

York Region District School Board

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

Date: March 8, 2019





FOREWORD

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

The following document also contains the background report pertaining to a "Review of the Education Development Charges Policies" of the YRDSB, 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.

On October 12, 2018 the Province of Ontario passed O. Reg. 438/18 prohibiting school boards from enacting successor EDC by-laws that would impose any EDC rates higher than the current inforce by-law rates (which will be referred to as Interim By-law or 'capped' rates in this report), until such time as the Province has had an opportunity to review the EDC legislation. In the interim, this Background Study report and recommended EDC rates reflect the charges necessary to fund the net education land costs over the next 15 years. Any shortfalls in funding arising from the adoption of Interim By-law rates, or 'capped' rates, will have to be made up either from higher EDC rates in future or from provincial grants.

ACKNOWLEDGEMENTS

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

Further, the consultants wish to acknowledge the assistance of Mr. James A. Easto, Keel Cottrelle LLP, legal counsel for the co-terminous York Boards on education development charge matters; the expertise provided by **gsi** Real Estate and Planning Advisors Inc. on matters dealing with site valuation; as well as Tim Uyl, Vice President of Paradigm Shift Technology Group Inc. (PSTGI) for his company's assistance in the development of the student enrolment projections and review area mapping.

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York Region District School Board-2019 Education Development Charge Background Study

EXECUTIVE SUMMARY

The purpose of this report is to provide background information with respect to the calculation of the York Region District School Board's (YRDSB) Education Development Charges (EDCs) to be implemented in a new EDC by-law (subject to the Interim By-law provisions established by O. Reg. 438/18). The Board will seek input from the public, hold concurrent joint public meetings with the York Catholic District School Board (YCDSB) on Wednesday March 27, 2019 and give consideration to the public submissions prior to passage of education development charges proposed for Tuesday April 23, 2019.

On June 9, 2014 the YRDSB adopted Education Development Charges By-law 2014-02 with implementation of the following rates as of July 1, 2014:

\$ 3,349.00 per residential dwelling unit \$ 0.58 per square foot of non-residential gross floor area

and based on 90% recovery of net education land costs from new residential development.

On December 13, 2016 the YRDSB adopted an amendment to the EDC by-law (By-law 2016-02) to recognize increased land values. The following amended rates were imposed as of March 1, 2017:

\$ 5,416.00 per residential dwelling unit \$ 0.90 per square foot of non-residential gross floor area

and based on 90% recovery of net education land costs from new residential development.

The existing by-law is scheduled to expire on June 30, 2019. Further, section 257.56 of the *Education Act* stipulates that an EDC by-law does not come into force before the 5th day after the date of by-law passage by the Board. Therefore, in order to ensure the continuation of education development charges as a source of funding growth-related student accommodation needs, the YRDSB must adopt a successor by-law or by-laws no later than June 26, 2019. The York Boards are seeking to implement new successor by-laws on May 1, 2019.

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

EDCs may be set at any level, provided that:

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

The EDC calculation may be based on new pupils generated by new dwelling units within the Region of York for which:

- building permits will be issued over the fifteen-year forecast period mid-2019 to mid-2034;
- students generated by new housing development who are accommodated in temporary capacity awaiting funding approval, construction & opening of new school spaces (it is noted that EDC revenue derived from the construction and subsequent occupation of this new housing development is sitting in the EDC account in anticipation of the acquisition and development of additional growth-related lands¹);
- additional land or site development costs are required to meet these growth-related student accommodation needs; and
- education development charges may be imposed on the new dwelling units (i.e. those that
 are not statutorily exempted from the payment of EDCs).

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 additional YRDSB students will be generated by these new housing units;
- How many pupil places owned and operated by the YRDSB are surplus to existing
 community enrolment needs, and therefore available to accommodate the new housing
 development within reasonable proximity to the new development (i.e. students' resident
 areas), over the long term;
- What portion of the Board's OTG capacity is being used to temporarily accommodate students generated by new housing development and for which a permanent accommodation has not yet been constructed (i.e. transitional site requirements);
- How much will it cost to acquire and service the land necessary to construct the additional pupil places necessitated by new housing development, and;
- How does the land acquisition strategy outlined in this report align with the Board's longterm capital plans and future Capital priority funding requests?

ELIGIBILITY TO ADOPT A SUCCESSOR EDC BY-LAW

In order to be eligible to adopt a successor EDC by-law the YRDSB must demonstrate that it will either have a deficit in the EDC account as of April 30, 2019, or average enrolment over the next

¹ The EDC Guidelines (section 2.3.8 (1)) states that the determination of growth-related net education land costs 'may include school sites considered under a previous by-law but not yet acquired'.

by-law period will exceed school capacity on either the elementary or secondary panel. The YRDSB is expected to have secondary enrolment in excess of capacity. As such, the YRDSB qualifies to adopt a successor EDC by-law.

FORECASTING DEVELOPMENT

A forecast of new dwelling units and the projected number of YRDSB 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:

- A review of the most recent forecasts of occupied dwellings underlying each area municipal development charges by-law, and the Region of York May 18, 2017 DC study forecast (Table 3-2) as of June 2018;
- York Region 2041 Preferred Growth Scenario 2041 Population and Employment Forecasts, Attachment 2, November 2015;
- Review of a draft 15-year EDC housing forecast during a June 20, 2018 meeting with area municipal and Regional representatives, and consideration of additional comments provided by Newmarket, Vaughan and the Region of York Long Range Planning staff;
- A review of high-density Real Net data summarizing units by number of bedrooms and provided by Altus Group Economic Consulting;
- A review of the change in occupied dwellings by Census Tract, and;
- Development phasing data provided by the YRDSB and the YCDSB;
- Historical housing completion data by area municipality;
- The P2G Amendment forecast of occupied dwelling units for the Region of York dated June 2013.

A spatial matching of the YRDSB elementary and secondary school attendance boundaries against development applications specifying dwelling unit type and location was undertaken in order to determine how many pupils would be generated by additional housing development. Board-specific pupil yields were applied to the forecast of new residential units within each school catchment area to determine how new residential development would impact future enrolment of individual YRDSB schools.

The EDC 15-year housing forecast suggests that an additional 143,021 net new occupied dwelling units will be added to the existing housing stock in the Region of York over the next fifteen years, at an average of 9,535 units per annum. Of the net additional dwelling units, approximately 35% are anticipated to be low density (single and semi-detached), 27% medium density (row houses, townhouses, etc.), 1% stacked townhouses and the remaining 37% high density apartment units. The EDC housing forecast is net of demolitions and statutory exemptions.

The forecast of non-residential development is based on the following background information:

- Region of York May 18, 2017 Development Charges Report Anticipated Development in York Region prepared by Hemson Consulting Ltd. (Table 3-8) with interpolation of mid-2031 to mid-2034 period based on 2041 Preferred Growth Scenario Table 12 - 2036 Employment Forecast of 840,000 employees (i.e. average of 425 sq. ft. per employee);
- A review of the 2016 and 2017 Development Activity Summary and Growth and
 Development Reviews of Industrial, Commercial and Institutional Market and Building
 Activities building permit data to determine what percentage of the industrial, commercial
 and institutional development would be statutorily-exempted from the payment of education
 development charges.

The projection of additional non-residential gross floor area (GFA) over the 15-year forecast period (54,068,656 million additional square feet of "net" gross floor area) is applied to the portion of the net education costs that the YRDSB intends to recover from non-residential development.

FORECASTING STUDENT ACCOMMODATION NEEDS

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. This enrolment growth may include holding pupils (i.e. growth-related pupils held in temporary capacity awaiting the construction of new pupil places) accounted for within their resident community and additional pupils to be generated by new dwelling units over the next 15 years. The information respecting projected enrolment and growth-related site needs is compared to, and aligned with, the Board's long-term capital priority needs.

All elementary enrolment projections are "headcount enrolment" as this is reflective of the Provincial 2010 initiative respecting full-day kindergarten. Secondary enrolments are reflective of "average daily enrolment." In addition, for the purpose of education development charges, the enrolment projections are prepared from the perspective of accommodating pupils in their home school areas over the long term (i.e., holding situations outside of the review area are transferred back to their resident area, and students from new housing development are presumed to be accommodated within their resident area over the long term) where the board anticipates the construction of additional pupil places.

The derivation of by-school and by-grade enrolment projections consists of two distinct methodological elements. The first 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 and currently enrolled in schools operated by 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 (i.e. picking up or losing students to a co-terminous school board or the independent school system). This element of the enrolment projection methodology is known as the "Requirements of the Existing Community." The EDC Regulation does not expressly require a school board to prepare a projection of Existing Community enrolment. Some of these pupils attend schools where temporary holding spaces have been provided in anticipation of the construction of new pupil places

in their resident area, once capital funding approval is provided by the Province. The length of time between the issuance of a building permit to construct a new home and the construction/opening of new pupil places necessary to serve new housing development is exacerbated under the current capital funding model, when compared to the NPP funding model that was in place when the existing EDC legislation was enacted. The length of time necessary to accumulate sufficient pupils to warrant the construction of additional school capacity is exacerbated where the pupils per household is low (e.g. the number of pupils required to fill a French-language school takes longer to materialize than an English-language school), or there is a delay in capital approvals to construct new pupil places (due to limited capital funding dollars; capital or consolidation moratoriums delaying the fulfillment of board-approved accommodation strategies).

As stated, the EDC Regulation does not expressly require a school board to prepare Existing Community enrolment projections, nor does it require a school board to count any existing capacity (temporary or permanent capacity) against the accommodation needs of enrolment generated from new housing development (provided that the school board had an EDC by-law in place at the time and that by-law recognized a need to acquire additional land to serve these growth-related pupil place requirements), where these growth-related pupils are awaiting the construction of additional capacity within their resident area. In other words, the school board is entitled to assume that these pupils have no long-term accommodation solution as yet and that the EDC funds generated by the construction of their associated new housing development is to be used to pay for the acquisition and development of the school sites necessary to build the additional school capacity. The EDC Guidelines contemplate the preparation of Existing Community enrolment projections in order to better understand growth-related land needs in the context of longer-term accommodation strategies of the board.

The second part of the enrolment projection exercise is to determine how many pupils would be generated by additional housing development over the 15-year forecast period, and what portion of these pupils would potentially choose to attend schools of the Board. This element of the enrolment 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 in Chapter 5.

Finally, the EDC Guidelines require that school boards use School Facilities Inventory System (SFIS) On-the-Ground (OTG) capacities, rather than functional capacities (which have a higher facility utilization factor) as the basis for determining available and accessible pupil places for EDC purposes.

The analysis undertaken in this background study is designed to ensure that the recovery of net education land costs is consistent with the longer-term capital priorities of the board.

The capacity of the elementary and secondary facilities in the Board's existing inventory is reflective of the On-the-Ground (OTG) capacities approved by the Ministry for EDC purposes, including any permanent capacity that is in the design/construction process and is expected to open within the 2019/2020 school year.

The jurisdiction-wide 2018/19 to mid-2034 projections of enrolment indicate that, for the YRDSB, the number of elementary pupils will increase by 16,465 (85,986 to 102,451) and secondary pupils will increase by 5,705 (41,017 - 46,722) students on a jurisdiction-wide basis.

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

The 15-year housing forecast has been attributed to each elementary and secondary school based on the location of proposed residential development vis-à-vis the 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 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 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 2019 to 2034 enrolment growth within each of the 27 elementary and 15 secondary review areas (the review area constructs are consistent with the 2014 review areas), taking into consideration housing development by school and the extent to which individual school enrolment will be affected by that developments;
- attribution of site sizes for new school sites based on the standards established by the Board; and,
- Site costs and site preparation/development costs reflect a combination of the Board's site acquisition experiences and appraisal research recently undertaken by gsi Real Estate and Planning Advisors Inc. on the Board's behalf.

REQUIREMENT TO ADOPT AN INTERIM EDC BY-LAW

On October 12, 2018 the Province of Ontario enacted O. Reg. 438/18 prohibiting school boards from enacting successor EDC by-laws that would impose any EDC rates higher than the current inforce by-law rates (referred to as Interim By-law or capped rates in this report), until such time as the Province has had an opportunity to review this legislation. In the interim, this Background Study report and recommended EDC rates reflect the charges necessary to fund the net education land costs over the next 15 years, regardless of the legislated rate 'cap'.

Other changes made with the enactment of O. Reg. 438/18 include:

 Boards cannot change the area in which their bylaw(s) will have effect (i.e. cannot change from jurisdiction-wide to area specific);

- Several policy decisions that were the purview of Trustees as part of the EDC by-law adoption process have been effectively restrained in the legislation that is:
 - O No ability to make changes in the residential/non-residential shares
- No ability to consider the adoption of differentiated residential rates
 where the policy decisions would result in an increase in one of the EDC rates beyond the August
 31, 2018 charges;
 - EDC boards no longer have to adopt resolutions respecting any operating surplus or alternative accommodation arrangements that could be used to reduce the charge; and,
 - EDC boards aren't required to provide an explanation in the EDC Submission if they remove any available and surplus capacity from the calculation (e.g. spaces being used as temporary holding)

In the interim EDC boards with by-laws expiring prior to Fall of 2019 are proceeding to prepare EDC Background studies in order to determine the difference between the 'Interim By-law capped' rates and the 'calculated rates' necessary to recover 100% of the growth-related net education land costs. EDC boards are following the same process respecting stakeholder consultation and conducting public meetings, as well as seeking Ministry approval of the 15-year enrolment projections and number of school sites underlying the 'calculated rates'. EDC boards will generally seek to adopt 5-year by-laws with a view to amending the by-laws to increase the charges once the Provincial review is complete. Boards may need to keep track of the EDC funding shortfall during the period that 'capped' rates are in place. There is no directive at this time as to how the funding shortfall will be met: increased EDC rates, or provincial funding. Finally, any delay in funding approvals to construct new pupil places necessitated by enrolment pressures increases the level of temporary holding required and potentially the shortfall in EDC funding if this growth-related need is not built into future EDC rates.

APPROACH TAKEN TO CALCULATING THE CHARGE

The consultants who have prepared this Background Study on behalf of YCDSB are of the opinion that it is appropriate in certain circumstances, to include holding pupils (i.e. growth-related pupils held in temporary capacity awaiting the construction of new pupil places) when determining the number of growth-related school sites required as a result of anticipated enrolment growth within the Board's jurisdiction. The text of this Study reflects such view. However, on the advice of legal counsel, YCDSB has instructed that such number of growth-related school sites be determined without adding such holding pupils to the number of pupils to be generated by new dwelling units over the next 15 years. Where appropriate, the number of spaces in existing schools otherwise available to accommodate such new pupils has been allocated to holding. The EDC Forms which are part of this Study and the calculation of the charge reflect YCDSB's instructions.

RESULTING PROPOSED EDC RATES

As a result of undertaking all of the necessary research and completing the EDC submission, the proposed education development charge for the York Region DSB, where 90% of the costs are recovered from residential development, is as follows:

\$7,531 per residential dwelling unit

\$2.21 per square foot of non-residential gross floor area

This is in comparison to the \$5,416 per residential dwelling unit and \$0.90 per square foot on non-residential gross floor area adopted as part of the 2016 EDC by-law amendment process.

The EDC forms for the Board were submitted to the Ministry of Education for approval, on February 19, 2019. Ministerial approval of the submission is required prior to by-law adoption.

In the event that the School Board chooses to enact a by-law levying education development charges on non-residential development, then the by-law will take substantially the form set out in Appendix B. The range of possible charges depends on the Board's choice of the percentage of the growth-related net education land cost that is to be funded by charges on residential development and the percentage, if any, that is to be funded by charges on non-residential development. The percentage that is to be funded by charges on non-residential development shall not exceed 40 percent, according to section 7, paragraph 8 of Regulation 20/98. The range of possibilities for the Board is set out below:

YORK REGION DISTRICT SCHOOL BOARD Proposed EDC Rates					
Non-Residential	Residential	Non-Residential			
Share	Rate	Rate			
0%	\$8,368	\$0.00			
5%	\$7,949	\$1.11			
10%	\$7,531	\$2.21			
15%	\$7,113	\$3.32			
20%	\$6,694	\$4.43			
25%	\$6,276	\$5.53			
40%	\$5,021	\$8.85			

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.

The charges are collected at building permit issuance by each of the area municipalities within the Region of York, 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 development 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 need.

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 assess circumstances where actual expenditures exceed cost estimates, to ensure full cost recovery and deal with short term cash flow shortfalls. If, for instance, recent site acquisition or site development costs are higher or lower than estimated in the existing by-law calculation, an amendment could be undertaken to incorporate these increased or decreased costs into the EDC rate structure(s). The same is true for by-law renewal, in that the transitional EDC account analysis

determines the relationship between EDC revenue raised and site acquisition/site development needs generated by enrolment growth. By-law amendment and renewal requires a reconciliation of the EDC account under section 7(5) of O. Reg. 20/98.

1.2 York Region District School Board EDC By-law

The York Region District School Board (YRDSB) has imposed education development charges since September 1999 under the legislative authority of the *Education Act*, R.S.O., 1990. In each of 1999, 2004, 2009 and 2014, the YRDSB adopted jurisdiction-wide EDC by-laws that applied to the entire Region of York. While the Board has historically had 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 Region.

1.3 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 YRDSB and the YCDSB intend to conduct joint EDC public meetings.

The purpose of the first public meeting is to ensure that adequate information is made available to the public relative to the Board's review of the education development charge policies of the Board. This meeting will be held Wednesday March 27, 2019 at 7:00 PM at the YRDSB Boardroom located at 60 Wellington Street West in Aurora. 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 York Region District School Board" and is found in Appendix C of this document.

The York Boards have undertaken regular Working Group meetings with interested development community stakeholders since June, 2018, including a January 31, 2019 meeting to review the basis for the proposed charges and to invite any comments.

The scheduling of the second legislative public meeting requires that the proposed by-law and the new education development charge background study are made available to the public at least two weeks prior to the meeting, and to ensure that any person who attends the meeting "may make representations relating to the by-law" (s.257.63(2)). This meeting is also scheduled for Wednesday March 27, 2019 immediately following the 7:00 PM public meeting, and will also be held at the YRDSB Board offices.

Finally, the Board is expected to consider the adoption of a new education development charge bylaw on Tuesday April 23, 2019 7:00 PM at the offices of the York Catholic DSB located at 320 Bloomington Road West in Aurora.

A copy of the "Notice of Public Meetings" is set out on the following page, followed by a summary table of the adopted EDC rates for all Boards with in-force EDC by-laws.





NOTICE OF PUBLIC MEETINGS YORK CATHOLIC DISTRICT SCHOOL BOARD

YORK REGION DISTRICT SCHOOL BOARD

EDUCATION DEVELOPMENT CHARGES

TAKE NOTICE that on Wednesday, March 27, 2019 at 7:00 p.m., the York Catholic District School Board and the York Region District School Board (the "Boards") will hold a joint public meeting pursuant to subsection 257.60(2) of the Education Act (the "Act") at the following location:

Board Room York Region District School Board 60 Wellington Street West Aurora, Ontario

The Boards have begun the process of preparing successor education development charge by-laws for the Region of York. The purpose of this first meeting on March 27, 2019 will be to review the current education development charge policies of the Boards and to solicit public input. All interested persons are invited to attend. Any person who attends the policy review meeting may make a representation to the Boards in respect of the policies. The Boards will also consider written submissions.

AND FURTHER TAKE NOTICE that, immediately following the policy review meeting referred to above, the Boards will jointly hold a second public meeting on Wednesday, March 27, 2019 at the same location pursuant to section 257.63 of the *Education Act* to consider proposed education development charges which may be imposed pursuant to education development charge by-laws against land undergoing development in the Region of York.

The purpose of the second meeting on March 27, 2019 will be to inform the public generally about the education development charge proposals of the Boards for the Region of York and to permit any person who attends the meeting to make a representation to the Boards relating to the proposed charges. All interested persons are invited to attend. The Boards will also consider written submissions.

AND FURTHER TAKE NOTICE that the Boards will consider enacting successor by-laws imposing education development charges in the Region of York at a joint public meeting to be held on Tuesday, April 23, 2019 at 7:00 p.m. at the following location:

Board Room York Catholic District School Board 320 Bloomington Road West Aurora, Ontario

All interested parties are invited to attend. Any person who attends the meeting may make representations to the Boards in respect of this matter. Written submissions will also be considered.

Should successor by-laws be passed on such date, collection of education development charges pursuant to such by-law may commence on May 1, 2019.

All submissions received in writing and those opinions expressed at the public meetings will be considered prior to the Boards' decisions.

A Policy Review Document setting out each Board's education development charge policies and the Education Development Charge Background Study required Section 257.61 of the Act (including the proposed EDC by-laws) setting out each Board's education development charge proposal will be available on or after March 12, 2019 at each Board's administration office (at the addresses set out above), during regular office hours, and will also be posted on the Boards' websites (www.ycdsb.ca and www.yrdsb.ca).

The Boards would appreciate receiving written submissions one week prior to the public meetings referred to above so that they may be distributed to trustees prior to the meetings. Submissions and requests to address the Boards as delegations or any comments or requests for further information regarding this matter should be submitted to:

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Planning and Operations

York Catholic District School Board Telephone: 1.905.713.1211 Ext. 12374

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York Catholic District School Board

York Region District School Board

Dominic Mazzotta Chair of the Board Ab Falconi Director of Education Corrie McBain Chair of the Board Louise Sirisko Director of Education

EDUCATION DEVELOPMENT CHARGE BY-LAWS IN THE PROVINCE OF ONTARIO

Board	Effective Date of By-law	By-law Term	Area to which By-law Applies	Type of Charge ³	Res. Charge/ Unit	Non-Res. Charge/ Sq. Ft. of G.F.A.	% of Charge Attributed to Residential Development	% of Charge Attributed to Non- Residential Development
Algonquin & Lakeshore Catholic DSB	Oct-17	5 yrs	City of Kingston	A/S	\$254	\$0.00	100%	0%
Brant Haldimand Norfolk Catholic DSB	Oct-18	5 yrs	City of Brantford, County of Brant	A/S J/W/r	\$912	\$0.00	100%	0%
Conseil des écoles publiques de l'Est de l'Ontario	Apr-14	5 yrs	City of Ottawa	J/W/r	\$423	\$0.22	85%	15%
Conseil des écoles publiques de l'Est de l'Ontario	Mar-15	5yrs	United Counties of Prescott and Russell	J/W/r	\$444	\$0.00	100%	0%
Conseil des écoles catholiques du Centre- Est ¹	Jan-16	5 yrs	City of Ottawa	J/W/r	\$718	\$0.53	20%	80%
Dufferin-Peel Catholic DSB	Jun-14	5 yrs	Peel Region	J/W/r	\$1,343	\$0.56	75%	25%
Durham Catholic DSB	May-14	5 yrs	Durham Region (excl. Clarington)	J/W	\$786	\$0.00	100%	0%
Durham DSB	May-14	5 yrs	Durham Region (excl. Clarington)	J/W	\$1,949	\$0.00	100%	0%
Greater Essex County DSB	May-14	5 yrs	City of Windsor	J/W/r	\$305	\$0.00	100%	0%
Greater Essex County DSB	May-14	5 yrs	County of Essex and the Township of Pelee	J/W/r	\$305	\$0.00	100%	0%
Halton Catholic DSB ²	Jul-18	1 yr	Halton Region	J/W	\$2,269	\$0.58	85%	15%
Halton DSB ²	Jul-18	1 yr	Halton Region	J/W	\$4,364	\$1.11	85%	15%
Hamilton-Wentworth Catholic DSB	Aug-14	5 yrs	City of Hamilton	J/W	\$885	\$0.34	85%	15%
Hamilton-Wentworth DSB	Aug-14	5 yrs	City of Hamilton	J/W	\$1,039	\$0.39	85%	15%
Kawartha Pine Ridge DSB	Jul-15	5 yrs	Clarington	A/S	\$1,028	\$0.24	90%	10%
Niagara Catholic DSB	Jun-15	5 yrs	fmr Lincoln County	J/W/r	\$1,860	\$0.00	100%	0%
Niagara Catholic DSB	Jun-15	5 yrs	fmr Welland County	J/W/r	\$172	\$0.00	100%	0%
Ottawa Catholic SB	Apr-14	5 yrs	Gty of Ottawa	J/W	\$466	\$0.34	80%	20%
Ottawa-Carleton DSB	Apr-14	5 yrs	City of Ottawa	J/W	\$723	\$0.52	80%	20%
Peel DSB	Jun-14	5 yrs	Peel Region	J/W	\$3,224	\$0.45	90%	10%
Peterborough, Victoria, Northumberland & Clarington Catholic DSB	Jul-15	5 yrs	Clarington	A/S	\$710	\$0.16	90%	10%
Simcoe Muskoka Catholic DSB	Oct-18	5 yrs	Simcoe County	J/W/r	\$448	\$0.12	90%	10%
Simcoe County DSB	Oct-18	5 yrs	Simcoe County	J/W	\$1,311	\$0.35	90%	10%
Toronto Catholic DSB ²	Nov-18	1 yr	City of Toronto	J/W (with exempt areas)	\$1,493	\$1.07	75%	25%
Upper Grand DSB	Aug-14	5 yrs	Dufferin County	J/W/r	\$832	\$0.00	100%	0%
Upper Grand DSB	Aug-14	5 yrs	Wellington County	J/W/r	\$1,567	\$0.00	100%	0%
Waterloo Catholic DSB	Jun-16	5 yrs	Regional Municipality of Waterloo	J/W	\$653	\$0.32	80%	20%
Waterloo Region DSB	Jun-16	5 yrs	Regional Municipality of Waterloo	J/W	\$1,948	\$1.41	80%	20%
Wellington Catholic DSB	Aug-14	5 yrs	Wellington County	J/W	\$317	\$0.00	100%	0%
York Catholic DSB	Jul-14	5 yrs	York Region	J/W	\$991	\$0.17	90%	10%
York Region DSB ¹	Jul-14	5 yrs	York Region	J/W	\$5,416	\$0.90	90%	10%

¹ Amended Rates

 $^{^3}$ A/S = Area Specific; J/W = Jurisdiction-wide; r = regional EDC rate

⁻ Conseil des écoles catholiques du Centre-Est - February 28, 2016 and York Region DSB - March 1, 2017

² Interim By-laws

⁻ Halton DSB , HCDSB, TCDSB, BHNCDSB, SMCDSB and SCDSB

Updated November 2018

1.4 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 new pupils over each of the fifteen years of the forecast period.
- 2. The Minister has approved the Board's estimates of the number of 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 bylaw 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 YRDSB is eligible to adopt a successor EDC by-law given that the Board will have secondary enrolment in excess of secondary capacity over the term of the proposed by-law, as is demonstrated in the following section.

1.5 Eligibility to Impose Education Development Charges and Form A

Form A of the EDC Submission set out below, demonstrates that the head count enrolment (i.e., includes full day kindergarten) over the proposed 5-year term of the EDC by-law (2019/2020 to 2023/2024), as measured in October and March of each academic year, is higher than the permanent capacity of the Board's existing inventory of school facilities, on the secondary panel. As a result, the YRDSB meets the legislative "trigger" based on having enrolment in excess of capacity on either the elementary or secondary panels.

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.

There is a surplus balance in the YRDSB EDC account in the order of \$12.5 million.

For the YRDSB, the five year (2019/20 to 2023/24) average head count enrolment is 86,706 for the elementary panel and ADE average enrolment of 42,583 on the secondary panel. When these figures are compared to 95,999 permanent spaces in the Board's existing inventory of elementary facilities and 37,956 permanent spaces on the secondary panel, enrolment exceeds capacity on the secondary panel. As such, the Board qualifies to adopt a successor by-law on the basis of enrolment in excess of capacity.

YORK REGION DISTRICT SCHOOL BOARD Education Development Charges Submission 2019 Form A - Eligibility to Impose an EDC

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

	F	Projected Elementary Panel Average Daily Enrolment Headcount						
Elementary Panel Board-Wide Capacity	Year 1 2019/ 2020	Year 2 2020/ 2021	Year 3 2021/ 2022	Year 4 2022/ 2023	Year 5 2023/ 2024	Average Projected Enrolment Over Five Years	Average Projected Enrolment less Capacity	
95,999	86,354	86,589	86,426	86,836	87,326	86,706	-9,293	

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

		Projected Sec	condary Panel A	verage Daily En	rolment (ADE)		
Secondary Panel Board-Wide Capacity	Year 1 2019/ 2020	Year 2 2020/ 2021	Year 3 2021/ 2022	Year 4 2022/ 2023	Year 5 2023/ 2024	Average Projected Enrolment Over Five Years	Secondary Projected Enrolment less Capacity
37,956	41,542	42,075	42,728	43,058	43,510	42,583	4,627

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

Adjusted Outstanding Principal:	\$376,473,761
Less Adjusted EDC Account Balance:	\$388,963,507
Total EDC Financial Obligations/Surplus:	\$12,489,746

1.6 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:

- 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 Region of York- Chapter 4
- 2. the number of projected pupil places (Chapter 5) and the number of new sites and/or site development costs required to accommodate the projected pupil places. This may include school sites considered under a previous by-law but not yet acquired Chapter 6
- 3. the number of existing pupil places available to accommodate the projected total number of new pupil places required 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, including holding pupils returned to their resident area if they board intends to accommodate them in their resident area over the long term 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 (although this is no longer a legislative requirement)
- 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, and an explanation of whether the costs of the excess land are education land costs and if so, why Chapter 6
- 7. the number of permanent 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 Appendix A Form G summaries
- 8. a statement of the board's policy concerning possible arrangements with municipalities, school boards or other persons or bodies in the public or private sector, including arrangements of a long-term or co-operative nature, which would provide accommodation for the new pupils in item #2, without imposing EDCs, or with a reduction in such charges; and a statement from the board indicating that it has reviewed its operating budget for savings that could be applied to reduce growth-related net education land costs, and the amount of any savings which it proposes to apply, if any Appendix D (although this is no longer a legislative requirement).

The YRDSB has developed assumptions in the calculations on which its EDC by-law will be based. The legislation stipulates that an education development charge by-law may only be passed within the one-year period following the completion of the education development charge background study. This report, dated March 8, 2019 will be considered for receipt by the Board, as part of the meeting on March 27, 2019.

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

1.7 Differentiated Residential Rates

Section 9 of O. Reg. 20/98 states that an EDC by-law may include a singular residential rate applied to the by-law area, or differentiated charges on different types of residential development (i.e. low, medium and high-density development) consistent with typical municipal DC practices. The EDC Submission incorporates Form H2 EDC Calculation – Differentiated Residential (Part 2 of 2). The submission calculation differentiates residential EDC rates on the basis of a 'distribution factor'. The distribution factor used as the differentiator was based on the number of *pupils per household*. Calculations utilizing this approach derived differentiated EDC rates between high-density and low density with ratios between 8 to 10 times in most circumstances. In other words, a \$1,000 rate for high-density development would derive an \$8,000 to \$10,000 low density charge. This inordinate spread made it difficult to derive consensus between developers in recommending the adoption of singular versus differentiated residential rates. A discussion of the considerations in choosing to adopt differentiated residential rates can be found in Appendix C.

As an alternative approach, the consultants have proposed that the distribution factor be derived based on *persons per unit (PPU)* consistent with the methodology employed by municipalities in deriving differentiated municipal DC rates. This approach reduces the high-density to low density spread from the 8 to 10 times under the pupils per unit approach, to 2 to 3 times under the person per unit approach. It is anticipated that the persons per unit approach will result in a reduced spread over time as the occupancy of higher density development increases over time due to housing affordability considerations. A comparison of the calculated differentiated residential rates and unit density ratios derived under both methodologies can be found at the end of Appendix A.

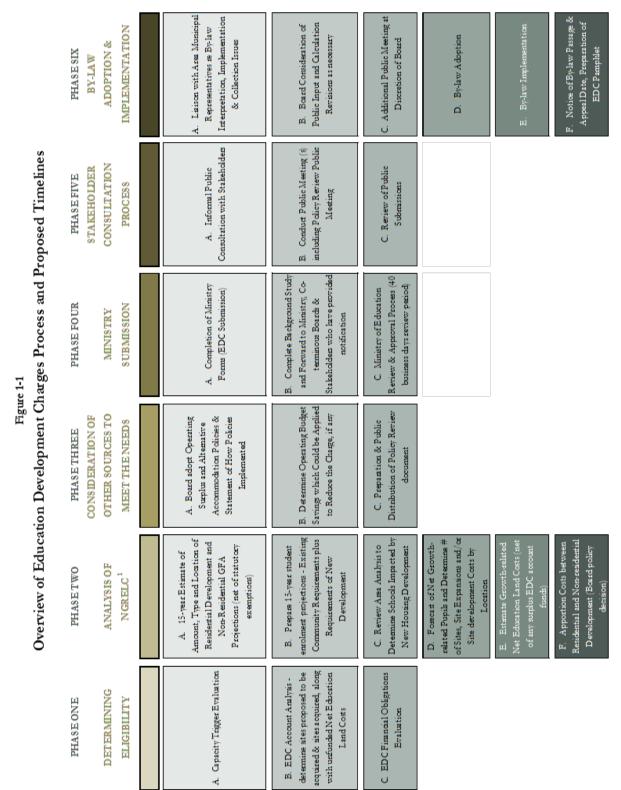
1.8 Impact re Funding 5-year Net Education Land Costs

Adopting a YRDSB successor EDC by-law based on the current capped EDC rates will create a revenue shortfall in excess of \$24.5 million per annum plus applicable financing costs (the total for both YRDSB and YCDSB is an annual \$30.0 million shortfall plus financing), until such time as the provincial review is completed and the Board is in a position to adopt the calculated rates. As and when the Board is allowed under the legislation to adopt EDC rates designed to recover 100% of the projected net education land costs, updated EDC calculated rates will have to be determined to incorporate the revenue shortfall to date, unless the Province agrees to assume the revenue shortfall through additional land budget grants.

Should the YRDSB agree to adopt differentiated EDC rates as part of the legislative rate cap, then there will be an additional \$7.2 million per annum revenue shortfall plus applicable financing costs (the total for both YRDSB and YCDSB is an annual \$8.5 million shortfall plus financing). See Appendix E for additional details.

1.9 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. The overview reflects the process in place prior to the announcement of the legislative review.



1. NGRELC - Net growth-related Education Land Costs

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 (i.e. in order to derive total enrolment needs over the forecast period), the determination of net growth-related pupil places by review area and the identification of additional site requirements due to growth. The second component, which is the financial component, encompasses the determination of the charge (undertaken in the form of a cashflow analysis), including identification of the site acquisition, site development and study costs, projected expenditure timing, determination of revenue sources and assessment of borrowing impact.

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

2.1 Planning Component

Step 1- Determine the anticipated amount, type, and location of residential development over the 15-year period (i.e., building permits to be issued) and for which education development charges would be imposed during the mid-2019 to mid-2034 forecast period.

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

- 1. A review of the most recent forecasts of occupied dwellings underlying each area municipal development charges by-law as of June 2018, and the Region of York May 18, 2017 DC study forecast (Table 3-2);
- 2. York Region 2041 Preferred Growth Scenario 2041 Population and Employment Forecasts, Attachment 2, November 2015;
- 3. Review of a draft 15-year EDC housing forecast during a June 20, 2018 meeting with area municipal and Regional representatives, and consideration of additional comments provided by Newmarket, Vaughan and the Region of York Long Range Planning staff;
- 4. A review of high-density Real Net data summarizing units by number of bedrooms and provided by Altus Group Economic Consulting;
- 5. A review of the change in occupied dwellings by Census Tract;
- 6. Development phasing data provided by the YRDSB and the YCDSB;
- 7. Historical housing completion data by area municipality;
- 8. The P2G Amendment forecast of occupied dwelling units for the Region of York dated June 2013.

A spatial matching of the YRDSB elementary and secondary school attendance boundaries against development applications specifying dwelling unit type and location was undertaken in order to determine how many additional pupils would be generated by additional new housing development.

Board-specific pupil yields were applied to the forecast of new residential units within each school catchment area to determine how new residential development would impact future enrolment.

The EDC 15-year housing forecast suggests that an additional 143,021 net new occupied dwelling units will be added to the existing housing stock in the Region of York over the next fifteen years, at an average of 9,535 units per annum. Of the net additional dwelling units, approximately 35% are anticipated to be low density (single and semi-detached), 27% medium density (row houses, townhouses, etc.), 1% stacked townhouses and the remaining 37% high density apartment units. The EDC housing forecast is net of demolitions and statutory exemptions.

The forecast of non-residential development is based on the following background information:

- Region of York May 18, 2017 Development Charges Report Anticipated Development in York Region prepared by Hemson Consulting Ltd. (Table 3-8) with interpolation of mid-2031 to mid-2034 period based on 2041 Preferred Growth Scenario Table 12 2036 Employment Forecast of 840,000 employees and average of 425 sq. ft. per employee;
- A review of the 2016 and 2017 Development Activity Summary and Growth and
 Development Reviews of Industrial, Commercial and Institutional Market and Building
 Activities building permit data to determine what percentage of the industrial, commercial
 and institutional development would be statutorily-exempted from the payment of education
 development charges.

The projection of additional non-residential gross floor area (GFA) over the 15-year forecast period (54,068,656 million additional square feet of "net" gross floor area) is applied to the portion of the net education costs that the YRDSB intends to recover from non-residential development.

- 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. In addition, O. Reg. 438/18 would prohibit YRDSB from adopting anything other than a jurisdiction-wide EDC by-law. The elementary and secondary review areas generally match the current attendance boundaries of each YRDSB school (except where students permanently attend programs outside of the Review Area). 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., consistent with long term capital priorities of the Board.
- Step 3- Utilize the School Facilities Inventory information to determine the Ministry-approved OTG (On-the-Ground) capacities and the number of portables and portapaks (temporary space) for each existing elementary and secondary facility. Adjust the OTG capacity for pupil spaces to account for any changes to school capacity as result of community partnerships, child care initiatives, etc., and approved by the Ministry of Education as reductions to the SFIS OTG capacity.
- 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 existing student population) from the pupil requirements of new development (the number of pupils anticipated to be generated by new development within the Region and over the next 15 years) were prepared by the consultants and reviewed by Board Planning staff. Schools within each Review Area are distinguished between those that have and will be impacted by the future construction of additional homes within their attendance boundaries, from those that are not, and further, will require an accommodation solution (e.g. additional portables, attendance boundary adjustments, construction of additional pupil places, etc.). The determination of 15-year growth-related needs should align with the Board's longer-term student accommodation needs as well as Capital Priority funding requirements.

Finally, the enrolment analyses assume that any pupils temporarily accommodated outside of their resident attendance area in anticipation of the construction of new school capacity are returned to their resident area and form part of the growth-related accommodation needs where consistent with long term capital priorities.

Steps 7 and 9 - Determine the number of pupil places "available" to accommodate enrolment growth resulting from the construction of new housing development. 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.

Subtract any available and surplus pupil places in existing facilities from Year 15 total enrolment, to determine the net growth-related pupil place requirements. 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 provide a transaction history in accordance with the legislation, as well as the need to project the balance in the account as of the day prior to implementation of the successor 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 needs and the timing of proposed expenditures. Where the needs can be met through additions to existing facilities and where no additional land component is required, no sites are identified. However, in the latter circumstances, there may be site development costs incurred in order to accommodate enrolment growth. These costs will be included in the determination of "growth-related net education land costs" where appropriate. In addition, the Board may acquire lands adjacent to existing school sites in order to accommodate enrolment growth. Finally, the acquisition of lands may be part of redevelopment strategies or may involve the acquisition of lands declared 'surplus' by co-terminous school boards, and may require replacement of outdated infrastructure if required by the municipality as part of site plan approval.

Where there are transitional growth-related costs – that is: the new school or addition has not been constructed as yet, but the Board has previously expended site acquisition and/or site preparation costs from the EDC account, there is a need to reduce the future net education land costs by the amount previously funded, in order to avoid any double counting.

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

2.2 Financial Component:

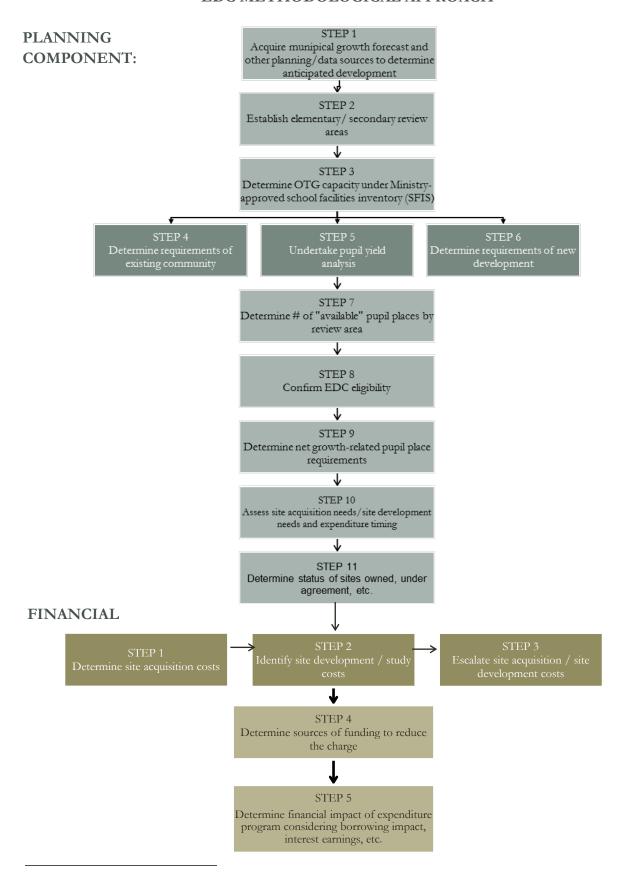
- **Step 1-** Identify the land acquisition costs (on a per acre basis) in 2019 dollars in accordance with the land valuations outlined in the appraisal report. Where purchase and sale agreements have been finalized, incorporate the agreed-upon price.
- *Step 2* Identify site development, site preparation and applicable study costs specified under 257.53(2) of the *Education Act*.
- **Step 3-** Apply an appropriate indexation factor to site preparation/development costs to recognize increased labour and material costs over the 15-year forecast period. Apply an appropriate land escalation factor to site acquisition costs, over the term of the by-law (i.e. 5 years).
- Step 4- Determine what amounts, if any, should be applied to reduce the charge as a result of the following:
 - 1. The Board's policy on alternative accommodation arrangements;
 - 2. The Board's policy on applying any operating budget surplus to reduce net education land costs (although these two policies are no longer required under O. Reg.438/18);
 - 3. Any surplus funds in the existing EDC account which should be applied to reduce the charge.

Or determine if there is a negative balance in the account that needs to be applied to the EDC rates derived for the following by-law period.

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 a significant deficit EDC account balance) and EDC account interest earnings by undertaking a cashflow analysis of the expenditure program over the 15-year forecast period. The cashflow analysis is consistent with a line of credit repayment approach, specifying the interest rate to be paid and the payback period.

FIGURE 2-1

EDC METHODOLOGICAL APPROACH



¹Step 7 - Available pupil places, that, in the opinion of the Board, could reasonably be used to accommodate growth (section 7.3 of O. Reg 20/98 as amended)

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CHAPTER 3 - JURISDICTION OF THE BOARD

3.1 Legislative Provisions

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

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

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

The determination of proposed EDC rates found within this report is based on a singular jurisdiction-wide by-law charging structure, which is consistent with O. Reg. 438/18. Should the Regulation be amended and the Board wish to consider area-specific EDC rates, a new background study, Ministry approval process and public consultation process would be required.

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

3.2 Analysis of Pupil Accommodation Needs by "Review Area"

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

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 (although this is no longer a legislative requirement). As such, the use of permanent accommodation spaces within a review area is based on the following parameters:

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

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

The review area concept within education development charges is based on the premise that pupils should, in the longer term, be able to be accommodated in permanent facilities within their resident area; therefore, any existing available capacity anywhere within the jurisdiction, or within the broader Review Area is not necessarily the most cost-effective long-term solution to accommodating pupils generated by the construction of new homes. For the purposes of the calculation of education development charges described in this report, pupils of the Board who currently attend school facilities outside of their resident area, have been transferred back if the holding situation is considered to be temporary in nature. Further these holding pupils may make up a portion of the growth-related site needs if they are as a result of new homes constructed and the identification of future school site needs as part of a predecessor EDC by-law.

There are four important principles to which the consultants have adhered to 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 a 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; and
- 4. Determining where housing development has occurred, or is, expected to occur, and the specific school enrolments affected by this residential development.

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

- A desire by the Board to align feeder school patterns as students move from Kindergarten to elementary and secondary programs;
- 2. Current Board-approved school attendance boundaries;
- 3. Travel distances to schools consistent with the Board's transportation policies;
- 4. Former municipal boundaries;
- 5. Manmade or natural barriers (e.g. existing or proposed major arterial roadways, expressways such as Highway 400 and Highway 407, railway crossings, industrial areas, river valleys, Oak Ridges Moraine, major environmental lands, etc.);
- 6. Distance to neighbouring schools.

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

For the purpose of the jurisdiction-wide approach to calculating education development charges, the York Region District School Board has 27 elementary review areas and 15 secondary review areas as listed in Table 3-1, and as shown on Maps 3-1 and 3-2, at the end of the chapter.

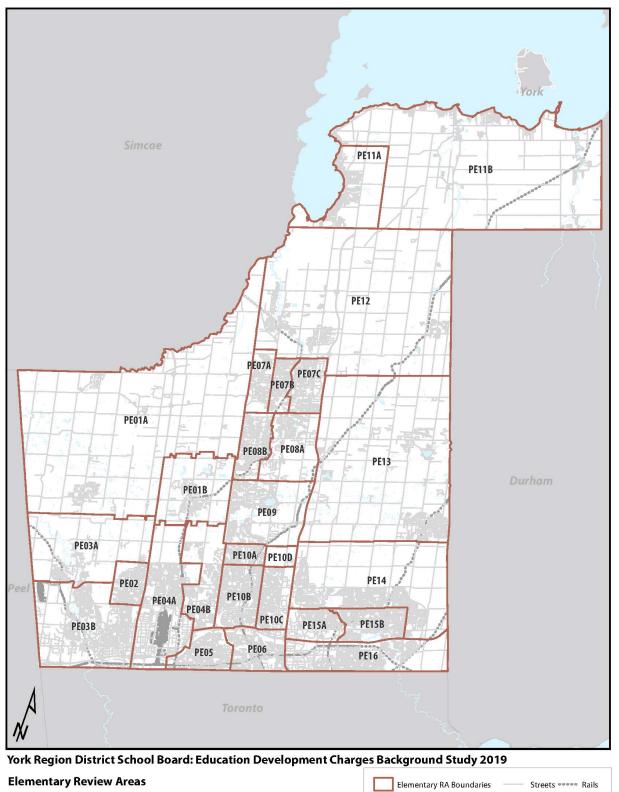
Each review area has been further subdivided in order to determine the net growth-related pupil place need. The Board could have split the 2014 EDC Review Areas to create additional Review Areas, however, this would have had the same effect in terms of assessing EDC growth-related site needs. The detailed 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.

