner of an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*
- expansions to industrial buildings (gross floor area)
- replacement, on the same site, of a non-residential building that was destroyed by fire, demolition or otherwise, so as to render it unusable and provided that the building permit for the replacement building was issued less than 5 years after the date the building became unusable or the date the demolition permit was issued

Section 7 paragraph (11) of O. Reg. 20/98 states that "if charges are to be imposed on non-residential development ... the charges shall be expressed as ..."

a) a rate to be applied to the board-determined gross floor area of the development.

Considerations:

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

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

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

Existing EDC By-law Provisions:

The Toronto Catholic District School Board's existing "in-force" EDC by-law applies to both residential and non-residential development. The Board has the ability to revisit this policy decision as part of the November 2023 by-law adoption process.

C.2.5 Demolition and Conversion Credits

Legislative Provisions:

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

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

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

a) the date the former dwelling unit was destroyed or became uninhabitable; or

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

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

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

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

Legislative Provisions:

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

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

A board has the choice under the *Education Act*, of levying an EDC only on residential development (for partial or full eligible cost recovery), or levying a charge on both residential and non-residential development (up to a maximum of 40% of costs allocated to non-residential development). Under

the previous EDC section of the DCA legislation, a charge on non-residential development (then termed "commercial" development) was required. However, it is important to note, the legislative 'cap' rate increase is applied to existing by-law rates, which are premised on an earlier decision of the board respecting residential and non-residential shares.

Considerations:

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

There are limited options for funding education land costs under the Province's new capital funding model. All boards eligible to impose education development charges are likely to seek full eligible cost recovery (100%) under EDCs. However, a non-residential EDC is not a mandatory requirement of the structure in the *Education Act* and therefore boards may elect to recover 100% of costs from residential development or up to 40% from non-residential development (with the remainder to be recovered from residential development).

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

- Reduction of risk to the board in not achieving full revenue recovery, as demand for new pupil places will increase directly with the level of residential growth; non-residential floor area (or building permit declared value) is difficult to forecast over 15 years (particularly on an area-specific basis), and a downturn in non-residential growth would leave the board with an EDC revenue shortfall (with limited available funding sources to make up the differential);
- Simplified EDC process and by-law, eliminating the need to deal with a range of requests for exemptions, and redevelopment credits;
- Establishment of a more direct linkage to the need for the service (i.e., pupils generated by new residential development) and the funding of that service, similar to municipal development charges (although not legislatively required by the *Education Act*), although it is widely accepted by planning practitioners that employment growth leads housing growth;
- The difficulties in administering/collecting even a nominal non-residential charge and interpretation of by-law applicability vis-a-vis municipal DC by-law definitions of gross floor area, zoning provisions, etc.
- post the pandemic, there is a surplus of vacant office space in the City of Toronto and less reliance on bricks and mortar retail space. This will impact the timing and need for the construction of new retail and office space, which is expected to make up 80% of the non-residential development.

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

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

C.2.7 By-law Term

Legislative Provisions:

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

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

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

"1. Increase the amount of an education development charge that will be payable in any particular case.

2. Remove, or reduce the scope of, an exemption.

3. Extend the term of the by-law." (s.257.70(2) and subject to s.257.58(1))

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

Considerations:

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

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

C.2.8 Alternative Projects (A Lower Cost Alternative to Site Acquisition)

Section 257.53.1 of the *Education Act* provides an opportunity for a school board to seek Ministry approval to allocate EDC revenue towards an alternative project. An alternative project must have an associated cost that is less than the cost to acquire a site, and is expected to lower EDC rates.

Examples of alternative projects include:

- Alternative parking arrangements such as underground parking garages or offsite parking;
- Additional construction costs attributed to vertical construction;
- Purpose built space within a larger development;
- Alternative play area enhancements; and
- Pedestrian access improvements.

If, as part of solidifying the elements of the alternative project, a change to the alternative project is proposed, the board must notify the Minister and seek renewed approval within the timelines prescribed in section 8 of O. Reg. 20/98.

Typically, alternative projects would be considered as a cost-effective site acquisition solution where land costs are prohibitive due to the residential density proposed (i.e., intensified land uses).

The TCDSB is giving consideration to a number of Alternative Projects, with the expectation that this will reduce the cost of acquiring an 'interest in land' necessary to accommodate enrolment growth generated by new housing development.

C.2.9 Localized Education Development Agreements (LEDAs)

A Localized Education Development Agreement (LEDA) is a Minister-approved alternative to the traditional EDC revenue supported purchase of land for pupil accommodation. This provides more flexibility to EDC eligible school boards where a developer may provide sites.