Table 3-1: YRDSB Elementary and Secondary Review Areas

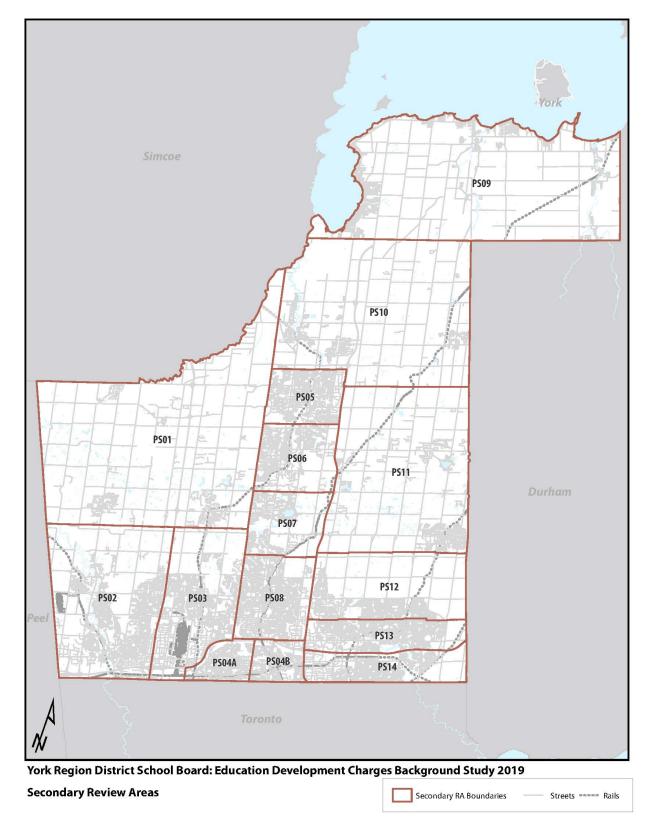
ELEMENTARY REVIEW AREAS	SECONDARY REVIEW AREAS
1 PE01A - King Township	1 PS01 - King
2 PE01B - King City	2 PS02 - Vaughan Woodbridge
3 PE02 - Vaughan Vellore	3 PS03 - Vaughan Maple
4 PE03A - Vaughan Kleinburg	4 PS04A - Vaughan Thomhill
5 PE03B - Vaughan Woodbridge	5 PS04B - Markham Thomhill
6 PE04A - Vaughan Maple	6 PS05 - Newmarket
7 PE04B - Vaughan Carrville	7 PS06 - Aurora
8 PE05 - Vaughan Thomhill	8 PS07 - Oak Ridges
9 PE06 - Markham Thomhill	9 PS08 - Richmond Hill
10 PE07A - Newmarket West	10 PS09 - Georgina
11 PE07B - Newmarket Central	11 PS10 - East Gwillimbury
12 PE07C - Newmarket East	12 PS11 - Whitchurch-Stouffville
13 PE08A - Aurora East	13 PS12 - Markham North
14 PE08B - Aurora West	14 PS13 - Markham Centre
15 PE09 - Oak Ridges	15 PS14 - Markham South
16 PE10A - Richmond Hill Northwest	
17 PE10B - Richmond Hill West	
18 PE10C - Richmond Hill East	
19 PE10D - Richmond Hill Northeast	
20 PE11A - Keswick	
21 PE11B - Georgina	
22 PE12 - East Gwillimbury	
23 PE13 - Whitchurch-Stouffville	
24 PE14 - Markham North	
25 PE15A - Markham Centre West	
26 PE15B - Markham Centre East	
27 PE16 - Markham South	

Elementary and secondary overview maps are provided on the following two pages.



Elementary RA Boundaries Streets **** Rails

Map 3-1: York Region District School Board Elementary Review Areas



Map 3-2: York Region District School Board Secondary Review Areas

CHAPTER 4 - RESIDENTIAL/NON-RESIDENTIAL GROWTH FORECAST

4.1 Background

This section of the report deals with the 15-year forecast of residential and non-residential development for the mid-2019 to mid-2034 forecast period. The legislative requirements respecting EDC growth forecasts cite the need to identify the anticipated timing, location, and type of residential development, which are critical components of the overall EDC process due to the inextricable link between new units and new pupil places. The location of development is particularly important to the determination of additional growth-related site needs. Therefore, every effort was made to consider the most recent residential and non-residential forecast information available.

The consultants compiled a draft 15-year EDC forecast of net new units and subsequently consulted with the Region and area municipalities in refining the forecasts. While DC growth forecasts are focused on municipal-wide development potential and growth-related municipal infrastructure needs generated by residential and non-residential development, the EDC housing forecast takes into consideration the impact on future student accommodation needs at a school-by-school level. As such, a detailed annual forecast of occupied dwelling units was undertaken by YRDSB school, by density type and by number of bedrooms (for high density development), utilizing development pipeline data supplied by the York boards, as well as other York Region forecasting reports of population, housing and employment projections at a macro level.

While the EDC legislation requires that the by-law rates be based on a 15-year forecast of building permits to which EDC charges would apply, the detailed housing forecast is also designed to address how net migration, re-gentrification due to aging population, shifts in perspectives on density choices and housing space needs, along with government housing policies and affordability, will affect housing occupancy over the longer term. While the EDC forecast of occupied dwelling units is based on units for which building permits will be issued once the by-law is implemented, the determination of longer-term accommodation needs is based on the construction and occupancy of those units, and the lag between building permit issuance and housing occupancy grows when it involves land redevelopment and intensified land uses.

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:

- A review of the most recent forecasts of occupied dwellings underlying each area municipal development charges by-law, and the Region of York May 18, 2017 DC study forecast (Table 3-2) as of June 2018;
- 2) York Region 2041 Preferred Growth Scenario 2041 Population and Employment Forecasts, Attachment 2, November 2015;

- 3) Review of a draft 15-year EDC housing forecast during a June 20, 2018 meeting with area municipal and Regional representatives, and consideration of additional comments provided by Newmarket, Vaughan and the Region of York Long Range Planning staff;
- 4) A review of high-density Real Net data summarizing units by number of bedrooms and provided by Altus Group Economic Consulting;
- 5) A review of the change in occupied dwellings by Census Tract;
- 6) Development phasing data provided by the YRDSB and the YCDSB;
- 7) Historical housing completion data by area municipality;
- 8) The P2G Amendment forecast of occupied dwelling units for the Region of York dated June 2013.

A spatial matching of the YRDSB elementary and secondary school attendance boundaries against development applications specifying dwelling unit type and location was undertaken in order to determine how many additional pupils would be generated by new housing development. Board-specific pupil yields were applied to the forecast of new residential units within each school catchment area to determine how new residential development would impact future enrolment.

4.1.1 Refining the Forecast of Net New Units

A draft dwelling unit forecast covering the period mid-2019 through mid-2034 was prepared utilizing the most recent DC forecast of occupied dwellings for each of area municipality and comparing these forecasts re timing and density assumptions to the Region of York's May 18, 2017 DC forecast. The following observations were made as a result of undertaking this analysis:

- 1. Only the Town of Georgina January 27, 2017 DC Background Study report provided detailed population, housing and employment forecasts beyond mid-2031¹;
- 2. The King Township 2013 DC Study covered nine (9) years of the EDC 15-year forecast period²

Therefore, there was a need to make assumptions respecting the number of additional occupied dwellings and density mix in order to meet the legislative requirements to prepare a 15-year forecast of net new units.

The draft dwelling unit forecast was shared with representatives for the Region of York and area municipalities during a June 20, 2018 meeting. Subsequently, comments were provided by the Town of Newmarket, City of Vaughan and the Region of York Long Range Planning staff. Most notably, the Region of York provided the following comments:

1. The Growth Plan Amendment 2 forecast of 1.7 million population in 2036 should be used to interpolate the 2034 end-point for the EDC forecast.

¹ Town of Georgina Development Charges Background Study – Appendix A, Hemson Consulting Ltd., Amended January 27, 2017

² King Township 2013 DC Study – Appendix A, Watson & Associates Economists Ltd., Revised September 17, 2014

- 2. York Region staff recommend adjusting the housing unit forecast to be more consistent with the York Region forecast by reducing the number of apartment units and increasing the number of singles and multiples.
- 3. There are some minor discrepancies between the EDC annual forecast by unit type versus the Region's May 18, 2017 DC forecast. (However, the Region's forecast is an end-year forecast, and the EDC forecast is a mid-year forecast).
- 4. When generating PPU estimates for apartment units, the school boards should consider the shift necessitated by the Growth Plan intensification targets towards more families in apartment units, particularly in later years of the forecast. (The high-density pupil yields were increased by 10% for the last 5 years of the EDC forecast).
- 5. The apartment forecast at 7,400 units annually for the 2031-2034 period is particularly high when compared to only 4,000 apartments per year in the Region's most recent growth scenario. The Region further noted that future updates to the Region's forecast would likely result in an increase in apartment units a unit ix of 55% would be more appropriate. (It is noted that the revised EDC forecast is based on an average of 4,062 high-density units (including stacked townhouses) for the mid-2031 to mid-2034 period and derives 42% of the total units as high-density. It is also noted that the most recent approved 2031-36 forecast shown in Table 4 of the York Region 2041 Population and Employment Forecasts assumes 41.1% of the household growth to be apartment units. As such, the revised EDC forecast assumes 42% apartment units for the mid-2031 to mid-2034 period.

The final EDC 15-year housing forecast suggests that an additional 143,021 net new occupied dwelling units will be added to the existing housing stock in the Region of York over the next fifteen years, at an average of 9,535 units per annum. Of the net additional dwelling units, approximately 35% are anticipated to be low density (single and semi-detached), 27% medium density (row houses, townhouses, etc.), 1% stacked townhouses and the remaining 37% high density apartment units. The EDC housing forecast is net of demolitions and statutory exemptions. A review of MPAC data over the last 15 years suggested that 1,200 stacked townhouses were constructed in the Region. The EDC forecast of net new units assumes the construction and occupancy of 1,800 stacked townhouses over the next 15 years. This assumption will need to be reviewed as part of the 2023 EDC study process.

In order to determine the location, type and timing of units, a detailed housing forecast by school was created utilizing the development applications data being tracked by the York boards. For the period 2019 through 2033 the York boards' SPS development database contained more than 170,000 proposed residential units at various stages in the development approvals process. Minor adjustments to the timing and density mix were required to match the York Region overview forecast and sub totals by municipality and by density type. A spatial matching of the adjusted development data to the attendance boundaries of each YRDSB and YCDSB school enabled the consultants to determine the extent to which any particular school would be impacted by future housing development over the mid-2019 to mid-2034 forecast period.

4.1.2 Forecast of Non-residential Gross Floor Area

The forecast of non-residential development is based on the following background information:

- Region of York May 18, 2017 Development Charges Report Anticipated Development in York Region prepared by Hemson Consulting Ltd. (Table 3-8) with interpolation of mid-2031 to mid-2034 period based on 2041 Preferred Growth Scenario Table 12 - 2036 Employment Forecast of 840,000 employees (i.e. average of 425 sq. ft. per employee);
- A review of the 2016 and 2017 Development Activity Summary and Growth and Development Reviews of Industrial, Commercial and Institutional Market and Building Activities building permit data to determine what percentage of the industrial, commercial and institutional development would be statutorily-exempted from the payment of education development charges.

The projection of additional non-residential gross floor area (GFA) over the 15-year forecast period (54,068,656 million additional square feet of "net" gross floor area) is applied to the portion of the net education costs that the YRDSB intends to recover from non-residential development.

4.2 Legislative Requirements

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

"An EDC background study shall include estimates of the anticipated amount, type and location of residential and non-residential development."; (Section 257.61(2) of the *Education Act*)

"Estimate the number of new dwelling units in the area in which the charges are to be imposed for each of the 15 years immediately following the day the by-law comes into force."; (O. Reg 20/98), Section 7(2)

"If charges are to be imposed on non-residential development, the board shall determine the charges and the charges shall be expressed as either:

- (a) a rate applied to the gross floor area (GFA) of the development;
- (b) a rate applied to the declared value of development." (O. Reg. 20/98), Section 7(10)

"If the board intends to impose different charges on different types of residential development, the board shall determine the percentage of the growth-related net education land cost to be funded by charges on residential development, and that is to be funded by each type of residential development." (O. Reg. 20/98), Section 9.1

"The Board shall choose the percentage of the growth-related net education land costs that is to be funded by charges on residential development and the percentage, if any, that is to be

funded by the charges on non-residential development. The percentage that is to be funded by non-residential development shall not exceed 40 percent." (O. Reg. 20/98), Section 7(8))

The EDC Guidelines state that "boards are encouraged to ensure that projections for growth are consistent with that of municipalities."

4.3 Residential Growth Forecast and Forms B and C

4.3.1 Historical Building Completions

The CMHC Housing Now (Starts and Completions Survey) January – December housing completions data indicates that more than 68,000 residential units have been completed in the Region of York since 2009, or an average of 7,603 annually. Approximately 53% of the units were single and semi-detached; 18% were multiples including townhomes and apartments in duplexes; and 29% apartments.

Table 4-1
Region of York
Historical Housing Unit Completions by Density Type

Average for Years	Single & Semi Detached	Multiples 1	Apartments ²	Total
2009	4,370	967	1,149	6,486
2010	5,861	1,303	2,365	9,529
2011	4,731	1,302	1,417	7,450
2012	4,624	1,726	607	6,957
2013	3,702	1,580	2,068	7,350
2014	3,222	1,201	4,072	8,495
2015	3,005	1,419	3,459	7,883
2016	3,084	1,319	3,335	7,738
2017	3,836	1,415	1,284	6,535
Total Units	36,435	12,232	19,756	68,423
% of Total Units	53.2%	17.9%	28.9%	100.0%
Annual Average	4,048	1,359	2,195	7,603
5-year Average	3,370	1,387	2,844	7,600
% of Total Units	44.3%	18.2%	37.4%	100.0%

Source: CMHC Housing Now (Starts and Completions Survey) January - December

Notes: 1. Includes townhomes and apartments in duplexes

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

TABLE 4-2 YORK REGION DISTRICT SCHOOL BOARD Education Development Charges Submission 2019 Forms B/C - Dwelling Unit Summary

PROJECTION OF NET NEW DWELLING UNITS 1

PROJECTION OF NET NEW DWELL	ING UNIT	<u>s ¹</u>														
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Total All
	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	Units
Region of York	2020	202.		2020		2020		202.			2000	200.	2002		2001	
Single & Semi-detached	3,734	3,273	3,253	3,633	3,612	4,059	3,695	3,483	3,238	3,189	3,356	3,065	3,125	2,728	2,799	50,242
Multiples	2,076	2,074	2,130	2,144	2,213	2,883	2,922	2,716	2,948	2,942	2,892	2,604	2,561	2,874	2,741	38,720
Apartments Stacked Townhouses	2,868 141	3,395 175	3,761 132	3,522 75	3,356 103	2,501 52	2,800 68	3,422 175	3,654	3,547 147	3,591 191	4,000 76	3,847	3,926 149	4,069 80	52,259
Stacked Townhouses Total	8,819	8,917	9,276	9,374	9,284	9,495	9,485	9,796	121 9,961	9,825	10,030	9,745	115 9,648	9,677	9,689	1,800 143,021
PE01A - King Township	0,013	0,317	3,210	3,514	3,204	3,433	3,403	3,730	3,301	3,023	10,030	3,740	3,040	3,077	3,003	140,021
Single & Semi-detached	34	8	14	15	78	38	95	57	32	32	32	32	64	32	32	594
Multiples	8	4	-		12	-	14	-	-	-			-	31	-	68
Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stacked Townhouses Total	42	12	- 14	- 15	- 89	- 38	109	- 57	- 32	32	32	32	- 64	- 63	32	662
PE01B - King City	42	12	14	15	69	36	109	57	32	32	32	32	64	63	32	662
Single & Semi-detached	132	130	115	121	121	121	34	38	145	115	44	44	44	41	73	1,317
Multiples	-	3	33	52	23	72	84	89	-	53	53	34	·	17	72	587
Apartments	-	-	-	-	-	-	44	73	73	73	73	73	73	73	65	618
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total PE02 - Vaughan Vellore	132	133	148	174	145	193	162	200	217	242	170	150	116	131	210	2,522
Single & Semi-detached	119	120	109	107	108	125	129	_	30	30	30	31	10	2	20	970
Multiples	175	49	99	39	39	-	-	-	-	-	-	-	-	181	148	730
Apartments	-	-	-	-	-	-	-	-	-	-	-	24	-	-	-	24
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	294	169	208	146	146	125	129	-	30	30	30	55	10	183	169	1,725
PE03A - Vaughan Kleinburg Single & Semi-detached	336	210	286	335	299	634	440	546	359	265	298	294	330	148	300	5,079
Multiples	71	210	- 286	131	251	146	33	546 84	123	265	298	99	132	132	132	1,913
Apartments	-	-	-	-	-	-	-	-	-	-	-	-	129	116	-	245
Stacked Townhouses	-	-	-	-	-	-	-	-	-		-	-	18	18	-	37
Total	406	217	286	466	550	780	473	631	482	556	578	393	609	415	432	7,274
PE03B - Vaughan Woodbridge			1				., 1			1 000				_		
Single & Semi-detached Multiples	57 130	10 240	12 88	20 96	13 9	78 294	18 238	174 241	167 248	167 201	110 28	165 23	116 24	5 31	20 42	1,131 1,932
Apartments	570	568	82	50	287	169	276	298	310	287	252	74	291	115	186	3,814
Stacked Townhouses	35	18	-	19	-	11	11	11	-	-	84	-	1	19	34	242
Total	792	836	182	185	309	552	543	724	725	655	474	262	431	169	282	7,119
PE04A - Vaughan Maple														,		
Single & Semi-detached	272	-	-	271	275	-	271	271	271	271	271	271	278	271	279	3,272
Multiples Apartments	177 326	102 1,222	275 1,236	200 646	211 754	-	175 160	164 487	579 784	554 525	704 1,031	624 537	518 503	339 734	302 1,117	4,924 10,062
Stacked Townhouses	5	41	35	15	20	-	-	-	-	-	-	15	-	15	- 1,117	146
Total	780	1,365	1,546	1,132	1,260	-	606	922	1,634	1,350	2,006	1,447	1,299	1,359	1,698	18,404
PE04B - Vaughan Carrville																
Single & Semi-detached	109	31	23	-	7	48	48	-	88	88	88	88	82	58	60	818
Multiples	80 111	55	462	-	25 111	115	146	33	35	111	111	40 -	17 133	105 133	187 69	838 1,240
Apartments Stacked Townhouses		-	-	-	-	-	-	-	-			-	-	-	-	1,240
Total	300	86	485	-	143	163	194	33	123	199	199	128	231	295	316	2,897
PE05 - Vaughan Thornhill														,		
Single & Semi-detached	3	-	-	-	-			-		-	-	-	1	-		4
Multiples Apartments	-	-	- 265	273	- 6	1 6	1 6	57 9	9	- 9	- 9	209	85 12	6 434	7 210	159 1,454
Stacked Townhouses	-	3	3	0	0	0	0	2	2	2	2	0	0	0	0	1,454
Total	3	3	268	273	6	7	7	67	11	10	10	211	99	439	218	1,632
PE06 - Markham Thornhill																
Single & Semi-detached	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multiples Apartments	-	-	-	184	184	184	- 184	280	280	280	280	280	280	329	326	3,074
Stacked Townhouses	-	93	94	10	10	10	10	57	57	57	57	11	11	11	11	498
Total	-	93	94	194	194	194	194	338	338	338	338	291	291	340	337	3,572
PE07A - Newmarket West																
Single & Semi-detached	309	154	25	23	2		18	36	63	6	30	4	30	15	38	792
Multiples	91	49	110 312	140 296	88 5	95 5	34 6	40	105 189	19 215	40 189	42 6	36 189	68 6	65 128	1,023 1,551
Apartments Stacked Townhouses		-	- 312	- 290	-	-	-	- 4	- 109	- 215	109	-	- 109	-	-	1,001
Total	399	204	447	459	94	140	58	80	357	239	258	53	256	89	232	3,366
PE07B - Newmarket Central																
Single & Semi-detached	-	2	- 1	12	24	24	24	24	-	49	24	49	24	45	24	325
Multiples	-	35	14	-	24 146	24 146	24 146	241	102	24 87	24	90 275	24	18 152	18 113	321 1,417
Apartments Stacked Townhouses	-	-	- 11	-	146	146	146	241	102	-	-	2/5	-	152	- 113	1,417
Total	-	37	24	12	194	194	194	265	102	160	49	413	49	215	156	2,063
PE07C - Newmarket East																
Single & Semi-detached	2	35	33	35	1	1	2	2	1	3	2	2	1	2	1	123
Multiples			1	1	1	11	67	69	1	57	2	2	11	1	35	333
	37	37				-	65	5	- 3	68	65	49	106	77	4	442
Apartments Stacked Townhouses			0		-	!										- 1
Apartments Stacked Townhouses Total			0	36	- 2	- 12	134	76		127	69	53	118	79	39	897
Stacked Townhouses	37 - -	37 - - 71		36	- 2		134	76	6	127	69	53	118	79	39	897
Stacked Townhouses Total PE08A - Aurora East Single & Semi-detached	37 - -	- - 71	0 - 35	101	116	12	34	50	50	50	45	21	11	79	39	705
Stacked Townhouses Total PE08A - Aurora East Single & Semi-detached Multiples	37 - - 40 26 -	- 71 35	0 - 35 74 10	101 57	116 150	70 141	34 244	50 47	50 244	50 47	45 244	21 47	11 149	11	11	705 1,390
Stacked Townhouses Total PE08A - Aurora East Single & Semi-detached Multiples Apartments	37 - - 40 26 - 77	- - 71 35 10	74 10	101 57 140	116 150 90	70 141 140	34 244 90	50 47 90	50 244 89	50 47 90	45 244 89	21 47 90	11 149 140	11 - 188	11 - 102	705 1,390 1,515
Stacked Townhouses Total PEGSA - Aurora East Single & Semi-detached Multiples Apartments Stacked Townhouses	37 - - - 40 26 - - 77 13	- - 71 35 10 100 13	74 10 -	101 57 140 15	116 150 90 7	70 141 140 15	34 244 90 7	50 47 90 10	50 244 89 8	50 47 90 10	45 244 89 8	21 47 90 10	11 149 140 20	11 - 188 29	11 - 102 18	705 1,390 1,515 183
Stacked Townhouses Total PE08A - Aurora East Single & Semi-detached Multiples Apartments Stacked Townhouses Total	37 - - 40 26 - 77	- - 71 35 10	74 10	101 57 140	116 150 90	70 141 140	34 244 90	50 47 90	50 244 89	50 47 90	45 244 89	21 47 90	11 149 140	11 - 188	11 - 102	705 1,390 1,515
Stacked Townhouses Total PEGSA - Aurora East Single & Semi-detached Multiples Apartments Stacked Townhouses	37 - - - 40 26 - - 77 13	- - 71 35 10 100 13	74 10 -	101 57 140 15	116 150 90 7	70 141 140 15	34 244 90 7	50 47 90 10	50 244 89 8	50 47 90 10	45 244 89 8	21 47 90 10	11 149 140 20	11 - 188 29	11 - 102 18	705 1,390 1,515 183
Stacked Townhouses Total PEG8A - Aurora East Single & Semi-detached Multiples Apartments Stacked Townhouses Total PEG8B - Aurora West Single & Semi-detached Multiples	37 - - 40 26 - - 77 13 116 48 6	- - 71 35 10 100 13 158	74 10 - - - 84	101 57 140 15 313	116 150 90 7 363 27 62	70 141 140 15 366	34 244 90 7 375	50 47 90 10 197 8 97	50 244 89 8 391	50 47 90 10 197	45 244 89 8 386	21 47 90 10 168	11 149 140 20 320	11 - 188 29 228	11 - 102 18 131	705 1,390 1,515 183 3,793 720 418
Stacked Townhouses Total PEG9A - Aurora East Single & Semi-detached Multiples Apartments Stacked Townhouses Total PEG9B - Aurora West Single & Semi-detached Multiples Apartments	37 - - 40 26 - 77 13 116	- - 71 35 10 100 13 158	74 10 -	101 57 140 15 313	116 150 90 7 363	70 141 140 15 366	34 244 90 7 375	50 47 90 10 197	50 244 89 8 8	50 47 90 10 197	45 244 89 8 386	21 47 90 10 168	11 149 140 20 320	11 - 188 29 228	11 - 102 18 131	705 1,390 1,515 183 3,793
Stacked Townhouses Total PEG8A - Aurora East Single & Semi-detached Multiples Apartments Stacked Townhouses Total PEG8B - Aurora West Single & Semi-detached Multiples	37 - - 40 26 - - 77 13 116 48 6	- - 71 35 10 100 13 158	74 10 - - - 84	101 57 140 15 313	116 150 90 7 363 27 62	70 141 140 15 366	34 244 90 7 375	50 47 90 10 197 8 97	50 244 89 8 391	50 47 90 10 197	45 244 89 8 386	21 47 90 10 168	11 149 140 20 320	11 - 188 29 228	11 - 102 18 131	705 1,390 1,515 183 3,793 720 418

TABLE 4-2 YORK REGION DISTRICT SCHOOL BOARD Education Development Charges Submission 2019 Forms B/C - Dwelling Unit Summary

PROJECTION OF NET NEW DWELLING UNITS 1

PE09 - Oak Ridges Semi-detached 86 78 104 138 48 66 52 87 90 90 195 139 125 107 159 196 37 100 89 100 88 45 72 39 120 Apartments 99 48 - - - - - 1 102 102 102 102 102 626 496 103 104 105 1	115 204 2 2 321 21 20	14 140 315 - 469 6 - - -	1,429 1,620 1,997 24 5,070 6 167 438
Multiples 125 107 159 196 37 100 89 100 88 45 72 39 120 Apartments 99 48 - - - - 1 102 102 102 102 626 496 Stacked Townhouses - <t< th=""><th>204 2 - 321 - - - - - - - 21 20</th><th>140 315 - 469 6 - -</th><th>1,620 1,997 24 5,070 6 167 438</th></t<>	204 2 - 321 - - - - - - - 21 20	140 315 - 469 6 - -	1,620 1,997 24 5,070 6 167 438
Apartments	2 - 321 - - - - - - - 21 20	315 - 469 6 - -	1,997 24 5,070 6 167 438
Stacked Townhouses	- 321 - - - - - - - - 21 20	- 469 6 - -	5,070 6 167 438
Total 310 233 263 334 85 166 143 289 281 236 369 805 766 PE10A - Richmond Hill Northwest Single & Semi-detached	- - - - - 21	6 - -	5,070 6 167 438
Single & Semi-detached - - - - - - - - -	- - - 21 20	-	167 438
Multiples - - - - - - 32 32 34 34 34 - - - Apartments - 153 - - - - 95 95 - - - Stacked Townhouses - - - - - 11 11 13 - - - Total - 153 - - - 32 32 141 141 143 - - - PE10B - Richmond Hill West	- - - 21 20	-	167 438
Apartments - 153 - - - 95 95 - - - Stacked Townhouses - - - - - 11 11 13 - - - Total - 153 - - 32 32 141 141 143 - - - PE10B - Richmond Hill West	- - - 21 20	-	438
Stacked Townhouses -	- - 21 20	-	
Total - 153 32 32 141 141 143 PE10B - Richmond Hill West	- 21 20	- 6	30
PE10B - Richmond Hill West	21 20		647
	20		047
		-	548
Multiples 3 - 16 62 6		-	107
Apartments 315 699 114 114 231 414 603 522 644 603 641 962 478	458	189	6,990
Stacked Townhouses	-	-	-
Total 383 709 130 114 231 414 688 610 728 683 721 1,060 484 PE10C - Richmond Hill East	499	189	7,644
Single 8.5emi-detached 9 11 5 8 35 37 9 9 4 4 2 1 -	10	0	146
Multiples 27 7 6 4 8 17 11 7 21 77 77 4 36	38	37	375
Apartments 80 99 96 84 9 13 19 21 25 24 20 30 15	14	150	696
Stacked Townhouses 1 1 1	-	-	2
Total	63	187	1,219
PE10D - Richmond Hill Northeast			4.050
Single & Semi-detached 213 353 178 248 173 236 195 203 38 38 - - - - Multiples 115 223 172 119 162 368 286 156 35 - 45 58 87	84 138	128	1,958 2,092
Multiples	-	-	53
Stacked Townhouses	-	-	-
Total 329 576 349 368 388 603 481 359 73 38 45 58 87	222	128	4,104
PE11A - Keswick			
Single & Semi-detached 156 133 133 194 315 353 357 138 138 138 138 206	219	208	2,964
Multiples 12 12 13 - 40 40 63 64 64 64 64 64	103	65	680
Apartments - - - - 87 87 87 79 79 74 74 74 Stacked Townhouses -	160	124	1,012
Total 168 145 145 207 402 480 484 288 281 281 276 276 344	482	397	4,656
PE11B - Georgina	702	337	4,000
Single & Semi-detached 100 - 144 84 141 119 41 44 - 56 109 109 109	-	109	1,165
Multiples 12 16 - 31 31 31 42 42	66	42	313
Apartments	-	-	-
Stacked Townhouses	-	-	-
Total 100 - 156 100 141 150 72 75 - 56 109 151 151 PE12 - East Gwillimbury	66	151	1,478
Single & Semi-detached 918 1,018 1,160 862 800 940 717 725 449 550 541 474 499	413	440	10,508
Multiples 189 96 168 83 75 265 353 573 618 638 553 561 413	501	426	5,512
Apartments - - - - 61 54 203 221 182 209 209	209	168	1,515
Stacked Townhouses	-	-	-
Total 1,107 1,114 1,328 945 875 1,205 1,131 1,351 1,270 1,409 1,277 1,244 1,121	1,123	1,034	17,535
PE13 - Whitchurch-Stouffville		110	0.004
Single & Semi-detached 291 277 278 234 239 221 178 99 178 99 178 99 108 Multiples 70 110 128 135 143 85 103 72 59 132 72 99 73	99 82	113 55	2,691
Multiples 70 110 128 135 143 85 103 72 59 132 72 99 73 Apartments 145 22 117 95 95 64 44 44 44 44 44 44 44 46	63	63	1,418 1,025
	-	-	-
Total 506 409 523 464 477 401 345 215 281 275 294 242 227	244	231	5,134
PE14 - Markham North			
Single & Semi-detached 270 247 202 556 590 736 941 884 1,044 1,053 1,130 1,022 895	962	895	11,429
Multiples 615 771 438 314 555 607 348 505 615 561 556 604 572	582	668	8,312
Apartments 337 65 109 228 320 120 300 320 20 180 - - 9	120 16	109	2,237 415
State of the first state of the	1,680	1,688	22,393
PE15A - Markham Centre West	.,000	.,000	,000
Single & Semi-detached 109 109 107 107 107 107	-	-	644
Multiples 146 79 132 264 132 - 132 132	-	18	1,034
Apartments 650 194 752 1,241 911 1,089 629 631 546 334 309 318 545	360	556	9,063
Stacked Townhouses -	360	- 574	40.744
Total 904 381 990 1,611 1,149 1,196 760 762 546 334 309 318 545 PE15B - Markham Centre East	300	5/4	10,741
	-	-	37
Multiples 25	-	-	25
Apartments	-	-	-
Stacked Townhouses	-	-	-
Total			62
PE16 - Markham South	400	00	207
Single & Semi-detached 69 184 132 38 94 56 - - - - - 102 Multiples - 71 258 238 206 376 397 122 78 145 78 68 126	109 163	83 105	867 2,430
Multiples	184	76	1,543
Stacked Townhouses 40 40 40 41	41	-	202
Total 218 468 543 447 328 465 416 141 95 305 238 228 388	497	264	5,042

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

Grand Total Gross New Units in By-Law Area	143,989
Less: Statutorily Exempt Units in By-Law Area	968
Total Net New Units in By-Law Area	143.021

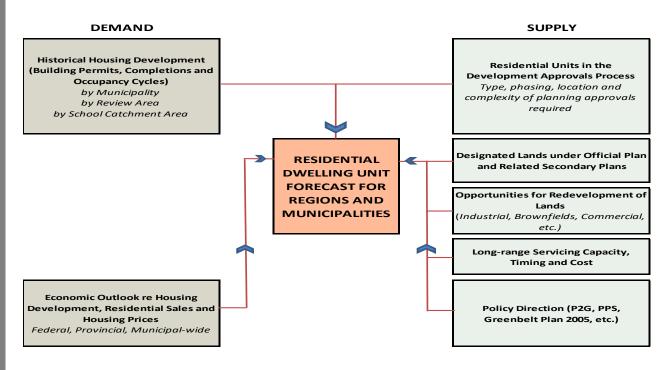
4.3.2 Methodological Approach

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, 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 4-1

Residential Growth Forecast: Proposed Methodology

Household Formation Projection Model



Statutory Residential Exemptions:

Additional Dwelling Unit Exemption –

Section 257.54 (3) of the *Education Act* exempts, from the imposition of education development charges, the creation of two additional dwelling units within an existing single detached dwelling (i.e. the conversion of a single unit to a duplex or triplex), or one additional dwelling unit within a semi-detached, row dwellings and other residential building. A reduction of 968 medium density units, or 2.5% of the total medium density units has been made to the EDC dwelling unit forecast. A review of building permit data for each municipality where permits were approved for accessory units in ground-related housing would assist in refining this assumption once the Regional database is

completed and available for public access. Consistency between the projected residential dwelling units and the non-residential GFA and actual building permits deriving EDC revenue is essential to ensuring that EDC revenues equal EDC expenditures over time, otherwise EDC account deficits will accrue.

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. The forecast of net new units is net of demolitions.

4.3.3 Net New Units and Forms B and C

Table 4-3 summarizes the Region of York's housing forecast by unit type for the mid-2019 to mid-2034 period. The table also provides a summary of the housing forecast by YRDSB elementary and secondary review area.

Table 4-3 - FORM E YORK REGION DISTRICT SCHOOL BOARD Education Development Charges Submission 2019 Net Growth-related Pupil Places Elementary Panel

Review Area	SINGLE and SEMI- DETACHED	MEDIUM DENSITY	\ I I	STACKED TOWNHOUSE S	TOTAL UNITS
PE01A - King Township	594	68	0	0	662
PE01B - King City	1,317	587	618	0	2,522
PE02 - Vaughan Vellore	970	730	24	0	1,725
PE03A - Vaughan Kleinburg	5,079	1,913	245	37	7,274
PE03B - Vaughan Woodbridge	1,131	1,932	3,814	242	7,119
PE04A - Vaughan Maple	3,272	4,924	10,062	146	18,404
PE04B - Vaughan Carrville	818	838	1,240	0	2,897
PE05 - Vaughan Thornhill	4	159	1,454	15	1,632
PE06 - Markham Thornhill	0	0	3,074	498	3,572
PE07A - Newmarket West	792	1,023	1,551	0	3,366
PE07B - Newmarket Central	325	321	1,417	0	2,063
PE07C - Newmarket East	123	333	442	0	897
PE08A - Aurora East	705	1,390	1,515	183	3,793
PE08B - Aurora West	720	418	233	0	1,371
PE09 - Oak Ridges	1,203	1,596	1,997	24	4,820
PE10A - Richmond Hill Northwest	6	167	438	36	647
PE10B - Richmond Hill West	765	130	6,990	0	7,884
PE10C - Richmond Hill East	155	376	696	2	1,229
PE10D - Richmond Hill Northeast	1,958	2,092	53	0	4,104
PE11A - Keswick	2,964	680	1,012	0	4,656
PE11B - Georgina	1,165	313	0	0	1,478
PE12 - East Gwillimbury	10,508	5,512	1,515	0	17,535
PE13 - Whitchurch-Stouffville	2,691	1,418	1,025	0	5,134
PE14 - Markham North	11,429	8,312	2,237	415	22,393
PE15A - Markham Centre West	644	1,034	9,063	0	10,741
PE15B - Markham Centre East	37	25	0	0	62
PE16 - Markham South	867	2,430	1,543	202	5,042
TOTAL	50,242	38,720	52,259	1,800	143,021

Table 4-3 - FORM E
YORK REGION DISTRICT SCHOOL BOARD
Education Development Charges Submission 2019
Net Growth-related Pupil Places
Secondary Panel

Review Area	SINGLE and SEMI- DETACHED	MEDIUM	APARTMENTS (includes purpose- built seniors housing and student housing)	STACKED TOWNHOUSE S	TOTAL UNITS
PS01 - King	1,970	675	637	0	3,282
PS02 - Vaughan Woodbridge	7,181	4,579	4,084	279	16,123
PS03 - Vaughan Maple	4,093	5,777	11,309	146	21,325
PS04A - Vaughan Thornhill	0	140	1,352	0	1,492
PS04B - Markham Thornhill	67	129	3,624	513	4,333
PS05 - Newmarket	1,091	1,527	3,363	0	5,981
PS06 - Aurora	1,423	1,807	1,748	183	5,161
PS07 - Oak Ridges	1,146	1,577	1,978	24	4,725
PS08 - Richmond Hill	2,872	3,127	7,928	38	13,965
PS09 - Georgina	4,129	993	1,012	0	6,134
PS10 - East Gwillimbury	10,657	5,661	1,562	0	17,880
PS11 - Whitchurch-Stouffville	2,691	1,418	1,025	0	5,134
PS12 - Markham North	11,349	7,808	2,000	415	21,572
PS13 - Markham Centre	866	1,270	9,348	0	11,484
PS14 - Markham South	707	2,232	1,289	202	4,430
TOTAL	50,242	38,720	52,259	1,800	143,021

4.4 Non-Residential Growth Forecast and Form D

The non-residential growth forecast (Tables 4-5 and 4-6) indicates that a total of 76,235,296 square feet of non-residential gross floor area (GFA) space and additions is anticipated for the Region of York 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 22,166,639 square feet of GFA over that same time period. Therefore, an education development charge by-law can be applied against a net of 54,068,656 square feet of net gross floor area.

The non-residential growth forecast was derived from Region of York May 18, 2017 Development Charges Report - Anticipated Development in York Region prepared by Hemson Consulting Ltd. (Table 3-8) with interpolation of mid-2031 to mid-2034 period based on 2041 Preferred Growth Scenario Table 12 - 2036 Employment Forecast of 840,000 employees (i.e. average of 425 sq. ft. per employee).

A review of the 2016 and 2017 Development Activity Summary and Growth and Development Reviews of Industrial, Commercial and Institutional Market and Building Activities building permit data was used to determine what percentage of the industrial, commercial and institutional development would be statutorily-exempted from the payment of education development charges.

Table 4-5 summarizes Form D of the EDC Submission:

TABLE 4-5 YORK REGION DISTRICT SCHOOL BOARD Education Development Charges Submission 2019 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	76,235,296
Less: Board-Determined Gross Floor Area From Exempt Development	22,166,639
Net Estimated Board-Determined Gross Floor Area	54,068,656

Table 4-6 Region of York Non-Residential Forecast of Net Gross Floor Area

				Forecast of	Space Construc	tion, New and A	Additions (sq ft)			
	Year	Retail	Industrial	Office	Institutional	Hotel	Total	Industrial	Commercial	Institutional	Total
	2019/20	1,456,098	3,038,645	1,069,281	1,431,457	110,899	7,106,380	3,038,645	2,636,278	1,431,457	7,106,380
	2020/21	1,338,414	2,802,251	986,096	1,320,096	106,677	6,553,533	2,802,251	2,431,187	1,320,096	6,553,533
ast)	2021/22	1,062,853	2,163,266	861,581	1,070,149	98,034	5,255,883	2,163,266	2,022,468	1,070,149	5,255,883
) rec	2022/23	907,415	1,765,600	821,985	933,884	93,714	4,522,598	1,765,600	1,823,114	933,884	4,522,598
C Fe	2023/24	907,415	1,765,600	821,985	933,884	93,714	4,522,598	1,765,600	1,823,114	933,884	4,522,598
17 D	2024/25	902,746	1,757,193	818,071	929,437	93,616	4,501,062	1,757,193	1,814,433	929,437	4,501,062
y, 20	2025/26	912,090	1,778,212	827,857	940,555	96,190	4,554,904	1,778,212	1,836,137	940,555	4,554,904
n Ma	2026/27	956,933	1,805,786	852,198	994,193	101,634	4,710,743	1,805,786	1,910,765	994,193	4,710,743
d or	2027/28	987,763	1,803,933	862,838	1,032,265	104,405	4,791,204	1,803,933	1,955,006	1,032,265	4,791,204
Projected (based on May, 2017 DC Forecast)	2028/29	987,763	1,803,933	862,838	1,032,265	104,405	4,791,204	1,803,933	1,955,006	1,032,265	4,791,204
ted	2029/30	990,100	1,807,960	864,764	1,034,570	104,506	4,801,900	1,807,960	1,959,370	1,034,570	4,801,900
rojec	2030/31	994,774	1,816,014	868,616	1,039,178	104,708	4,823,289	1,816,014	1,968,097	1,039,178	4,823,289
P	2031/32	1,051,844	1,920,198	918,448	1,098,796	110,715	5,100,000	1,920,198	2,081,006	1,098,796	5,100,000
	2032/33	1,051,844	1,920,198	918,448	1,098,796	110,715	5,100,000	1,920,198	2,081,006	1,098,796	5,100,000
	2033/34	1,051,844	1,920,198	918,448	1,098,796	110,715	5,100,000	1,920,198	2,081,006	1,098,796	5,100,000
A	Average Annual	1,037,300	1,991,300	884,900	1,065,900	103,000	5,082,400	1,991,300	2,025,200	1,065,900	5,082,400
TOT	TAL NEW SPACE (SQ FT)	15,559,894	29,868,985	13,273,454	15,988,318	1,544,645	76,235,296	29,868,985	30,377,993	15,988,318	76,235,296
	As a % of GFA							39.2%	39.8%	21.0%	100.0%
	GFA							6,236,910	620,992	15,308,736	22,166,639
Ne	et Projected GFA							23,632,075	29,757,001	679,581	54,068,656

Source: Region of York May 18, 2017 Development Charges Report - Anticipated Development in York Region prepared by Hemson Consulting Ltd. (Table 3-8) with interpolation of mid-2031 to mid-2034 period based on 2041 Preferred Growth Scenario Table 12 2036 Employment Forecast of 840,000 employees (i.e average of 425 sq ft per employee)

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CHAPTER 5 - DEMOGRAPHIC TRENDS AND FUTURE ENROLMENT EXPECTATIONS

5.1 Demographic and Enrolment Trends

The York Region District School Board provides exemplary educational opportunities to almost 127,000 students in the Region of York. The YRDSB has a 2018-19 preliminary (based on September 2018 enrolments) enrolment of 126,886 students' jurisdiction-wide (85,869 elementary headcount and 41,017 secondary ADE) and currently operates 187 elementary and 35 secondary schools within the Region of York.

5.1.1 Overview

The consultants were 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 YRDSB student data with MPAC housing data (i.e. by period of occupancy and density type), in order to derive the number of YRDSB pupils to be generated by new housing development and to determine appropriate by school, by grade, by program (e.g. French Immersion) enrolments over the 2019/20 through 2033/34 school years.

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

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

More importantly, what has been the *change in pre-school and school age population per household*? It is possible to experience significant new housing construction and yet experience a decline in school age population per household due to an aging population driving the demand for a portion of the new housing. As noted throughout this report, it is possible to experience an increase in 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 a Catholic board or a French-language board in particular? What is the *religious affiliation of the migrant population*? It should be noted that religion is only asked every second Census undertaking.

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

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

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

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

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

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

5.1.2 Population and Housing

Statistics Canada population and dwelling unit data related to the 2006, 2011 and 2016 Census undertakings is provided in Table 5-1. This data provides insights into demographic shifts by York Region municipality and for the Region as a whole. This information is one of the sources of the school and pre-school age population trends discussed herein as they relate to the YRDSB's jurisdiction.

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

As shown in the table, from a Region-wide perspective, the pre-school age population (ages 0-4) increased by 4,170 persons between 2006 and 2016. The elementary school age population (ages 5-14) increased by 13,550 persons, and the secondary school age population (ages 15-19) increased by 7,290 persons.

The Census data over the 2006 to 2016 period also indicates that for the Region as a whole the number of pre-school and elementary school age children has been increasing in key development areas like: Markham, Richmond Hill, Vaughan and Whitchurch-Stouffville. The key growth areas account for an increase of 5,625 pre-school children, 16,440 elementary school-age children and 8,025 secondary school-age children.

In terms of future shifts in age structures within Region of York, 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 YRDSB enrolment, that is something to be monitored over time.

TABLE 5-1

		20	2006 Census				201	2011 Census				2016	2016 Census				S.	Change	
	Total					Total					Total					Census	Census	Census	Census
	Population					Population					Population in					2006-2016	2006-2016	2006-2016	2006-2016
	in Private	0to4	5to9	10 to 14	10 to 14 15 to 19	in Private	0to4	5to9	10 to 14	15 to 19	Private	0 to 4	5 to 9	10 to 14	15 to 19	change	change	change	change
	Households	years	years	years	years	Households	years	years	years	years	Households	years	years	years	years	Total	Oto 4 years	5 to 14 years	15 to 19 years
Total - Region of York	892,355	53,040	925'85	66,195	019'29	1,032,253	269'85	64,555	068'89	75,585	1,109,650	57,210	67,335	086'02	74,900	217,295	4,170	13,550	7,290
Aurora	47,625	2,885	3,545	4,130	4,095	53,203	2,970	3,440	4,000	4,480	55,445	2,725	3,365	3,760	4,165	7,820	(160)	(220)	02
East Gwillimbury	21,065	1,020	1,305	1,660	1,785	22,475	1,120	1,235	1,420	1,715	23,995	1,270	1,405	1,440	1,510	2,930	250	(120)	(275)
Georgina	42,350	2,415	2,800	3,445	3,300	48,515	2,400	2,435	2,905	3,325	45,415	2,505	2,510	2,485	2,840	3,065	8	(1,250)	(460)
King	19,485	925	1,205	1,515	1,580	19,900	88	1,150	1,390	1,575	24,510	1,250	1,580	1,610	1,670	5,025	292	470	8
Markham	261,575	14,165	15,415	18,070	19,335	301,710	16,430	17,315	18,775	21,280	328,965	17,085	19,085	19,220	21,095	67,390	2,920	4,820	1,700
Newmarket	74,295	4,285	5,285	6,180	5,840	79,980	4,380	4,870	2,650	6,700	84,225	4,335	5,020	5,475	6,150	9,930	S	(026)	310
Richmond Hill	162,705	9,560	10,240	11,685	12,330	185,540	008'6	11,650	12,190	13,560	195,020	8,555	11,215	12,790	13,580	32,315	(1,005)	2,080	1,250
Vaughan	238,865	16,555	17,295	17,755	17,510	288,300	18,050	20,095	20,315	20,685	306,230	16,265	19,965	21,300	21,280	67,365	(230)	6,215	3,770
Whitchurch Stouffville	24,390	1,200	1,480	1,755	1,775	37,630	2,665	2,365	2,245	2,265	45,845	3,220	3,190	2,900	2,610	21,455	2,020	2,855	835
Total Growth Pre-school & School-age Population in Municipalities Experiencing Increases	ol & School-age	Populatic	ın in Munic	ipalities B	xperiencin	gIncreases											5,625	16,440	8,025

5.1.3 Enrolment Overview and Apportionment

Historical elementary and secondary enrolments (2011/12 to 2017/18) for the YRDSB and YCDSB 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 apportionment shares (i.e. the percentage of students who choose to attend YRDSB schools). The information is taken from the Ministry-reported enrolments and found in the annual Funding Projections report for each Ontario school board.

YRDSB elementary enrolment as a percentage of total co-terminous enrolment has increased from 67.88% in 2011/12 to 70.17% in 2017/18, while secondary has declined slightly from 68.01 % to 67.65%. Without a slight apportionment shift in favour of the YCDSB on the secondary panel, the YRDSB's historical increase in elementary enrolment would have a greater negative impact on future secondary enrolment due to smaller graduating elementary classes moving into the secondary school environment.

Table 5-2 Co-terminous York Boards Historical Apportionment Shares

Elementary	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
YRDSB	72,263	73,727	75,260	83,430	83,817	84,407	84,385
YCDB	34,193	34,028	34,041	37,248	36,753	36,406	35,874
YRDSB Share %	67.88%	68.42%	68.86%	69.13%	69.52%	69.87%	70.17%
YCDSB Share %	32.12%	31.58%	31.14%	30.87%	30.48%	30.13%	29.83%
Secondary	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
YRDSB	38,988	38,171	37,163	36,847	36,816	37,140	37,063
YCDB	18,339	18,222	18,080	17,896	17,864	17,905	17,723
YRDSB Share %	68.01%	67.69%	67.27%	67.31%	67.33%	67.47%	67.65%
YCDSB Share %	31.99%	32.31%	32.73%	32.69%	32.67%	32.53%	32.35%

Source: Ministry of Education Provincial Funding Projections

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 YRDSB.

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 (i.e. picking up or losing students to a co-terminous school board). 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 additional 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." In an EDC context, students that were designated as part of the Requirements of New Development enrolment forecast become part of the Existing Community enrolment forecast in moving from one by-law period to another. Some of these pupils generated by new housing development are directed to schools where temporary holding spaces have been provided in anticipation of the construction of new pupil places in their resident area, once capital funding approval is provided by the Province.

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 (including new homes that were constructed and for which additional land requirements were identified in a previous bylaw but not acquired as yet) 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.

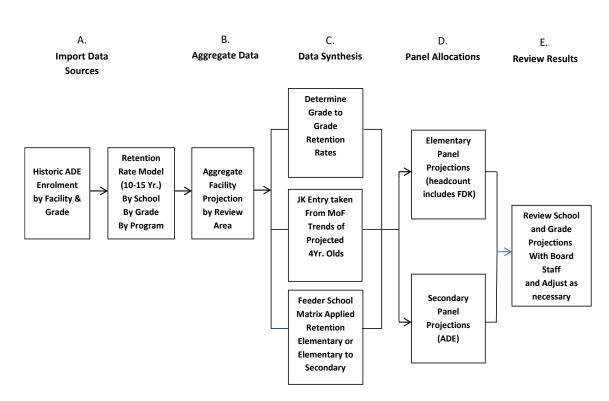
The key components of the existing community projection model are outlined in Figure 1.

- 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 provided by the Board and includes initial Fall 2018 enrolments. 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 further provides an indication of holding situations where pupils are provided with temporary accommodation awaiting the construction of additional pupil spaces.
- 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 Board's 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. if provided by the particular school board) 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 or a private 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.
- 6. Review the draft total enrolment projections of the co-terminous York boards against multiple population projection sources including Ministry of Finance.
- 7. Review student holding situations with each York board and make adjustments to reflect future changes to attendance boundaries as new pupil paces are constructed.
- 8. Review draft enrolment projections by school, by grade and by program with each Board and compare to Board-prepared student enrolment projections. Adjust retention and subscription assumptions for individual schools where necessary.

FIGURE 1

PUPIL REQUIREMENTS OF THE EXISTING COMMUNITY



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 subsequently held in existing schools of the Board, awaiting the opening of new resident-area schools or additional pupil places.

It is relevant to note that there is a difference between the timing associated with the requirement to determine the number of net new units to which the payment of EDCs would apply and the timing of the occupancy of the new units and associated impact on student enrolment. The lag between building permit issuance, construction and occupancy of the units and subsequent increases in student enrolment is even more pronounced where the housing development involves land redevelopment and intensified land uses.

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 development data to Board-approved YRDSB attendance boundaries is used as one of the considerations in deriving the detailed fifteen-year housing forecast by school resident area and by unit type.
- 2. Pupil yield cycles derived from historical YRDSB 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. Pupil yields for stacked townhouses were derived separately to determine if the historical occupancy is similar to apartment units or medium density townhouse units. The pupil yields cycles were subsequently applied to each of the development applications comprising the housing forecast by school.
- 4. Age-specific Ministry of Finance (MoF) population projections for the Region of York were reviewed and the historical YRDSB apportionment share applied to the MoF forecasts to determine the order of magnitude of projected enrolment increases, consistent with fertility and net migration assumptions underlying the MoF projections. The total enrolment projections (i.e. Requirements of New Development plus Requirements of the Existing Community) were peer reviewed against the MoF projections.
- 5. Figure 2 outlines the methodological approach in assessing the Requirements of New Development.

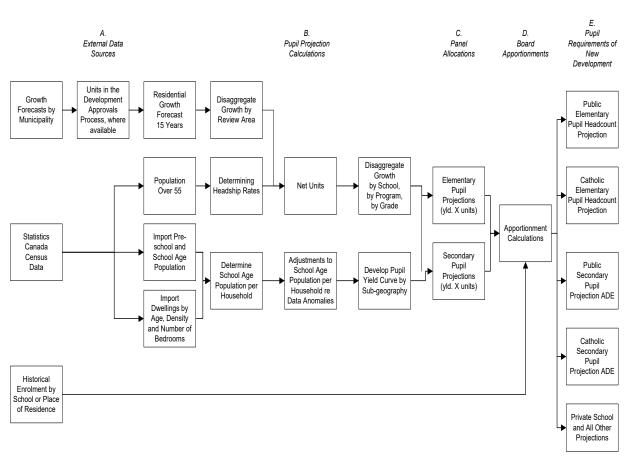


FIGURE 2
PUPIL PLACE REQUIREMENTS OF NEW DEVELOPMENT: CONCEPTUAL SCHEMATIC

The New Unit Pupil Yield Cycle

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

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

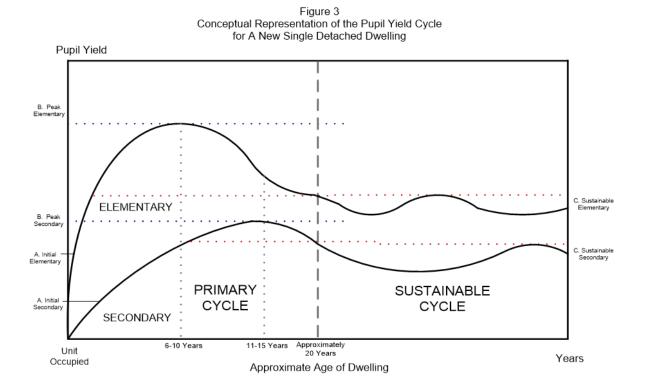
The second variable is that there are basically two pupil yield cycles that have historically affected single detached units in newer communities: the primary cycle, which occurs over the (approximate) first 15-20 years of community development; and the sustainable cycle, which occurs after that point.

The primary yield cycle for elementary pupil yields in new single detached units generally peaks within the first 7 to 10 years of community development, depending on the timing of occupancy of the units. Recent demographic and occupancy trends, however, suggest that the family creation process is being delayed as many families are postponing having children and also having fewer children (as witnessed by declining fertility rates). However, the age structure of the immigrant population can have a compelling impact on pupil yields.

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

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

Accordingly, the overall blended pupil yield for a single community will incorporate the combination of these factors. Pupil yields applicable to different communities will vary based on these (and other) demographic factors. Pupil generation in the re-occupancy of existing dwelling units can vary from its initial occupancy. For these reasons, an overall pupil yield generally reflects a weighting (i.e. the proportion of low, medium and high-density units constructed each year) and blending of these variables. There is a need to track how neighbourhoods with an increased aged population and increases due to net migration, will change over time, as each of the influences in pupil generation discussed above can alter the length of the pupil yield cycle over several decades or more.



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.

FIGURE 4

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

В. C. D. A. **Existing Community** Data Testing Final Results **New Development** Requirements of Final Existing Total Enrolment New Development Compare to other Community Projections by Enrolment **Enrolment** Source Population Panel, by School, Projections Total **Projections Total** Trends by Grade Board Board

5.2.2 Summary of Board Enrolment Projections

Summaries of the total 15-year EDC enrolment, for the YRDSB, are provided in Table 5-3 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 102,451 students for an increase of 16,465 students from the projected 2018/19 enrolment of 85,986. The Board is expected to experience a decrease of about 14,357 students in the existing community, which is projected to be enhanced by an additional 30,822 pupils from new housing development, which is an overall pupil yield of 0.2155.

For secondary students, the YRDSB EDC projections forecast a decrease of 5,357 students in the existing community and 11,062 additional students to come from new development over the next 15 years. This results in total projected Year 15 enrolment of 46,722 students, or an increase of about 5,705 students from the projected 2018/19 enrolment, which is an overall pupil yield of 0.0773.

York Region District School Board Education Development Charge Background Study 2019

Table 5-3																
YORK REGION DISTRICT SCHOOL BOARD	I SCHO	OL BO≜	ARD													
Historical and Projected Enrolment																
	Current Year 1		Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		Year 11	Year 12	Year 13	Year 14	Year 15
Elementary Panel	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	707	2027/	2028/	2029/	2030/	2031/	2032/	2033/
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Existing	85,986	84,651	83,246	81,448	80,130	78,872	77,826	76,879	75,327	74,732	74,064	73,595	73,117	72,671	72,133	71,629
Requirement of New Development		1,704	3,343	4,978	902'9	8,454	10,900	13,211	15,472	17,746	19,985	22,193	24,316	26,451	28,626	30,822
Total	85,986	86,354	86,589	86,426	86,836	87,326	88,726	060,06	66,706	92,479	94,049	95,787	97,433	99,122	100,759	102,451
																16,465
	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Secondary Panel	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	7056/	7202	7028	2029/	2030/	2031/	2032/	2033/
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Existing	41,017	40,970	40,950	41,054	40,800	40,670	40,236	39,475	39,441	38,593	38,056	37,430	36,432	35,990	35,712	35,660
Requirement of New Development		572	1,126	1,674	2,258	2,840	3,629	4,355	5,080	5,829	6,552	7,493	8,347	9,241	10,152	11,062
Total	41,017	41,542	42,075	42,728	43,058	43,510	43,865	43,830	44,521	44,422	44,608	44,924	44,779	45,231	45,864	46,722
																5,705

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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.

Elementa	ry 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.). French-language school boards may acquire larger school sites in anticipation of creating school campuses (i.e. two schools on one site offering JK-12 programs). Changes to program offering may translate into larger school buildings footprints, increased playfield space, parking spaces, site access, etc. that would require larger school sites. The EDC legislation deals with the

acquisition of school sites exceeding the acreage benchmarks outlined above. School site sizes need to be determined on a site-specific basis and may be more or less than specified in the table above.

6.2 Increased Site Size Requirements

The EDC Guidelines (Section 2.3.8) require that "when the area of any of the proposed sites exceeds the site designations in this table (i.e. table above), justification as to the need for the excess land is required." Given that the Regulation standards have not been updated since 1998, larger site sizes than specified by the Regulation benchmark may be required to account for changing municipal parking standards and the impact of programs such as PCS, FDK and on-site daycare, greater site access needs, playfield space and pens, parking requirements; the potential to accommodate increased portables and a larger building footprint. Where school site sizes include undevelopable table lands, irregular-shaped lots with limited street frontage; 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. The YRDSB has had longstanding policies respecting school site sizes. It should be noted that the number of elementary acres per 100 pupils underlying the EDC calculation is lower than the Regulation standard of 1.0 to 1.165 pupils per acre at 0.996, and the secondary acres per 100 pupils (1.0 to 1.25 pupils per acre in the Regulation) is 0.8557, which is also lower than the Regulation standard. As such, no further explanation regarding site sizes is required.

6.3 Site Requirements

The site requirements arising from new residential development in each review area indicate the cumulative number of new pupil places required by Year 15 of the forecast period, and for which there is insufficient permanent pupil places to accommodate all projected students. Further, new sites may not be required where the Board intends to construct additions to existing facilities to meet all or a portion of the requirements of new development over the forecast period (although, in some cases the acquisition of adjacent property and demolition of existing buildings may be required). Even in a greenfield situation, school additions constructed to accommodate enrolment growth may require additional site development (e.g. grading, soil remediation, upgrading utility services, removal of portables, demolition of existing buildings, etc.).

Boards generally acquire sites a minimum of two years in advance of opening a new school facility, in order to ensure that there is sufficient time allowed for site servicing and preparation, facility design, contract tendering, building construction and the capital allocation process. The length of time required to approve development plans, acquire land for school sites, assess site preparation needs, and commence school construction can consume a decade or more, particularly where multiuse developments or redevelopment of lands are proposed. Aligning funding, acquisition and site development timing is particularly challenging in an intensified urban development environment.

6.4 Land Valuation Approach for School Sites

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

- (a) Estimate of the land acreage value for school site acquisitions by the school boards (i.e. elementary & secondary). The valuation is established on the basis that the lands are suitable for use as schools, are serviced to the lot line, rough graded, and free of environmental, soil or other latent defects, and that there are no impediments that would prevent the use of the lands for the construction of a school and related uses. The valuation further assumes that gas, electricity, water, sewer, roads, and other typical infrastructure (depending on location) are available to the lot line, with adequate capacity for school development purposes.
- (b) An annual land escalation rate to be applied to the market value in order to sustain the likely site acquisition costs over the next 5 years (i.e. June 1, 2019 May 31, 2024).

The following is an excerpt from prepared by the gsi Real Estate & Planning Advisors Inc.

Land Valuation Process

6.4.1 Methodology and Approaches to Value

"Land is valued as if vacant, serviced and available for use. In estimating the value, four basic methods are available namely; The Direct Comparison Approach, The Abstraction Method, The Land Development Approach and the Land Residual Method.

- 1. The Direct Sales Comparison Approach which involves comparing properties located in the vicinity of the sub-area that have sold at a date close to the appraisal, and deriving from the prices paid, a value reflecting the specific characteristics of the Subject Site. More precisely, this method compares the sub-area to sites which have actually sold, with adjustments being made to the sale price for significant differences. It is considered the most desirable and dependable approach to vacant land valuation, because it relies on actual market transactions. The key factor in the application of this approach is the identification of a significant difference between a sale and the sub-area and an appropriate adjustment for that factor.
- 2. The Abstraction Method involves the allocation of a value to the building in a recent property sale, then abstracting the value of the building from the total purchase price which results in the balance being attributable to the site. This approach is most applicable when no sales data for vacant land sales are available due to the fully built form of the market area. This method is usually used as a last resort, because it requires an estimate of depreciated value for improvements. Consequently, the Abstraction Method was not used.
- 3. The Land Development Method is effectively an application of the Cost Approach to value land. Hypothetically, a lot or lots are projected and gross sales figures are estimated. Expenses such as servicing costs, sales costs, overhead costs and a profit factor are estimated. By

- deducting these expenses from gross sales, a value indication of the raw land is developed. This process is also known as the Subdivision Approach.
- 4. The Land Residual Method involves the hypothetical erection of various types of improvements on a site in order to determine the optimal use, which is the use that results in the highest net return to the land. This return is appropriately capitalized into an indication of value, under the premise of Highest and Best Use, in accordance with the principle of the Factors in Production. This method has greatest application in the cost of sites with potential for income-producing improvements such as apartments, commercial facilities, etc. The Land Residual Method requires numerous assumptions and the longer the projected development horizon the more unreliable it becomes. This method is of assistance only where a building is already on site or commencement of construction is imminent.

This study is intended to provide the basis for a reasonable budget for school site acquisition costs. We have been provided with a list of potential school sites. Of these sites, many have been generally identified, but may be subject to change in location as time elapses. Other sites are to be determined. For the purpose of the report, site specific (micro) valuations have not been conducted as this would require full and detailed site inspection; planning; title review; servicing review, etc. Rather, we have reviewed the general site requirements on a macro level to determine the probable density and resulting land value which most probably applies.

For the purposes of this study we have employed two methods of valuation namely:

- The Direct Comparison Approach and;
- The Land Development Approach

From these indicators we have reached conclusions on a per acre basis of land for the identified municipalities.

DIRECT COMPARISON APPROACH:

The Direct Sales Comparison Approach involves comparing properties located in the vicinity of the subarea that have sold at a date close to the appraisal, and deriving from the prices paid, a value reflecting the specific characteristics of the Subject Site. More precisely, this method compares the potential school site acquisitions to sites which have actually sold, with adjustments being made to the sale price for significant differences. The key factor in the application of this approach is the identification of a significant difference between a sale and the Subject and an appropriate adjustment for that factor. As previously discussed, new school sites are akin to 'imminent' to 'short-term' development land as a result of their location in a developing subdivision, underlying planning permissions, and servicing status (at the boundary). However, the majority of sales of low and medium density land sourced in this report do not share this advanced status and development timing. In some instances, this explains the substantial difference in value between the price paid for the comparable sales versus the value derived under the Land Development Approach. The lack of appropriate comparable sales is attributed to the fact that developers of greenfield areas do not sell

large blocks of serviced land (akin to a school site) within their developing subdivisions. Instead, they develop such lands themselves and profit from the sale of serviced lots or finished homes. Regardless, in many instances, the sales sourced for this report are akin to infill development sites located in the highly urbanized areas of each municipality. Other than the infill sites, all other sales tend to be 50 - 100 acre "greenfield" sites which are not appropriate for this analysis.

The infill sites trade at high values due to their location and often higher density in comparison to new school sites located within a developing greenfield subdivision (i.e. all medium density versus a mix of medium and low density). Overall, the price of the infill sites may be higher than what we would anticipate for the school sites due to their superior location and higher development density. The following is a general explanation of the primary factors that are considered in the application of the Direct Comparison Approach, including the selection and analysis of comparable property sales.

Market Conditions over Time:

The date of sale identifies the economic and market conditions under which a comparable sales transaction occurred. Similarly, appraisals are made as of a specific date and reflect the conditions at that point in time. The time period between these two events may range from days to months. Therefore, the sale price of each comparable must be adjusted to reflect the changes in economic and market conditions that may have occurred between the time the comparable was sold and the effective date of the appraisal. It is the task of the appraiser to determine how much, more or less, the comparable would sell for as of the effective date of appraisal rather than on its actual date of sale.

There are three methods of adjustment for market conditions or time - Sale and Resale, Pairing and Statistical. These three methods are briefly described.

Sale and Resale:

The best support for the time adjustment is an analysis of sales and resales of the same property within a specified time period, with the price variance being measured. Since most properties do not usually resell in short time frames, the overall market must also be reviewed to determine any trends being experienced.

Pairing Method:

This method of time adjustment contrasts a group of data with another group of almost identical data. Adjustments are usually expressed in terms of percentages when this method is used.

Public Statistical Data:

The approach relates to the macro market information which is usually obtained from organizations such as C.M.H.C., the Real Estate Board and Statistics Canada.

Location:

While analyzing the market, it was found that the subject and the comparable sales had inferior and superior locational characteristics in relation to each other. Issues considered under this factor are

proximity to major highways, exposure (frontage on arterial roadway), proximity to market clientele, and general appearance of the area for highest and best use.

Physical:

There are a number of factors to be considered under this adjustment. Sites can vary in terms of shape, frontage, depth, overall area, topography, soil conditions, etc. While individual adjustments can be made for each physical aspect of a comparable, it is more reasonable to do an overall comparison of the site to the Subject Property, ie. superior, inferior, or similar, and then make a single adjustment. If improvements were found to offer some contributory value to the property, adjustments were made to commensurate with this observation. All things being equal, a smaller parcel would normally command a higher rate compared to a larger parcel of land. Hence, based on our analysis, reflective adjustments were necessary to the reported prices in order to equate them to the subject.

School sites are assumed to be cleared and graded. Many development sites, including market references utilized are forested, require substantial site works and include areas that are not developable.

For sites with significant area that is not developable we have applied an appropriate adjustment for topography. For sites deemed to have greater site preparation costs we have applied an appropriate adjustment for site works.

Motivation:

There are various forms of motivation which can result in a property selling above or below market value. A motivation adjustment is required in a situation where either the vendor or the purchaser was under undue pressure to complete the transaction, such as a bankruptcy, foreclosure or power of sale. Motivation could be in the form of a vendor having to sell a property quickly due to a cash flow problem or a corporate realignment, or a purchaser paying a high price to purchase a key site in a property assembly.

Land Use Policies:

A wide variety of regulatory factors, such as zoning and Official Plan designation directly or indirectly, influence land utilization. When investing in a development site, a prudent investor places great emphasis on the land use policies or the probability of affecting a change to such. This is generally summed up in a primary objective of what use could be legally placed on the site and be very marketable. The land must be zoned for the contemplated use or must have a reasonable probability of a zoning change. If faced with two identical investments except that one investment has a wider array of uses while the other is more restrictive, a prudent investor will pay a premium to commensurate with this market observed difference.

Historically, the respective Boards have acquired sites which were at various stages of the servicing and planning process, including:

- Fully serviced, zoned and designated sites
- Partially serviced, zoned or designated sites

• Purchase and Development within rural unserviced areas or partially serviced communities

Fully serviced and designated sites which meet the definition of a School Site do not require further adjustments, however, those which do not meet the definition require some further adjustment in comparison with a school site. Adjustments are made to reflect such differences as permitted land uses (based on zoning and Official Plan/secondary plan designation), allowable building densities, the status of development approvals and whether or not any restrictive covenants are applicable.

Plottage Value:

Plottage is an increase in value attributed to land when smaller plots are combined into a larger one. In order to accommodate substantial building developments, small plots may have to be assembled, often from different owners. This process usually involves extra costs as key parcels may have to be purchased for more than their independent value. In some cases, it is not only the cost of assembly which is responsible for plottage value but the superior development and use of the larger site. Size in itself is no guarantee for plottage increment, but the character of use must change so that the value of the whole exceeds the sum of the parts.

Excess Land:

Plottage may be negative as well as positive. A larger than average site which is developed or so shaped that it cannot be put to a higher or more variable use, may result in a lower unit value per front foot, square foot, or per acre. The area of frontage in excess of normal is usually valued at a lower rate than the rest of the site; hence, the lower rate per unit overall.

Financing:

Adjustments are made to reflect financing conditions, such as vendor-take-back mortgages or the purchaser assuming an existing mortgage, at an interest rate significantly different than the prevailing rate at that time.

Power of Sale:

The term "power of sale" is an expression frequently used for properties when the mortgage is in default. The exercise of a power of sale is a remedy given to a mortgage for the sale of property, where the mortgagor has been in default, pursuant to the terms of the mortgage. Statutory and other legal safeguards have been erected for the purposes of seeing that the interests of the mortgagor are not sacrificed while the mortgage is carrying out its contractual right to sell under power of sale.

Duties of a mortgagee and its agents in power of sale transactions must include the following:

- to act bona fide in the exercise of power of sale
- to attempt to realize fair market value in a sale
- not to conduct the sale in bad faith
- to see to it that the property comes to the attention of a wide segment of the market
- to obtain proper appraisal
- to advertise the property for sale
- to place "for sale" signs on the property
- to ensure that the efforts to sell be conducted over a reasonable period of time

• to give some consideration to the interests of a mortgagor

In our considerations of those transactions involving power of sales, we have made every effort to investigate the facts pertinent to the property. Power of sale is not an adjustment in and of itself. However, adjustments which can be related to the power of sale are a condition of existing improvements or state of the land, type of financing arrangements, special features of the property, the absence of economic (rent) guarantees, and the extent of expenses deducted (as reasonable expenses) from the proceeds of the sale. The sequence in which adjustments are typically applied to comparable sales is as follows:

property rights conveyed, non-realty components, financing, conditions of sale (power of sale, etc.), market conditions (time), location, size, shape, frontage, topography, access, other site conditions, improvements, zoning, official plan designation, servicing and stage in the planning and approvals process.

Date of Sale:

Based on the guidelines established by the Appraisal Institute of Canada, fixing the date of sale is necessary to establish relevance and accuracy and to determine the precise period for which a time adjustment is to be made. The adjustment for time begins on the date of sale and ends on the effective date of the appraisal. The effective date of the appraisal is the date on which the appraised value applies.

The date of sale, however, can be taken as any one of the following:

- The time of the meeting of minds;
- The execution of an interim agreement;
- The removal of "conditional" clauses in an Agreement of Purchase & Sale;
- Acceptance of an Offer to Purchase;
- A multiple listing record;
- Execution of title transfer by the Vendor; and
- Registration date of the transfer in the Registry or Land Titles office.

Practical considerations often determine which one of the above dates is used in an appraisal when analysing comparable sales. The date of registration of a transfer document provides certainty and is readily available. It can be argued that no sale has occurred until the transfer document is registered and, for this reason, the date of registration of the sale is the most appropriate to employ and has been used in this instance.

Nevertheless, in some instances, months could have elapsed since the initial agreement as to the sale price and the date of registration of the transfer document. Confirming the date of this initial agreement requires that the vendor or purchaser be willing and available to divulge details of the transaction. During a period where the market is rising or falling rapidly each month, it may be necessary to reflect whether the sale occurred near the date of registration of the transfer document or several months prior to same.

The relevancy of determining this information is quite obvious, as the adjustment for time could be

substantial when real estate values are rapidly rising or falling. This makes it difficult when establishing the most reasonable and appropriate information source for comparable sales as at the effective date. While the comparable sale prices may have been forecasted values as at the anticipated closing, the rise in prices in York Region and the Greater Toronto Area likely outpaced the forecasted market conditions adjustment and/or inflation. Therefore, the comparable sales at the registration dates of sale would be lower than the actual value of the lots as at the registration dates. While adjustments may be applied to reflect the increasing market conditions, it can be problematic to capture the most relevant trends as at the effective date as the direct comparison method uses historical data that may not reflect the most appropriate market conditions.

LAND DEVELOPMENT APPROACH:

The basis of the land development approach is the theory that the value of land determined by what developers of end use products can afford to pay after accounting for all costs of development. In general, the land development approach is the hypothetical erection of various types of improvements on a site in order to determine the optimal use, which is the use that results in the highest net return to the land. This return is appropriately capitalized into an indication of value, under the premise of Highest and Best Use, in accordance with the principle of the Factors in Production. This method has greatest application in the cost of sites with potential for incomeproducing improvements such as apartments, commercial facilities, etc. The land development approach requires numerous assumptions and the longer the projected development horizon the more unreliable it becomes. This method is of assistance only where a building is already on site or commencement of construction is imminent. Conceptually, this method implies that if a developer were planning to buy a piece of land in order to build something, and then sell the property for a profit, how much would he be willing to pay for the land? In this sense, the maximum he would pay for the land would be just enough so that the land cost plus the cost of improving the land exactly equals the expected proceeds of selling the property, inclusive of his required profit as the developer. The maximum payment for the land is therefore the amount left over after paying all other costs associated with the development.

The value of land under this appraisal method is therefore a residual amount resulting from the improvement of land. Any improvement that increases the value of the land in its final use increases the land residual. For example, if house prices are increasing, with other costs remaining constant, land prices should rise. Similarly, anything that raises the cost of development lowers the land residual, and lowers the value of land. The cost of construction is therefore directly related to the value of land. Interest rates are also directly related, since financing charges form part of the cost of development.

An underlying assumption of urban land markets is that land should be used for the activity which yields the greatest utility, that is, the use which generates the highest rent. The land development approach operates under this assumption as well. For any particular parcel of land, the better suited the improvements, the higher the potential residual should be. The developer who is proposing the project with the highest residual should be able to bid the highest for the land and be able to

implement this end use. Thus, the land will be used for the best-suited project, with the highest possible utility, meeting the requirement for the land to be in its highest and best use.

Framework for Land Development Approach -

The following framework and corresponding description for the Land Development Approach is provided in course material relied upon by the Appraisal Institute of Canada (AIC):

Development Method Framework:

Gross value upon completion (1)

- costs of sale (2)

Net value upon completion

- direct servicing costs (3)
- soft cost (4)
- development financing costs (5)
- developer's profit (6)

Residual to land and land financing cost (7)

- land financing cost (8)

Land residual (9)

Gross Value Upon Completion:

This is the forecast for the maximum cash flow that the property will generate when completed. This figure could be as simple as a rough guess at future sale prices, or it could involve complex discounted cash flow analysis. Some terminology used in this type of analysis includes:

- gross buildable area: the total area of the anticipated improvements
- net saleable area: the portion of the gross buildable area which can be sold to generate revenue.
- building efficiency: a measure of how much of the gross building area is saleable. The more efficient the building, the closer to 100% of the gross buildable area can be sold.

Some calculations of gross value upon completion include the net saleable area multiplied by an estimate of the value per square foot when sold, or net rentable area multiplied by the estimated rent per square foot (an estimate of future gross potential rent) and capitalized at a market capitalization rate.

Costs of Sale:

Closing costs are expenses required when selling real estate, and include items such as real estate commissions and legal fees. Marketing costs are also often included in costs of sale, as large development projects often require considerable promotional expense to facilitate their sale.

Direct Servicing Costs (Hard Costs):

Hard costs represent the expenses directly associated with construction. The simplest method to calculate hard costs would be to estimate the expected construction cost per square foot and then apply this figure to the gross buildable area. More complex methods would involve estimating the cost of each component separately (such as the cost per square foot to build the roof, exterior walls,

foundation, and so on) or pricing the materials and labour needed for every portion of the planned development.

Soft Costs:

Soft costs are the overhead associated with the development process. Some examples of these include consultant's fees (such as architects and engineers), property taxes during construction, and interim financing costs. Soft costs are often expressed as a percentage of hard costs, although they can be forecasted and itemized in detail if required. In particular, the interim financing costs during construction generally require fairly detailed analysis, and will be dealt with below in a separate category.

Development Financing Costs:

Most development projects are undertaken using debt financing for a large portion of the development cost. The typical scenario is for a developer to pay a down payment on a piece of land, with a mortgage loan for the remainder of the purchase price, and then arrange a construction loan to supply funds for all expenses incurred between the time of purchasing the land and selling the completed development. The funds for this loan would be advanced periodically as cash flow is needed for the development. These advances could be based on a pre-set schedule of cash flow requirements or could be an open line of credit to a certain limit, or any other arrangement, which is made with a lender. The loan would generally be interest accruing, requiring payment of principal plus interest at the end of the loan term. Many of these construction loans also have arranged long-term take out commitments for the end of the term to add security for the construction lender. The calculations for this construction loan will generally involve fairly detailed present value analysis. The cash flow advances for each period will have to be accumulated and accrued interest calculated.

Developer's Profit:

The amount remaining after deducting all of the expenses above must be enough to cover the cost of purchasing land plus a profit for the developer. The required developer's profit could be stated in many ways. Some of the possibilities include a lump sum amount, a percentage of gross or net value on completion, or a percentage of total project cost. The latter method can involve a complicated calculation, as the developer's profit is based on total cost, which also includes land and land financing, both of which are unknown at this point.

Residual to Land and Land Financing Cost:

A developer must purchase a plot of land before a development project can be undertaken. In most situations, a developer will want to finance at least part of the price of the land, and will pay a portion as a down payment (the developer either does not have enough money today to pay for the entire land purchase price, or wants to take advantage of financial leverage). This loan will accrue interest over the development period until the project is built and sold, when there will be proceeds to repay the loan amount plus interest. The residual to land and land financing cost is the amount of proceeds remaining from the sale of the completed project once all expenses associated with developing the land (including profit) have been deducted. This residual amount will consist of accumulated interest on the land loan (if financing was used), plus the future value of the land cost.

Land Financing Cost:

The interest on the land loan should be a simple calculation, as it is just an interest accruing loan. However, the calculation is complicated because the land cost is still unknown (and is in fact what we are trying to find). The interest on this loan has to be expressed algebraically, in terms of the unknown land variable. If you are working under the assumption that no down payment is provided by the developer and the purchase price of the land is provided 100% by debt financing, this makes the calculation slightly easier. However, it is not a very realistic assumption, as most development projects will require at least some equity.

Land Residual:

The land residual is the amount remaining when all expenses of the development project other than land have been covered. This residual would be used to repay the principal of any financing used to purchase the land, together with a repayment of the initial equity invested (the interest on the land loan and the return on the developer's equity have been already been accounted for above). To determine the maximum amount that should be bid for a plot of land today by the developer, the present value of this land residual should be calculated. However, what makes this calculation difficult is that the land residual figure is expressed as a formula, not as a dollar figure. To calculate the present value of this requires solving for the unknown in the discounting formula.

The Land Development Approach is a common method of valuing known school sites. In instances where there are few or no comparable parcels of development land on which to base conclusions from the Direct Comparison Approach, it can be used as the principle valuation tool. This approach is enhanced with the accuracy of recent bulk lot and current costs of construction.

January 18, 2019 Valuation Update and Conclusions

The appraisers provided the following update to school site valuation during January, 2019;

"Further to your request, we provide this Valuation Memorandum, the purpose of which is to update the values opined in our initial Consulting Report dated October 2nd, 2018 (July 1st, 2018 valuation date) to reflect current day values as of January 1st, 2019. Our initial Consulting Report concluded land values ranging from \$1,400,000 per acre to \$7,840,000 per acre (average of \$4,169,000 per acre) as of July 1st, 2018.

This Valuation Memorandum considers recent market statistics related to housing prices, serviced lot prices and sales volume since our initial valuation as of July 1st, 2018.

This Valuation Memorandum should be affixed to the original Consulting Report and is otherwise not considered complete. The York Region District School Board (YRDSB) and York Catholic District School Board (YCDSB) accept this updated value opinion in a memorandum format and are familiar with the sub-areas identified in the Education Development Charge background study. The YCDSB and YRDSB have provided information for probable locations for school sites to be required over the next 15 years. The site locations were not yet known. Therefore, it was

necessary to apply certain assumptions based on land use controls and development patterns. The lands have been appraised according to their underlying highest and best use, specifically residential development land. More specifically, the sites are assumed to be relatively level and clear with full municipal services at the boundary, and located within developing subdivisions with underlying planning permissions in-place to permit residential development should the Board no longer require the site. As such, the sites are considered imminent to short-term development land in the form of a "serviced block."

Given the decline the housing prices, serviced lot prices and significant decline in sales volume, the value conclusion presented in this Valuation Memorandum reflects -10% decline in value for each sub-area relative to our previous estimates as opined in our original Consulting Report. Based on the preceding, it is our professional opinion that the sub-areas identified by the YCDSB and YRDSB have the following acreage rates as of January 1st, 2019:"

EDC SITES			RECONCILED VALUE
Municipality Sub Area Name	Land Type	School Type	Per Acre
Town of Aurora		1	<u> </u>
Aurora NE	Low & Med. Density Land	Elementary	\$3,510,000
Town of East Gwillimbury			1
East Gwillimbury, Greenlane & N. Newmarket	Low & Med. Density Land	Elementary	\$2,160,000
East Gwillimbury, Greenlane & N. Newmarket		Secondary	\$1,980,000
Town of Georgina		·····	<u> </u>
Sutton	Low & Med. Density Land	Elementary	\$1,440,000
Keswick - Elem.	Low & Med. Density Land	Elementary	\$1,350,000
Keswick - Sec.	Low & Med. Density Land	Secondary	\$1,260,000
Township of King		-	T
King City	Low & Med. Density Land	Elementary	\$2,160,000
Town of Newmarket		I	Ţ
Newmarket Urban Centre	High Density Land	Elementary	\$2,700,000
City of Markham			<u> </u>
Markham South	Low & Med. Density Land	Elementary	\$4,950,000
Markham Whitebelt - Elem.	Low & Med. Density Land	Elementary	\$4,410,000
Markham Whitebelt - Sec.	Low & Med. Density Land	Secondary	\$4,140,000
Markham Centre	Low & Med. Density Land	Elementary	\$5,310,000
Langstaff	High Density Land	Elementary	\$6,300,000
Markham Centre	High Density Land	Elementary	\$6,300,000
Cornell - Elem.	High Density Land	Elementary	\$4,410,000
Cornell - Sec.	High Density Land	Secondary	\$4,140,000
Town of Richmond Hill			1
North Leslie	Low & Med. Density Land	Elementary	\$5,040,000
Oak Ridges	Low & Med. Density Land	Elementary	\$4,500,000
City of Vaughan			1
Block 27, 41, 47 - Elem.	Low & Med. Density Land	Elementary	\$4,050,000
Block 27, 41, 47 - Sec.	Low & Med. Density Land	Secondary	\$3,870,000
Block 11 SS Site	Low & Med. Density Land	Secondary	\$4,050,000
Kleinburg	Low & Med. Density Land	Elementary	\$4,410,000
VMC, Vaughan Mills	High Density Land	Elementary	\$7,056,000
Town of Whitchurch-Stouffville			T
Stouffville - Elem.	Low & Med. Density Land	Elementary	\$2,250,000
Stouffville - Sec.	Low & Med. Density Land	Secondary	\$2,070,000
AVERAGE			\$3,750,000

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

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

- 1. parcels of land in the midst of being acquired as part of land assembly strategies;
- 2. future site acquisitions specified under option agreement between the Board and a landowner;
- 3. future site requirements either reserved or designated in a secondary plan, or whose exact location is, as yet undetermined;
- 4. lands being acquired from co-terminous school boards who have declared the lands surplus to their needs (must be acquired at 'fair market value' as specified in the legislation;
- 5. acquisitions of land parcels through friendly or non-friendly expropriations;
- 6. future sites, identified by a municipality as part of a secondary plan or other planning process, or sites identified as part of joint venture projects;
- 7. expansions of existing sites to allow for the construction of additional capacity and program amenities;
- 8. future land purchases proposed to be incurred by a board (section 257.53(2)), where the acquisition of said land is delayed due to land servicing, the capital funding approvals process, or the planning approvals.

6.5 Land Escalation over the Forecast Period

The Appraiser's Report estimates an annual land escalation rate to be applied to the acreage values in order to sustain the likely site acquisition costs over the next 5 years. In arriving at an escalation factor to be applied to the next 5-year horizon, the Appraisers considered the recent historical general economic conditions and land value trends over the past 15 years. The following is taken from section 8.4 of the Appraisal report.

"The preceding data forms the basis for our escalation factor. Historically speaking, the data suggests an escalation factor of approximately:

- 5% per annum from 2004 to 2008,
- 7% per annum from 2009 to 2013, and
- 9% per annum from 2014 to 2018.

market, which the market has not experienced in quite some time.

The data presented in Table 84 (Avg. Annual Price Escalation for "All Types: of Residential Units in York Region) shows a slower rate of price escalation over the 2014-2018 period for the southern municipalities relative to the housing prices in the north. For example, the average annual escalation for Vaughan, Richmond Hill and Markham between 2014-2018 was 8% per annum compounded. However, the rate of escalation in the northern municipalities over the same period was 12% per annum on average. This trend is inconsistent with the prior 5-year period (which showed the opposite) and, therefore, is likely a consequence of extraordinarily high housing prices in the south, resulting in greater growth and price escalation in the north, where housing prices have traditionally been lower and therefore more affordable. Ultimately, we reconcile the following escalators."

Year	Vaughan / Richmond Hill / Markham	All Others
2018 – 2022	5% / yr.	7% / yr.
2023 - 2027	4% / yr.	6% / yr.
2028 - 2032	6% / yr.	8% / yr.

6.6 Site Preparation/Development Costs

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

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

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

in consideration of being paid "fair market value" for the land. Where un-serviced land is acquired by the board, the cost to "provide services to the land" is properly included in the education development charge. In the case of redevelopment school sites site preparation costs may include soils remediation, demolition of existing buildings on the site, servicing infrastructure that requires replacement due to age (e.g. water services, sewer services, gas and utilities, transformers, etc.), on-site storm water management, off-site sidewalk, crosswalk and traffic upgrades, road service remediation etc.

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

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

6.6.1 Eligible Site Preparation/Development Costs in a Greenfields Situation

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

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

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

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

6.6.2 Conclusions re Average Site Preparation Costs per Acre

The Board concluded that an average of \$ 94,300 per acre (based on the historical expenditure details set out below) for both elementary and secondary school sites is reasonable based on the Board's experiences over the previous and current by-law terms.

An escalation factor of 2% per annum for site preparation/development costs has been applied, which is slightly lower than the average annual Consumer Price Index since original by-law inception in 2001. 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 2019 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.

YORK REGION DSB & YORK CATHOLIC SCHOOL BOARD

AVERAGE SITE PREPARATION COSTS PER ACRE

	Current Review Area Reference	EDC Eligible Site Name	Year School Constructed	Site Size in acres	Net Site Preparation Costs to Date	Net Site Preparation Costs Per Acre	Net Site Preparation Costs per Acre 2019\$	Total Site Preparation Costs 2019\$
1.	PE04B	Anne Frank PS (also cited as Block 11 #1 ES)	2014	5.52	\$ 444,624	\$ 80,547.83	\$ 91,459.53	\$ 504,856.58
2.	PE02	Johnny Lombardi (also cited as Block 40 ES & Block 40 #2)	2016	6.00	\$ 301,163	\$ 50,193.83	\$ 54,630.32	\$ 327,781.95
3.	PE14	Fred Varley PS (Wismer Southwest #4 Dual FI)	2015	5.71	\$ 300,337	\$ 52,598.42	\$ 58,472.55	\$ 333,878.23
4.	PS02	Tommy Douglas SS (alos cited as Block 40 SS)	2014	15.22	\$ 350,854	\$ 23,052.17	\$ 26,175.01	\$ 398,383.69
5.	PE13	Barbara Reid ES (Stouffville SE)	2017	5.98	\$ 466,580	\$ 78,023.41	\$ 83,140.47	\$ 497,180.03
6.	PE04B	Romeo Dallaire PS (also cited as Block 18 #2)	2015	6.19	\$ 1,049,614	\$ 169,566.07	\$ 188,502.99	\$ 1,166,833.48
7.	PE09	Wendat Village PS (Stouffville Southœntral #1 ES)	2012	5.25	\$ 347,379	\$ 66,167.43	\$ 78,381.05	\$ 411,500.52
8.	PE13	Oscar Peterson PS (also cited as South Stouffville ES & Stouffville SW)	2008	5.91	\$ 1,011,563	\$ 171,161.25	\$ 220,676.30	\$ 1,304,196.94
9.	PE14	Sir John A Macdonald ES (also cited as Cathedral West #1 ES)	2012	5.98	\$ 228,961	\$ 38,287.79	\$ 45,355.21	\$ 271,224.14
10.	PS12	Bill Hogarth SS (also cited as Cornell secondary)	2017	14.82	\$ 1,936,753	\$ 130,685.09	\$ 139,255.90	\$ 2,063,772.39
11.	PE14	Victoria Square	2018	5.91	\$ 635,353	\$ 107,504.74	\$ 112,155.17	\$ 662,837.07
12.	PE04B	Nellie McClung	2011	6.12	\$ 322,086	\$ 52,628.43	\$ 63,677.08	\$ 389,703.70
13.	CE09	Our Lady of Good Counsel (Mt. Albert ES) (Sharon West)	2017	6.89	\$ 1,465,025	\$ 212,630.62	\$ 226,575.72	\$ 1,561,106.73
14.	CE02B	St. Mary of the Angels (Block 33 West)	2010	5.60	\$ 346,104	\$ 61,804.29	\$ 76,379.56	\$ 427,725.51
15.	CE02B	St. Michael the Archangel (Vellore Village #2)	2012	5.50	\$ 459,720	\$ 83,585.45	\$ 99,014.21	\$ 544,578.17
16.	CE02B	Guardian Angels (Block 40 North)	2014	6.01	\$ 88,676	\$ 14,754.74	\$ 16,753.55	\$ 100,688.81
17.	CE02B	Pope Francis (Kleinburg West)	2016	6.92	\$ 84,272	\$ 12,177.99	\$ 13,254.37	\$ 91,720.22
18.	CE10	St. Brendan (South Stouffville)	2012	6.03	\$ 659,728	\$ 109,407.63	\$ 129,602.81	\$ 781,504.97
19.	CE11	St. Joseph Markham replacement (Cornell #3)	2014	6.00	\$ 487,814	\$ 81,302.33	\$ 92,316.24	\$ 553,897.47
	TOTALS			131.56	\$ 10,986,606	\$ 83,510		\$ 94,203

Value to be Included in 2019 EDC Submission \$ 94,300

CHAPTER 7 - EDUCATION DEVELOPMENT CHARGE CALCULATION

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

7.1 Growth Forecast Assumptions

The net education land costs and EDC calculations for the Board were based on the following forecast of net new dwelling units for the mid-2019 to mid-2034 period, as detailed in Chapter 4 of this report:

RESIDENTIAL:

Net New Units 143,021

Average units per annum 9,535

NON-RESIDENTIAL:

The forecast of non-residential (includes commercial, industrial and institutional development) building permit value over the mid-2019 to mid-2034 period, as detailed in Chapter 4 of this report, is summarized as follows:

Net Gross Floor Area (GFA) 54,068,656 square feet

Average annual GFA 3,604,577 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 YRDSB based on a spatial matching of YRDSB student data and MPAC housing data. A 'zero' yield was applied to student housing and purpose-built seniors housing units. Where the weighted blended Year 15 pupil yield is a 'zero' on Table 7-1 it is indicative of no proposed development units of that type over the forecast period, and for the particular Review Area.