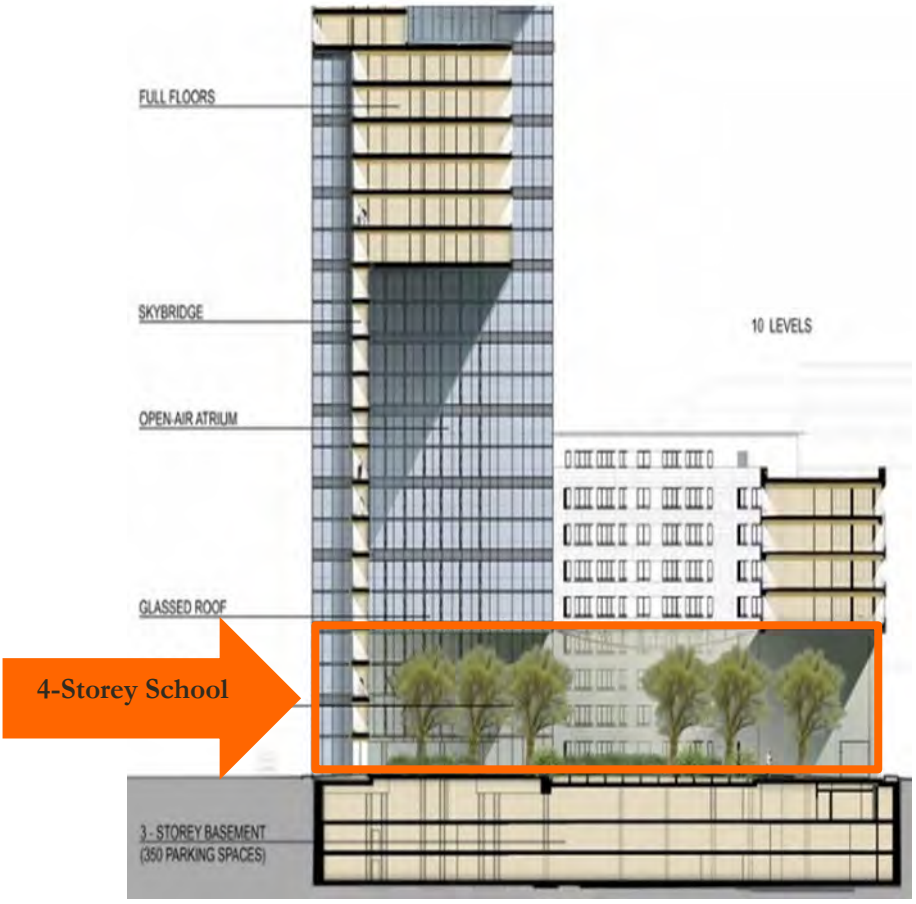
A LEDA is an agreement between a school board and an owner, such as a land developer, in which the owner provides a means for pupil accommodation or other benefit to be used to provide pupil accommodation. In exchange, the geographical area that the LEDA will service will be exempt from the collection of EDCs.

School boards are expected to consult with co-terminus boards when developing a LEDA to determine if a joint project is feasible.

Examples of Localized Education Development Agreements Examples of LEDAs include but are not limited to:

- Providing access to land (either through a long-term lease or gift);
- Owner constructs and provides facilities (e.g., podium builds). This could result in many different types of agreements including:
    - Owner provides podium space only in a condo building. Ministry provides funding through the Capital Priorities Grant program to support the construction of the school. Any cost over and above the benchmark would be provided by owner; and
    - Owner provides podium space and funds to construct a new school within a podium.

Example of a podium school:



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

C.3.1 Appeals

Under Section 257.65 of the *Education Act*, "any person or organization may appeal an education development charge by-law to the Ontario Land Tribunal by filing with the secretary of the board

that passed the by-law, a notice of appeal setting out the objection to the by-law and the reasons supporting the objection."

The TCDSB by-law adopted in November, 2018 was appealed by BILD.

C.3.2 Amendments

Legislative Provisions:

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

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

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

a) give notice of the proposed amendment in accordance with the regulations; and

b) ensure that the following are made available to the public,

(i) the education development charge background study for the by-law being amended, and

(ii) sufficient information to allow the public to understand the proposed amendment."

The TCDSB amended the EDC by-law April 24, 2019.

C.3.3 Complaints

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

a) the amount of the education development charge was incorrectly determined;

b) a credit is or is not available to be used against the education development charge, or that the amount of a credit was incorrectly determined;

c) there was an error in the application of the education development charge by-law."

In addition,

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

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