TABLE 7-1

YORK REGION DISTRICT SCHOOL BOARD

Education Development Charges Submission 2019

YRDSB EDC 2019 Weighted Blended Pupil Yields

Review Area	SINGLE and SEMI- DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose- built seniors housing and student housing)	STACKED TOWNHOUSES	TOTAL UNITS
PE01A - King Township	0.1923	0.2103	0.0000	0.0000	0.1941
PE01B - King City	0.1591	0.2219	0.0101	0.0000	0.1372
PE02 - Vaughan Vellore	0.2318	0.1817	0.0453	0.0000	0.2079
PE03A - Vaughan Kleinburg	0.2432	0.1705	0.0453	0.1106	0.2167
PE03B - Vaughan Woodbridge	0.2419	0.1746	0.0499	0.1099	0.1163
PE04A - Vaughan Maple	0.4115	0.2144	0.0751	0.1100	0.1725
PE04B - Vaughan Carrville	0.4084	0.2726	0.0778	0.0000	0.2275
PE05 - Vaughan Thornhill	0.3275	0.2125	0.0481	0.0329	0.0646
PE06 - Markham Thornhill	0.0000	0.0000	0.0824	0.1124	0.0866
PE07A - Newmarket West	0.3906	0.2297	0.0492	0.0000	0.1844
PE07B - Newmarket Central	0.4272	0.1971	0.0466	0.0000	0.1300
PE07C - Newmarket East	0.3751	0.2351	0.0444	0.0000	0.1603
PE08A - Aurora East	0.3678	0.2114	0.0468	0.1067	0.1697
PE08B - Aurora West	0.3456	0.2525	0.0602	0.0000	0.2692
PE09 - Oak Ridges	0.2124	0.2674	0.0684	0.1100	0.1705
PE10A - Richmond Hill Northwest	0.2200	0.3183	0.0737	0.1111	0.1403
PE10B - Richmond Hill West	0.3570	0.3355	0.0716	0.0000	0.1036
PE10C - Richmond Hill East	0.2242	0.2134	0.0705	0.0332	0.1335
PE10D - Richmond Hill Northeast	0.3583	0.2858	0.0866	0.0000	0.3178
PE11A - Keswick	0.3203	0.1927	0.0101	0.0000	0.2342
PE11B - Georgina	0.3198	0.1844	0.0000	0.0000	0.2911
PE12 - East Gwillimbury	0.4211	0.1814	0.0389	0.0000	0.3127
PE13 - Whitchurch-Stouffville	0.3377	0.2310	0.0105	0.0000	0.2429
PE14 - Markham North	0.4189	0.2797	0.1111	0.1100	0.3307
PE15A - Markham Centre West	0.0000	0.2089	0.1061	0.0000	0.1097
PE15B - Markham Centre East	0.3995	0.1240	0.0000	0.0000	0.2897
PE16 - Markham South	0.4289	0.2822	0.1039	0.1100	0.2459
TOTAL	0.3550	0.2320	0.0728	0.1100	0.2155

Review Area	SINGLE and SEMI- DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose- built seniors housing and student housing)	STACKED TOWNHOUSES	TOTAL UNITS
PS01 - King	0.0797	0.0575	0.0052	0.0000	0.0607
PS02 - Vaughan Woodbridge	0.1131	0.0705	0.0232	0.0476	0.0771
PS03 - Vaughan Maple	0.1109	0.0729	0.0230	0.0476	0.0536
PS04A - Vaughan Thornhill	0.0000	0.0748	0.0232	0.0000	0.0281
PS04B - Markham Thornhill	0.1399	0.0937	0.0442	0.0476	0.0475
PS05 - Newmarket	0.1394	0.0635	0.0198	0.0000	0.0528
PS06 - Aurora	0.0898	0.0580	0.0213	0.0476	0.0540
PS07 - Oak Ridges	0.0861	0.1035	0.0213	0.0477	0.0646
PS08 - Richmond Hill	0.1421	0.1091	0.0242	0.0476	0.0675
PS09 - Georgina	0.0991	0.0462	0.0052	0.0000	0.0750
PS10 - East Gwillimbury	0.1376	0.0450	0.0129	0.0000	0.0974
PS11 - Whitchurch-Stouffville	0.1087	0.0636	0.0054	0.0000	0.0756
PS12 - Markham North	0.1487	0.0939	0.0683	0.0476	0.1195
PS13 - Markham Centre	0.0423	0.1119	0.0658	0.0000	0.0692
PS14 - Markham South	0.1774	0.0930	0.0651	0.0476	0.0963
TOTAL	0.1241	0.0771	0.0336	0.0476	0.0773

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 (ROND), which is the number of pupils generated from the dwelling units forecasted to be constructed over the 15-year forecast period.
- 3. Determine the Requirements of the Existing Community (although this is not a legislative requirement) which is the projected enrolment (i.e. headcount enrolment for the elementary panel and ADE enrolment for the secondary panel) over the 15-year forecast period. This projection of the Requirements of the Existing Community includes pupils generated from new housing development in previous EDC by-law periods (now considered pupils of the existing community) that continue to be temporarily accommodated in existing schools awaiting additional pupil places to be constructed in their resident area. The EDC Guidelines remind school boards to include these pupils in the determination of growth-related net education land costs where they were recognized under a previous by-law but the growth-related lands have not been acquired as yet. Any capacity used to accommodate these students is not deducted in determining growth-related needs where the accommodation situation is temporary in nature. In other words, these students do have any assigned capacity until such time as their permanent accommodation is constructed, where the construction of the additional pupil places is consistent with the board's long-term capital priorities and recognized in a previous EDC by-law.
- 4. Distinguish between the Review Area schools having new residential development within the school's attendance boundary and for which additional student accommodation will be required, and schools having little or no residential development or sufficient surplus spaces that in the opinion of the board, can be used to accommodate the increase in enrolment.
- 5. Finally, subtract any residual surplus and available pupil places that, in the opinion of the board, are available to accommodate pupils generated by new housing development. The ROND attributable to schools for which no additional accommodation solution is required are not part of the determination Net Growth-related Pupil Places (NGRPP).
- 6. In determining the NGRPP entitlement going forward account for all additional school capacity previously funded from capital allocations, including projects that will be constructed and operational in the year following by-law adoption, and for which the Board is in the process of acquiring land necessary, or has recently acquired land necessary to create a new school site or school site expansion. Any expenditures made from the EDC account to pay for these transitional needs must be deducted from the determination of net education land costs so as to avoid any potential for double-counting.

7. 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 YRDSB's long-term student accommodation strategies.

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 York Region DSB.

YORK REGION DISTRICT SCHOOL BOARD

TABI Summary Determination of No	LE 7-2 et Growth-Relate	ed Pupil Places	
	JK-8	Gr 9-12	TOTALS
OTG Capacity	95,999	37,956	133,955
Projected 2033/2034 Enrolment (Existing Community)	71,629	35,660	107,289
Requirements of New Development 2033/2034 (Headcount Elementary)	30,822	11,063	41,885
Less: NGRPP to be Accommodated in Existing Facilities	(11,955)	(5,930)	(17,885)
# of NGRPP Included in EDC Rate	18,867	5,132	23,999

7.4 Approved Capital Cost Per Pupil

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

- 1. Estimate the net education land cost for the elementary and secondary school sites required to provide new pupil places.
- 2. Estimate the balance of the existing EDC account, on the day prior to inception of the new EDC by-law, if any. If the balance is positive, subtract the balance from the net education land costs. If the balance is negative, add the balance (in a positive form) to the net education land costs. In estimating the balance in the account, the Board is entitled to account for actual rather than projected growth-related needs.
- 3. Determine the portion of the charges related to residential development and to non-residential development if the Board intends to impose a non-residential charge.

4. Differentiate the residential development charge by unit type if the Board intends to impose a variable residential rate. Instructions setting out the methodological approach to differentiate the residential charge can be found in the Education Development Charge Guidelines (Spring 2002) prepared by the Ministry of Education.

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

The total net education land costs for the York Region District School Board including escalation of land over the term of the by-law (five years), site acquisition costs, site development costs, associated financing costs and study costs, less any EDC account balances, are \$ 1,196,767,946 to be recovered from 143,021 "net" new units.

The Board does not anticipate being in a position to designate any operating budget funds for the purpose of acquiring school sites. A Board report discussing the Board's approved policy and recent Board resolution is found in Appendix D of this document (although, as is noted, this is no longer a legislative requirement).

In addition, the Board has not been presented with any viable alternative accommodation arrangements that would serve to reduce the charge. A copy of the Board report and resolution is found in Appendix D of this document (although, as is noted, this is no longer a legislative requirement).

EDC Submission (Form E, F and G):

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

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

7.6 EDC Accounts

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

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

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

Table 7-3 summarizes the EDC account collections to from September 1, 1999 to April 30, 2019 for the York Region District DSB. The collections cover the period which corresponds to implementation of the original EDC by-law - to projected collections to April 30, 2019, and includes collections from residential and non-residential development, as well as any proceeds from the disposition of surplus properties (i.e., to the extent that the disposed of site was previously funded through education development charges), any interest earned on the account to date, any interest expense on account deficits to date and any refunds or overpayments during this time period. The total collections for the period September 1, 1999 to August 31, 2018 are \$369,203,124 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 bylaw 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 September through April during the last 5 years was used as the basis for estimating additional EDC collections for the September 1, 2018 to April 30, 2019 period. Additional revenue of \$19,760,383 is assumed, prior to successor by-law implementation.

Table 7-3 also calculates the "estimated" EDC account balance as of April 30, 2019 which is the day before the in-force date of the proposed by-law. The total EDC collections as at April 30, 2019 are estimated to be \$388,963,507. When EDC expenditures are taken into consideration for the same time period, the account balance as of April 30, 2019 is projected to be a surplus of \$12,489,746.

TABLE 7-3

YORK REGION DSB

EDC ACCOUNT RECONCILIATION - EDC Collections

September 1, 1999 to April 30, 2019 Continuity Statement to Determine Current EDC Account Balance and any Unfunded Financial Obligations

Cumulative EDC Date **EDC Collections** Collections -\$5,804,665.0 Balance Carried Forward from DCA 1989 as of September 1, 1999 -\$5,804,665.0 \$15,824,991.00 EDC Collections September 1, 1999 to August 31, 2000 \$21,629,656.00 EDC Collections September 1, 2000 to August 31, 2001 \$18,991,707.00 \$34,816,698.00 \$55,477,610.00 EDC Collections September 1, 2001 to August 31, 2002 \$20,660,912.00 \$73,394,840.00 \$17,917,230.00 EDC Collections September 1, 2002 to August 31, 2003 \$91,290,461.00 EDC Collections September 1, 2003 to August 31, 2004 \$17,895,621.00 EDC Collections September 1, 2004 to August 31, 2005 \$12,675,200.00 \$103,965,661.00 \$117,615,399.00 EDC Collections September 1, 2005 to August 31, 2006 \$13,649,738.00 EDC Collections September 1, 2006 to August 31, 2007 \$133,813,163.00 \$16,197,764.00 EDC Collections September 1, 2007 to August 31, 2008 \$12,434,939.00 \$146,248,102.00 EDC Collections September 1, 2008 to August 31, 2009 \$6,416,887.00 \$152,664,989.00 \$164,446,485.00 EDC Collections September 1, 2009 to August 31, 2010 \$11,781,496.00 \$176,474,507.00 EDC Collections September 1, 2010 to August 31, 2011 \$12,028,022.00 EDC Collections September 1, 2011 to August 31, 2012 \$17,560,345.00 \$194,034,852.00 \$12,337,862.00 \$206,372,714.00 EDC Collections September 1, 2012 to August 31, 2013 \$216,387,056.00 EDC Collections September 1, 2013 to August 31, 2014 \$10,014,342.00 \$246,154,084.00 EDC Collections September 1, 2014 to August 31, 2015 \$29,767,028.00 EDC Collections September 1, 2015 to August 31, 2016 \$26,442,278.00 \$272,596,362.00 \$318,137,310.00 EDC Collections September 1, 2016 to August 31, 2017 \$45,540,948.00 EDC Collections September 1, 2017 to August 31, 2018 \$51,065,814.00 \$369,203,124.00 Projected EDC Collections September 1, 2018 - April 30, 2019 \$19,760,383.00 \$388,963,507.00 Total Net EDC Collections September 1, 1999 to April 30, 2019 \$388,963,507.00 \$12,489,745.83 Projected EDC Account Balance as of April 30, 2019

Table 7-4 determines the eligible EDC expenditures for the Board and details site acquisition costs, "net" site preparation and development costs, and study costs. The analysis outlines all EDC expenditures since September 1, 1999 and to August 31, 2018, as well as Board-approved expenditures to March 31, 2019. The consultants worked with Board staff to reconcile all expenditures since the original by-law adoption; ensure all expenditure entries were EDC-eligible and removed any ineligible expenditures; determined the percentage site eligibility based on the reconciliation of growth-related entitlement. The portion of the expenditures eligible to be funded through education development charges is shown within each by-law period and a cumulative EDC account balance is determined.

TABLE 7-4
YORK REGION DSB
EDCACCOUNT RECONCILIATION - EDC Expenditures

				ED	EDCACCOUNT RECONCILIATION - EDC Expenditures	NCILIATION - ED	C Expenditures						
	Site Name	Brd Reference	Property Acquired	Municipality	Property Size (acres)	Review Area Reference	% Growth-related	EDC Expenditures	Cumulative Expenditures	% of EDC Eligible Site Costs Funded to Date	Unfunded Financial Obligations Cumulative	Site Acquisition Costs	Site Preparation or Study Costs
	BDC Expenditures September 1, 1999 to August 31, 2004								\$ 125,757,868.02	s		\$ 110,321,965.02	15,435,903.00
	BDC Expenditures September 1, 2004 to August 31, 2009								\$ 226,641,923.02	8		\$ 70,595,243.00	30,288,812.00
	BDC Expenditures September 1, 2008 to August 31, 2013								\$ 305,397,948.02			\$ 66,789,467.00	11,966,558.00
	BDC Expenditures September 1, 2013 to August 31, 2018												
	STUDY COSTS						100%		\$ 305,397,948.02	100.0%			
	Aurora 2C ES lands owned - not yet built	655		Aurora	0009	PE08A	100%	\$ 6,740,620	\$ 312,138,568.02	100.0%		\$ 6,667,926.00	72,694.00
	Holland Landing, #1 optioned not yet built	693		East Gwillimbury	009	PE12	100%	\$ 6,422	\$ 312,144,990.02	100.0%	,	\$ 5,000.00	1,422.00
	Holland Landing, #2 study costs	690		East Gwillimbury	7.00	PE12	100%	\$ 6,066	\$ 312,151,056.02	100.0%	,		0,066.00
	Queensville West #3 ES optioned - not yet built	663		East Gwillimbury	009	PE12	100%	\$ 12,718	\$ 312,163,774.02	\$ 100.0%		\$ 5,000.00	7,718.00
	Keswick South #1 ES study costs	671		Georgina	6.15	PE11A	100%	\$ 7,734	\$ 312,171,508.02	\$ %0.001		00'000'5 \$	2,734.00
	Sharon #1 ES Great Gulf owned - not yet built	089		Georgina	009	PE12	100%	\$ 8,282,483	\$ 320,453,991.02	100.0%		\$ 8,235,128.00	47,355.00
	Sharon Exp site ES study costs	674		Georgina		PE12	100%	\$ 11,786	\$ 320,465,777.02	\$ 00001		00'000'5 \$	6,786.00
	King City SP ES 19T-07K01	657/250	25 King Blvd	King	009	PE01B	100%	\$ 4,791,823	\$ 325,257,600.02	\$ %0.001		\$ 4,763,473.00	28,350.00
	Beckett Farm PS (Berezy Southwest)	478	478 78 Beckett Ave	Markham	5.99	PE14	100%	\$ 296	\$ 325,257,896.02	\$ %0.001		8	296.00
	Bill Crothers (also cited as Markham Centre SS)	Y637/Y679/410 44 Main Street		Markham	32.00	PS13	100%	\$ 200,362	\$ 325,458,258.02	\$ 0.001		8	200,362.00
	Bill Hogarth SS (also cited as Comell secondary)	639/418	639/418 100 Donald Sim Ave	Markham	14.82	PS12	100%	\$ 1,920,466	\$ 327,378,724.02	100.0%	,		1,920,466.00
	Cornell SE #4 ES, Lot 12/13 Conc. 9 (alos cited as Cornell Southeast #4) to onen in 2019	678/479		Markham	009	PE14	100%	8 152	20 928 981 221 8	1000%			815200
	Cornell SW #6 FS site contained a not ver built	989		Markham	PE14	DE14	100%	31.802	\$ 327,408,678,43	1000%		\$ 1000000	11 802 41
	Fred Variety DS	477	477 81 Alexander Lawrie Ave	Markham	571	PE14		\$ 232,005	\$ 327,640,683,43	100.0%		5	232,005,00
	Greensborough SS owned - no tver built	641		Markham	1600	PS12		7.	\$ 335,581,422.43			\$ 7,911,889.00	28,850.00
By-law #4	-												
July 1, 2014 to	to not yet built	682/670		Markham	200	PE15A			\$ 335,628,798.43			\$ 10,000,00	37,376.00
april 20, 20		E403	20 Bur Oak Ave, Markham	Markham	14.14	PS12		\$ (114,853)	\$ 335,513,945.43			80	(114,853.00)
	Victoria Square PS (also cited as Cathedral #2 Dual FI)	485	50 Prince of Wales Dr,	Markham	5.91	PE14	100%	\$ 522,297	\$ 336,036,242.43	100.0%		80	522,297.00
	Glerway ES site - study costs	679		Newmarket		PEOTA	100%	\$ 164	\$ 336,036,406.43	\$ %0.001 \$,		164.00
	Goklstein Newmarket owned - not yet built	687		Newmarket	009	PEOTC	100%	\$ 3,266,012	\$ 339,302,418.02	100.0%		3,24	23,766.59
	New market Sundial ES optioned - not yet built	684		Newmarket	009	PE07A	100%	\$ 11,559	\$ 339,313,977.02	100.0%			6,559.00
	North Leslie #3 ES optioned - not yet built	(89)		Richmond Hill	0009	PE10D	100%	3,790	\$ 339,321,767.02	100.0%		\$ 5,000.00	2,790.00
	Oak Ridges East #1 ES optioned - not yet built	652		Richmond Hill	5.73	PE09	100%	\$ 117,590	\$ 339,439,357.02	100.0%			38,867.00
	Block 11 SS pending purchase - not yet built	638		Vaughan	18.68	PS03	100%	\$ 71,368	\$ 339,510,725.02	100.0%	,		16,306.00
	Block 12 #2 ES (to be constructed 2019)	378		Vaughan	00'9	PE04B	100%	\$ 11,922,951	\$ 351,433,676.02	100.0%		\$ 11,821,567.00	101,384.00
	Vaughan Maple SS (also cited as Block 53 Last SS) owned - not yet built.	642		Vaughan		PS03	100%	\$ 4,086	\$ 351,437,762.02	100.0%		8	4,086.00
	Block 40 #1 South ES (pending purchase - not yet built)	299		Vaughan		PE02	100%	\$ 1,383	\$ 351,439,145.02	100.0%			1,383.00
	Johnny Lombardi (also cited as Block 40 ES & Block 40 #2)	362		Vaughan	009	PE02	100%	\$ 138,470	\$ 351,577,615.02	100.0%		8	138,470.00
	Nashville ES Kleinburg (owned - not yet built)	653		Vaughan	7.00	PE03A	100%	\$ 17,583,304	\$ 369,160,919.02	100.0%		\$ 17,445,492.00	137,812.00
	Anne Frank PS (also cited as Block 11 #1 ES)	Y699/357	Y699/357 431 Ilan Ramon Blvd, Maple	Vaughan	5.52	PE04B	100%	\$ 472	\$ 369,161,391.02	100.0%	,	8	472.00
	Romeo Dallaire PS (also cited as Block 18 #2)	354	354 550 Peter Rupert Ave	Vaughan	619	PE04B	100%	\$ 253,050	\$ 369,414,441.02	100.0%		s	253,050.00
	Tommy Douglas SS (alos cited as Block 40 SS)	308	4020 Major MacKenzie Dr W, Woodbr	Vaughan	15.22	PS02	100%	\$ 344,011	\$ 369,758,452.02	100.0%	,	\$ 344,011.00	
	Barbara Reid ES (Stouffville SE)	152	152 130 Hoover Park Dr	Whitchurch-Stouffville	5.98	PE13	100%	\$ 315,113	\$ 370,073,565.02	100.0%		8	315,113.00
	Stouffyille NW #3 ES optioned - not yet built	699		Whitchurch-Stouffville	5.97	PE13	100%	\$ 18,743	\$ 370,092,308.02	100.0%		\$ 5,000.00	13,743.00
	BDC Approved Bx penditures September 1, 2018 to April 30, 2019 Compl SP #4 FS Lot 12/13 Com 9 slose circle se Compl	2019											
	Southeast #4) to open in 2019	678/479		Markham	009	PE14	100%	\$ 1,056,334	\$ 371,148,642.02	100.0%		•	1,056,334.00
	Block 12 #2 ES (to be constructed 2019)	378		Vaughan	009	PE04B	100%	1,018,000	\$ 372,166,642.02	100.0%		**	1,018,000.00
	Block 11 SS pending purchase - not yet built	638		Vaughan	18.68	PS03	100%	\$ 300	\$ 372,166,942.37	100.0%			300.35
	Oak Ridges East #1 ES optioned - not yet built				5.73	PE09	100%	\$ 10,191	\$ 372,177,133.70	100.0%			10,191.33
	Block 40 #1 South ES (pending purchase - not yet built)	999		Vaughan		PE02	100%	\$ 4,296,627	\$ 376,473,761.17	100.0%		\$ 4,295,023.81	1,603.66
	Total Expenditures Sept 1, 1999 to March 31, 2019							\$ 376,473,761.17				\$ 312,622,214.83	63,851,546.34

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 90%/10% residential/non-residential share, for the Board. As well, a sensitivity analysis is provided, for various non-residential ratios ranging between 0% and 40%.

Where EDC collections in any given year are insufficient to cover the cost of EDC expenditures, then interim financing in the form of a Line of Credit has been applied, with an interest rate of 3.2%.

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

Cash Flow Assumptions:

- site acquisition costs are assumed to escalate by 5.0 to 7.0% to Year 3 of the forecast period; reduced by 1% for Years 4 and 5; and flatlined thereafter;
- site development costs are assumed to escalate at 2.0% per annum consistent with the background information provided in Chapter 6;
- site acquisition costs are inflated only over the term of the by-law period (five years); site development costs are escalated over the full fifteen-year forecast period;
- the Education Development Charge account accrues 2.25% interest earnings per annum;
- interim financing requirements are assumed to come from the Board's internal working capital up to \$22.0 million per year;
- the external financing requirements are not to exceed \$100.0 million the combined internal and external financing requirements do not exceed \$65.0 million.

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	Cashflow Assumptions	
A.	EDC Account interest earnings (per annum)	2.25%
В.	Credit Line Borrowing Rate	3.20%

TABLE 7-5

YORK REGION DISTRICT SCHOOL BOARD

Cashflow Analysis for Both Panels (Total Jurisdiction)

Current (2019) \$

FORM H2 - Using Mu	nicipal DC New Occ	upied Dwellings PPUs	1		
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	50,242	50,242 24,074		\$ 527,763,725.90	\$ 10,504
Medium Density	38,720	11,967	27.43%	\$ 295,407,156.91	\$ 7,629
High Density	54,059	5,843	23.57%	\$ 253,920,268.20	\$ 4,697
TOTALS	143,021	41,885	100%	\$ 1,077,091,151.01	\$ 7,531

	N DISTRICT SCH oposed EDC Rate	
Non-Residential	Residential	Non-Residential
Share	Rate	Rate
0%	\$8,368	\$0.00
5%	\$7,949	\$1.11
10%	\$7,531	\$2.21
15%	\$7,113	\$3.32
20%	\$6,694	\$4.43
25%	\$6,276	\$5.53
40%	\$5,021	\$8.85

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Revenues															
1 Alternative Accommodation Arrangements	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	-
2 Operating Budget Surplus	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	-
3 Credit Line Borrowing	\$ -	\$ 60,000,000	\$ -	\$ -	\$ - \$	-	\$ 11,000,000	\$ -	\$ 11,000,000	\$ -	\$ - \$	24,000,000 \$	- \$	- \$	-
4 Subtotal	\$ -	\$ 60,000,000	\$ -	\$ -	\$ - \$	-	\$ 11,000,000	\$ -	\$ 11,000,000	\$ -	\$ - \$	24,000,000 \$	- \$	- \$	-
5 Estimated EDC Revenue (Residential) Per Unit \$ 7,531	\$ 66,415,88	\$ 67,153,927	\$ 69,857,556	\$ 70,595,594	\$ 69,917,804 \$	71,506,845	\$ 71,431,535	\$ 73,773,676	\$ 75,016,291	\$ 73,992,075	\$ 75,535,930 \$	73,389,595 \$	72,659,088 \$	72,877,487 \$	72,967,859
6 Estimated EDC Revenue (Non-Residential) Per Sq.Ft \$ 2.21	\$ 11,155,84	\$ 10,287,962	\$ 8,250,866	\$ 7,099,730	\$ 7,099,730 \$	7,065,922	\$ 7,150,445	\$ 7,395,086	\$ 7,521,397	\$ 7,521,397	\$ 7,538,187 \$	7,571,765 \$	8,006,156 \$	8,006,156 \$	8,006,156
7 Subtotal EDC Revenue	\$ 77,571,72	\$ 77,441,889	\$ 78,108,422	\$ 77,695,324	\$ 77,017,534 \$	78,572,767	\$ 78,581,980	\$ 81,168,762	\$ 82,537,688	\$ 81,513,472	\$ 83,074,117 \$	80,961,360 \$	80,665,244 \$	80,883,643 \$	80,974,015
8 Total Revenue	\$ 77,571,72	\$ 137,441,889	\$ 78,108,422	\$ 77,695,324	\$ 77,017,534 \$	78,572,767	\$ 89,581,980	\$ 81,168,762	\$ 93,537,688	\$ 81,513,472	\$ 83,074,117 \$	104,961,360 \$	80,665,244 \$	80,883,643 \$	80,974,015
Expenditures															
9 Site acquistion costs	\$ 108,217,33	\$ 121,899,858	\$ 55,117,473	\$ 53,687,509	\$ 61,352,387 \$	74,148,604	\$ 106,481,477	\$ 54,964,328	\$ 106,290,111	\$ 73,990,841	\$ 71,565,370 \$	98,115,914 \$	29,320,251 \$	82,200,922 \$	67,208,019
10 Site preparation costs ¹	\$ -	\$ -	\$ 1,130,566	\$ 3,798,588	\$ 3,852,571 \$	3,212,222	\$ 1,634,321	\$ 1,710,258	\$ 2,912,959	\$ 1,222,231	\$ 1,774,219 \$	2,169,129 \$	1,907,998 \$	2,561,730 \$	4,527,978
11 Study Costs	\$ 75,00	\$ -	\$ -	\$ -	\$ - \$	75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000 \$	- \$	- \$	- \$	75,000
12 Subtotal Projected Expenditures	\$ 108,292,33	\$ 121,899,858	\$ 56,248,039	\$ 57,486,097	\$ 65,204,958 \$	77,435,826	\$ 108,115,798	\$ 56,674,586	\$ 109,203,070	\$ 75,213,072	\$ 73,414,589 \$	100,285,043 \$	31,228,249 \$	84,762,652 \$	71,810,997
13 Credit Line Borrowing Costs - Principal	\$ -	\$ 6,458,006	\$ 6,176,725	6,377,306	6,584,399	6,798,218	6,751,787	6,881,025	6,837,284	6,969,299	7,195,616	6,846,316	6,872,243	7,095,409	7,325,822
14 Credit Line Borrowing Costs - Interest	\$ -	\$ 1,341,994	\$ 1,623,275	1,422,694	1,215,601	1,001,782	1,048,213	918,975	962,717	830,701	604,384	953,684	927,757	704,591	474,178
15 Subtotal Borrowing Expenditures	\$ -	\$ 7,800,000	\$ 7,800,000	\$ 7,800,000	\$ 7,800,000 \$	7,800,000	\$ 7,800,000	\$ 7,800,000	\$ 7,800,000	\$ 7,800,000	\$ 7,800,000 \$	7,800,000 \$	7,800,000 \$	7,800,000 \$	7,800,000
16 Total Expenditures	\$ 108,292,33	\$ 129,699,858	\$ 64,048,039	\$ 65,286,097	\$ 73,004,958 \$	85,235,826	\$ 115,915,798	\$ 64,474,586	\$ 117,003,070	\$ 83,013,072	\$ 81,214,589 \$	108,085,043 \$	39,028,249 \$	92,562,652 \$	79,610,997
17 Net Revenues/(Expenditures)	\$ (30,720,60	7,742,031	\$ 14,060,383	\$ 12,409,227	\$ 4,012,577 \$	(6,663,059)	\$ (26,333,818)	\$ 16,694,176	\$ (23,465,381)	\$ (1,499,600)	\$ 1,859,529 \$	(3,123,683) \$	41,636,995 \$	(11,679,009) \$	1,363,018
EDC Eligibility Analysis															
18 EDC Account, Opening Balance	\$ 12,489,74	\$ (18,230,863)	\$ (10,488,832)	\$ 3,571,551	\$ 16,061,138 \$	20,435,090	\$ 14,231,821	\$ (11,781,782)	\$ 4,912,394	\$ (18,442,458)	\$ (19,942,058) \$	(18,082,529) \$	(21,206,212) \$	20,430,783 \$	9,211,466
19 Revenue Minus Expenditures	\$ (30,720,60	9) \$ 7,742,031	\$ 14,060,383	\$ 12,409,227	\$ 4,012,577 \$	(6,663,059)	\$ (26,333,818)	\$ 16,694,176	\$ (23,465,381)	\$ (1,499,600)	\$ 1,859,529 \$	(3,123,683) \$	41,636,995 \$	(11,679,009) \$	1,363,018
20 Sub total	\$ (18,230,86	(10,488,832)	\$ 3,571,551	\$ 15,980,778	\$ 20,073,714 \$	13,772,031	\$ (12,101,998)	\$ 4,912,394	\$ (18,552,987)	\$ (19,942,058)	\$ (18,082,529) \$	(21,206,212) \$	20,430,783 \$	8,751,773 \$	10,574,484
21 Credit Line - Principal Due at year end	\$ -	\$ (53,541,994)	\$ (47,365,269)	\$ (40,987,963)	\$ (34,403,564) \$	(27,605,346)	\$ (31,853,560)	\$ (24,972,534)	\$ (29,135,251)	\$ (22,165,952)	\$ (14,970,336) \$	(32,124,019) \$	(25,251,776) \$	(18,156,368) \$	(10,830,546)
22 Sub total	\$ (18,230,86	\$) \$ (64,030,826)	\$ (43,793,718)	\$ (25,007,185)	\$ (14,329,850) \$	(13,833,315)	\$ (43,955,557)	\$ (20,060,140)	\$ (47,688,238)	\$ (42,108,010)	\$ (33,052,865) \$	(53,330,231) \$	(4,820,994) \$	(9,404,594) \$	(256,062)
23 Interest Earnings (12 months on Sub-total)		\$ -	\$ -	\$ 80,360	\$ 361,376 \$	459,790	\$ 320,216	\$ -	\$ 110,529	\$ -	\$ - \$	- \$	- \$	459,693 \$	207,258
24 EDC 15-Year Forecast Account Closing Balance (includes O/S Principal owed)	\$ (18,230,86	\$) \$ (64,030,826)	\$ (43,793,718)	\$ (24,926,826)	\$ (13,968,474) \$	(13,373,525)	\$ (43,635,341)	\$ (20,060,140)	\$ (47,577,709)	\$ (42,108,010)	\$ (33,052,865) \$	(53,330,231) \$	(4,820,994) \$	(8,944,902) \$	(48,804)
25 EDC 15-Year Forecast Cash Closing Balance (excludes O/S Principal owed)	\$ (18,230,86	(10,488,832)	\$ 3,571,551	\$ 16,061,138	\$ 20,435,090 \$	14,231,821	\$ (11,781,782)	\$ 4,912,394	\$ (18,442,458)	\$ (19,942,058)	\$ (18,082,529) \$	(21,206,212) \$	20,430,783 \$	9,211,466 \$	10,781,742

¹ No escalation applied beyond the 15-year timeframe.

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Explanation of the Cash Flow Analysis:

A. <u>Revenues</u>

- Line 1 incorporates any offsetting reduction to the charge resulting from alternative accommodation arrangements the Board has entered into, or proposes to enter into.
- Line 2 incorporates any operating budget surplus that the Board has available to offset net education land costs.
- Line 3 incorporates proposed borrowing against a Line of Credit with a prime bank. Line 3 involves an iterative process wherein interim (Line of Credit) financing is incorporated, where required, in order to ensure that the "closing balance" on Line 27 does not exceed a negative balance of \$100.0 million (i.e. the cash flow analysis contemplates that the Board will utilize up to \$21.2 million of the Board's internal working capital in any given year as short-term cash flow financing and that the EDC account balance is close to a 'zero' balance in Year 15).
- Line 4 subtotals lines 1 through 3.
- Line 5 determines the EDC revenue to be generated by residential building permits to be issued over the forecast period.
- Line 6 determines the EDC revenue to be generated by non-residential building permits to be issued over the forecast period.
- Line 7 subtotals the residential EDC revenue (Line 5) and the non-residential EDC revenue (Line 6).
- Line 8 totals all anticipated revenue sources including funds borrowed against the Line of Credit (Lines 1 through 7).

B. <u>Expenditures</u>

- Line 9 brings forward into the calculation the annual site acquisition costs. The timing of the capital expenditures determines the point at which the escalation factor is applied to the first 5 years of the forecast period.
- Line 10 incorporates the site preparation/development costs, and escalates these costs at 2.0% per annum over the entire 15-year forecast period.
- Line 11 incorporates the study costs specified under section 257.53(2) at the beginning of each new by-law period, and over the 15-year forecast period.
- Line 12 totals all projected expenditures
- Line 13 sets out the annual principal payments against the Line of Credit borrowing. A 3.2% interest rate is to accrue immediately following the L/C borrowing.
- Line 14 calculates the annual cost of borrowing against the Line of Credit and indicates when each borrowing tranche is fully paid.
- Line 15 totals the annual principal and interest payments required.
- Line 16 calculates total expenditures, including borrowing requirements by totaling Lines 9 through 15.

C. <u>Cash Flow Analysis</u>

- Line 17 calculates total revenues minus total expenditures (Line 8 minus Line 16).
- Line 18 extracts the "closing balance" from the previous year and describes it as the "opening balance" in the following year.
- Line 19 pulls forward the revenues less expenditures balance from Line 17
- Line 20 calculates a sub-total of Lines 18 and 19.
- Line 21 indicates the level of principal payments outstanding in any given year as part of
 calculating the total financial obligations of the Board
- Line 22 indicates the total financial obligations including any principal payments outstanding
- Line 23 accrues EDC account interest earnings at 2.25% on the sub-total (Line 20).
- Line 24 is the total financial obligations outstanding including any principal payments less any interest earned to date (Line 22 plus Line 23).
- Line 25 the EDC account balance in any given year.

7.8 Non-Residential Share

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

The apportionment of net education capital costs to determine the residential education development charge per unit and the non-residential rate per square foot of gross floor area was based on the residential/non-residential share underlying the Board's existing EDC by-law (i.e., 90% residential and 10% non-residential share). However, it is noted that the determination of the EDC charge based on any assumed share non-statutory exempt residential development over the term of the by-law, and any proportionate share from non-residential (industrial, institutional and commercial) development, does not prejudice the Board's final policy decision on this matter once the legislative cap is lifted.

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

7.9 Education Development Charges

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

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

TABLE 7-6 YORK REGION DISTRICT SCHOOL BOAR	D		% of Total
CALCULATION OF EDUCATION DEVELOPMENT CHARGES			
Total Growth-Related Net Education Land Costs			
(over 15-year forecast period including associated financing and study costs)	\$	1,196,767,946	
Site Acquisition Costs	\$	962,119,188	80.4%
Land Escalation Costs	\$	202,441,214	16.9%
Site Preparation Costs	\$	27,700,166	2.3%
Site Preparation Escalation Costs	\$	4,714,602	0.4%
Credit Line Interest Payments	\$	14,030,546	1.2%
Study Costs	\$	300,000	0.0%
Financial Obligations/Surplus (projected EDC Account Balance as of March 31, 2019)	\$	(12,489,746)	-1.0%
Interest Earnings	\$	(1,999,220)	-0.2%
Closing Account Balance	\$	(48,804)	0.0%
Total Net New Units		143,021	
Total Non-Residential, Non-Exempt Board-Determined GFA		54,068,656	
Residential Education Development Charge Per Unit based on 90% of Total Growth-			
Related Net Education Land Costs	\$	7,531	
Non-Residential Education Development Charge Per Sq. Ft. of GFA based on 10% of			
Total Growth-Related Net Education Land Costs	\$	2.21	

APPENDIX A - EDC SUBMISSION 2019

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

YORK REGION DISTRICT SCHOOL BOARD

Education Development Charges Submission 2019

Form A - Eligibility to Impose an EDC

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

-	F	Projected Eleme	ntary Panel Ave	rage Daily Enro	lment Headcour	nt	Elementary
Elementary						Average	Average
Panel	Year 1	Year 2	Year 3	Year 4	Year 5	Projected	Projected
Board-Wide	2019/	2020/	2021/	2022/	2023/	Enrolment	Enrolment
Capacity	2020	2021	2022	2023	2024	Over Five	less
						Years	Capacity
95,999	86,354	86,589	86,426	86,836	87,326	86,706	-9,293

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

		Projected Sec	condary Panel A	verage Daily En	rolment (ADE)		
Secondary Panel Board-Wide Capacity	Year 1 2019/ 2020	Year 2 2020/ 2021	Year 3 2021/ 2022	Year 4 2022/ 2023	Year 5 2023/ 2024	Average Projected Enrolment Over Five Years	Secondary Projected Enrolment less
37,956	41,542	42,075	42,728	43,058	43,510	42,583	4,627

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

Adjusted Outstanding Principal:	\$376,473,761
Less Adjusted EDC Account Balance:	\$388,963,507
Total EDC Financial Obligations/Surplus:	\$12,489,746

YORK REGION DISTRICT SCHOOL BOARD Education Development Charges Submission 2019 Forms B/C - Dwelling Unit Summary

PROJECTION OF NET NEW DWELLING UNITS 1

PROJECTION OF NET NEW DWELLI	NG UNIT	<u>S 1</u>														
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Total All
	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	Units
Region of York																
Single & Semi-detached	3,734	3,273	3,253	3,633	3,612	4,059	3,695	3,483	3,238	3,189	3,356	3,065	3,125	2,728	2,799	50,242
Multiples Apartments	2,076 2,868	2,074 3,395	2,130 3,761	2,144 3,522	2,213 3,356	2,883 2,501	2,922 2,800	2,716 3,422	2,948 3,654	2,942 3,547	2,892 3,591	2,604 4,000	2,561 3,847	2,874 3,926	2,741 4,069	38,720 52,259
Stacked Townhouses	141	175	132	75	103	52	68	175	121	147	191	76	115	149	80	1,800
Total	8,819	8,917	9,276	9,374	9,284	9,495	9,485	9,796	9,961	9,825	10,030	9,745	9,648	9,677	9,689	143,021
PE01A - King Township							0.0									
Single & Semi-detached Multiples	34 8	8	14	15 -	78 12	38	95 14	57 -	32	32	32	32	64	32 31	32	594 68
Apartments	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	42	12	14	15	89	38	109	57	32	32	32	32	64	63	32	662
PE01B - King City Single & Semi-detached	132	130	115	121	121	121	34	38	145	115	44	44	44	41	73	1,317
Multiples	-	3	33	52	23	72	84	89	-	53	53	34	-	17	72	587
Apartments	-	-	-	-	-	-	44	73	73	73	73	73	73	73	65	618
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	- 470	-	-	-	-	
Total PE02 - Vaughan Vellore	132	133	148	174	145	193	162	200	217	242	170	150	116	131	210	2,522
Single & Semi-detached	119	120	109	107	108	125	129	-	30	30	30	31	10	2	20	970
Multiples	175	49	99	39	39	-	-	-	-	-	-	-	-	181	148	730
Apartments Stacked Townhouses	-	-	-	-	-		-	-	-		-	24			-	24
Stacked Townhouses Total	294	169	208	146	146	125	129	-	30	30	30	- 55	10	183	169	1,725
PE03A - Vaughan Kleinburg						,					.,					.,. 20
Single & Semi-detached	336	210	286	335	299	634	440	546	359	265	298	294	330	148	300	5,079
Multiples	71	8	-	131	251	146	33	84	123	291	280	99	132 129	132 116	132	1,913 245
Apartments Stacked Townhouses	-	-	-	-	-	-	-		-	-	-	-	129	116	-	245 37
Total	406	217	286	466	550	780	473	631	482	556	578	393	609	415	432	7,274
PE03B - Vaughan Woodbridge																
Single & Semi-detached Multiples	57 130	10 240	12 88	20 96	13 9	78 294	18 238	174 241	167 248	167 201	110 28	165 23	116 24	5 31	20 42	1,131 1,932
Apartments	570	568	82	50	287	169	276	298	310	287	252	74	291	115	186	3,814
Stacked Townhouses	35	18	-	19	-	11	11	11		-	84	-	1	19	34	242
Total	792	836	182	185	309	552	543	724	725	655	474	262	431	169	282	7,119
PE04A - Vaughan Maple Single & Semi-detached	272	-	-	271	275	-	271	271	271	271	271	271	278	271	279	3,272
Multiples	177	102	275	200	211	-	175	164	579	554	704	624	518	339	302	4,924
Apartments	326	1,222	1,236	646	754	-	160	487	784	525	1,031	537	503	734	1,117	10,062
Stacked Townhouses	5	41	35	15	20	-	-	-	-	-	-	15	-	15	-	146
Total PE04B - Vaughan Carrville	780	1,365	1,546	1,132	1,260	-	606	922	1,634	1,350	2,006	1,447	1,299	1,359	1,698	18,404
Single & Semi-detached	109	31	23	-	7	48	48	- 1	88	88	88	88	82	58	60	818
Multiples	80	55	-	-	25	115	146	33	35	-	-	40	17	105	187	838
Apartments	111	-	462	-	111	-	-	-	-	111	111	-	133	133	69	1,240
Stacked Townhouses Total	300	- 86	- 485	-	143	163	194	33	123	199	199	128	231	295	316	2,897
PE05 - Vaughan Thornhill					- 11											_,
Single & Semi-detached	3	-	-	-	-	-	-	-	-	-	-	-	1	-	-	4
Multiples Apartments		-	265	273	- 6	1	6	57 9	9	9	- 9	209	85 12	6 434	7 210	159 1,454
Stacked Townhouses	-	3	3	0	0	0	0	2	2	2	2	0	0	0	0	1,434
Total	3	3	268	273	6	7	7	67	11	10	10	211	99	439	218	1,632
PE06 - Markham Thornhill	1			1		1								1		
Single & Semi-detached Multiples		-	-	-	-	-	-		-	-	-	-	-	-	-	
Apartments	-	-	-	184	184	184	184	280	280	280	280	280	280	329	326	3,074
Stacked Townhouses	-	93	94	10	10	10	10	57	57	57	57	11	11	11	11	498
Total		93	94	194	194	194	194	338	338	338	338	291	291	340	337	3,572
PE07A - Newmarket West Single & Semi-detached	309	154	25	23	2	41	18	36	63	6	30	4	30	15	38	792
Multiples	91	49	110	140	88	95	34	40	105	19	40	42	36	68	65	1,023
Apartments	-	-	312	296	5	5	6	4	189	215	189	6	189	6	128	1,551
Stacked Townhouses Total	399	204	- 447	- 459	94	140	- 58	- 80	357	239	- 258	- 53	256	- 89	232	3,366
PE07B - Newmarket Central	555	204	77/	403	J-4	,-0		- 55	557	203	200		200		202	3,336
Single & Semi-detached	-	2	-	12	24	24	24	24	-	49	24	49	24	45	24	325
Multiples	-	35	14	-	24	24	24	-	- 400	24	24	90	24	18	18	321
Apartments Stacked Townhouses		-	- 11	-	146	146	146	241	102	87	-	275	-	152	113	1,417
Total	-	37	24	12	194	194	194	265	102	160	49	413	49	215	156	2,063
PE07C - Newmarket East																
Single & Semi-detached Multiples	2 37	35 37	33 1	35	1	11	2 67	2 69	1	3 57	2	2	11	2	1 35	123 333
Apartments	-	-	0	- 1	- 1	- 11	65	69 5	3	68	65	2 49	106	77	35	333 442
Stacked Townhouses	-		-	-		-	-			-		-	-			
Total	40	71	35	36	2	12	134	76	6	127	69	53	118	79	39	897
PE08A - Aurora East	26	35	74	101	116	70	34	50	50	50	45	21	11	11	11	705
Single & Semi-detached Multiples	- 26	35 10	74 10	101 57	116 150	70 141	34 244	50 47	244	50 47	45 244	21 47	11 149	- 11	- 11	705 1,390
Apartments	77	100	-	140	90	140	90	90	89	90	89	90	140	188	102	1,515
Stacked Townhouses	13	13	-	15	7	15	7	10	8	10	8	10	20	29	18	183
Total PE08B - Aurora West	116	158	84	313	363	366	375	197	391	197	386	168	320	228	131	3,793
Single & Semi-detached	48	118	107	125	27	7	8	8	7	7	8	46	66	66	72	720
Multiples	6	6	-	46	62	64	40	97	-	- '	-	-	-	49	48	418
Apartments	9	12	52	-	40	-	40	40	40	-	-	-	-	-	-	233
Stacked Townhouses Total	- 63	136	159	- 171	129	- 71	- 88	- 145	- 47	7	- 8	- 46	- 66	115	120	1,371
1001	63	130	109	171	129	71	06	140	4/	- /	6	40	00	110	120	1,3/1

YORK REGION DISTRICT SCHOOL BOARD Education Development Charges Submission 2019 Forms B/C - Dwelling Unit Summary

PROJECTION OF NET NEW DWELLING UNITS 1

PROJECTION OF NET NEW DWELLI	Year 1 2019/ 2020	Year 2 2020/ 2021	Year 3 2021/ 2022	Year 4 2022/ 2023	Year 5 2023/ 2024	Year 6 2024/ 2025	Year 7 2025/ 2026	Year 8 2026/ 2027	Year 9 2027/ 2028	Year 10 2028/ 2029	Year 11 2029/ 2030	Year 12 2030/ 2031	Year 13 2031/ 2032	Year 14 2032/ 2033	Year 15 2033/ 2034	Total All Units
PE09 - Oak Ridges																
Single & Semi-detached	86	78	104	138	48	66	52	87	90	90	195	139	125	115	14	1,429
Multiples	125	107	159	196	37	100	89	100	88	45	72	39	120	204	140	1,620
Apartments	99	48	-	-	-	-	1	102	102	102	102	626	496	2	315	1,997
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	24	-	-	24
Total	310	233	263	334	85	166	143	289	281	236	369	805	766	321	469	5,070
PE10A - Richmond Hill Northwest	- 1		- 1	- 1	- 1	I					- 1	- 1			6	
Single & Semi-detached Multiples	-		-		-	32	32	34	34	34	-		-	-	-	167
Apartments	-	153	-	-	-	-	-	95	95	95	-	-	-	-	-	438
Stacked Townhouses	-	-	-	-	-	-	-	11	11	13	-	-	-	-	-	36
Total	-	153	-	-	-	32	32	141	141	143	-	-	-	_	6	647
PE10B - Richmond Hill West																
Single & Semi-detached	65	10	-	-	-	-	84	88	84	80	80	36	-	21	-	548
Multiples	3	-	16	-	-	-	-	-	-	-	-	62	6	20	-	107
Apartments	315	699	114	114	231	414	603	522	644	603	641	962	478	458	189	6,990
Stacked Townhouses	-		-	-	-	-	-			-	-	-			-	
Total	383	709	130	114	231	414	688	610	728	683	721	1,060	484	499	189	7,644
PE10C - Richmond Hill East																
Single & Semi-detached	9	11	5	8	35	37	9	9	4	4	2	1	-	10	0	
Multiples	27	7	6	4	8	17	11	7	21	77	77	4	36	38	37	375
Apartments	80	99	96	84	9	13	19	21	25	24	20	30	15	14	150	696
Stacked Townhouses	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	2
Total	116	117	107	95	52	67	38	37	50	105	100	35	51	63	187	1,219
PE10D - Richmond Hill Northeast	5.5	0.55		0.5		200	105	200	0.0		-					
Single & Semi-detached	213	353	178	248	173	236	195	203	38	38	-	-	-	84	- 400	1,958
Multiples	115	223	172	119	162 53	368	286	156	35	-	45	58 -	87	138	128	2,092 53
Apartments Stacked Townhouses	-		-	-	- 53	-	-	-	-	-	-	-	-	-	-	- 53
Total	329	576	349	368	388	603	481	359	73	38	45	- 58	87	222	128	4,104
PE11A - Keswick	323	370	343	300	300	003	401	303	73	30	40	30	07	222	120	4,104
Single & Semi-detached	156	133	133	194	315	353	357	138	138	138	138	138	206	219	208	2,964
Multiples	12	12	12	13	-	40	40	63	64	64	64	64	64	103	65	680
Apartments	-	-	-	-	87	87	87	87	79	79	74	74	74	160	124	1,012
Stacked Townhouses	-	-	-	-	-	-	-	-		-	-	-	-	-	-	
Total	168	145	145	207	402	480	484	288	281	281	276	276	344	482	397	4,656
PE11B - Georgina																
Single & Semi-detached	100	-	144	84	141	119	41	44	-	56	109	109	109	-	109	1,165
Multiples	-		12	16	-	31	31	31		-	-	42	42	66	42	313
Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	100	-	156	100	141	150	72	75		56	109	151	151	66	151	1,478
PE12 - East Gwillimbury	-		1		-						-					
Single & Semi-detached	918	1,018	1,160	862	800	940	717	725	449	550	541	474	499	413	440	10,508
Multiples	189	96	168	83	75	265	353	573	618	638	553	561	413	501	426	5,512
Apartments	-	-	-	-	-	-	61	54	203	221	182	209	209	209	168	1,515
Stacked Townhouses	- 4 407	- 4444	4 200	- 045	- 075	4 005	- 4 404	4.054	4 070	- 4 400	4 077	- 4 044	4 404	4 400	4 004	47.505
Total	1,107	1,114	1,328	945	875	1,205	1,131	1,351	1,270	1,409	1,277	1,244	1,121	1,123	1,034	17,535
PE13 - Whitchurch-Stouffville Single & Semi-detached	291	277	278	234	239	221	178	99	178	99	178	99	108	99	113	2,691
Multiples	70	110	128	135	143	85	103	72	178 59	132	72	99	73	82	55	1,418
Apartments	145	22	117	95	95	95	64	44	44	44	44	44	46	63	63	1,416
Stacked Townhouses	-	-	-	-	-	-	-			-			-	-	-	,020
Total	506	409	523	464	477	401	345	215	281	275	294	242	227	244	231	5,134
PE14 - Markham North																
Single & Semi-detached	270	247	202	556	590	736	941	884	1,044	1,053	1,130	1,022	895	962	895	11,429
Multiples	615	771	438	314	555	607	348	505	615	561	556	604	572	582	668	8,312
Apartments	337	65	109	228	320	120	300	320	20	180	-	-	9	120	109	2,237
Stacked Townhouses	88	7	-	16	66	16	40	83	42	24	-		-	16	17	415
Total	1,310	1,091	749	1,115	1,531	1,480	1,629	1,793	1,721	1,818	1,686	1,626	1,476	1,680	1,688	22,393
PE15A - Markham Centre West																
Single & Semi-detached	109	109	107	107	107	107	-	-	-	-	-	-	-	-	-	644
Multiples	146	79	132	264	132	-	132	132	-	-	-	-	-	-	18	1,034
Apartments	0.50	194	752	1,241	911	1,089	629	631	546	334	309	318	545	360	556	9,063
	650			-	-	-	-	-	-	-	-	-	-	-	-	
Stacked Townhouses	-	-	-					762	546						574	10,741
Total			990	1,611	1,149	1,196	760	702		334	309	318	545	360	5/4	
Total PE15B - Markham Centre East	904	381	990	1,611												
Total PE15B - Markham Centre East Single & Semi-detached	- 904 -	-		1,611	-	-	-	-	-	-	-	-	25	-	-	37
Total PE15B - Markham Centre East Single & Semi-detached Multiples	- 904 - -	- 381 - -	12	1,611 - -	-	-	-	-	-	-	-	-	25 25	-	-	37 25
Total PE15B - Markham Centre East Single & Semi-detached Multiples Apartments	- 904 - - -	- 381 - - -	12 -	1,611 - -		- - -		-	-	-	- - -	-	25 25 -			37 25
Total PE15B - Markham Centre East Single & Semi-detached Multiples Apartments Stacked Townhouses	- 904 - - - -	- 381 - - -	990 12 - -	- - - -				-	-			-	25 25 -	-		37 25 -
Total PE15B - Markham Centre East Single & Semi-detached Multiples Apartments Stacked Townhouses Total	- 904 - - -	- 381 - - -	12 -	1,611 - -		- - -		-	-	-	- - -	-	25 25 -			37 25 -
Total PE15B - Markham Centre East Single & Semi-detached Multiples Apartments Stacked Townhouses Total PE16 - Markham South	- 904 - - - - -	- 381 - - - - -	990 12 - - - 12	- - - - -	- - - -	- - - -		-	-			-	25 25 - - 50		- - - -	37 25 - - 62
Total PE15B - Markham Centre East Single & Semi-detached Multiples Apartments Stacked Townhouses Total PE16 - Markham South Single & Semi-detached	- 904 - - - - - -	- 381 - - - - - -	990 12 - - - 12	- - - - - - 38	- - - - - -	- - - - - -							25 25 - - 50	- - - - -	- - - -	37 25 - - - 62
Total PE15B - Markham Centre East Single & Semi-detached Multiples Apartments Stacked Townhouses Total PE16 - Markham South Single & Semi-detached Multiples	- 904 - - - - - - - - -	- 381 - - - - - - - 184 71	990 12 - - - 12 132 258	1,611 - - - - - - - 38 238	- - - - - - - 94 206	- - - - - - 56	- - - - - - 397	- - - - - - 122	- - - - - - 78	- - - - - 145	- - - - - 78	- - - - - - 68	25 25 - - 50 102 126	- - - - - 109	- - - - - - 83	37 25 - - 62 867 2,430
Total PE15B - Markham Centre East Single & Semi-detached Multiples Apartments Stacked Townhouses Total PE16 - Markham South Single & Semi-detached	- 904 - - - - - -	- 381 - - - - - -	990 12 - - - 12	- - - - - - 38	- - - - - -	- - - - - - 56							25 25 - - 50	- - - - -	- - - - -	37 25 - - - 62

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

Grand Total Gross New Units in By-Law Area	143,989
Less: Statutorily Exempt Units in By-Law Area	968
Total Net New Units in By-Law Area	143,021

YORK REGION DISTRICT SCHOOL BOARD Education Development Charges Submission 2019

Form D - Non-Residential Development

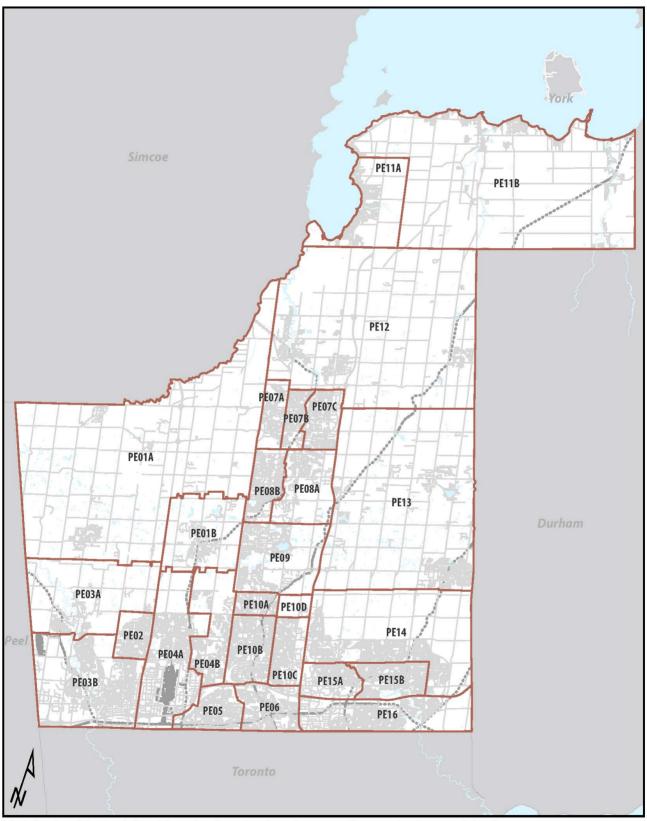
D1 - Non-Residential Charge Based On Gross Floor Area (sq. ft.)

Total Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years From Date of By-Law Passage	76,235,296
Less: Board-Determined Gross Floor Area From Exempt Development	22,166,639
Net Estimated Board-Determined Gross Floor Area	54,068,656

YORK REGION DISTRICT SCHOOL BOARD
Education Development Charges Submission 2019
Net Growth-related Pupil Places
Elementary Panel

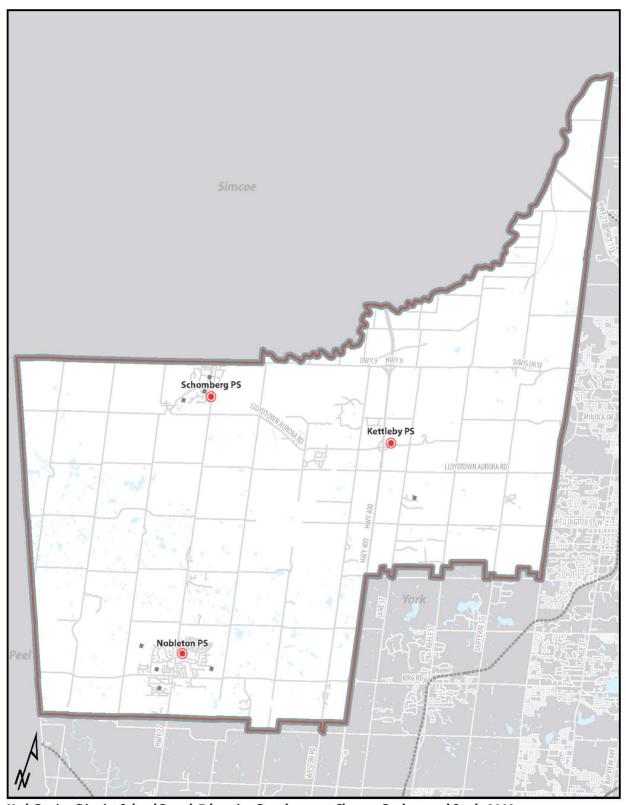
Review Area	Total Cumulative 15 Year New Net	% Total Forecast Municipal	Weighted Blended EDC	2019/20-2033/34 Pupil Requirements of	2018/19 OTG	2033/34 ADE Existing	Net Growth Related Pupil	SINGLE and	MEDIUM	APARTMENTS (includes purpose-	STACKED	TOTAL
	Unit Projections	Residential Growth	Pupil Yield	New Development	capacity	Projections	Requirements	DETACHED DENSITY	DENSITY	р	s	UNITS
	(1)	(2)	(3)	$(4)=(3) \times (1)$	(5)	(6)	(7)					
PE01A - King Township	662	0.5%	0.1941	128	086	562		594	89	0	0	662
PE01B - King City	2,522	1.8%	0.1372	346	451	265		1,317	587	618	0	2,522
PE02 - Vaughan Vellore	1,725	1.2%	0.2079	359	3,029	2,203	-	970	730	24	0 5	1,725
PE03A - Vaugnan Memburg DE03B - Vaugnan Woodbridge	7 119	5.0%	0.2167	0/5,1	2 905	202	938	5,079	1,913	3.814	37	7,119
PE04A - Vaughan Maple	18.404	12.9%	0.1725	3.174	3.730	3.067	2.479	3.272	4.924	10.062	146	18.404
PE04B - Vaughan Carrville	2,897	2.0%	0.2275	659	6,693	4,839	Î	818	838	1,240	0	2,897
PE05 - Vaughan Thornhill	1,632	1.1%	0.0646	105	5,128	2,974		4	159	1,454	15	1,632
PE06 - Markham Thornhill	3,572	2.5%	0.0866	309	3,018	2,501	224	0	0	3,074	498	3,572
PE07A - Newmarket West	3,366	2.4%	0.1844	621	3,671	2,977	241	792	1,023	1,551	0	3,366
PE07B - Newmarket Central	2,063	1.4%	0.1300	268	2,358	1,390	-	325	321	1,417	0	2,063
PE07C - Newmarket East	897	0.6%	0.1603	144		2,499		123	333	442	0	268
PE08A - Aurora East	3,793	2.7%	0.1697	644		1,933	1	705	1,390	1,515	183	3,793
PE08B - Aurora West	1,371	1.0%	0.2692	369		1,915		720	418	233	0	1,371
PE09 - Oak Ridges	4,820	3.4%	0.1705	822	4,913	4,237	519	1,203	1,596	1,997	24	4,820
PE10A - Richmond Hill Northwest	647	0.5%	0.1403	91	1,911	863	1	9	167	438	36	647
PE10B - Richmond Hill West	7,884	5.5%	0.1036	817	5,041	3,370		765	130	0,6990	0	7,884
PE10C - Richmond Hill East	1,229	0.9%	0.1335	164	4,343	3,054	1 00	155	376	696	2	1,229
PELUD - Kichmond Hill Northeast	4,104	2.9%	0.3178	1,304	- 6	20400	1,304	1,958	2,092	1 013	0 0	4,104
PE11A - Neswick	1,030	3.370	0.2342	1,031	1 653	1,490	203	1,764	313	210,1	0 0	1,020
PE12 - East Gwillimbury	17.535	12.3%	0.3127	5 484	2,369	1,818	4441	10.508	5512	1515	0	17.535
PE13 - Whichuch-Souffville	5134	3.6%	0.2429	1.247	4.251	3,667	925	2.691	1418	1.025	0	5 134
PE14 - Markham North	22.393	15.7%	0.3307	7.406	11.523	9.421	5.443	11.429	8.312	2.237	415	22.393
PE15A - Markham Centre West	10,741	7.5%	0.1097	1,178	2.035	1.661	1.148	644	1.034	9,063	0	10,741
PE15B - Markham Centre East	, 62	0.0%	0.2897	18	3,859	3,075	-	37	25	0	0	62
PE16 - Markham South	5,042	3.5%	0.2459	1,240	9,506	6,918	113	298	2,430	1,543	202	5,042
TOTAL	143,021	100%	0.2155	30,822	95,999	71,629	18,867	50,242	38,720	52,259	1,800	143,021
Secondary Panel												
		% Total		2019/20-2033/34		2033/34 ADE	Net Growth					
Review Area	Total Cumulative 15 Year New Net Unit Projections	Forecast Municipal Residential Growth	Weighted Blended EDC Pupil Yield	Pupil Requirements of New Development	2018/19 O TG Capacity	Existing Community Projections	Related Pupil Place Requirements	SINGLE and MEDIUM SEMI-DETACHED DENSITY	MEDIUM DENSITY	APARTMENTS (includes purpose-built seniors housing)	STACKED TOWNHOUSE S	TOTAL
	£	(2)	(3)	$(4)=(3) \times (1)$	(5)	(9)	(7)			ò		
PS01 - King	3,282	2.3%	0.0607	199	1,107	962	-	1,970	675	637	0	3,282
PS02 - Vaughan Woodbridge	16,123	11.3%	0.0771	1,243	3,219	2,890	914	7,181	4,579	4,084	279	16,123
PS03 - Vaughan Maple	21,325	14.9%	0.0536	1,142	2,409	2,821	1,142	4,093	5,777	11,309	146	21,325
PS04A - Vaughan Thornhill	1,492	1.0%	0.0281	42	1,929	1,826	1	0 {	140	1,352	0	1,492
PSO4B - Markham Thornbull PSO5 - November 1	5,035	3.0%	0.0473	316	4 527	3,703		1 091	1527	3,024	0.0	5 981
PS06 - Aurora	5,161	3.6%	0.0540	279	2,064	2,122		1,423	1,807	1,748	183	5,161
PS07 - Oak Ridges	4,725	3.3%	0.0646	305		009		1,146	1,577	1,978	24	4,725
PS08 - Richmond Hill	13,965	9.8%	0.0675	943	5,544	4,537	-	2,872	3,127	7,928	38	13,965
PS09 - Georgina	6,134	4.3%	0.0750	460	2,088	1,167	1	4,129	993	1,012	0	6,134
PS10 - East Gwillimbury	17,880	12.5%	0.0974	1,741		664	1,741	10,657	5,661	1,562	0	17,880
PS11 - Whitchurch-Stouffville	5,134	3.6%	0.0756	388	1,209	1,173	- 4	2,691	1,418	1,025	0 ;	5,134
PS12 - Markham North PS13 - Modelmon Control	21,5/2	8.0%	0.1195	79.4	4,197	4,155	666,1	96,11	1 270	2,000	415	21,5/2
PS14 - Markham South	4,430	3.1%	0.0963	427	2,499	2,380		707	2,232	1,289	202	4,430
TOTAL	143,021	100%	0.0773	11,063	37,956	35,660	5,132	50,242	38,720	52,259	1,800	143,021
		•	•									
TOTAL BOTH PANELS				41,885	133,955	107,289	23,999					

ELEMENTARY REVIEW AREAS



York Region District School Board: Education Development Charges Background Study 2019

Elementary Review Areas Elementary RA Boundaries — Streets ••••• Rails



York Region District School Board: Education Development Charges Background Study 2019

Elementary Review Area: PE01A



Housing Development



PE01A Boundary

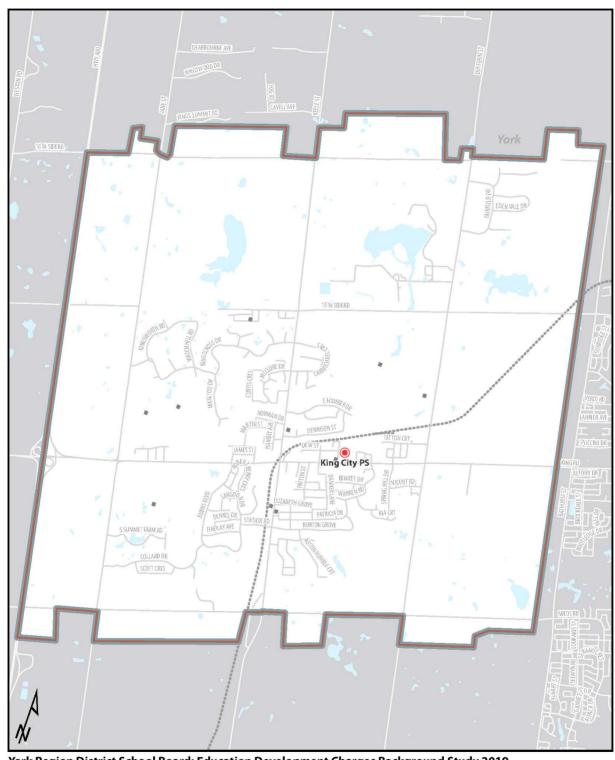
Streets ---- Rails

MS E AND F	2019
YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019
YORK	EDUCA

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019	HARGES SI											Projected H	Projected Housing Growth	£	Yield		related Pupils	
No groundly related cites needs		JBMISSI	ON 2019									Low Density			0.1923	594	114	
T. NO BLOW III-I EI BIEG SILE I I EE US											0	Medium Density			0.2103	89	14	
2.												High Density - Apartments	partments			•		
3.												High Density - S	High Density - Stacked Townhouses	ses				
4,												Total Net Dwelling Units	ing Units		0.1941	662	128	
Review Area: PE01A - King To	wnship																	
Projected Housing Growth			Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
Low Density			28.	8	14		78	38	95	57	32	32	32	32	64	32	32	
High Density - Apartments			×	,														
High Density - Stacked Townhouses A Total Net Dwelling Units			- 42	. 12	14	. 15	- 88	. 38	109	57	32	32	32	32	- 64	. 63	32	
Review Area Schools not Impacted by New Housing Development, or for which no Growth-re	Vew Housing	Developm	ent, or for v	which no Gr		l Accommode	tion Solution	ated Accommodation Solutions are Required	p									
Review Area Schools	OTG Capacity	Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
B1 Kettleby PS		147	149	143			123	117	122	115	109	107	106	105	105	104	103	4
B2 Nobleton PS	285	394	404	398	383	382	373	322	355	351	339	340	338	332	333	331	328	0
B3 Schomberg PS	222	142	136	139	137	132	130	133	133	134	134	134	134	134	133	132	131	0
B4																		
85																		
98																		
90																		
68																		
B10																		
Totals	086	683	689	089		•	627	604	610	009	285	285					295	4
Total ROND Total Surplus Pupil Spaces		297	284	9 291	12 306	15 326	323	337	311	310	322	313	91 311	305	113 296	124	128	
Review Area Schools Impacted by Housing Growth and for which additional Growth-related.	sing Growth	and for wh	ich additior	nal Growth-	related Acco	mmodation 3	Accommodation Solutions are Required	Required										
	OTG	Current	Year 1	Year 2	Year 3	Year 4	Year5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	# of Portables
C		61 (0102	2/5702	2020/21	77/177	57 (7707	+7 (C7 C7	C2 /4202	02/5702	2020/21	5051/20	67 (0707	2023/30	16/0602	76/1607	56/7607	£033/34	
77																		
8																		
2																		
C		İ																
93		H																
5																		
83																		
Totals	·	ŀ			ŀ.	ŀ						ŀ						0
Total ROND				•														
C Total Pupil Spaces Available to Accommodate Growth	ate Growth			•	•	•						•		•		•		
D Requirements of New Development for Growth Areas	Areas																	

solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance. Board is excluding any available capacity utilized for holding situations and where a per

Review Area Map PE01B



York Region District School Board: Education Development Charges Background Study 2019

Elementary Review Area: PE01B

© Elementary School

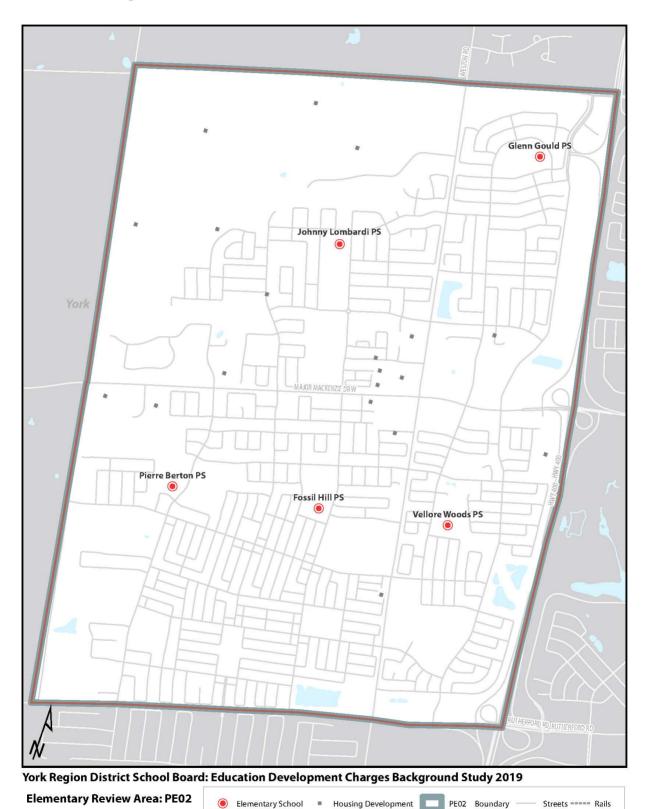
* Housing Development

PE01B Boundary

Streets ***** Rails

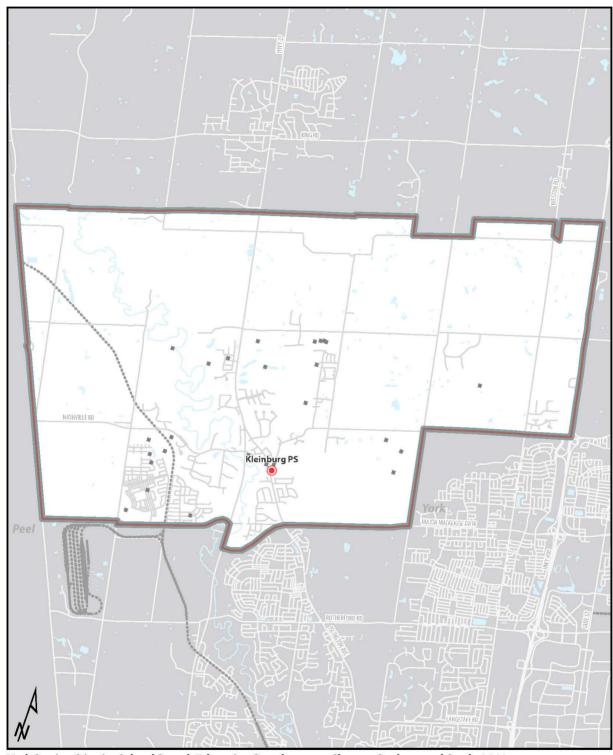
DEVELOPMENT CHARGES SUBMISSION 2019 Industria Company Comp	115 2021/23 2023/24 2024/25 2021/25 2021/23 2023/24 2021/25 2023/24 2021/25 2023/24 2023/24 2023/24 2023/24 2023/24 2023/24 2023/25 2023/24 2023/24 2023/25 2023/24 2023/24 2023/25 2023/24 2023/24 2023/25 20		2025/26 2026/27 2025/26 2026/27 2025/26 2026/27 2025/26 2026/27	160 Vear 9 2027/28 Year 9 2027/28		Ow Density Vedium Density Iigh Density - Apartments Iigh Density - Apartments Iigh Density - Stacked Townhouses Total Net Dwelling Units Year 10 Year 11 2028/29 2029/30 73 53 73 73 72 73 74 73 75 70 76 70 77 73 78 73 78 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 70 <t< th=""><th>s Year 12 2030/31 73 73 73 75 150 75 2030/31 2030/31</th><th>0.1911 0.2219 0.00101 0.01372 0.01372 0.1372 0.1372 0.1372 0.1372 0.1372</th><th>1,317 S87 S87 618 618 7 2,522 2032/33 17 73 73 73 131 131</th><th>210 130 6 6 6 73 2033/34 73 73 72 65 65 72 72 72 72 73 73 73 73 73 73 73 73 73 73 73 73 73</th><th>For Portables</th></t<>	s Year 12 2030/31 73 73 73 75 150 75 2030/31 2030/31	0.1911 0.2219 0.00101 0.01372 0.01372 0.1372 0.1372 0.1372 0.1372 0.1372	1,317 S87 S87 618 618 7 2,522 2032/33 17 73 73 73 131 131	210 130 6 6 6 73 2033/34 73 73 72 65 65 72 72 72 72 73 73 73 73 73 73 73 73 73 73 73 73 73	For Portables
Vear 1 Vear 2 2019/20 2020/21 2 3 3 3 3 3 3 3 3 3	Year 4 Year 5 2023/24 2023/24 145 2023/24 145 2023/24 2022/24 2022/24 2022/24 2022/24 2022/24 2022/24 2022/24 2022/24 2022/24 2022/24 2022/24		Year 8 2036/7 2036/2 2036/7 2036/8	160 Vear 5 2027/2		artments specified Townhouses g Units 2029/30 170 170 170	2030/31 2030/31 2030/31	0.0209 0.0001 0.1372 Vear13 2031/32 2031/32	2,522 2,522 2,522 1,73 1,73 1,73 1,73 1,73 1,73 1,73 1,73	10 82 23 3	rof Portables
	Year 4 Year 5 2023/23 2023/24		2026/2	Year 5 2027/2		artments cleded Townhouses g Units Year 11 2029/30 170 170 170	2030/31 2030/31 2030/31	0.0000 0.1372 0.1372 0.1372 1.6 1.6 1.6 1.6 1.6 1.6 1.6 1.6	Vear 14 20323 131 131 232 232 203233 2032/33	10 82 23 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	tof Portables
	Year 4 Year 5 2023/24 2022/24 2022/24 2022/24 2022/24 2022/24 2022/24 2022/24 2022/24		2026/2 2026/2 2026/2 22 22 2006/2	Year 5 2027/2 2027/2		teched Townhouses 10 Units Year 11 2029/30 170 170 Year 11 2029/30	2030/31 2030/31		2,522 2,032,33 2,032,33 1,7 1,7 1,3 1,3 1,3 1,3 1,3 1,3 1,3 1,3 1,3 1,3	10 8 2 3 3	for Portables
	Year 4 Year 5 2023/23 2023/24 145 2023/24 145 2023/24 2022/24 2022/24 2022/24 2022/24 2022/24 2022/24 2022/24 2022/24 2022/24		Year 8 2036/7 2036/2 2036/7 2036/8 2006/8 2036/8 2000000000000000000000000000000000000	Year 5 2027/2 2027/2 2027/2		Year 11 2029/30 170 170 170 2029/30	Vear 12 2030/31 Year 12 2030/31	0.1372 Vear13 2031/22 44 - 73 - 73 - 73 - 73 - 73 - 73 - 73 - 73	7,522 Year 14 2032/33 41 17 73 73 73 131	10 22 23	rof Portables
	Year 4 Year 5 202/24 2023/24		2026/2 2026/2 2026/2	Year 5 2027/2 2027/2 2027/2	Year 10 2028/29 2028/29 Year 10	Year 11 2025/30 34 44 44 173 73 170 170	Year 12 2030/31 44 34 34 73 150 150 Year 12 2030/31	Year13 2031/32 144 145 156 156 156 156 156 156 156 156 156 15	Vear 14 2032/33 41 17 17 17 17 17 17 17 19 131 131 131 14 2032/33	10 82 23	tof Portables
	Vear 4 Vear 5 2022/23 2032/24 121 121 52 23 134 145 4ccommodation Solution Vear 4 Vear 5 2022/23 2023/24		Year 8 2026/7 20	Year 9	Year 10 Year 10	Vear 11 2029/30 10229/30 10229/30 1023	Year 12 2009/31 34 44 73 73 73 75 75 75 75 75 75 75 75 75 75 75 75 75	Vear13	Vear 14 2032/33 2 131 131 131 2 131	10 22 2 33	tof Portables
	121 121 121 122 123 123 124 135 135 135 135 135 135 135 135 135 135		22 22 2026/2	Year ⁽	Year 10 2028/29	44 44 53 73 73 73 170 170 2029/30	44 34 73 73 150 150 78er 12 2030/31		41 17 73 131 131 Year 14 2032/33		fof Portables
	22		22 2006/1	Year 5 2027/2	Year 10 2028/29	23 73 73 73 74 75 75 75 75 75 75 75 75 75 75 75 75 75	34 73 150 150 2030/31	73 73 116 116 2031/32	131 131 Year 14 2032/33	7 8 9	a of Portables
	4ccommodation Solution Year 4 Year 5 2022/23 2022/24		2026/Z	Year 9 2027/2	Year 11 2028/2	170 170 170 170 170 170 170 170 170 170	150 Vear 12 2030/31	116 Year 13 2031/32	131 Year 14 2032/33		4 of Portables
	Accommodation Solution Year 4 Year 5 2022/23 2023/24			Year 9 2027/28	Year 10 2028/29	Vear 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33		9 of Portables
Review Area Schools OTG Current Year 1 Year 2 Year 3 Capacity 2019/19 2019/20 2020/21 2021/22 Capacity 2018/19 2019/20 2020/21 2021/22 Capacity 2018/19 2019/20 2020/21 2021/22 Capacity 2019/20 2020/21 2020/21 Capacity 2019/20 2020/21 2020/21 Capacity 2019/20 2020/21 2020/21 <				Vear 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33		¢of Portables
Totals											
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Totals											
	•										0
Total ROND Total Surplus Pupil Spaces											
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodati	ed Accommodation Solutions are Required	Required									
OTG Current Year Year Year Year Year Year Year Year	Year 4 Year 5	Year 6 Ye	Year 7 Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	#of Portables
317 305 302 292	68	275	16		269	268	267	267	266	265	0
										Ì	
8											
29											
53											
90											
8											
451 317 305 302 2						268	267	267	566	265	0
24 49			188 214	720	282	299	311	319	324	346	
C Total Pupil Spaces Available to Accommodate Growth 122 100 85	58 47	10								•	
D Requirements of New Development for Growth Areas 4 31 74 103			4 31	74	103	117	127	135	138	160	

York Region District School Board Education Development Charge Background Study 2019



York Region District School Board Education Development Charge Background Study 2019

Part Charle Capa	YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	HOOL BO	JARD -	FORMS E	AND F								Projected Ho	Projected Housing Growth	£	Elementary Yield	Units 2033/34	Growth- related Pupils	
Complement Com	EDUCATION DEVELOPMENT (HARGES	SUBMISS	SION 2019									ow Density			0.2318	970	225	
No. 10 N	1. No growth-related site needs											0	Medium Density			0.1817	730	133	
	2.												High Density - Ap	artments		0.0453	24	1	
Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 12 Vear 12 Vear 12 Vear 13	3,												High Density - St.	acked Townhous	es				
Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 12 Vear 13 Vear 9 Vear 10 Vear 11 Vear 12 Vear 13 Vear 13 Vear 10 Vear 11 Vear 12 Vear 13 Vear 13 Vear 13 Vear 13 Vear 14 Vear 15 Vear 16 Vear 17 Vear 16 Vear 17 Vear 17 Vear 18 Vear 18 Vear 19 Vear 10 Vear 11 Vear 12 Vear 13 Vear 13 Vear 15 Vear 16 Vear 17 Vear 18 Vear 18 Vear 19 Vear 10 Vear 11 Vear 12 Vear 13 Vear 13 Vear 14 Vear 15	4.												Total Net Dwelli	ng Units		0.2079	1,725	359	
10 10 10 10 10 10 10 10	Review Area: PE02 - Vaughai	n Vellore																	
125	Projected Housing Growth			Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
1.55 1.29	Low Density			119			107	108	125	129		30	30		31		. 2	. 50	
uirced . <td>Medium Density High Density - Apartments</td> <td></td> <td></td> <td>175</td> <td></td> <td></td> <td></td> <td>- 39</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>- 24</td> <td></td> <td>181</td> <td>148</td> <td></td>	Medium Density High Density - Apartments			175				- 39							- 24		181	148	
Vear 7				294			146	146	. 125	. 129		, 08	. 30	30	. 55	. 10	. 183	. 169	
Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 12 Vear 13 Vear 13	Review Area Schools not Impacted by	New Housir	g Develop	ment, or for	which no Gru	owth-related	Accommoda	tion Solution.	s are Require										
404 484 487 473 460 464 461 461 477 473 469 464 461 461 462 461 461 462 462 462 462 462 462 462 462 462 462	Review Area Schools	OTG	Current 2018/19	Year1 2019/20	Year 2 2020/21	Year 3	Year 4	Year 5 2023/24	Year 6 2024/25		Year 8 2026/27	Year 9	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
471 465 468 471 481 477 473 469 405 402 394 396 389 386 383 381 370 1,381 1,334 1,326 1,334 1,324 1,332 1,305 42 42 43 43 44 46 49 49 384 383 43 43 1,334 1,334 1,335 1,305 42 42 43 43 44 46 49 49 384 43 44 46 49 49 49 472 2025/66 2026/07 2021/28 2028/09 2029/03 2029/03 49 472 466 465 465 465 466 466 466 466 472 466 465 2028/09 2029/09 2029/03 466 466 466 466 466 466 466 466 466		612		260			513	206	494	484	473	460	464	461	457	454	450	446	3
405 402 394 396 389 386 383 381		592	484	492			481	477	471	465	468	471	481	477	473	469	465	461	
1,351 1,334 1,326 1,334 1,324 1,315 1,305 42	B3 Vellore Woods PS	572	479	460			428	409	405	402	394	396	389	386	383	381	379	376	0
370 1,1351 1,1334 1,1324 1,1324 1,1313 1,1305 1,404 1,405 1,	B4																		
370 1,351 1,334 1,326 1,334 1,324 1,315 1,305 42	B5																		
370 1,351 1,334 1,326 1,334 1,324 1,315 1,305 42	B6																		
1,351 1,334 1,334 1,334 1,324 1,313 1,305 42	87																		
1,155	89.																		
320 1,353 1,324 1,324 1,326 1,326 1,324 1,326 1	B10																		
42 42 43 44 46 49 49 49 49 49 49 49 49 49 49 493 443 445 465 414 423 423 7 421 7 422 422 422 422 422 422 422 422 422 422 422 422 422 422 422 422 422	Totals	1,776							1,370	1,351	1,334	1,326	1,334	1,324	1,313	1,305	1,294	1,283	7
1984 383 399 407 388 406 414 423 423 425	Total ROND						34		42	42	43	43	44	46	49	49	48	55	
Vear 1 Vear 2 Vear 13 Vear 10 Vear 11 Vear 12 Vear 13 Vear 13 Vear 13 Vear 13 Vear 14 Vear 15 Vear 13 Vear 15 Vear 1	B Total Surplus Pupil Spaces		240	253	268	304	320	344	364	383	333	407	398	406	414	423	434	438	
Control Cont	Review Area Schools Impacted by Ho	using Growt	h and for v	vhich additic	nal Growth-	related Acco	nmodation S	olutions are I	Required					·					
Dollarmy Lombard PS		OTG			Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
Clern Could P S Col	C1 Johnny Lombardi PS	920					548		538	232	517	521	511	205	494	487	480	472	0
Transfer Part Par		9		430			462	469	472	466	465	463	465	462	458	456	451	448	0
Total Publishere Available to Accommodate Growth 278 2	5																		
Totals 1,233 906 930 956 975 1,009 1,101 1,000 982 985 975 1,009 131 1,011 1,010 1,000 982 985 975 1,009 131 1,011 1,010 1,000 982 985 975 980 Total Poull Spaces Available to Accommodate Growth 278 222 1,60 1,61																			
Trotals Pupil Spaces Available to Accommodate Growth 278 222 168 109 101 101 101 101 101 101 101 101 101	C4																		
Trotals ROND To and Table To Accommodate Growth To an Incident Table	S																		
Totals 1,233 906 939 956 975 1,001 1,010 1,000 982 983 984 983 984 983 984 983 984 983 984 983 984 983 984 983 984 983 984 983 984 983 984 983 984 984 983 984	90																		
Totals 1,233 906 930 956 975 1,010 1,011 1,010 1,000 982 985 976 982 986 985 976 982 986 986 987 982 986 986 987 982 986																			
Totals 1,233 906 930 956 975 1,001 1,011 1,000 982 986	72																		
13 96 930 956 975 1,009 1,011 1,000 982 982 985 976 963 982	83																		
- 45 75 109 135 161 195 228 231 239 248 255 259 250 250 260 260 78	Totals	1,253		930			1,009		1,010	1,000	982	982	926	963	952	942	931	920	0
278 222 168 109 81 48 25 40 29 29 35 42 50	Total ROND			45			135		195	228	231	239	248	255	259	260	286	304	
	C Total Pupil Spaces Available to Accommo	date Growth		278	222	168	109	81	48	25	40	29	29	35	45	50	36	29	
D. Bannisonante of Mau Davaloromant for Enanth Mass	Requirements of New Development for t	Srouth Areas						٠				٠							
D Requirements of New Development for Growth Areas	D Requirements of New Development for a Note: The Board is excluding any available capa	Srowth Areas	e di di di																
Note: The paralic and in any analyhis among in utilized for halding the lating in a the analysis of the halding the interiors a narmonate accommodation colution is countried as any available among the that dozent many in the distance	NOTE: THE BORKETS EXCLUSING ANY AVAILANCE CAPA	CITY UTILIZED IV	2	TARREST TARRES	of thoughout	22 doithon mm	thrill or colt.	to your ac House	vitionan clariti-	that describe that	to manufacture of the	on winding	dictor						-



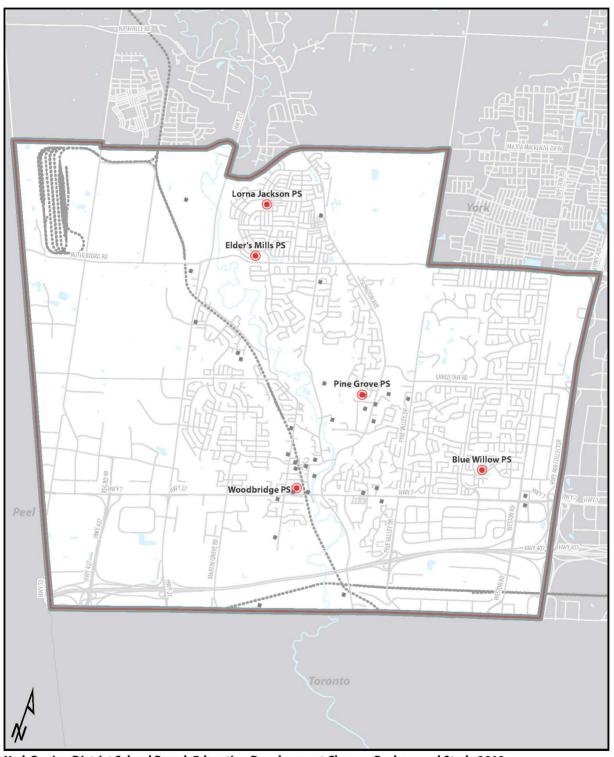
York Region District School Board: Education Development Charges Background Study 2019 **Elementary Review Area: PE03A**

PE03A Boundary

Streets ---- Rails

York Region District School Board Education Development Charge Background Study 2019

Company Device Company	1. Nashville ES Kileinburg site (partially funded from EDC account) (653) 2. East Kleinburg ES site 1. Review Area: PED3A - Vaughan Kleinburg Near 1 Projected Housing Growth Near 1 Projected Housing Housing Development, or for which no 1 Projected Housing		Year4									0.2422			
State Particle P	1. Nashville ESKleinburg site (partially funded from EDC account) (653) 2. East Kleinburg ES site		Year 4						ow Density			U.2432	5,079	1,235	
Company Comp	4. Review Area: PEG3A - Vaughan Kleinburg 4. Review Area: PEG3A - Vaughan Kleinburg 1. Cow Density 1. Cow Density 1. Cow Density 1. Cow Density 1. Com D		Year 4						fedium Density			0.1705	1,913	326	
Propertion Pro	A		Year 4						igh Density - Ap	artments		0.0453	245	11	
Name	Review Area: PE03A - Vaughan Kleinburg Year Year		Year 4						igh Density - Sta	cked Townhouse	Se	0.1106	37	4	
March Marc	Review Area: PEO3A - Vaughan Kleinburg Vear 1 Vear 2		Year 4					F	otal Net Dwellin	g Units		0.2167	7,274	1,576	
CALLAS NAME VARAS VARAS <th< td=""><td> Projected Housing Growth</td><td></td><td>Year 4</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>	Projected Housing Growth		Year 4												
1979 1979	International Companies Companies		2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
1	High Density -Apartments			299	634	440	546	329	265	298	294	330	148	300	
1	High Density - Stacked Townhouses		131		140	. 33	\$,	123	167	780	66 ,	132	132	132	
New	Review Area Schools not impacted by New Housing Development, or for which no order or for for which no order or for for for for for for for for for			- 550	- 280	- 473	- 631	- 482	- 225	. 228	- 303	18	18	- 432	
New			l Accommodati	on Solutions	are Required	2	100	1	3	3	8		1		
2011/22	Capacity 2018/19 2019/20		Year 4	Year 5	Year 6	Year 7	Year8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	# of Portables
ed Accommodation Solutions are Required **Commodation Solutions are R	Totals Total ROND Total Surplus Pupil Spaces Total Surplus Pupil Spaces		57/7707	2023/24	2024/25	97/5707	77/9707	87//707	67/8707	2029/30	2030/31	2031/32	2032/33	2033/34	
24 Accommodation Solutions are Required 32	Totals														
Color Colo	Totals														
ed Accommodation Solutions are Required	Totals														
Comparison Com	Totals														
Color Colo	Totals														
Ped Accommodation Solutions are Required 2021/23	Totals														
## According to the control of the c	Totals														
ed Accommodation Solutions are Required Year 1 Year 2 Year 3 Year 4 Year 3 Year 4 Year 3 Year 3 Year 1 Year 1 Year 1 Year 1 Year 1 Year 14 Year	Totals Total ROND Total Surplus Pupil Spaces Total Surplus Pupil Spaces														
ed Accommodation Solutions are Required Fear 3 Year 7 Year 8 Year 9 Year 14															



York Region District School Board: Education Development Charges Background Study 2019

Elementary Review Area: PE03B

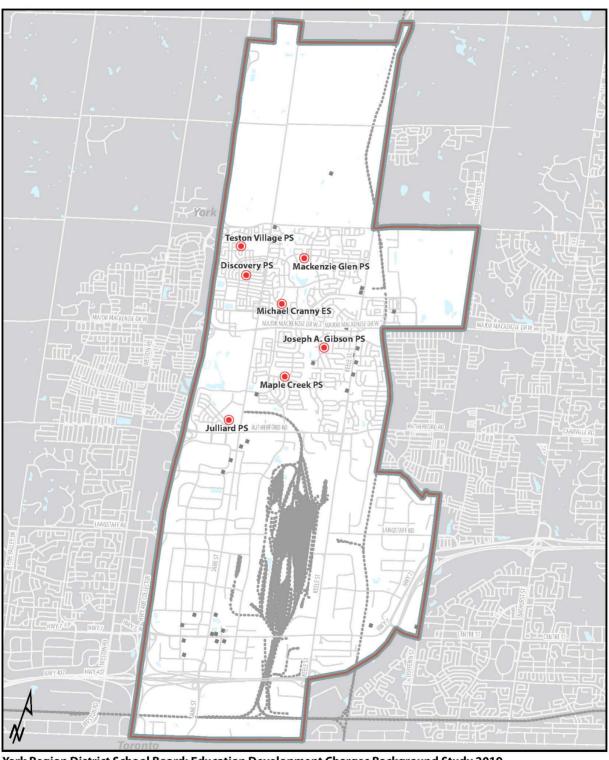
Elementary School

Housing Development PE03B Boundary

Streets ----- Rails

York Region District School Board Education Development Charge Background Study 2019

																			T
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019	MENT CHARGES	SUBM	ISSION 2	019									Low Density			0.2419	1,131		274
1. New ES site near Weston Rd. & Hwy 7	wy 7											236	Medium Density	ity		0.1746	1,932		337
													High Density - Apartments	- Apartments		0.0499	3,814		190
													High Density	High Density - Stacked Townhouses	ouses	0.1099	99 242	2	27
													Total Net Dwelling Units	elling Units		0.1163	53 7,119		828
Review Area: PE03B	- Vaughan Woodk	ridge																	
Projected Housing Growth	wth		Year 1 2019/20		Year 2 Yi		Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
Low Density Medium Density				130		12	20	13	78	18					ī				20
High Density - Apartments				570	568	82	20 3	287	169	276	298	310	0 287		252	74 2	291 11	115	186
A Total Net Dwelling Units	Jourses			792	18 836	182	185	309	11 552	543		725	5 655			262 4:		ı"	282
Review Area Schools not Impacted by New Housing Development, or for which no Growth-rela	acted by New Hous	ing Devel	opment, o	r for which	ነ no Growth-		commodatic	on Solutions	ted Accommodation Solutions are Required	4									
Review Area Schools	OTG Capacity	Current tv 2018/19	t Year 1 2019/20		Year 2 Yo	Year 3 2021/22	Year 4	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9	Year 10	Year 11 2029/30	Year 12 2030/31	Year 13	Year 14 2032/33	Year 15 2033/34	# of Portables
R1 Blue Willow DS	Capacia 685	0707		2	y	77	620	512	707	700	12/0202			cheana	2020/3	75/1502	476 477	6/6607	468
B2	COO.		3	5		ţ	030		C.										3
B3		\downarrow	\downarrow	+	+										\downarrow				
B4																			
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87																			
B8																			
B9																			
B10 B11		\perp	-	+	+	\dagger													+
	589		298	584	995	544	250	517	495	492						478 47	76 472		468
Total ROND B Total Surplus Pupil Spaces			87	83	89	111	134	124	140	129	123	89	7 100		106 11 98 9		122 12 87 9		91
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required	ed by Housing Grow	th and fo	r which ad	'ditional G	rowth-relate	d Accomm	odation Sol	utions are Re	equired										
	OTG	Current	t Year 1	-		Year 3	Year 4	Year5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	# of Portables
C1 Elder's Mills PS (FI)	S65		Ш	23	590	616	646	663	299 662	663	899	2021/202	\bot	6/6707	65	2031/3	658 654	6/6602	649
C2 Loma Jackson PS	517		453	446	429	416	406	403	403	393	384	380	376		374 3:	371 3	368 365		363
C3 Pine Grove PS	517		435	418	408	393	376	373	370	371	363	357	7 353		351 34	349 3-	347 344		342
C4 Woodbridge PS	621		479	470	467	447	435	430	428	426	415	417	7 412		410 44	407 44	404 402		399
ROND																			
ROND																			
72																			
ROND C8				_			T												¥
Totals Total ROND	2,220	1,898		1,888	1,894	1,871	1,863	1,870	1,864	1,854	1,830	1,820	1,807	-	-	П	,777 1,765 654 675	П	702
C Total Pupil Spaces Available to Accommodate Growth	o Accommodate Growth			288	228	232	217	506	144	111	54								1



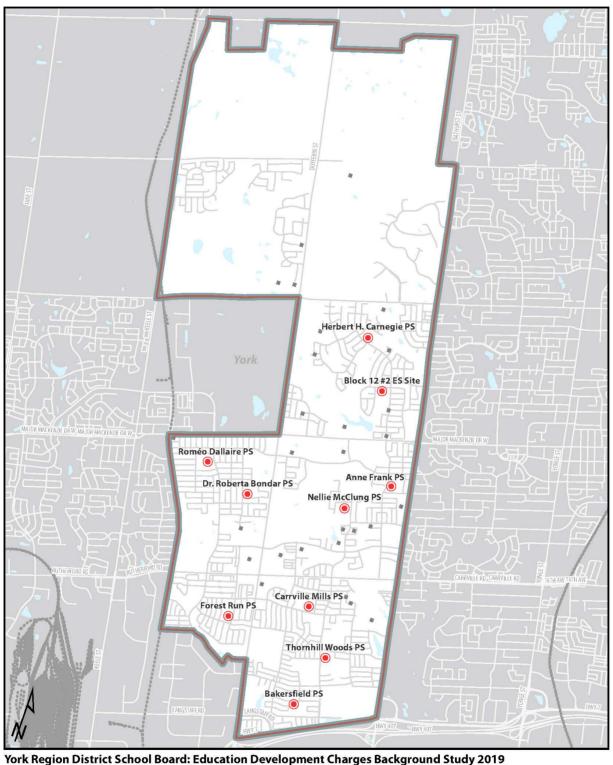
York Region District School Board: Education Development Charges Background Study 2019

Elementary Review Area: PE04A

| Elementary School | Housing Development | PE04A Boundary | Streets ----- Rails

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019												ומורהתווה	i ojected nodamb orowen				
	RGES SL	JBMISSI	ON 2019									Low Density			0.4115	3,272	1,346
											500	Medium Density			0.2144	4,924	1,056
2. Block 27#1 ES Site & Block 27#2 ES Site											1,276	High Density - Apartments	artments		0.0751	10,062	756
3. Vaughan Mills Centre (is this also cited as Vaughan Centre #1?)	Centre #1?)										200	High Density - Stacked Townhouses	scked Townhous	es	0.1100	146	16
											203	Total Net Dwelling Units	ng Units		0.1725	18,404	3,174
≥04A - Vaughan N	laple																
Projected Housing Growth			Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
			272		-	271	275		271	271	271	271	271	271	278	271	279
High Density - Apartments			326	1,222	1,236	646	754		160	487	784	525	1,031	537	503	734	302
High Density - Stacked Townhouses Total Net Dwelling Units			780	1,365	35 1,546	1,132	1,260		909	922	1,634	1,350	2,006	1,447	1,299	15 1,359	1,698
Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required	Housing	Developm	ent, or for w	hich no Grov	wth-related A	4ccommoda:	tion Solution.	s are Require	p;								
Review Area Schools	OTG	Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
		571	290	601	621	920	672	683	569	693	689	089	829	674	671	999	661
	H																
	†	†		Ì										1			
	089	571	290	601	621	650	672	683	692	693	689	089	678	674	671	999	661
Total ROND R Total Currelic Dunil Charge	1	100	3	4	9	8	11	13	15	19	24	59	32	37	41	46	51
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required	Growth a	nd for wh	ich addition	ग Growth-re	slated Accom	modation S	olutions are I	Required									
	OTG	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	Capacity 540	559	549	2020/21	528	524	2023/24	502	2025/26	2026/2/ 481	478	474	471	469	2031/32	2032/33	458
	572	240	521	495	469	454	443	436	424	421	422	407	404	401	399	397	394
	491	247	228	234	516	520	236	546	234	521	515	205	499	497	495	491	487
Unnamed Vaughan Centre #1		23	28	33	33	37	42	43	46	49	48	20	20	20	20	20	05
	549	523	498	468	457	432	425	411	407	404	390	389	386	382	380	377	374
Joseph A Gibson PS	326	410	399	382	371	371	362	367	360	352	359	350	347	343	342	341	339
	572	432	411	391	373	359	344	329	326	328	320	315	312	310	308	306	305
	3,050	3,034	2,964	2,844	2,748	2,698	2,657	2,633	2,592	2,556	2,531	2,487	2,470	2,452	2,440	2,423	2,406
Total Pupil Spaces Available to Accommodate Growth	rowth		. 13t			48/	, ca			1,045	1,342	1,621	1,840	- , 127,	2,396	7,70	3,123

Review Area Map PE04B



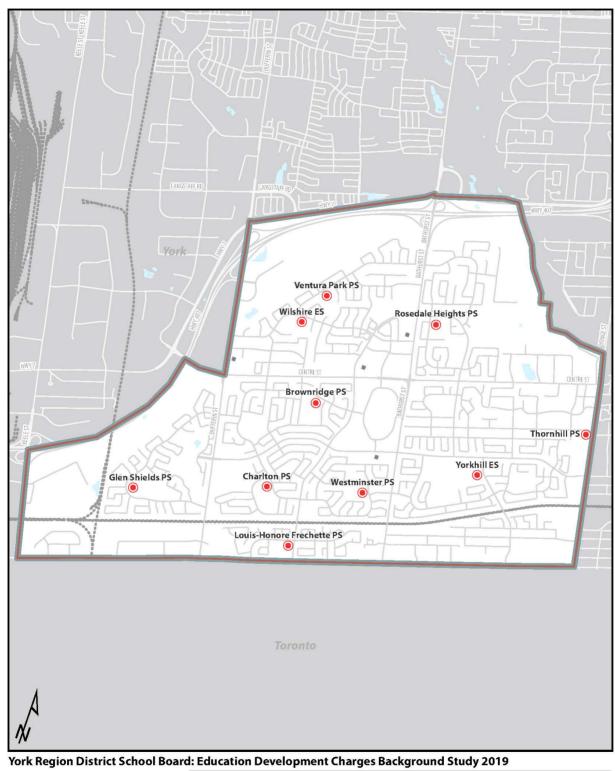
Elementary Review Area: PE04B

© Elementary School = Housing Development PE04B Boundary Streets ----- Rails

YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F

Particy Participa Participa Particy Participa Partic	YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	001 BC)ARD -	FORMS	E AND F								Projected Ho	Projected Housing Growth	£	Weighted/ Blended Elementary Yield	Total Net New Units 2033/34	Total Yr. 15 Growth- related Pupils	
### 1,5246 ### 1,246	EDUCATION DEVELOPMENT CH	ARGES 5	SUBMIS	SION 2019									Low Density			0.4084	818	334	
Countrouses	1. Block 12 #2 (South) ES (partailly funded from EDC	C account)										446	Medium Density			0.2726	838	229	
Mits	2.												High Density - Ap	artments		0.0778	1,240	97	
Near 1	3.												High Density - St	acked Townhou	ses			•	
1,562 1,56	4												Total Net Dwelli	ng Units		0.2275	2,897	629	
1,502, 1,000 1,0	Review Area: PE04B - Vaughan	Carrville																	
1, 562 2, 23 2, 25 2,	Projected Housing Growth			Year1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
111	Low Density			106		Ш		7		48		88	88	88	88	82	58	60	
198 128 231 235	High Density - Apartments			111				111	CTT -	- T40	6 ,	6 ,	111	111	9	133	133	69	
1,562 1,552 1,553 331 Year 14 Year 14<				300				143	163	194	. 33	123	199	199	128	231	295	316	
Year 11 Year 12 Year 13 Year 14 Year 14 Year 14 Year 14 Year 13 Year 14 Year 14 <t< td=""><td>Review Area Schools not Impacted by Ne</td><td>ew Housin</td><td>g Develop</td><td>oment, or fo</td><td>r which no G</td><td></td><td>Accommodati</td><td>on Solutions</td><td>are Require</td><td>4</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Review Area Schools not Impacted by Ne	ew Housin	g Develop	oment, or fo	r which no G		Accommodati	on Solutions	are Require	4									
386 383 381 377 377 378 387 387 387 387 387 387 387	Review Area Schools	OTG			Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
447 444 441 437 438 432 432 432 432 432 432 432 432 432 432		612					469	452	420	409	400	387	389	386	383	381	377	375	1
1,562 3.24 3.25 3.26		727	729				561	523	487	475	462	454	451	447	444	441	437	433	9
402 399 396 398 398 398 398 398 398 398 398 398 398		618	462				388	382	367	365	348	343	329	327	324	323	320	318	0
1,562 1,551 1,540 1,528 1 1,027 1,029 1,018 1,009 1 1,027 1,029 1,018 1,009 1 1,029;30 209/31 2,031/32 2,032/33 2,033/3 194 193 191 190 190 190 190 190 190 190 190 190		899	699				487	455	436	417	411	406	405	402	399	396	393	391	9
1,562 1,551 1,540 1,528 1 3,62 1,551 1,540 1,528 1 1,027 1,029 1,018 1,009 1 1,029 1,029 1,018 1,009 1 1,029 1,029 1,018 1,009 1 1,029 1,029 1,018 1,009 1 1,029 1,029 1,018 1,009 1 1,029 1,029 1,018 1,009 1 1,029 1,029 1,029 1 1,029 1,029 1 1,029 1,029 1 1,029 1,029 1 1,029 1,029 1 1,029 1,029 1 1,029 1,029 1 1	B5																		
1,562 1,551 1,540 1,528 1 3 45 45 67 88 1,009 1 1,002 1,002 1,003 1,003 1 1,002 1,002 1,003 1 1,002 1,003 1,003 1 1,002 1,003 1,003 1 1,002 1,003 1 1,003 1,003 1 1,003 1,003 1 1,003 1,003 1 1,004 1,003 1 1,005 1,003 1 1,005 1,003 1 1,005 1,003 1 1,005 1,003 1 1,005 1,003 1 1,005 1,003 1 1,005 1,003 1 1,005 1,003 1 1,540 1,528 1 1,005 1,003 1 1,005 1,003 1 1,520 1 1,520 1,003 1 1,520 1,003 1 1,520 1,003 1 1,520 1,003 1 1,520 1 1,520 1,003 1 1,520 1 1,	B6																		
1,562 1,551 1,540 1,528 1 36 45 67 88 1,009 1 1,027 1,029 1,018 1,009 1 1,029/30 209/31 2031/32 2032/33 2033/3 616 612 608 608 608 608 608 608 608 608 608 608	B7																		
1,562 1,551 1,540 1,528 1 1 1,540 1,528 1 1 1,540 1,528 1 1 1,540 1,528 1 1 1,540 1,528 1 1,540 1,528 1 1,540 1,540 1,528 1 1,540 1,	B8																		
1,562 1,551 1,540 1,528 1 36 45 67 88 1,018 1,009 1 1,027 1,029 1,018 1,009 1 2029/30 2030/31 2031/32 2032/33 2033/30 616 62 62 62 62 64 64 64 64 64 64 64 64 64 64 64 64 64	B9																		
1,562 1,551 1,540 1,528 1 36 45 67 88 1 1,027 1,029 1,018 1,009 1 1,029 20 2030/31 2033/32 2033/33 2033/32	B10																		
1,002 1,003 1,018 1,009 1,008 1,008 1,009 1,008 1,009 1,00		2,625					1,905	1,815	1,710	1,666	1,620	1,590	1,573	1,562	1,551	1,540	1,528	1,517	13
1,027 1,029 1,018 1,009 1 1 (var.11 Year.12 Year.13 Year.14 Year.14 Year.14	Total ROND						18	18	27	29	31	33	33	36	45	29	88	105	
Kear 7 Vear 8 Year 10 Vear 11 Vear 12 Vear 13 Vear 14	B Total Surplus Pupil Spaces		206	327	1 46	4 601	702	792	888	930	974	1,002	1,019	1,027	1,029	1,018	1,009	1,003	
Cook year 13 Year 14	Review Area Schools Impacted by Housi	ing Growth	h and for v	which additi	onal Growth	related Accor	nmodation So	lutions are R	equired										
616 612 608 604 604 604 604 604 605 604 605 605 605 605 605 605 605 605 605 605		OTG			Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
194 193 191 190 190 190 190 190 191 190 191 190 191 190 191		661		Ш	5 72	1 720	707	629	999	639	627	929	920	616	612	809	604	009	2
459 456 454 452 938 927 919 910 659 651 647 642 561 558 554 549 3424 3,373 3,345 3 365 435 470 511 280 236 224 211		989		Ш	Ш		191	194	197	195	197	192	195	194	193	191	190	188	0
935 927 919 910 659 651 647 642 561 558 554 549 3,424 3,397 3,373 3,345 365 425 470 511		589	Ц		Ш		540	512	497	485	466	465	462	459	456	454	452	449	9
563 651 647 642 561 558 554 549 3424 3,397 3,373 3,345 3 386 485 470 511 3 48 224 211 3 4	_	689					901	952	975	965	979	961	945	935	927	919	910	904	ıs
3,424 3,397 3,373 3,345 3 3,65 435 470 511 280 236 224 211		764					815	677	757	732	704	683	899	629	651	647	642	638	4
3,424 3,397 3,373 3,345 3 3 3 4 470 511 280 286 224 211																			
3,424 3,397 3,373 3,345 3 365 435 470 511 280 236 224 211		727	763				672	949	627	209	280	572	265	561	258	554	549	545	9
3,424 3,397 3,373 3,345 3 365 435 470 511 280 236 224 211																			
3,424 3,397 3,373 3,345 3 365 435 470 511 280 236 224 211																			
286 435 470 5,150 2 286 286 4.5 4.5 4.5 4.5 4.5 4.5 4.5 4.5 4.5 4.5	ROND	4 000					2006	632.6	262.6	NC3 C	2 5 5 5 5	007 6	2 455	ACA C	T00 C	CTC C	2 245		
280 236 224 211	Total ROND	4,000			ń		3,023	3,762	3,710	213	217	2499	295	365	435	470	5111	554	53
Requirements of New Development for Growth Areas		te Growth		252			150	200	190	231	298	319	318	280	236	224	211	192	
Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation southt on is sought, as well as any available capacity utilized for holding situations and where a permanent accommodation south on is sought, as well as any available capacity utilized for holding situations and where a permanent accommodation south on is sought, as well as any available capacity utilized for holding situations and where a permanent accommodation south on its south of the	D Requirements of New Development for Grov	wth Areas																	
	Note: The Board is excluding any available capacity	, utilized for	holding situ	ations and whe	re a permanent	accommodation sc	lution is sought, a	s well as any ava	ilable capacity t	:hat doesn't mee	t longer term ca	pital priority ne	eds due to distar	nce.		•			

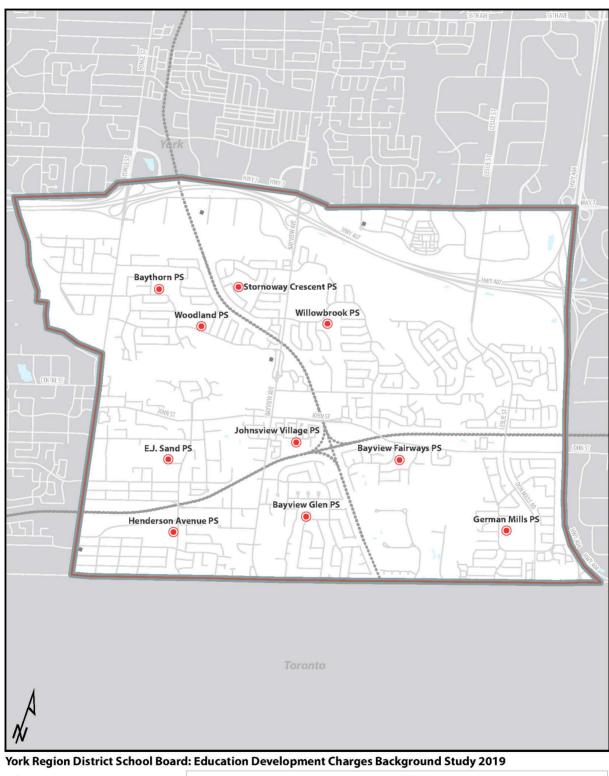
Review Area Map PE05



Elementary Review Area: PE05

EDUCATION DEVELOPIMENT CHARGES SUBMISSION 2019 1. No growth-related site needs. 2.	RGES SU	JBMISSI	01000								•	6						
No growth-related site needs 3.			CIN ZUID									Low Density			0.3275	4	1	
al m											0	Medium Density			0.2125	159	34	
8											-	High Density - Apartments	artments		0.0481	1,454	70	
												High Density - St≀	ligh Density - Stacked Townhouses	es	0.0329	15	1	
,												Total Net Dwelling Units	ng Units		0.0646	1,632	105	
Review Area: PE05 - Vaughan Th	ornhill			:	:		:	:	:	:		;	;	:	;	;	;	
Projected Housing Growth			Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year / 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
Low Density Medium Density			e .					- 1	- 1	- 57	1			- 2	1 85	9	7	
High Density - Apartments High Density - Stacked Townhouses				. 3	265	273	9	9	9	9 2	9	9 2	9 2	209	12 0	434	210	
A Total Net Dwelling Units			3	3	268	273	9	7	7	29	11	10	10	211	66	439	218	
Review Area Schools not Impacted by New Housing Development, or for which no Growth	, Housing	Developm	ent, or for v	which no Gro		related Accommodation Solutions are Required	ion Solution:	are Require	ρ									
Review Area Schools	OTG Capacity	Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
B1 Brownridge PS		326	301	270		234	218	211	207	212	207	208	206	205	203	202	200	0
B2 Charlton PS	451	268	270	265	258	246	238	228	224	220	213	209	208	206	204	202	201	0
B3 Glen Shields PS	523	405	398	382	355	337	330	326	326	316	319	315	314	313	312	310	308	0
	541	576	277	561		531	200	486	486	429	453	450	449	446	444	441	439	9
	480	389	377	320		334	336	333	332	330	321	320	318	317	315	313	311	0
B6 Thornhill PS B7 Ventura Park PS (FI)	389	279	266	250	243	237	229	221	212	208	209	208	207	206	205	204	204	0 9
_	370	236	223	201		176	167	165	162	164	161	159	157	156	155	154	153	0
B9 Wilshire ES	523	352	312	292		261	252	240	238	233	234	229	228	226	226	224	223	0
B10 Yorkhill ES	644	403	402	389	366	362	362	372	369	368	364	360	356	353	320	348	347	0
B11 Totals	5 138	3 036	2 830	2 660	3 482	3 395	277.5	3 21 4	2 102	3 127	2 003	2 063	3 045	2 027	2 010	2 002	7 074	13
Total ROND	7,440	onc'n	1	1		25	25	26	26	33	33	33	33	43	72	95	105	71
B Total Surplus Pupil Spaces		1,190	1,297	1,458	1,634	1,718	1,827	1,889	1,919	1,969	2,002	2,033	2,050	2,058	2,046	2,041	2,049	
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required	Growth a	and for wh	ich additio	nal Growth-,	related Accon	nmodation Sα	lutions are k	equired										
	OTG Capacity	Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
13																		
C2	H																	
83																		
CA																		
CS																		
90	H																	
72																		
5																		
Totals		1				•	•		•				•				•	0
C Total Pupil Spaces Available to Accommodate Growth	rowth			. .														

Review Area Map PE06



York Region District School Board: Education Development Charges Background Study 2019

Elementary Review Area: PE06

| Elementary School | Housing Development | PE06 | Boundary | Streets | Streets | Rails

odation Solutions are Required 10 10 22 337 Year 6 2024/25 Year 6 2024/25 Year 6 2024/25 nodation Solutions are Required 10 194 Year 5 2023/24 Year 5 2023/24 Year 5 2023/24 10 **194** 21 259 Year 4 2022/23 Year 4 2022/23 2022/23 ent, or for which no Growth-related Acco Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accom Year 3 2021/22 Year 3 2021/22 Year 3 2021/22 248 2,203 Year 2 2020/21 Year 2 2020/21 2,251 Year 1 2019/20 Year 1 2019/20 eview Area Schools not Impacted by New Housing Developi Current 2018/19 Current 2018/19 2,439 OTG Bayview Glen PS EJ Sand PS replacement school (opening Projected Housing Growth Review Area Schools Henderson Avenue PS ornoway Crescent PS Johnsview Village PS Bayview Fairways PS Woodland PS (FI) German Mills PS Willowbrook PS

B6 B8 B9 B10

B11

CI S

ឌ

of Portables

Year 15 2033/34

Year 14 2032/33

Year 13 2031/32

Year 12 2030/31

Year 11 2029/30

Year 10 2028/29

Year 9 2027/28

Year 8 2026/27

Year 7 2025/26

Year 15 2033/34

Year 14 2032/33

Year 13 2031/32

Year 12 2030/31

Year 11 2029/30

Year 10 2028/29

Year 9 2027/28

Year 8 2026/27

Year 7 2025/26

11 **291**

280 57

280 57 338

57 **338**

10 **194**

3,074

0.0824 0.1124

3,572

igh Density - Stacked Townho

otal Net Dwelling Units

gh Density - Apartments

Total Yr. 15 Growthrelated Pupil

Total Net New Units 2033/34

Weighted/ Blended Elementary Yield

Projected Housing Growth

YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019

Langstaff Gateway ES

172 161

B1 B2 В3 B5

of Portables

Year 15 2033/34

Year 14 2032/33

Year 13 2031/32

Year 12 2030/31

Year 11 2029/30

Year 9 2027/28

Year 8 2026/27

Year 7 2025/26

1,992 45 402

44 391

2,017 44 378

22 331

York Region District School Board Education Development Charge Background Study 2019

odation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

D Requirements of New Development for Growth Areas 46 32 Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accontact.

Total Pupil Spaces Available to Accommodate Growth

Total ROND

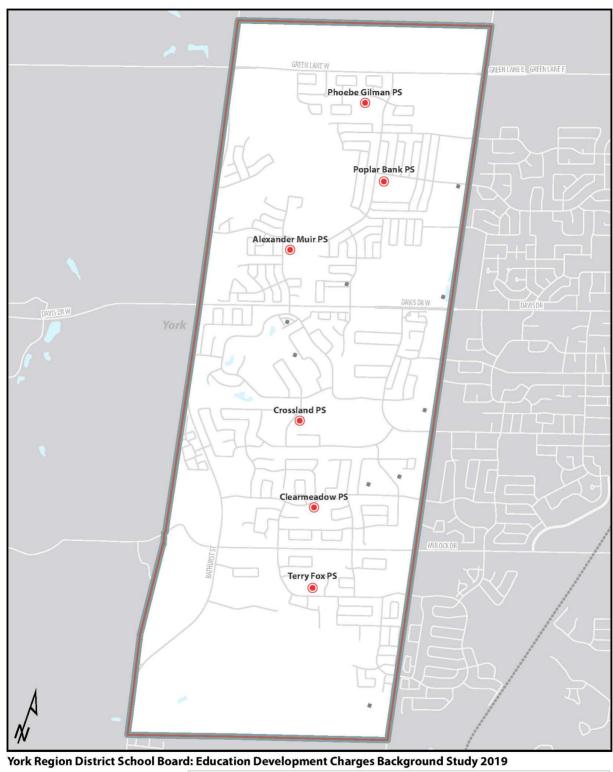
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139

27

13

Review Area Map PE07A



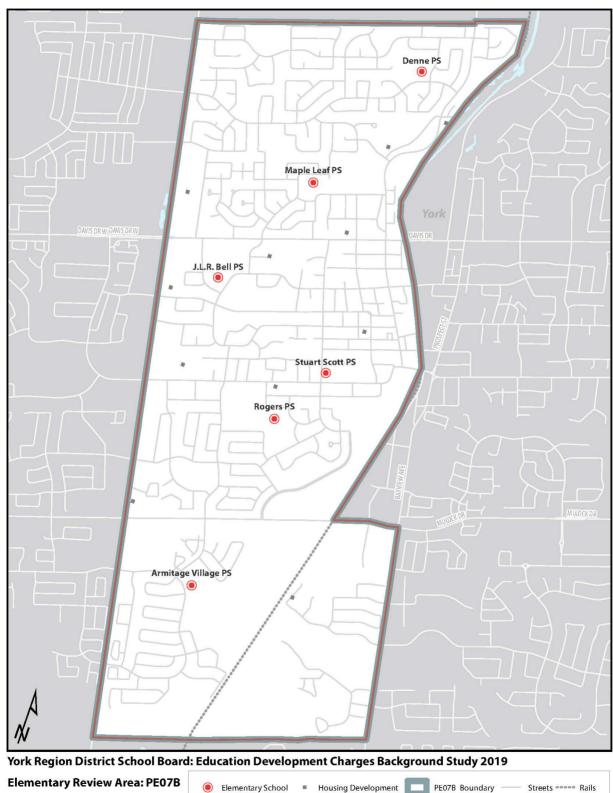
Elementary Review Area: PE07A

| Elementary School | Housing Development | PE07A Boundary | Streets | Streets | Rails | Streets | Rails | Streets | Rails | R

York Region District School Board Education Development Charge Background Study 2019

	YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	100L BC	ARD - F	ORMS E	AND F								Projected Ho	Projected Housing Growth	ء	Elementary	Units 2033/34	related Pupils	
State Column	DUCATION DEVELOPMENT CH	ARGES S	UBMISS	ION 2019							i		Low Density			0.3906	792	309	
	Newmarket West #1 ES (D14-NP1322) (portion c	of net education	in land costs	previously fund	led from EDC ac	count)						241	Medium Density			0.2297	1,023	235	
													High Density - Ap	artments		0.0492	1,551	76	
													High Density - St	acked Townhous	ies				
													rotal Net Dwelli	ng Units		0.1844	3,366	621	
National Column National C	Review Area: PE07A - Newmar	ket West																	
1	Projected Housing Growth			Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
95 34 40 105 139 65 189 6 189	Low Density			309	154	25	. 23		41	. 18		63	9	30	4	30	. 15	. 38	
140 SS SS TSS	Medium Density High Density - Apartments			91	49	110	140	88 r.	95	34	40	105	19	189	42	36	89	65	
ujred Vear 0 Vear 10 Vear 11 Vear 13 Vear 14 Vear 15 Vear 15 Vear 13 Vear 13 Vear 14 Vear 15 Vear 15 Vear 13 Vear 14 Vear 15 Vear 14 V	High Density - Stacked Townhouses A Total Net Dwelling Units			399	204		- 459	, ,	140	. 82	, 8	. 357	239				. 68		
Near 7 Near 8 Near 9 Near 9 Near 10 Near 11 Near 12 Near 13 Near 13 Near 14 Near 15	eview Area Schools not Impacted by N	ew Housin	Developr	nent, or for	which no Gre	wth-related	Accommoda	ion Solutions	re Required	3	3				8		3		
1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	Review Area Schools	OTG	Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portab
1, 12 1, 13 1, 13 1, 14 1, 15 1, 1	B1 Clearmeadow PS	765	229	647	618	909	585	572	575	573	572	290	258	555	551	548	543	538	0
655 657 657 647 642 653 <td>2 Phoebe Gilman PS</td> <td>707</td> <td>754</td> <td>753</td> <td>761</td> <td>764</td> <td>764</td> <td>755</td> <td>743</td> <td>731</td> <td>718</td> <td>069</td> <td>685</td> <td>089</td> <td>675</td> <td>670</td> <td>664</td> <td>629</td> <td>1</td>	2 Phoebe Gilman PS	707	754	753	761	764	764	755	743	731	718	069	685	089	675	670	664	629	1
312 315 315 317 318 315	3 Poplar Bank PS (FI)	565	583	909	637	646	629	899	982	982	657	647	645	642	639	637	633	629	0
135 2,323 2,279 2,215 2,206 2,192 2,178 2,166 2,149 2,132	4 Terry Fox PS	551	472	438	414	391	370	348	332	335	332	317	318	315	313	311	308	305	0
135 2.323 2.779 2.215 2.206 2.192 2.178 2.166 2.149 2.132 2.135																			
335 2,279 2,215 2,102 2,178 2,186 2,149 2,132 196 197 2,279 2,215 2,206 2,192 2,178 2,186 2,149 2,132 196 197 222 286 281 222 304 31																			
338 2,323 2,279 2,216 2,178 2,178 2,166 2,149 2,132 196 197 232 2,279 2,132 2,178 2,166 2,149 2,132 198 187 102 102 104 106 110 126 132 198 187 102 203 204 304 132 142 314 314 252 2005/76 2007/78 2008/79 2008/30 2009/31 203/32 203/31 203/32 203/33 203/33 203/34																			
338 2,323 2,279 2,216 2,178 2,178 2,166 2,149 2,132 196 197 2,279 2,226 2,192 2,178 2,166 2,149 2,132 196 197 22 286 281 202 304 310 314 314 198 197 198 100 Vear 1 Vear 1 Vear 1 Vear 13 Vear 13 Vear 13 Vear 14 Vear 13 Vear 14 Vear 15 200,031																			
358 2,229 2,215 2,206 2,192 2,176 2,166 2,146 2,132 2,132 2,132 2,132 2,132 2,132 2,132 2,132 3,14 <td>0</td> <td></td>	0																		
58 68 77 88 102 104 106 110 126 134 314	Totals	2,588	2,486	2,444	2,431	2,407	2,378	2,344	2,335	2,323	2,279	2,215	2,206	2,192	2,178	2,166	2,149	2,132	1
Year 7 Year 8 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15 552 524 2026/72 2026/29 2026/39 2026/31 2031/32 2031/32 2031/32 2031/34 Year 15 366 366 366 349 348 346 341 342 340 388 366 366 369 349 346 346 341 342 340 388 366 367 875 875 875 869 863 858 852 866 367 368 376 411 413 405 439 462 479	Total Surplus Pupil Spaces		102	15	26		45	199	196	197	77	88	102	104	304	312	314	314	
5 Year 17 Year 18 Year 14 Year 15 Year 13 Year 14 Year 15 552 541 520 526 527 523 519 516 512 508 366 366 366 349 346 346 341 312 512 508 366 366 369 348 346 341 342 340 388 367 868 875 875 875 875 886 875 886 875 886 875 876	view Area Schools Impacted by Housi	na Growth	and for w	hich additio	nal Growth-	related Accor	nmodation S	olutions are Re	anired										
Consisted that the control of the		OTG	Current	Year1	Year 2	Year 3	Year 4	Year 5	Year6	Year 7	Year 8	Year9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Alterander Multi-No. 6 day 6 d		Capacity	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	# or Portab
Crossiand PS		903	619	607	295	225	572	290	252	7 <u>4</u> 2	529	526	527	523	519	516	512	208	7
Totals Total Digitals are a Available to Accommodate & Toward Total Digitals Total	2 Crossland PS	480	398	382	376		370	362	366	366	366	349	348	346	344	342	340	338	0
Totals 1,083 971 947 942 952 956 875 875 869 863 883 883 883 402 940 941 942 943 944 945 945 945 875 875 869 863 863 883 883 875 87	3																		
Totals 1,013 993 971 944 922 918 907 896 875 889 883 88	4																		
Totals Total Pupil Spaces Available to Accommodate Growth Total Pupil Spaces A																			
Totals 1,083 1,017 993 971 94 922 918 907 886 875 875 869 863 883 882 884 Total Poll Dispasses Available to Accommodate Growth 112 116 113 116 11 <td>5</td> <td></td>	5																		
Totals 1,083 1,017 934 941 922 918 907 886 875 869 863 863 883 882 882 875 Total Pull Spaces Available to Accommodate Growth 1	9																		
Totals 1,083 1,017 93 97 94 922 918 907 886 875 875 889 883 88																			
Totals 1,083 1,017 943 941 942 942 943 944 945 945 946 875 876 871 873	,																		
3 1,017 993 971 947 941 942 922 918 907 896 875 876 869 863 863 883 882 842 846 847 841 443 405 443 442 479 848	83																		
112 166 159 225 227 302 226 350 402 411 413 405 405 439 462 1	Totals	1,083	1,017	993	971	947	941	922	918	907	968	875	875	869	863	828	852	846	2
	Total ROND			112	165	193	225	237	302	326	320	405	411	413	405	439	462	479	
	Total Pupil Spaces Available to Accommoda	te Growth																	

Review Area Map PE07B

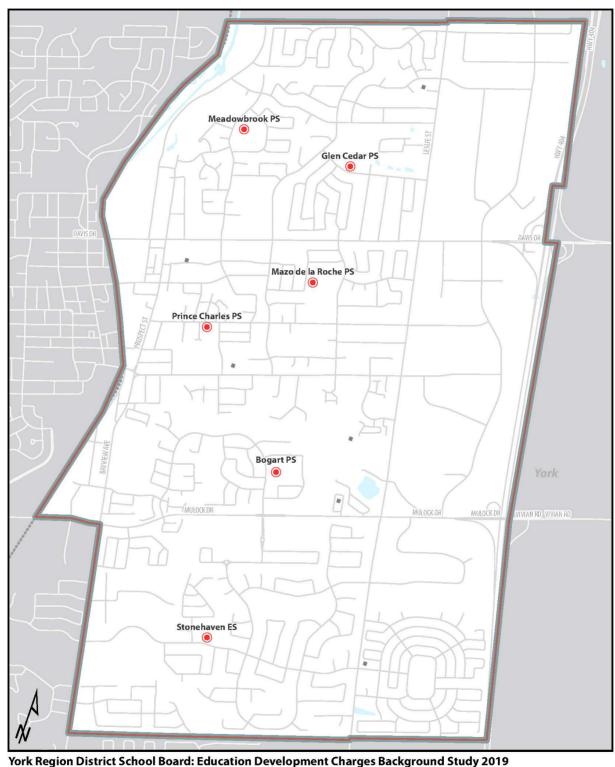


● Elementary School ■ Housing Development PE07B Boundary Streets ---- Rails

ID F	
ORMS E AN	2019 NC
BOARD - F	SSUBMISSI
T SCHOOL	NT CHARGE
N DISTRIC	EVELOPME
YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019

Column C	DUCATION DEVELOPMENT CHARGES No growth-related site needs			YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F								Projected Housing Growth	using Growtl	_	Yield			
	No growth-related site needs	SUBMISS	ION 2019									ow Density			0.4272	325	139	
High Dennity Agartments High Dennity Agartments 1,417 1,666 1,417 1,666 1,417 1,666 1,417 1,666 1,417 1,666 1,417 1,666 1,417 1,666 1,417 1,666 1,417 1,666 1,417 1,666 1,417 1,666 1,417 1,666 1,417 1,666 1,417 1,666 1,417 1,666 1,417 1,666 1,417 1,666 1,417 1,666												Medium Density			0.1971	321	63	
New												igh Density - Ap	artments		0.0466	1,417	99	
												ligh Density - St	acked Townhous	es		•	,	
												Total Net Dwelli	ng Units		0.1300	2,063	268	
1	Review Area: PE07B - Newmarket Cen	ral																
184 24	Projected Housing Growth		Year 1 2019/20	Year 2 2020/21	Year3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year15 2033/34	
	Low Density					12	24	24	24	24		49	24	49	24	45	24	
	Medium Density High Density - Apartments			35	11		146	146	146	241	102	24	- 24	275	24	152	113	
				37	24	. 12	194	194	194	265	102	160	- 49	413	- 49	215	156	
National	eview Area Schools not Impacted by New Hous	ng Developn	nent, or for v	which no Gro		ccommodati	on Solutions	are Required	1									
241 238 352 350 347 345 343 340 46 48 49 49 49 49 49 48 48 48 48 48 48 48 48 48 49 49 49 48 48 49 48			Year 1 2019/20	Year 2 2020/21	Year3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	#of Portable
446 428 238 239 239 239 239 239 239 230 <td>Armitage Village PS</td> <td></td> <td>430</td> <td>417</td> <td>402</td> <td>382</td> <td>382</td> <td>379</td> <td>357</td> <td>354</td> <td>353</td> <td>352</td> <td>350</td> <td>347</td> <td>345</td> <td>343</td> <td>340</td> <td>0</td>	Armitage Village PS		430	417	402	382	382	379	357	354	353	352	350	347	345	343	340	0
46 48<	Denne PS	273	259	249	251	238	232	241	238	239	233	229	228	227	226	224	222	4
186 259 258 253 253 252 251 249 247 245	JLR Bell PS	73	76	70	63	57	53	46	48	48	48	48	48	48	47	46	46	0
188 138	Maple Leaf PS	287	281	286	273	269	265	266	259	258	253	253	252	251	249	247	245	0
138 178 173 165 166 167 167 167 167 167 167 167 167 167	Rogers PS	419	402	401	407	392	397	398	386	388	387	387	386	383	381	379	376	0
1,460	Stuart Scott PS	210	200	197	197	190	186	188	178	173	165	168	167	165	164	163	161	0
1,467 1,460 1,436 1,430 1,421 1,412 1,401 1,390 1,43	88																	
51	68																	
51 74 95 102 133 152 202 218 243 283 778 771 735 772 774 700 1 Year 7 Year 10 Year 11 Year 11 Year 12 Year 13 Year 14 Year 14 Year 15 2 2025/26 2025/27 2029/39 2029/39 2039/31 2033/33 2033/34 2 2027/28 2028/29 2029/39 2039/31 2031/32 2033/34 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 3 2 2 2 2 2 2 2 3 2 2 2 2 2 2 2 2	Totals		1,648	1,620	1,594	1,530	1,515	1,517	1,467	1,460	1,440	1,436	1,430	1,421	1,412	1,401	1,390	4
Year 7				9	8	13	32	51	74	95	102	133	152	202	218	243	268	
5 2025/26 2026/27 2027/28 2028/39 2039/31 2031/32 2032/33 2033/34 2028/25 2025/25 2032/39 2033/34 2028/25 2032/35 2032/35 2033/34 2028/25 2032/35 2032/35 2033/34 2028/25 2032/35 2032/35 2033/34 2028/25 2032/35 2032/35 2033/34 2028/25 2032/35 2032/35 2033/34 2028/25 2032/35 2032/35 2033/34 2028/25 2032/35 2032/35 2033/34 2028/25 2032/35 2032	B Total Surplus Pupil Spaces	657	710	733	756	815	812	790	817	803	816	789	111	735	728	714	700	
Capacity Courter Vear 1 Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 7 Vear 1	eview Area Schools Impacted by Housing Grow	th and for w.	hich additio	nal Growth-r	elated Accom	modation So.	lutions are h	Required	-	•			•	}		•		
Total Pupil Spaces Available to Accommodate Growth			Year 1 2019/20	Year 2 2020/21	Year3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year15 2033/34	#of Portable
Total Polis	13																	
Total Pupil Spaces Available to Accommodate Growth Continue of the Continu	23																	
Total Pupil Spaces Available to Accommodate Growth Control	5																	
Total Pupil Spaces Available to Accommodate Growth Company C	64																	
Total Pupil Spaces Available to Accommodate Growth																		
Total Pupil Spaces Available to Accommodate Growth	52																	
Total RowD Control RowD Contro	95																	
Total Pupil Spaces Available to Accommodate Growth	43																	
Total RowD																		
	80																	
	Totals -																	0
C Total Pupil Spaces Available to Accommodate Growth																		
								•										

Review Area Map PE07C



York Region District School Board: Education Development Charges Background Study 2019

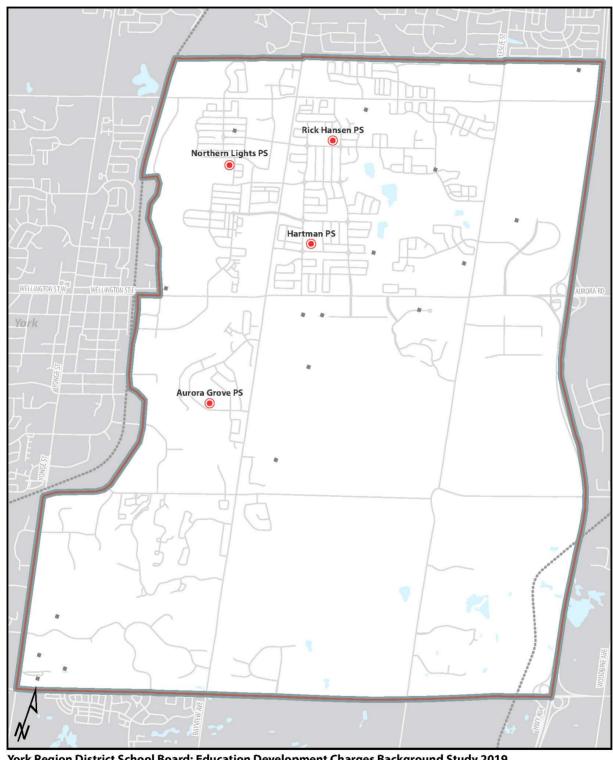
Elementary Review Area: PE07C

| Elementary School | Housing Development | PE07C Boundary | Streets ----- Rails

York Region District School Board Education Development Charge Background Study 2019

Ž	YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	001 BC	JARD - F	ORMS E	AND F								Projected Ho	Projected Housing Growth	۔	Weighted/ Blended Elementary Yield	Total Net New Units 2033/34	Total Yr. 15 Growth- related Pupils	
ED	EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019	ARGES 5	SUBMISS	ION 2019									Low Density			0.3751	123	46	
1. Ne	 Newmarket SEES - Goldstein Newmarket (687) (partially funded from EDC account) 	(partially fun	ded from EDC	account)								39	Medium Density			0.2351	333	82	
2.													High Density - Apartments	oartments		0.0444	442	20	
3.													High Density - St	High Density - Stacked Townhouses	es				
4													Total Net Dwelling Units	ng Units		0.1603	897	144	
	Review Area: PE07C - Newmark	ket East																	
	Projected Housing Growth			Year1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
	Low Density			2 37	35	33	35	- 1	1 1	2 67	2 69	1	3	2	2	1 1	2	1 35	
	artme			5		0		1	1	9 9	5	1 60	89	69	49	106	77	4	
⋖	Total Net Dwelling Units			40	. 71	35	36	2	. 12	134	76	9	127	-	. 23	118	79	. 39	
Revi	Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required	ew Housin	g Developn	nent, or for	which no Gr	owth-related	Accommoda	ion Solutions	are Require	p									
	Review Area Schools	OTG	Current 2018/19	Year1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8	Year9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
B1	Bogart PS	572		442			407	411	396	392	378	377	375	372	369	366	363	361	9
B2		338	179	171	162	158	150	147	146	146	147	151	153	152	151	150	150	149	0
8		732	743	775			826	824	813	812	800	799	794	791	787	783	778	772	2
8		479	235	222			207	197	194	193	190	193	193	192	190	188	187	185	0
8	Prince Charles PS	406	251	245	234	. 222	220	211	212	207	205	206	200	198	197	195	194	193	0
8 2												Ī							
8																			
B3																			
B10											į								
	Total ROND	2,527	1,867	1,855	1,839	1,805	1,810	1,790	1,760	1,749	1,721	1,725	1,715	1,705	1,694	1,683	1,672	1,659	x
8	Total Surplus Pupil Spaces		099	999			704	723	748	741	759	754	752	756		754	762	763	
Revi	Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required	ing Growth	and for w	hich additio	nal Growth	related Accor	modation S	lutions are R	equired										
		OTG Capacity	Current 2018/19	Year1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
2	Unnamed Newmarket SE ES		401	420		Ш	484	208	515	541	534	536	527	524	521	519	515	511	0
2	Stonehaven ES	295	443	424	399	392	372	364	367	320	345	338	340	338	336	334	331	328	0
ខ																			
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	Totals	595	844	843	841	848	856	871	883	891	879	875	868	862	856	852	846	839	0
					12	24	37	37	37	41	45	50	20	20	46	43	39	33	
ပ	Total Pupil Spaces Available to Accommodate Growth	te Growth				•													
D Note:	D Requirements of New Development for Growth Areas 248 258 277 298 313 324 337 329 337 329 329 337 329 329 320 320 Note: The Board is excluding any available capacity utilized for holding structured and where a permanent accommodation solution is sought as any available capacity that doesn't meet longer term capital priority meets due to distance.	wth Areas	nolding situat	248 ions and where	258	277 z	298 Intion is sought.	313	324 all able capacity t	337 state that doesn't mee	329 329 ct longerterm ca	329 apital priority ne	322 322	317	307	300	289	283	
;	יייכ בסמומים בעמומים מווים מווים משממים	1	200	200			delon sacretic	and and and and	tander colored	The state of the s		and and and	300000000000000000000000000000000000000						

Review Area Map PE08A



York Region District School Board: Education Development Charges Background Study 2019

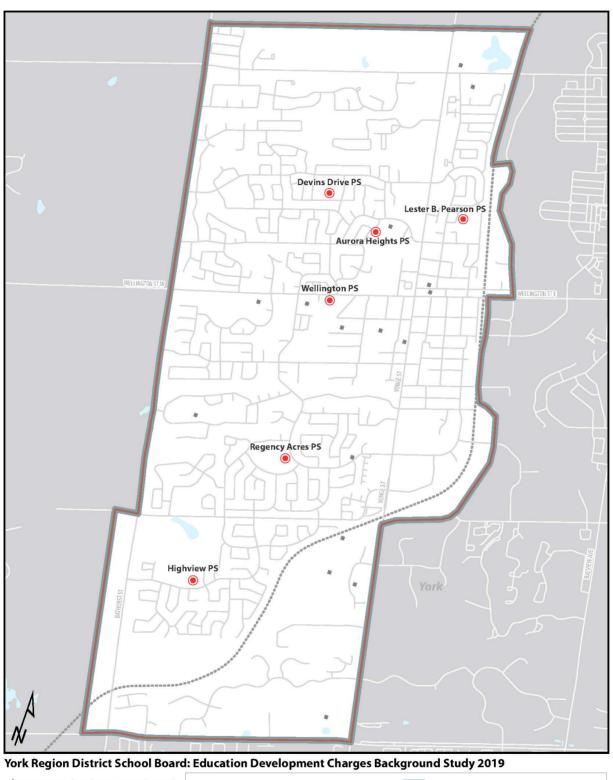
Elementary Review Area: PE08A

| Elementary School | Housing Development | PE08A Boundary | Streets ----- Rails

York Region District School Board Education Development Charge Background Study 2019

Autom 2 CE Site (partially funded from IDC account)	Year 3 Ye 2021/22 200 10 10 10 10 10 10 10 10 10 10 10 10 1	Vear 4 Vear 3 Vear 4 Vear 5 Vear 6 2021/22 2022/23 2023/24 2024/25 10 57 150 140 - 140 90 140 - 140 90 140 - 140 90 140 - 140 90 140 - 140 7 15 84 313 363 365 Year 5 Year 5 Year 6 3021/25 82 3022/23 2022/23 3023/24 3024/25 83 36 370 370 84 36 370 370	Year 6 2024/25 2024/25 2024/25 2024/25 2024/25 2024/25 2024/25 2024/25 2024/25 2024/25 2024/25	Vear 7 2025/78 34 375 367 367 367 367	Year 8 2006/27 50 47 47 47 47 47 47 47 47 47 47 47 47 47	608 N Vear 9 2027/28 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Low Density Vedium Density - Apartments High Density - Stacked Townhouses Total Net Dwelling Units S0 2028/39 2029/30 S0 45 S0 10 88 S0 1		Vear 12 2030/31 168 17 377 377 371	0.3678 0.0468 0.0468 0.0697 0.1697 0.1697 11 149 140 140 140 140 140 0.20 300 375 366	1,390 1,390 1,515 1,515 1,515 3,799 3,799 3,799 3,799 2,99 2,99 2,99 2,99 2,99 3,799 3,712 3,712 3,713 3,713	294 294 71 71 71 71 71 84 102 102 102 103 134 131 131 131 131 131 131 131	#of Portables
Review Area Schools Impacted by New Housing Growth Review Area Schools Impacted by Housing Growth and for which additional Growth-relate Review Area Schools Impacted by Housing Growth and for which additional Growth-relate Review Area Schools Impacted by Housing Growth and for which additional Growth-relate Review Area Schools Impacted by Housing Growth and for which additional Growth-relate Coll Unnamed Aurona 2C Aurona Grove PS A 7 Cabachy A 8 Cabachy	Year 3 Ye 2021/22 202 2021/22	ar 4 Vear 5 2023/24 2023/24 2013 2023/24 140 99 140 99 151 7 131 383 and 405 2023 2023/24 423 2023/24 423 2023/24 423 2023/24	Year 6 2024/25 3024/25 3024/25 3024/25 302 302 302 302	Vear 7 2005/26 2005/26 3 3 3 3	Vear 8 2026/27 50 50 10 10 10 10 107 197 380 383	00 45 88 82 18 82 83 83 83 83 83 83 83 83 83 83 83 83 83	Veer 10 Year 10 333 379		217	0.0068 0.0067 0.1067 0.1697 0.1697 11 149 149 20 320 320 320 320 335	1,390 1,515 1,515 1,515 1,1515 1,100	8 2 8 4	ror Portables
A	Vert 3 V	2/23 2023/24 2	Year 6 2024/25 70 141 140 140 15 15 15 15 16 16 17 18 18 18 18 18 18 18 18 18 18 18 18 18	205/26 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Vear 8 2026/27 50 47 40 10 10 197 197 7 82056/27 383	00 44 88 816	High Density - Star High Density - Star Total Net Dwelling Year 10 2028/29 90 10 10 10 10 197 333 379		88 L12 L1	0.0468 0.01697 0.01697 0.01697 140 140 20 20 20 320 320 326 336	1515 183 3,793 3,793 3,793 3,793 3,793 3,793 3,793 3,793 3,793 3,793 3,793 3,793 3,793	11 11 11 11 11 11 11 11 11 11 11 11 11	nof Portables
Note Perojected Housing Growth People State	Year 3 Ye 2021/22 202 74 10 10 10 10 10 10 10 10 10 10 10 10 10	110 116 2023/94 116 2022/94 116 2022/94 116 2022/94 116 2022/94 116 2022/94 116 2022/94 116 2022/94 11	70 70 141 140 15 15 366 70 8475 835 335 330	2025/26 2025/26 3 3 3	Vear 8 2026/27 2026/27 50 47 47 90 10 10 197 482026/27 383	00 4 68 8 16	Total Net Dwelling Year 10 2028/29 47 90 90 107 197 Year 10 333 379		27 77 77 77 77 77 77 77 77 77 77 77 77 7	0.1067 0.1697 0.1697 1.10 1.40 1.40 1.40 2.0 2.0 2.0 3.0 3.0 3.0 3.0 3.0 3.0 3.0 3.0 3.0 3	3,793 3,793 2,002,33 11 18 188 22 29 20 20 23 37 372 372 361	8 4 1 1 8 8 8 1 1 8 8 8	rof Portables
Review Area Schools Impacted by Housing Growth and for its base in total known or total known	Vear 3 Ve 2021/22 202 2021/22	ar 4 Vear 5 2023/24 2023/24 101 116 57 159 140 99 115 7 1313 363 ar 4 Vear 5 2023 2023/24 423 2023/24 423 2023/24 361 370	10 140 140 140 140 140 140 140 140 140 1	Year 7 2025/26 2 2 3 3 3 3 3	Vear 8 2026/27 50 50 10 10 10 2026/27 380	00 44 88 8 16 00 00	Year 10 2028/29 50 10 10 10 10 10 10 10 10 10 10 10 10 10	111 130 45 244 89 89 88 88 386 380 375	277	01697 Vear 13 2031/32 11 149 20 320 320 320 330 336	3,793 11 0.032/33 11 1.88 1.18 2.99 2.29 2.29 2.29 2.38 2.393/33 3.72 3.72	4 11 12 18 18 18 18 18 18 18 18 18 18 18 18 18	For Portables
Review Area Schools impacted by Housing Growth	Year 3 Ye 2021/22 2021 2021 2021 2021 2021 2021 2	ard A Year 5 2/23 2023/24 20101 101 101 150 57 150 115 7 313 363 361 2023/24 403 405 361 370	Year 6 202475 70 140 141 15 15 18 366 Near 6 202475 370 370	Year 7 2025/26 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Year 8 2026/27 2026/27 20 47 40 10 10 197 Year 8 2026/27 383	Year 9 2027/29 50 244 88 8 8 8 8 8 8 319 379 379 369	Vear 10 2028/29 50 10 10 10 197 197 197 383	88 88 82 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	77 71 71 71 71 71 71 71 71 71 71 71 71 7	Year 13 2031/32 11 140 140 20 320 320 320 330 375 375	2032/33 2032/33 11 188 188 29 29 29 29 29 29 37 372 372	31 11 11 11 11 11 11 11 11 11 11 11 11 1	frof Portables
Projected Housing Growth Avail Avail Avail 2019/20 2020/21 2020 2020/21 2020 2020/21 2020 2020/21 2020 2020/21 2020 2020/21 2020 2020/21 2	Year 3 Ye 2021/22 202 2021/22 202 2021/22 202 2021/22	2/23 2023/24 2	Year 6 2024/25 70 140 141 15 15 366 18 2024/25 2024/25 370 370	Year 7 2025/26 3 3 3 3	Vear 8 2026/27 50 50 10 10 197 Vear 8 2026/27 380	Year 9 2027/28 2027/28 244 293 89 8 8 833 373 373 369 369	Year 10 2028/29 50 62 62 62 62 62 62 62 62 62 62 62 62 62	88 88 89 47 57 2 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	21 21 21 71 71	2031/32 11 149 140 20 320 320 Year 13 2031/32 375	2032/33 11 11 18 29 29 29 29 2032/33 2032/33 372 361	22 8 18 18 17 11	frof Portables
I cow Density I cow Densit	74 10 10 10 10 10 10 10 10 10 10 10 10 10	313 363 363 363 363 363 363 363 363 379 379 379 379 379 379 379 379 379 37	70 141 140 15 15 366 864/15 2024/15 395 370	Year 7 2025/26 3	50 47 47 10 10 197 Year8 2026/27 380	50 244 244 8 8 8 8 8 8 391 3027/28 379 369	50 47 90 10 10 197 197 2028/29 373	88 88 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	21 21 21 21 21 21 21 21 21 21 21 21 21 2	11 140 140 20 320 320 375 375	11 	11 28 28 18 18 18 18 18 18 18 18 18 18 18 18 18	r of Portables
High Density - Starked Towmhouses	######################################	140 90 115 7 115 7 117 313 313 315 117 310 310 310 310 310 310 310 310 310 310	130 140 150 150 150 150 150 150 150 150 150 15	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	197 100 100 197 Year8 2026/27 380 363	244 8 8 8 8 8 8 8 201/28 2027/28 369	107 10 107 197 197 197 197 197 197 197 197 197 19	2 2 2	21 22 23 24 24 24 24 24 24 24 24 24 24 24 24 24	20 20 320 320 320 332 375 366	188 29 228 288 288 2032/33 372 361	31 18 2	# of Portables
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Review Area Map PE08B



York Region District School Board: Education Development Charges Background Study 2019

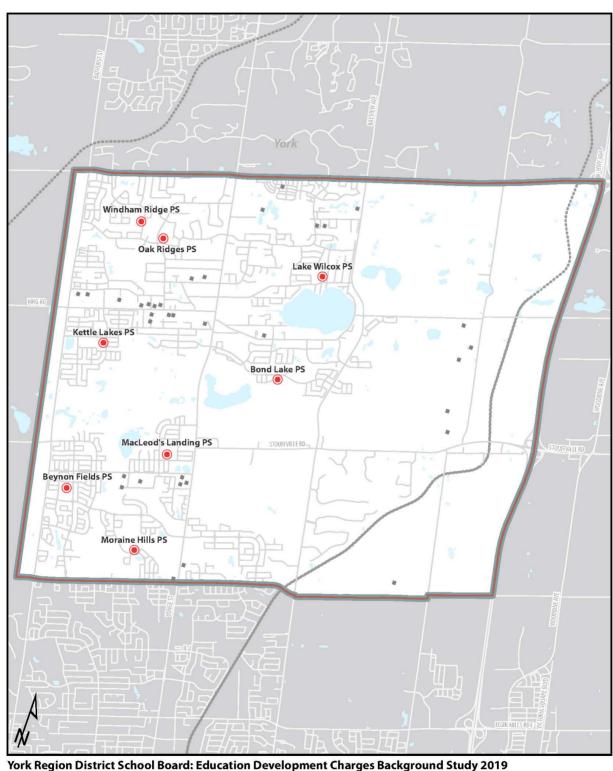
Elementary Review Area: PE08B

| Elementary School | Housing Development | PE08B Boundary | Streets | Stre

York Region District School Board Education Development Charge Background Study 2019

Particular Par		25	AKD - F	ORMS	YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F									Projected	Projected Housing Growth	wth	Yield		related Pupils	si
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Total New F														High Density -	Apartments		0			14
New														High Density -	Stacked Townh	ouses			,	
New														Total Net Dwe	Iling Units		0.			85
Near	Review Area: PE08B - Aurora W.	st																		
Mail	Projected Housing Growth			Year 1 2019/20	Year 2 2020/21					Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30					
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2.28		522	389	388		378	374	371	366	352	348	330					324			
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Accommodation Solutions are Required 7.2	Total Surplus Pupil Spaces		773	806	3		861	904	945	975	978						991			29
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	C Total Pupil Spaces Available to Accommodate	Growth		•			-	•	•	•	•	•		•						

Review Area Map PE09



York Region District School Board: Education Development Charges Background Study 2019

Elementary Review Area: PE09

Elementary School

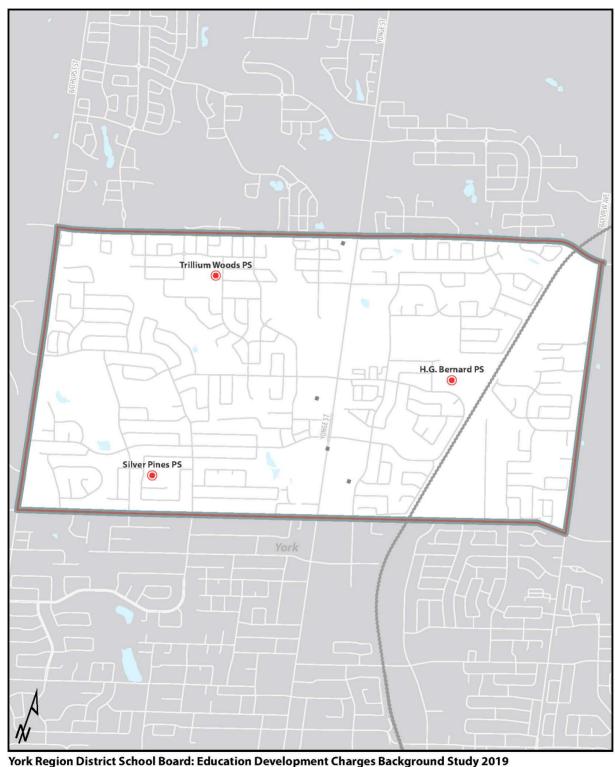
Housing Development PE09

Boundary Streets ----- Rails

YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019

CAMPIGES SUBMISSION 2019		0.2124 1,203 256	0.2674 1,596 427	0.0684 1,997 137	0.1100 24 3	0.1705 4,820 822		Year 13 Year 14 Year 15 2031/32 2032/33 2033/34	125 115	496			Year 13 Year 14 Year 15 # of Portables 2031/32 2031/32 # of Portables	22 760 757 753 0	37 395 392 388 2	408 405 401	396 392 389	6 425 421 419 0	CT	3,103 3,082	218	-	Year 13 Year 14 Year 1: 2031/32 2032/33 2033/3	404 404 404	7 414 412 409 2	8 296 293 291 0	70 70 70 07 00 0			R 1,191 1,183 1,174 3	22 470 483 519
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Vear 2 Vear 2 2020/21 2021										000	282	Accommodation		788	444	482	459	474	10/	3,351	438	nmodation Solut		461	454	276	69			1,254	108
Comment Comm								Yea 2021	30			Growth-related ,										h-related Accon	Year 3 2021/2								
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## Ridges ## Ridges ## Apple New Housin ## Apple		OBINISSION					-	Yes 2019				g Development,		992	515	546	909	557	770	3,602	243	and for which a		232	532	256	20			1,370	
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Review Area Map PE10A



Elementary Review Area: PE10A

| Elementary School | Housing Development | PE10A Boundary | Streets | S

York Region District School Board Education Development Charge Background Study 2019

New	Near 11 Near 12 Near 13 Near	YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	09 TOC	ARD - F	ORMSE	AND F								Projected Ho	Projected Housing Growth	ء	Weighted/ Blended Elementary Yield	Total Net New Units 2033/34	Total Yr. 15 Growth- related Pupils	
Pear 11 Year 12 Year 13 Year 14 Year 15 Pear 12 Year 13 Year 14 Year 15 Pear 13 Year 14 Year 15 Year 15 Pear 14 Year 15 Year 15 Year 15 Pear 15 Year 15 Year 15 Year 15 Pear 16 Year 17 Year 18 Yea	88 88 372 2030/30 2030	EDUCATION DEVELOPMENT CH.	ARGES S	UBMISS	ION 2019									Low Density			0.2200	9	1	
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Near12 Near13 Near14 Near15	Near 11 Near 12	3.												High Density - S	acked Townhous	ses	0.1111	36	4	
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378 376 374 371 369 888 880 875 888 883 72 73 882 883 883 72 73 884 895 873 888 883 73 73 884 895 893 74 8411	378 885 885 72 72 954 2029/30 2030/3		776	443	417	382		347	339	332	332	324	321	314	312	311	308	306	304	0
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2039/34 Year12 Year13 Year14 Year15 2039/34 2039/34 2031/32 2033/34 2033/34 2031/32 2033/34 2031/32 2033/34 2031/32 2033/34 2031/32 2033/34 2031/32 2033/34 2031/32 2031/32 2033/34 2031/32 2033/34 2031/32 20	2029/30 2029/30	Review Area Schools Impacted by Housii	ng Growth	and for w	hich additio	nal Growth-	related Acco	nmodation S	olutions are	Required										
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		D Requirements of New Development for Gro	wth Areas			٠		٠											٠	

Review Area Map PE10B



York Region District School Board: Education Development Charges Background Study 2019

Elementary Review Area: PE10B

Blementary School

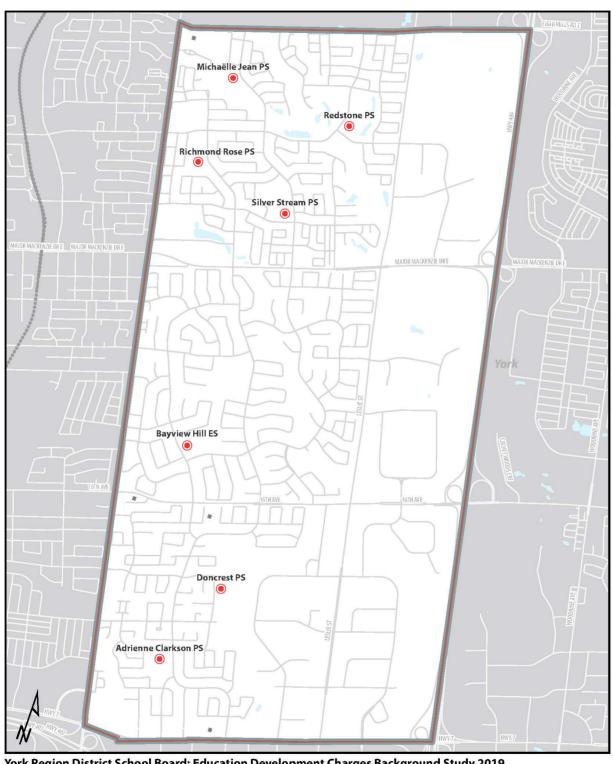
Housing Development PE10B Boundary

Streets ----- Rails

York Region District School Board Education Development Charge Background Study 2019

A	Year 4 Yes 2022/23 2022 203 203 203 203 203 203 203 203	Year 6 2024/2 15 are Rec 2024/2	Year 7 2005/26 2005/26 84 603 603 603 638 7 84 7 84 7 84 7 84 7 84 7 84 7 84 196 196 196 196 196 196 196 196 196 196	Vear 8 2026/27	0 0 N Vear 9 S47 728 450 475 841 578 778 778 778 778 778 778 778 778 778	Low Density High Density - Apartments High Density - Stacked Tow Inda Net Dwelling Units Year 10 Year 1 2028/29 2029/2 603 63 Fear 10 Year 1 2028/29 2029/3 484 484 485 483	11 11 /30 80 80 641 - 721	2030/31 2030/31 36 57 57 962 1,055	0.355 0.035 0.1036 0.10	765 130 6,990 6,990 7,884 7,884 2032/33 20	273 43 43 43 501 817 817 817 818 189 189 189 189 189 474 474	f of Portables
B - Richmond Hill West Year 1 Year 2 2009/21 2	Vear 4 Ver 2002/733 2002 25 25 25 25 25 25	#15 Vear 6	Year 7 2025/26 84 - 84 - 603 - 603 - 603 - 2025/26 - 427 - 467 - 467	Vear 8 2026/27 88 522 - 522 - 522 - 610 610 494 494 494 492 195 195	8 4 8 6 7 10 8 4 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Wedium Density April Bit Density April Bit Density State Creal Net Dwellin Creal Net D	111 (30 80	98.23	00716 00716 01036 01036 01036 178 178 178 178 178 178 178 178 178 178	130 6,990 7,884 7,884 2032/33	88 88 17 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	of Portables
B - Richmond Hill West Year 1 Year 2	Year 4 Yes 2022/23 2022/23 4Ccommodetion Sc Year 4 Yes 2022/23 2023 553 478 478 478 478 478 478 478 722 523	312 Year 6 3724 2024/25 231 414 231 414 231 414 232 743 233 724/25 3724 2024/25 3724 2024/25 3724 2024/25 3724 2024/25 3724 372 3725 2024/25 3726 3724 3727	Year 7 2005/26 2005/26 84 683 683 683 7 7 2005/26 521 427 427 427 467	Vear 8 2026/27	4 4 8 6 7 10 1 10 1 10 1 10 10 10 10 10 10 10 10	High Density - Applied Density - Applied Density - State Total Net Dwellin Vear 10	11 13 80 80 641 641 721	82 62 83 88 83 84 84 84 84 84 84 84 84 84 84 84 84 84	0.0716 0.1036 0.1036 1	6,990 7,884 7,884 2032/33 20	88 88 47 60 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	of Portables
	Year 4 Ver 2022/73 2022/73 2022/73 2022/73 2022/73 2022/22 2022/22 202	Year 6 2024/25 2024/	Vear 7 2005/26 84 603 603 688 688 521 427 427 427 427 467	Year 8 2026/27 88	84 84 88 06 21 10 86 44 88 45 10 10 10 10 10 10 10 10 10 10 10 10 10	rotal Ne Density - Stal Ne Den	11 13 80 80 721 721	22 23 8	7 Year 13 2031/32 478 478 478 478 478 2031/32 2031/32 2031/32 2031/32	7,884 7,884 Vear 14 2032/33 20	88 88 47 10 11 12 12 13 14 15 15 15 15 15 15 15 15 15 15 15 15 15	of Portables 6 0 2
Review Area: PE10B - Richmond Hill West Vear 1 Vear 2 Vear 3 Vear 3 Vear 3 Vear 4 Vear 4 Vear 4 Vear 5 Vear	Vear 4 Vec 2022/23 259	Name	Year 7 2025/26 84 - 84 - 603 - 603 - 603 - 2025/26 - 202	Year 8 2026/27 88	8 4 4 8 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Year 10 2028/29 80 683 683 683 484 484 488	11 /30 80 - - - - - 721	SS 52 36	0.1036 0.1034 0.031/3.2 0.031/3.2 0.1036 0.1036 0.1036 0.1036 0.1036 0.1036 0.1036	7,884 7,884 7,884 2032/33 20 20	1	of Portables
Projected Housing Growth	Vear 4 Vear 5	Year 6 Year 6	Year 7 2005/26 84 	Vear 8 2026/27 88 610 610 610 494 412 518 518 618	Wear 9 2027/28 84	Vear 10 2028/29 80 633 633 Vear 10 2028/29 484 484	08 II II	25.7 55.7 55.8 55.8	2031/32 2031/32 2031/32 - 478 - 478 - 478 Year 13	Year 14 2032/33 21 20	88 88 7 7 8	of Portables
Projected Housing Growth	Vear 4 Vea	3/24 2024/25 23.1 414 23.1 414 23.2 414 23.2 414 23.1 624/25 23.2 Year G 23.2 Year G 23.2 A 446 45.9 446 52.2 52.6 52.3 52.4 45.9 446 52.1 194 48.4 47.2	2025/26 2025/26 2 638 - 688 - 688 2 2025/26 2 2025/26 2 2025/26 2 2025/26 2 427 427 427 427 427 467	Vear 8 2026/27	Wear 9 2027/28 84 644 644 728 728 490 412 501	Vear 10 2028/29 80 - 603 683 Rear 10 2028/29 484 484 488	8 4 2	85 62 74 85 85 85 85 85 85 85 85 85 85 85 85 85	Vear 13 2031/32 2031/32 478 478 478 2031/32 2031/32	Year 14 2032/33 21 20	88 89 89 89 89 89 89 89 89 89 89 89 89 8	of Portables 6 6 6 6 0 0
Medium Density	133 4CCOMMODACTION SQ. 173 4CCOMMODACTION SQ. 173 523 523 600 600 600 199 478 488 488	231 414	638 603 603 603 7 Kear 7 2025/26 521 427 522 196 196 286 467	88	84 644 644 778 778 890 890 890 890 890 890 890 890 890 89	80 603 683 Vear 10 2028/29 484 484 483	8 1 1	25 62 75 85 85 85 85 85 85 85 85 85 85 85 85 85	- 478 - 478 - 478 Year 13	20 20	88 89 89	of Portables 6 6 0 0
High Density-Againteness	1.1 173 4Ccommodation Sc Year 4 Yes 2022/23 2022 553 600 600 199 488 488	231 414 1011/1078 are Require 118 78 88 8848 129 446 120 189 130 288 130 288 130 288 130 288	Year 7 2025/2	Year 8 2026/27 494 412 518 1195	Year 9 2027/28 490 491 501 501	683 683 683 683 683 484 484 484	641	82 62 24 E2	478 478 478 7 ear 13	20	98 89	of Portables 6 6 0
High Density - Stacked Townthouses	173 Accommodation Sc. Year 4 Yes 202/73 202 553 478 600 600 199 132 225	231 444 1416	Year 7 2025/2	610 610 2026/27 2026/27 494 412 518 195	728 Year 9 2027/28 490 412 501 501	. 683 683 Year 10 2028/29 484 415	721	l is	478 478 Year 13 2031/32	458	7.74	of Portables 6 6 0 0
New New Area Schools not Impacted by New Housing Development, or for which no Growth-related Accomming Development, or for shown and the showing Ps S25 S29 S29 S28 S29 S2	459 4Ccommodation Sc Year 4 Yes 2022/33 2022/33 478 600 600 199 489 227 225	231 and	Year 7 2025/2	510 Year 8 2026/27 494 412 518 195	Year 9 2027/28 490 412 412 501 501	Year 10 2028/29 484 416 416	17/	6	4/8 Year 13 2031/32		24 27 80	of Portables 6 0 0
Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommands and the Schools of the Schools	4ccommodation Sc. Year 4 478 600 199 222 225 225 725 725 725 725 725 725 725	str S Vear 6 str S Vear 6 str S Vear 6 str S S24 str S S43 S44 str S S56 S56 str S S57 S58 str S S58 S56 str S S56 S56 str S S57 S57 str S S57 S57 str S S56 S56 <t< td=""><td>Year 7 2025/2</td><td>Year 8 2026/27 494 412 518 195 284</td><td>Year 9 2027/28 490 412 501 501</td><td>Year 10 2028/29 484 416 416</td><td></td><td></td><td>Year 13 2031/32</td><td>499</td><td>74</td><td>of Portables 6 0 0 2</td></t<>	Year 7 2025/2	Year 8 2026/27 494 412 518 195 284	Year 9 2027/28 490 412 501 501	Year 10 2028/29 484 416 416			Year 13 2031/32	499	74	of Portables 6 0 0 2
BIS Review Area Schools OTG Current Area Schools Copacity 2018/19 2028/12 2022/12 <td>22 88 88 25 25 25 25 25 25 25 25 25 25 25 25 25</td> <td>Year 6 2024/2! 43 2024/2! 01 01 09</td> <td>Year 7 2025/2</td> <td>Year 8 2026/27 494 412 518 195 284</td> <td>Year 9 2027/28 490 412 501 193</td> <td>Year 10 2028/29 484 416 416</td> <td>ļ</td> <td></td> <td>Year 13 2031/32</td> <td>•</td> <td>74</td> <td>of Portables 6 0 2</td>	22 88 88 25 25 25 25 25 25 25 25 25 25 25 25 25	Year 6 2024/2! 43 2024/2! 01 01 09	Year 7 2025/2	Year 8 2026/27 494 412 518 195 284	Year 9 2027/28 490 412 501 193	Year 10 2028/29 484 416 416	ļ		Year 13 2031/32	•	74	of Portables 6 0 2
B2 Everley Acres PS (F) 599 589 589 578 572 B2 Charles Howlitt PS 525 513 510 496 483 B3 Crosaby Heighte PS 605 731 694 652 622 B4 Oli Madcillog PS 292 230 218 513 207 B6 Peasantylle PS 620 430 410 384 374 362 B6 Red Majde PS 620 565 548 374 362 499 B7 Red Majde PS 620 565 548 374 362 278 B8 Red Majde PS 620 565 548 317 323 311 B8 Rose lawn PS 461 30 264 435 328 314 B9 Sixtee-mth Avenue PS 630 421 436 435 346 435 F0 Totals 4482 4,82 4,82 324	553 478 600 1199 332 489 227			494 412 518 195 284	490 412 501 193	484 416 483	Year 11 Y			Year 14 2032/33	474	9 0 7
RB Crockby Heights PS GS 5.13 5.10 4.96 4.83 5.10 4.96 4.83 4.83 4.83 4.83 4.83 4.83 4.83 4.83 4.83 4.83 6.22 6.23 6.23 6.23 6.23 6.23 6.23 6.23 6.23 6.23 6.23 6.23 6.23 6.23 6.23 6.23 6.23 6.23 6.23 6.23 6.22 6.23 7.23 8.23	478 600 199 322 489 225 225			518 518 195 284	501	416	483	81	480	477	403	0 7
BB Crockby Heights PS GGS 731 G94 GSS G22 BB Crockby Heights PS 292 230 218 213 207 BB Peasantylle PS 430 430 430 334 374 302 BB Red Maple PS 620 565 548 524 499 499 BB Red Maple PS 461 300 264 259 499 311 BB Rescalaur PS 461 300 264 259 338 314 BB Rescalaur PS 461 300 264 259 238 311 BB Risteenth Avenue PS 630 422 437 446 435 BB Walker Scott PS 499 374 436 435 346 Totals Totals 564 482 435 436 435 346 B Totals Totals 564 482 435 436<	600 199 322 489 297 225			518 195 284	193	483	412	410	408	406	20.	2
BA ONN Maddillop PS 292 230 218 213 207 BB Persantiville PS 430 410 394 374 362 BB Red Maple PS 620 565 5.85 5.84 5.74 499 BB Reve Inam PS 389 317 3.88 315 311 BB Sixteemth Avenue PS 630 421 4.87 4.46 4.85 BB Vivile r Scott PS 490 374 4.87 4.46 4.85 Total Surplus Pupil Spaces 5,041 4,622 4.35 4.46 4.85 3.46 Review Area Schools Impacted by Housing Growth and for which additional Growth related Accommodation 6.22 7.08 8.22 7.08 C1 Carriert Version Schools Impacted by Housing Growth and for which additional Growth related Accommodation 7.48 7.48 7.48 8.22 7.08 C2 Carriert Version Schools Impacted by Housing Growth and for which additional Growth related Accommodation 7.48 7.48 7.48	199 322 489 297 225			284	193		480	477	474	471	467	,
BB Rect Mapple PS 430 430 394 374 362 BB Rect Mapple PS 620 565 548 524 499 499 BB Rect Mapple PS 389 317 338 315 311 BB Rect Mapple PS 461 300 264 259 238 BB Sixteemth Avenue PS 630 422 437 446 435 Totals 304 374 4,82 4,82 4,83 346 435 Totals 304 4,82 4,82 4,82 4,83 346 435 Review Area Schools Impacted by Housing Growth and for which additional Growth related Accommodating Crown Area Schools Impacted by Housing Growth and for which additional Growth related Accommodating Crown Area Schools Impacted by Housing Growth and Former Review Area Schools Impacted by Housing Growth and Former Review Area Schools Impacted By Housing Growth and Former Review Area Schools Impacted By Housing Growth and Former Review Area Schools Impacted By Housing Growth and Former Review Area Schools Impacted By Housing Growth and Former Review Area Schools Impacted By Housing Growth and Former Review Area Schools Impacted By Housing Growth and Former Review Area Schools Impacted By Housing Growth and Former Review A	322 489 297 225			784	27.6	193	191	189	188	187	185	0
66 Red Maple PS G20 SG5 S48 S24 499 A99 87 Rose lawn PS 389 317 338 315 311 A91 88 Ross Doan PS 461 300 264 259 258 238 318 311 89 Sixteemth Avenue PS 630 374 4,82 4,46 4,35 346 435 10 Jobals 10 Jobals 374 4,82 4,35 4,31 4,37 340 346 4,35 346 4,35 346 4,35 346 4,35 346 4,35 346 4,35 346 4,35 346 4,35 346 4,35 346 4,35 346 4,35 340 346 346 4,35 346 4,35 346 4,35 346 340 346 4,35 346 4,35 346 340 346 346 4,35 346 4,35 346 4,35 346 4	297				0/7	278	277	276	275	273	270	1
BR Rose lawn PS 317 338 315 311 BB Rose Doan PS 461 300 264 259 238 BB Sixteemth Avenue PS 630 422 437 446 339 Totals 490 374 4,82 4,359 4,415 4,03 Totals 5,041 4,82 4,359 4,215 4,03 3,41 B Totals unplus Pupil Spaces 5,041 4,82 4,359 4,215 4,03 3,41 Review Area Schools Impacted by Housing Growth and for which additional Growth related Accommodation 622 708 822 708 C Capacity 2018/19 2019/20 2020/21 2021/22 2021/22 C1 Capacity 2018/19 2019/20 2020/21 2021/22 2021/22	225			440	438	427	424	422	420	417	413	0
88 Ross Doan PS 461 300 264 259 238 89 Sixteenth Avenue PS 630 422 437 446 435 10 Walter Scott PS 490 374 4,82 4,82 4,81 4,93 10 India 5,041 4,82 4,82 4,82 4,81 4,07 3,94 10 India 10 India 119 144 134 4,07 3,67 4,07 3,67 10 India 10 India 10 India 10 India 110 144 144 145 4,07 3,67 10 India 10 India <td>225</td> <td>278 247</td> <td>241</td> <td>220</td> <td>207</td> <td>208</td> <td>207</td> <td>506</td> <td>205</td> <td>203</td> <td>201</td> <td>0</td>	225	278 247	241	220	207	208	207	506	205	203	201	0
Bab Sixteenth Avenue PS G30 422 435 446 435 435 436 435 435 436 435 436 435 436 435 436 436 435 436 435 436 435 436	.,,	226 225	224	223	221	218	216	214	212	210	210	0
State Stat	445	449 449	444	432	432	434	431	428	425	421	418	0
Total ROND	339			348	345	340	338	337	335	332	330	0
Paral Supplies Pupil Spaces S89 G22 708 S22	3,947	3,864 3,741	3,703	3,567	3,513	3,479	3,459	3,440	3,422	3,397	3,370	6
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation OTG Current Year 1 Year 2 Year 3 Year 4 Year 3 Year 4 Year 5 Year 4 Year 5	928	994 1,069		1,102	1,082	1,056	1,008	916	988	826	854	
C1 Capacity 2018/19 2018/20 2020/21 2021/22 2022/22 20	nmodation Solution	ns are Required										
Capacity 2018/19 2019/20 2020/21 2021/22	1,200	9200	F 2007	0 2000	O accox	0,550	-	F	Ver. 12	V. 22.14	Versite	
		2023/24 76ar b 2024/25	Year / 2025/26	7ear 8 2026/27	rear 9 2027/28	Year 10 2028/29	7 ear 11 7 2029/30 2	rear 12 2030/31	rear 13 2031/32	Year 14 2032/33	rear 15 2033/34	# of Portables
	Н	Н					Н	Н				
3												
C4					П							
5												
93												
C)												
83												
Totals												0
Total ROND						•		•		•		
C Total Pupil Spaces Available to Accommodate Growth												
D Requirements of New Development for Growth Areas												

Review Area Map PE10C



York Region District School Board: Education Development Charges Background Study 2019

Elementary Review Area: PE10C

Elementary School

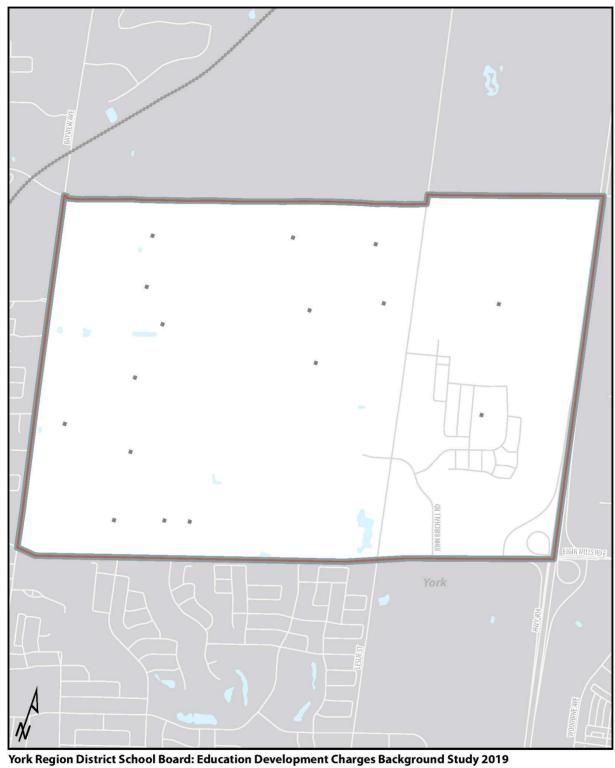
Housing Development PE10C Boundary

Streets ----- Rails

York Region District School Board Education Development Charge Background Study 2019

Partical Partical Control Co	YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	00L BO/	IRD - FC	ORMS E	AND F								Projected H	Projected Housing Growth	£	Blended Elementary Yield	Units 2033/34	Growth- related Pupils	
C. Richamont Fill District C. Richamont F	EDUCATION DEVELOPMENT CH	ARGES SU	BMISSIC	N 2019									Low Density			0.2242	155	35	
C. Richmont Mill Biol. C. Ric	1. No growth-related site needs											0	Medium Densit	λ:		0.2134	376	80	
	2.												High Density - A	Apartments		0.0705	969	49	
1, 10, 10, 10, 10, 10, 10, 10, 10, 10,	3.												High Density - S	stacked Townhou	Ises	0.0332	2	0	
1	4.												Total Net Dwell	ling Units		0.1335	1,229	164	
	Review Area: PE10C - Richmon.	l Hill East																	
10 10 10 10 10 10 10 10	Projected Housing Growth			Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
1	Low Density			11	14	80 4	10	35	37	9	9	4	4			-	10	0	
	High Density - Apartments			08	66		84	6	13	19	21	25	24			15	14	150	
				118	120		- 97	52	. 67	38	37	50	1			50	. 63	187	
5 2025/76 2026/76 2026/70 Vear 14 Vear	Review Area Schools not Impacted by N.	w Housing	Developm	ent, or for v	vhich no Gru	owth-related	Accommoda	tion Solution	s are Require	p									_
551 524 525 530 528 526 524 521 351 534 516 516 512 516 512 504 516 351 534 516 526 550 551 518 518 506 313 333 373 387 386 384 386 386 386 386 386 386 387 386 386 387 386 387 386 386 387 386 387 386 387 386 387 386 387 386 387 386 387 387 386 387 387 386 387 387 387 387 387 387 387 387 387 387 387 387 388 387 387 388 387 388 387 388 387 388 387 388 387 388 387 388 387 388	Review Area Schools	OTG	Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25		Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	#of Portables
551 524 514 516 512 519 516 510 <td></td> <td></td> <td>603</td> <td>592</td> <td>298</td> <td></td> <td>562</td> <td>545</td> <td>525</td> <td>527</td> <td>535</td> <td>532</td> <td>230</td> <td>528</td> <td></td> <td>524</td> <td>521</td> <td>517</td> <td>7</td>			603	592	298		562	545	525	527	535	532	230	528		524	521	517	7
597 586 587 586 587 586 587 588 387 586 587 <td></td> <td>748</td> <td>719</td> <td>929</td> <td>920</td> <td></td> <td>576</td> <td>563</td> <td>551</td> <td>534</td> <td>514</td> <td>516</td> <td></td> <td>519</td> <td></td> <td>512</td> <td>208</td> <td>504</td> <td>2</td>		748	719	929	920		576	563	551	534	514	516		519		512	208	504	2
313 313 313 313 314 315 316 316 316 316 316 316 316 316 316 316 316 316 316 317 318 <td></td> <td>785</td> <td>646</td> <td>658</td> <td>929</td> <td></td> <td>612</td> <td>009</td> <td>297</td> <td>287</td> <td>999</td> <td>265</td> <td>290</td> <td></td> <td></td> <td>548</td> <td>545</td> <td>541</td> <td>2</td>		785	646	658	929		612	009	297	287	999	265	290			548	545	541	2
411 386 387 387 386 389 389 380 388 388 381 382		576	436	418	422		383	373	373	373	373	371	368			361	359	357	2
411 388 385		537	247	528	511	473	448	435	433	422	397	397	396	394		388	382	382	0
1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,		209	295	541	504		451	418	411	398	395	395	393	330		386	383	380	0
3,237 3,168 3,170 3,157 3,138 3,116 3,088 3,077 5		514	283	553	523		456	444	421	397	389	394	387	382	382	380	377	374	4
3.237 3,168 3,170 3,157 3,138 3,116 3,088 3,077	88																		
13 3,277 3,156 3,170 3,157 3,138 3,116 3,098 3,077	B10																		
99 1,088 1,114 1,107 1,099 1,104 1,112 1,120 1,1	Totals	4,343	4,096	3,966	3,864		3,488	3,379	3,310		3,168	3,170				3,098		3,054	17
Year 7 Year 8 Year 10 Year 11 Year 12 Year 13 Year 14 \$2 2025/56 \$2025/26 \$2025/28 \$2025/29 \$2030/31 \$2032/33 \$2032/33 \$2 2025/26 \$2025/26 \$2030/31 \$2032/33 \$2032/33 \$2032/33 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/23 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/23 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26 \$2 2025/26			247	365	460	•	822	922	979		1,114	1,107	1,099	1		1,120		1,125	
Continue	Review Area Schools Impacted by Housi.	ng Growth a	nd for wh	ch additior	al Growth-	related Acco	nmodation S	olutions are	Required										
Control Cont			Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	#of Portables
Total Rough Total	CI																		
Total Round Total	2																		
Total Pupil Spaces Available to Accommodate Growth Total	E E																		
Totals	2																		
Totals Total FOND Total FOND<	3																		
Totals	2																		
	99		H																
	0																		
	8																		
· · · · · · · · · · · · · · · · · · ·	Totals	ŀ	ŀ																0
	Total ROND				•			•	•								•		
	C Total Pupil Spaces Available to Accommoda	e Growth			•	•							•						
D. Kednirements of New Development for Growth Areas	Koningment wow to standard the																		_

Review Area Map PE10D

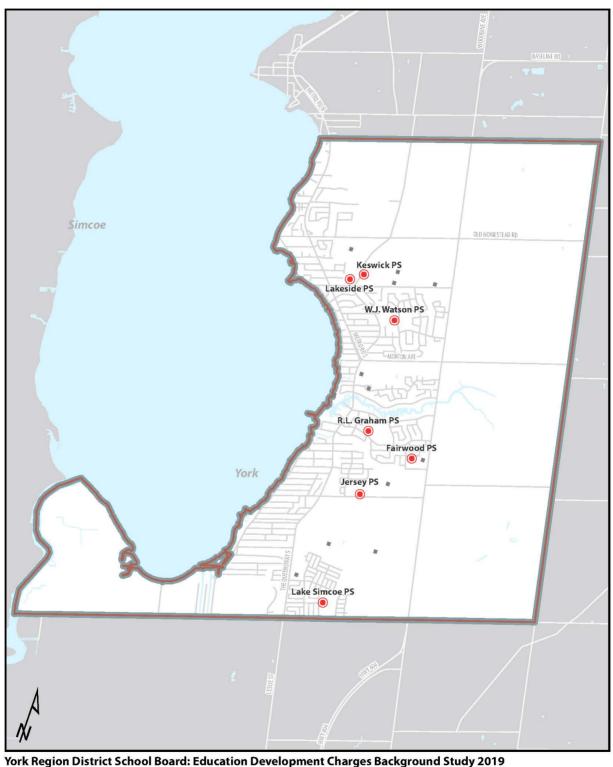


Elementary Review Area: PE10D ● Elementary School ■ Housing Development PE10D Boundary

York Region District School Board Education Development Charge Background Study 2019

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019		YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F								Projected Housing Growth	using Growth		2			
The state of the s	ISSION 20	19								Low Density			0.3583	1,958	702	
1. North Leslie #1 ES Site									638	Medium Density			0.2858	2,092	598	
2. North Leslie #3ES Site (689) (19T-04R09)									638	High Density - Apartments	artments		0.0866	53	5	
3. North Leslie #2 ES Site									28	High Density - St	High Density - Stacked Townhouses	S			•	
4,										Fotal Net Dwelling Units	g Units		0.3178	4,104	1,304	
Review Area: PE10D - Richmond Hill Northeast																
Projected Housing Growth	Year 1 2019/20	Year 2	Year 3	Year4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
Low Density		13	53			236	195	203	38	38	. !	,	, !	88	- 1	
Medium bensity High Density - Apartments		-			162	368			- 35		- 45	- 58	- 8/	138	128	
High Density - Stacked Townhouses A Total Net Dwelling Units		329	3 576 3	349 368	388	- 603	481	359	73	. 38	45	. 82	- 87		128	
Review Area Schools not Impacted by New Housing Development, or for which no Growtl	lopment, or	for which no		n-related Accommodation Solutions are Required	ation Solutior	ns are Require	p									
Review Area Schools OTG Current	nt Year 1	Year 2		Year4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	# of Portables
Capacity	2019/20	-	77/1707	5077/73	2023/24	2024/25	02/C207	77 /9707	87//707	67/8707	2029/30	2030/31	2031/32	2032/33	2033/34	
B2																
B3																
B4																
B5																
B6																
B7																
88																
B9																
Totals -		<u> </u>	 -									1.				0
Total ROND																>
B Total Surplus Pupil Spaces		_														
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required	or which ado	litional Grow	th-related Ac	commodation	Solutions are	Required										
OTG Current	nt Year 1	Year 2	Year 3	Year4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	#of Portables
		+	+	2022/20	2023/24	2024/23	2027/20	2020) 21	2021/20	5050153	2007/20	20,000	2021/32	2022/33	FC /CC07	
2																
3																
C4																
93																
2																
83																
Totals		L	ľ	ľ	·										•	0
Total ROND		71	194	269 348	423	296	775	897	962	1,014	1,095	1,161	1,222	1,275	1,304	
C Total Pupil Spaces Available to Accommodate Growth		_		•												
D Requirements of New Development for Growth Areas		71	194	269 348	423	965	775	168	962	1,014	1,095	1,161	1,222	1,275	1,304	
	ituations and w	here a permane	ntaccommodatio	solution is sough	t, as well as any a	vailable capacity	that doesn't mee	et longer term ca	pital priority ne	eds due to distar						

Review Area Map PE11A



	YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	00 100	ARD - F	ORMS E	AND F								Projected Ho	Projected Housing Growth	£	Blended Elementary Yield	Total Net New Units 2033/34	Total Yr. 15 Growth- related Pupils	
Column C	EDUCATION DEVELOPMENT CH	ARGES S	UBMISS	ION 2019									Low Density			0.3203	2,964	949	
Figh Density - Abartments Figh Density - Abartments Figh Density - Abartments Figh Density - Abartments Figh Density - Staded Townhouses Figh Density - Figh De	1. Keswick South #1 ES Site (19T-14G02) (671)											563	Medium Density			0.1927	089	131	
	2.												High Density - Ap	artments		0.0101	1,012	10	
1,000 1,00	3.												High Density - St	acked Townhous	ies				
Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 9 Vear 9 Vear 10 Vear 11 Vear 11 Vear 9 Vear 9 Vear 10 Vear 11 Vear 11 Vear 9 Vear 9 Vear 10 Vear 11 Vear 11 Vear 9 Vear 9 Vear 10 Vear 11 Vear 11 Vear 9 Vear 9 Vear 10 Vear 11 Vear 11 Vear 9 Vear 9 Vear 10 Vear 11 Vear 11 Vear 9 Vear 9 Vear 10 Vear 11 Vear 11 Vear 9 Vear 10 Vear 10 Vear 11 Vear 11 Vear 9 Vear 10 Vear 10 Vear 11 Vear 11 Vear 11 Vear 9 Vear 10 Vear 10 Vear 11 V	4,												rotal Net Dwelli	ng Units		0.2342	4,656	1,091	
	Review Area: PE11A - Keswick																		
Mathematical Region 138	Projected Housing Growth			Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
Mail	Low Density			156	133	133	194	315	353	357	138	138	138	138	138	206	219	208	
1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	Medium Density High Density - Apartments			12	12	12	13	- 87	87	87	87	79	79	74	74	74	103	124	
vired Vear 7 Vear 8 Vear 10 Vear 11 Vear 12 Vear 13 Vear 14 Vear 14 Vear 14 Vear 14 Vear 11 Ve	High Density - Stacked Townhouses A Total Net Dwelling Units			168	145	145	207	402	480	484	288	281	281	276	276	344	482	397	
Vear7 Vear8 Vear9 Vear10 Vear11 Vear1 2005/766 2005/726 2005/739 2005/739 2005/739 2005/765 2005/726 2005/726 2005/739 2005/739 2005/766 2005/726 2005/726 2005/726 2005/726 2005/766 2005/726 2005/726 2005/726 2005/726 2005/766 2005/726 2005/726 2005/726 2005/726 2005/766 2005/726 2005/726 2005/726 2005/766 2005/726 2005/726 2005/726 2005/766 2005/726 2005/726 2005/726 2005/766 2005/726 2005/72	Review Area Schools not Impacted by N	ew Housing	r Developr.	nent, or for	which no Gro		Accommoda	tion Solution	s are Require	q									
256 270 264 288 266 266 266 266 266 266 267 269 <td>Review Area Schools</td> <td></td> <td>Current 2018/19</td> <td>Year 1 2019/20</td> <td>Year 2 2020/21</td> <td>Year 3 2021/22</td> <td>Year 4 2022/23</td> <td>Year 5 2023/24</td> <td>Year 6 2024/25</td> <td>Year 7 2025/26</td> <td>Year8 2026/27</td> <td>Year 9 2027/28</td> <td>Year 10 2028/29</td> <td>Year 11 2029/30</td> <td>Year 12 2030/31</td> <td>Year 13 2031/32</td> <td>Year 14 2032/33</td> <td>Year 15 2033/34</td> <td># of Portables</td>	Review Area Schools		Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
128 288 287 294 293 291 292			350	335	321	306	282	280	273	265	270	264	268	266	264	263	260	257	0
356 542 538 536 532 530 316 304 304 299 300 298 364 366 360 354 352 298 364 366 360 354 352 292 367 360 360 354 352 292 368 360 354 352 352 252 458 1,756 1,759 1,752 1,737 1,737 1,737 459 1,766 1,759 4,752 1,747 4,52 2,52 450 432 442 443 445 452 2,52 450 365 366 377 454 2,52 2,53 460 462 462 462 457 454 454 460 462 462 462 457 454 454 460 462 462 462 462 462 462 <td></td> <td>398</td> <td>294</td> <td>292</td> <td>290</td> <td>291</td> <td>293</td> <td>294</td> <td>289</td> <td>288</td> <td>287</td> <td>294</td> <td>293</td> <td>291</td> <td>289</td> <td>287</td> <td>285</td> <td>284</td> <td>0</td>		398	294	292	290	291	293	294	289	288	287	294	293	291	289	287	285	284	0
364 304 304 299 300 228 364 365 360 354 352 365 360 364 352 365 365 360 354 352 365 365 365 364 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365 365	-	368	434	458	484	206	529	533	236	542	238	536	532	530	526	524	520	516	4
1,756 1,759 1,75		286	339	329	334	329	326	321	316	304	304	299	300	298	296	294	292	290	0
1,756 1,752 1,747 1,73		509	388	382	370	369	371	364	364	368	360	360	354	352	351	349	346	343	0
1,766 1,752 1,747 1,737 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	B7																		
1,766 1,759 1,752 1,747 1,737 1,43	68																		
1,137 1,13								-				,							
442 432 438 442 445	Total ROND	2,324	1,805	1,800	1,797	1,801	1,800	1,792	1,778	1,766	1,759	1,752	1,747	1,737	1,727	160	1,703	1,690	4
Year 7 Year 8 Year 10 Year 11 Year 13 Year 12 Year 13 Year 1	B Total Surplus Pupil Spaces		519	523	520		486	473	454	432	438	442	445	452	460	447	429	418	
R. Graham PS Current Capacity Vear I Capac	Review Area Schools Impacted by Housi	ing Growth	and for w	hich additio	nal Growth-ı	elated Accor.	nmodation S	olutions are i	Required										
RL Graham PS				Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
Lake Sinnose PS 491 526 530 519 503 495 480 482 483 481 481 481 484 Lake Sinnose PS 481 526 530 530 519 593 489 481 581 481 <td>C1 RL Graham PS</td> <td>627</td> <td></td> <td>435</td> <td>428</td> <td>427</td> <td>409</td> <td>404</td> <td>398</td> <td>395</td> <td>388</td> <td>384</td> <td>377</td> <td>375</td> <td>372</td> <td>370</td> <td>367</td> <td>365</td> <td>0</td>	C1 RL Graham PS	627		435	428	427	409	404	398	395	388	384	377	375	372	370	367	365	0
Totals Depth Spaces Available to Accommodate Growth A supply Spaces A supply Spaces Available to Accommodate Growth A supply Spaces A supply		491	526	530	520	519	503	495	480	482	465	461	457	454	451	449	445	442	9
Totals Depth Searces Available to Accommodate Growth A same and a	C3																		
Totals 1,118 96 946 946 912 389 878 876 462 51 631 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 8 8	24																		
Totals 1118 96 946 912 189 878 879<	5																		
Totals 1,118 965 946 946 912 138 879 87	cs																		
Totals 1,118 969 946 946 912 158 876 876 468 75 48 75 468 75 48 75 468 75 <td>93</td> <td></td>	93																		
Totals 1,118 969 946 946 912 889 878 876 884 829 878 876 829 878 878 878 878 878 879 87	5																		
Totals Total Pupil Sparses Available to Accommodate Growth 1,118 969 948 946 912 899 878 876 824 824 829 Total Pupil Sparses Available to Accommodate Growth 105 85 122 158 236 322 408 462 516 570 631																			
Totals 1,118 969 965 948 946 912 899 878 876 876 875 845 824 829 879 Total ROND -	83																		
Total ROND Total Pupil Spaces Available to Accommodate Growth 105 85 51 48	Totals	1,118	696	965	948	946	912	668	878	876	854	845	834	829	823	818	812	806	9
	Total Punil Spaces Available to Accommodat	- Jo Growth		105		122	158	736	377	408	467	ole .	0/9	631	069		813	8/4	
	Note: The Board is excluding any available capacity	y utilized for h.	olding situat	ions and where	a permanent ac	rommodation sc	ution is sought.	as well as any a:	railable capacity t	that doesn't me.	at longer term ca	nital nriority ne	ade dire to distar	970					

Review Area Map PE11B



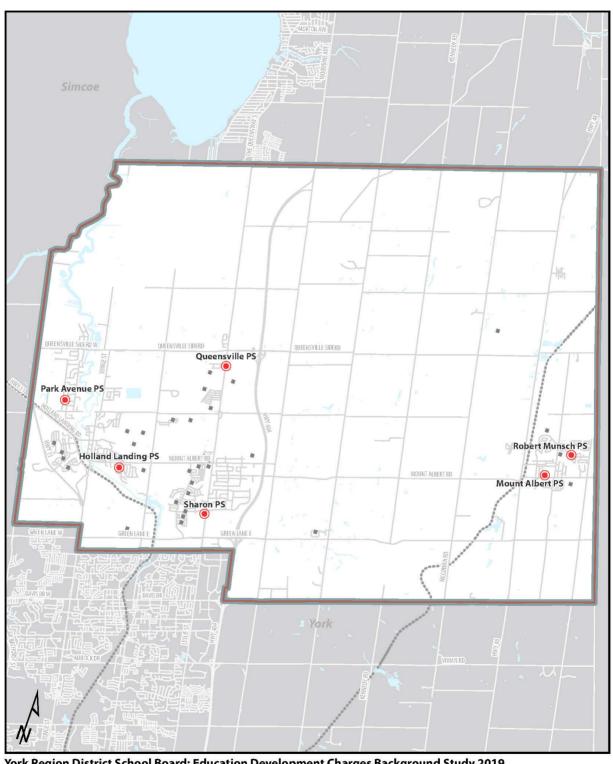
York Region District School Board: Education Development Charges Background Study 2019

Elementary Review Area: PE11B ● Elementary School ■ Housing Development PE11B Boundary Streets ---- Rails

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YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	ION 2019
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CHOOL B	CHARGES
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YORK RE	EDUCATI

Projected Housing Growth		
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Vear7 Vear8 Vear9	Year 7 Year 8 Year 9	Vear7 Vear
Vear7 Vear8 Vear9 Vear9	119	Vear7 Vear8 Vear9 Vear9
Year 7 Year 8 Year 9	Vear7 Vear8 Vear9 Vear8 Vear9 Vear	Year 7 Year 8 Year 9
Vear7 Vear8 Vear9	Year 7 Year 8 Year 9	Year7 Year8 Year9
150 140 150	Year7 Year8 Year9	150 72 76ar 8 76ar 9 7294 72 72 72 72 72 72 72 7
150 Vear 7 Vear 8 Vear 9 Vear 10 Vear 11	Projected Housing Growth Low Density L	Project ed Housing Growth Cow Density
150 Pear 10 Pear 11	Projected Housing Growth Low Density L	Project ed Housing Growth Low Density Low Density Low Density Low Density Low Density High Density - Apartments High Density -
100 100	Projected Housing Growth Projected Housing Growth 100 Density High Density Apartments 13 2005/37 2005/	Projected Housing Growth Projected Housing Growth Low Density Lo
Low Density Low Density Low Density High Density - Apartments Total Net Dwelling Units 1 1 1 1 1 1 1 1 1	100 101	Projected Housing Growth Projected Housing Growth Projected Housing Growth Projected Housing Growth High Density - Apartments High Density - Apartments High Density - Apartments High Density - Apartments Projected Townhouses Project
Low Density Low Density High Density - Apartments High Density - Apartments High Density - Apartments High Density - Stacked Townhouses Total Net Dwelling Units Total	Low Density Low Density High Density - Apartments Low Density High Density - Apartments Total Net Dwelling Units Total Net Table Project ed Housing Growth Low Density Low Density Low Density High Density - Apartments High Density - Apartments High Density - Apartments High Density - Stacked Townhouses Total Net Dwelling Units Total Net Dwelling	
100 Density	10w Density	Projected Housing Growth Projected Housing Growth 10w Density 10
100 Density	100 100	Projected Housing Growth Low Density Low Density Low Density High Density - Apartments High Density -
100 Density	Projected Housing Growth Low Density High Density - Apartments Total Net Dwelling Units Total Net 2028/29 2028	Projected Housing Growth Projected High Density - Apartments High Density - Apartments High Density - Apartments High Density - Apartments Projected Townhouses Projecte
Cow Density Cow Density Cow Density Cow Density High Density - Apartments Cox	Compensity High Density - Apartments High Density - Stacker Townhouses High Density - Stacker Townhouses Total Net Dwelling Units Total Net	Projected Housing Growth Low Density Low Density Low Density Low Density Low Density High Density - Apartments High Density -
10W Density 10W 10	Company Comp	Projected Housing Growth Low Density Low Density Low Density Low Density Low Density High Density - Apartments High Density -
10w Density	Projected Housing Growth Low Density Low Density High Density - Apartments High Density - Apartments High Density - Apartments High Density - Apartments High Density - Stacked Townhouses Total Net Dwelling Units Total Net T	Projected Housing Growth Projected High Density - Apartments High Density - Apartments High Density - Apartments High Density - Stacked Townhouses Projected Townhouse
10W Density	Project ed Housing Growth Low Density Low Density Low Density High Density - Apartments High Density - Stadeed Townhouses Total Net Dwelling Units Total Net Dwelling U	Projected Housing Growth Low Density Low Density High Density - Apartments H
10W Density	Cow Density Low Density Low Density High Density - Apartments High Density - Apartments High Density - Apartments High Density - Stacked Townhouses High Density - High Density	Projected Housing Growth Projected Housing G
294 Medium Density 100 D	Projected Housing Growth Low Density L	Near State Near
100 Density	Projected Housing Growth Low Density Ligh Density - Apartments Light De	Near State Near State Near State Near State
100 Density	Projected Housing Growth 100 Density 1	Veal State Vear Control Cont
Low Density 294 Medium Density Medium Density Medium Density High Density - Apartments High Density - Apartments High Density - Stacked Townhouses Total Met Dwelling Units Total Met Dwelling	Projected Housing Growth Low Density Low Density Low Density Low Density Low Density High Density - Apartments High Density -	Vear
Low Density 294 Medium Density High Density - Apartments High Density - Stacked Townhouses Total Net Dwelling Units	Projected Housing Growth Low Density Low Density High Density - Apartments High Density - Stacked Townhouses Total Net Dwelling Units	Projected Housing Growth Weig Bler Elem Projected Housing Growth TYI Low Density Low Density High Density Apartments High Density - Stacked Townhouses Total Net Dwelling Units Total Net Dwelling Units
	Projected Housing Growth Low Density Medium Density - Apartments High Density - Apartments High Density - Stacked Townhouses Total Net Dwelling Units	Projected Housing Growth Yu Low Density High Density - Stacked Townhouses Total Net Dewelling Units
	Project ed Housing Growth Low Density Medium Density High Density - Apartments High Density - Stacked Townhouses	Project ed Housing Growth Y Weig Eleme Low Density Medium Density High Density - Apartments High Density - Stacked Townhouses
	Projected Housing Growth Low Density Medium Density High Density - Apartments	Project ed Housing Growth Yill Eleme Vin Low Density Medium Density High Density - Apartments
	Projected Housing Growth Low Density Medium Density	Projected Housing Growth Yill Clear Vice Low Density Medium Density
	Projected Housing Growth Low Density Medium Density	Projected Housing Growth Low Density Medium Density
Low Density		

Review Area Map PE12



York Region District School Board: Education Development Charges Background Study 2019

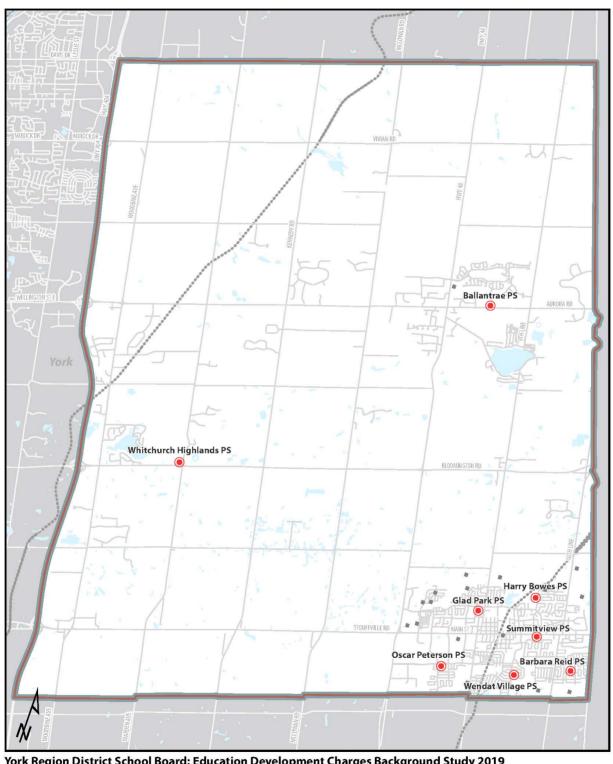
Elementary Review Area: PE12

Boundary Streets ----- Rails

YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	JBMISSION 2019
T SCHOOL BO	INT CHARGES SU
REGION DISTRIC	EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019
YORK	EDUC

YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	CHOOL B	OARD -	FORMS E	AND F								Projected Housing Growth	using Growtl	_	Elementary Yield	Units 2033/34	Growth- related Pupils	
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019	CHARGES	SUBMIS	SION 2019									ow Density			0.4211	10,508	4,425	
1. Sharon #1 ES Great Gulf (680) (partially funded from EDC account) & Queensville West #3 Lot 12 Conc 2 ES Site (partially funded from EDC account)	ided from EDC ac	count) & Que	ensville West #3 L	ot 12 Conc 2 ES Si	te (partially fun	ded from EDC acc	ount)				1,276	Medium Density			0.1814	5,512	1,000	
 Holland Landing #1 (19T-90015) (693) & Green Lane #1.ES Site & Holland Landing #2 ES Site (19T-95088) (690) 	een Lane #1 ES Si	te & Holland I	Landing #2 ES Site	(197-95088) (690)							1,914	High Density - Apartments	artments		0.0389	1,515	59	
3. Green Lane #2 ES Site											638	High Density - Stacked Townhouses	icked Townhous	es		-	-	
4. Green Lane #3 ES Site & Queensville NE #5 ES Site	ES Site											Total Net Dwelling Units	ig Units		0.3127	17,535	5,484	
Review Area: PE12 - East G	willimbury																	
Projected Housing Growth			Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
Low Density			918	1,018	1,160	862	800	940	717	725	449	220	541	474	499	413	440	
Medium Density High Density - Apartments			189	96 -	168	- 83			553	5/3	203	221	182	209	209	209	168	
High Density - Stacked Townhouses A Total Net Dwelling Units			1,107	1,114	1,328	945	875	1,205	1,131	1,351	1,270	1,409	1,277	1,244	1,121	1,123	1,034	
Review Area Schools not Impacted by New Housing Development, or for which no Gro	by New Hous	ng Develo	pment, or for v	which no Grov	wth-related ,	Accommodat	Accommodation Solutions are Required	are Required	,									
Review Area Schools	OTG	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year6	Year 7	Year 8	Year9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	#of Portables
B1 Mount Albert PS	583	_	<u> </u>	360	361	347	359	354	370	357	362	348	347	345	344	341	337	0
	488	378		386	373	377	364	363	361	359	357	353	349	347	344	341	339	0
B3																		
B4																		
82																		
B6																		
/9 88																		
B9																		
B10																		
Total BOND	1,071	1 757	750	747	733	723	724	718	732	716	718	701	969	692	687	682	677	0
B Total Surplus Pupil Spaces		314		27.1	280	285	285	272	229	220	192	187	173	172	163	155	146	
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required	lousing Grow	th and for	which addition	nal Growth-re	lated Accom	modation Sc	lutions are R	equired										
	OTG	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	# of Portables
C1 Holland Landing PS	428	_	Ш	238	236	239	242	247	252	249	253	257	256	255	253	251	249	0
C2 Park Avenue PS	487	7 383	366	356	339	335	332	324	320	307	304	289	287	285	283	281	279	0
C3 Unnamed Queensville #1 ES		117	133	141	152	160	175	183	179	179	179	179	179	179	179	179	179	•
C4 Sharon PS	348	8 407	395	391	367	345	351	339	327	316	343	357	356	354	353	352	350	0
C5 Queensville PS	35	2 88	88	88	93	76	91	06	26	06	8	68	88	87	98	82	88	9
90																		
73																		
83																		
Totals	1,298	1,349	-	1,215	1,187	1,176	1,190	1,183	1,172	1,140	1,168	1,170	1,165	1,160	1,154	1,148	1,141	9
C Total Pupil Spaces Available to Accommodate Growth	modate Growth			ςη, ,	+CT'T	1,4/9	1,704			3,203	ccc'c	chc'c	4,247	4,505	4,732	4,362	5,230	
				***					0000			= 70					-	
U Nequiements of New Development of Ordinaries 5,742 (1,17) (1,17) (1,17) (1,17) (1,17) (1,17) (1,17) (1,17)	חו מו מאמו שו בייי			770	- PLANT	· Indian	. ////			-	777			-	-	4 X X	207	

Review Area Map PE13



York Region District School Board: Education Development Charges Background Study 2019

Elementary Review Area: PE13

Blementary School

Housing Development

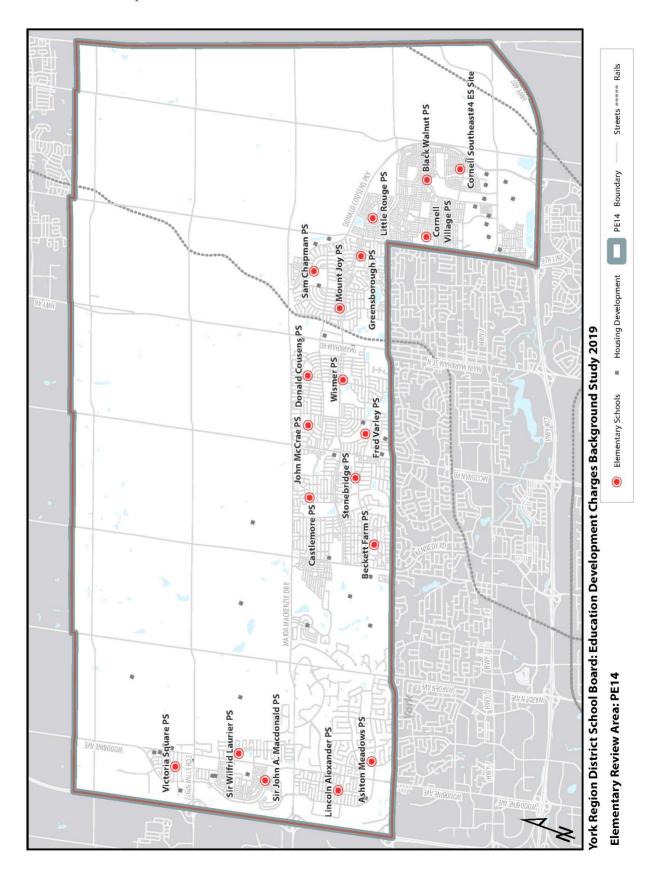
PE13

Boundary

Streets ------ Rails

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EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019		YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	ANDF							<u>a</u>	Projected Housing Growth	sing Growth		Elementary Yield	Units 2033/34	related Pupils	
	RGES SUBMIS	SION 2019								ינ	ow Density			0.3377	2,691	606	
1. Stouffville NW #3ES Site (19T-W04, 19T-W05) (669) (partially funded from EDC account)	 (partially funded fror 	n EDC account)								W 9E9	Medium Density			0.2310	1,418	328	
2. Stouffville Phase 3 ES Site										287 Hi	High Density - Apartments	rtments		0.0105	1,025	11	
3.										I	gh Density - Stac	High Density - Stacked Townhouses	S				
4,										Ĕ	Total Net Dwelling Units	Units		0.2429	5,134	1,247	
Review Area: PE13 - Whitchurch-Stouy	-Stouffville																
Projected Housing Growth		Year1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
Low Density		291			234	239	221	178	66	178	99	178	66	108	66	113	
High Density - Apartments		145			133	95	95	103	44	44	44	44	g 4	46	63	63	
High Density - Stacked Townhouses A Total Net Dwelling Units		506	409	523	464	477	401	345	215	281	275	294	242	722	244	231	
Review Area Schools not Impacted by New Housing Development, or for which no Growth	w Housing Develop	oment, or for	which no Gro		related Accommodation Solutions are Required	on Solutions	are Required										
Review Area Schools	OTG Current	Year1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
B1 Ballantrae PS				<u> </u>	236	230	231	227	229	230	225	223	221	219	217	216	0
B2 Whitchurch Highlands PS	324 249	235	230	216	219	217	207	213	201	195	196	195	194	193	192	190	0
B3																	
B4																	
B5																	
B6																	
87																	
B8																	
B9																	
B10													;				•
Total BOND	702 207	481	469	458	456	44/	438	33	430	425	421	418	415	412	409	406	0
B Total Surplus Pupil Spaces	200	221	233	242	244	238	233	231	240	245	247	249	252	255	258	262	
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required	g Growth and for	which additic	nal Growth.	related Accon	ımodation So _ı	lutions are Re	equired										
	OTG Current	Year1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	# of Portables
C1 Barbara Reid PS	638 559		594	615	626	641	641	637	636	625	614	609	604	599	595	591	0
C2 Glad Park PS (FI Dual)	727 727	720	725	869	721	711	725	713	714	708	703	7007	969	691	289	681	9
C2 Harry Bourse BC	053	003	611		663	663	663	013	1,63	163	303	100	242	643	003	303	,
				670	CCO	CCO	770	CTO	100	035	670	770	ATO .	CTO	900	500	
C4 Oscar Peterson PS	289 685	9/9	999	652	634	299	581	295	257	554	238	232	232	228	524	521	4
C5 Summitview PS	406 274	280	285	296	301	304	311	299	290	286	287	282	283	281	278	276	0
C6 Wendat Village PS	612 650	662	699	1/9	699	829	699	949	631	623	617	611	909	009	594	587	1
83																	
Totals	3,549 3,471	3,519	3,550	3,554	3,583	3,566	3,548	3,481	3,461	3,428	3,384	3,362	3,337	3,312	3,286	3,261	17
Total ROND					424	510	296	889	751	838	606	286	1,045	1,098	1,151	1,213	
C Total Pupil Spaces Available to Accommodate Growth	Growth		•								•						
D Requirements of New Development for Growth Areas	th Areas	78	216	332	457	222	292	920	999	716	744	800	833	861	888	925	



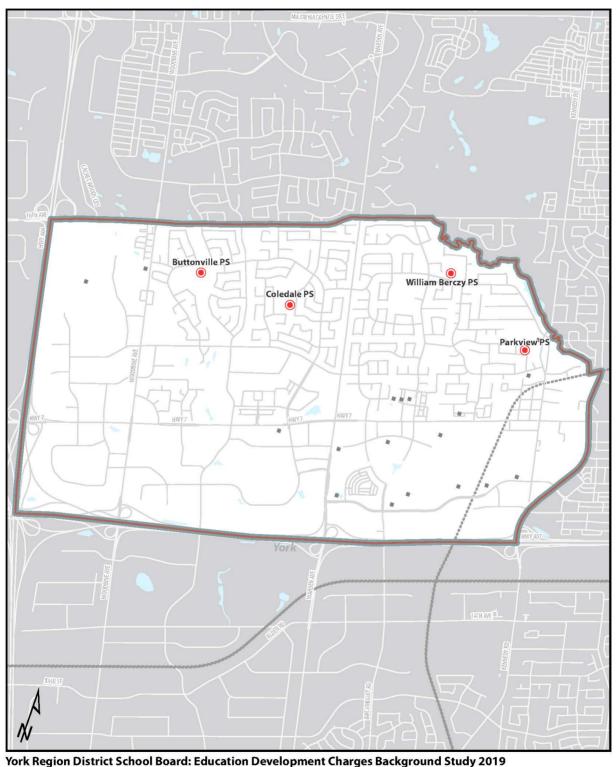
YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019
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Total Net New Units 2033/34

Weighted/ Blended Elementary Yield

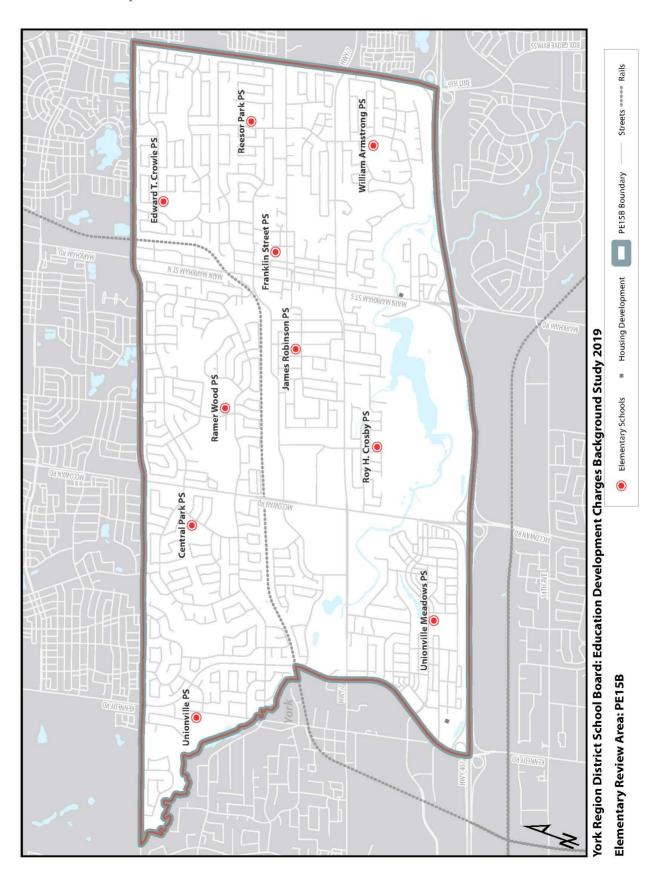
1. Victoria Square (Cathedral West #2 site fully funded from EDC account); Comell #4 ES (479) [site fully funded from EDC account); Angus Glen North #1 ES Site 2. Berczy Glen #1 ES Site; Robinson Glen #1 ES Site; Comell South #5 ES Site	ded from EDC acco	ount); Cornell	1 #4 ES (479) (si	te fully funded f	om EDC accour	nt): Angus Glen	North #1 ES Site				1 988	Medium Density			7975.0	8 312	2 324	
Berczy Glen #1 ES Site; Robinson Glen #1 ES Site;											2000	i i i i i i i i i i i i i i i i i i i				2,000	1,00	
	: Cornell South #5	ES Site									1,988	High Density - Apartments	oartments		0.1111	2,237	248	
3. Yorkdowns ES Site; Angus Glen North #2 ES Site; Berczy Glen #2 ES Site	Berczy Glen #2 ES	Site									1,988	High Density - St	High Density - Stacked Townhouses	es	0.1100	415	46	
4. Robinson Glen #2 ES Site; Cornell Southwest #6 ES Site (686) (19T-14M10, 19T-04M16)	S Site (686) (19T-1	(4M10, 19T-04	(M16)								977	Total Net Dwelling Units	ng Units		0.3307	22,393	7,406	
Review Area: PE14 - Markham I	North																	
Projected Housing Growth		į	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
Low Density			270	Ш	202	256	230	736	941	884	1,044	1	1	1,022	895	962	895	
Medium Density High Density - Apartments			337	1//1	109	314	320	120	300	320	20	180	955	- 604	9/2	120	109	
High Density - Stacked Townhouses			88	7	. :	16	99	16	40	83	42			-		16	17	
A Total Net Dwelling Units			1,310	1,091		1,115	1,531	1,480	1,629	1,793	1,721	1,818	1,686	1,626	1,476	1,680	1,688	
Review Area Schools not Impacted by New Housing Development, or for which no Growth	ew Housing Du	evelopmen	t, or for wh	ich no Growt		commodat	ion Solutions	related Accommodation Solutions are Required	_			•			•			
Review Area Schools	OTG Cu Capacity 20	Current Y 2018/19 20	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	#of Portables
B1 Ashton Meadows PS	453	319	334	47	343	339	335	328	321	310	309	310	308	307	306	304	301	0
B2 Beckett Farm PS	059	739	749	756	773	962	795	791	799	759	758	751	747	743	737	732	726	4
B3 Castlemore PS	669	778	755	734	089	662	638	621	603	581	582	577	572	267	564	561	556	3
B4 Fred Varley PS (FI Dual)	650	209	601	614	809	298	595	601	593	579	586	577	573	570	566	563	260	я
BS Greensborough PS	599	109	582	581	573	563	545	536	517	504	493	479	476	473	470	467	464	2
B6 John McCrae PS	551	578	575	276	295	548	544	535	519	202	502	503	499	495	493	488	484	4
B7 Lincoln Alexander PS	540	547	529	202	483	465	439	422	409	384	375	376	373	371	368	364	361	2
B8 Little Rouge PS	624	459	461	471	478	478	479	473	464	455	441	427	423	419	415	411	407	0
	290	589	561	238	498	474	456	434	420	426	421	419	416	414	410	407	403	9
	299	615	949	299	655	657	661	649	640	645	644	637	989	634	631	627	623	9
	623	778	748	716	629	649	624	613	902	579	591	573	220	299	563	529	255	9
	612	649	648	640	631	612	611	920	615	602	583	572	269	299	562	258	554	0
B13 Donald Cousens PS	551	675	647	629	599	586	588	2,100	554	555	557	556	554	551	549	546	542	9
Total ROND	111/1	1,934	7,835	181	7,561	7,426	7,310	7,190	312	338	9,842	367	390	397	6,634 405	6,586 407	6,536 464	74
B Total Surplus Pupil Spaces	-	-				28	139	241	341	488	522	288	909	638	673	718	711	
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required	ng Growth an	d for which	n additiona	l Growth-rela	ted Accomn	nodation So	lutions are R	equired										
	OTG Cu	Current Y	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year8	Year 9	Year 10	Year 11	Year12 2030/31	Year 13	Year 14 2032/33	Year 15	#of Portables
C1 Black Walnut PS			9	8	603	594	579	269	553	531	529	518	514	510	202	501	497	9
C2 Cornell Village PS	578	472	445	412	383	365	345	332	323	295	289	293	291	289	286	284	281	9
C3 Unnamed Cornell SE#4 ES (opening 2019)	869	337	366	392	421	442	461	482	493	496	505	493	490	487	485	481	478	0
C4 Unnamed Cornell South #5 ES		188	208	220	230	241	254	263	260	267	268	264	263	261	259	257	254	0
C5 Sir John A. Macdonald PS	612	415	415	422	421	426	421	417	403	330	382	382	381	377	373	368	364	2
C6 Sir Wilfrid Laurier PS (FI)	734	751	653	673	651	656	652	653	651	629	623	622	617	615	613	609	605	2
C7 Victoria Square PS	638	305	440	418	416	414	411	413	413	413	412	412	410	408	407	406	405	0
3																		
63																		
Totals	3,812	3,106	3,167	3,167	3,124	3,138	3,124	3,129	3,095	3,021	3,008	2,985	2,965	2,947	2,927	2,906	2,885	19
			195	405	277	876	1,246	1,719	2,215	2,726	3,333	3,937	4,596	5,228	5,793	6,390	6,943	
C Total Pupil Spaces Available to Accommodate Growth	te Growth		451	240	111	•		•	•	•			•					
D Requirements of New Development for Growth Areas	wth Areas					202	258	1,036	1,498	1,935	2,529	3,110	3,748	4.363	4 908	L 40A	2000	

Review Area Map PE15A



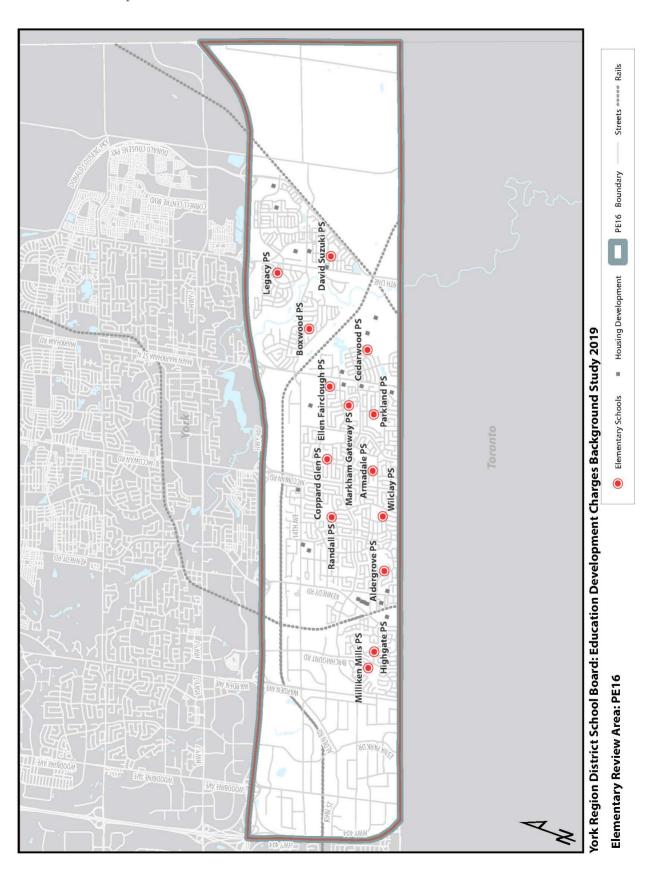
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YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	PDUCATION DEVELOPMENT CHARGES SUBMISSION 2019
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EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019 1. Markham Centre #3 ES Village Parkway (670) partially funded from EDC account 2. Markham Centre #1 ES (682) (partially funded from EDC account) 3. Markham Centre #2 ES 4. Review Area: PE15A - Markham Centre West Projected Housing Growth 109 passiy low Density 109	SES SUF	000000									_							
Markham Centre #3 ES Village Parkway (670) partially for Markham Centre #1 ES (682) (partially funded from EDC as Markham Centre #2 ES Markham Centre #2 ES Review Area: PE15A - Markham Celprojected Housing Growth Low Density		BIMISSICI	V 2019									Low Density				644		
2. Markham Centre #1ES (682) (partially funded from EDC 3. Markham Centre #2ES 4. Review Area: PE15A - Markham Cel Projected Housing Growth Low Density	funded fron	n EDC account									500	Medium Density			0.2089	1,034	216	
4. Review Area: PE15A - Markham Cer Projected Housing Growth Low Density	C account)										200	High Density - Apartments	artments		0.1061	6)063	962	
4. Review Area: PE15A - Markham Cer Projected Housing Growth Low Density											148	High Density - St	High Density - Stacked Townhouses	es			•	
Review Area: PE15A - Markham Cer Projected Housing Growth												Total Net Dwelling Units	ng Units		0.1097	10,741	1,178	
Projected Housing Growth Low Density	ntre Wes	st																
Low Density		72	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
Madium Daneity			109	109	107	107	107	107	132	132							- 81	
High Density - Apartments			059	194	752	1,241	911	1,089	629	631	546	334	309	318	545	360	929	
A Total Net Dwelling Units			904	381	066	1,611	1,149	1,196	260	762	546	334	309	318	545	360	574	
Review Area Schools not Impacted by New Housing Development, or for which no Growth-	lousing D	nemdoleve.	t, or for wi	hich no Grov	rth-related A	related Accommodation Solutions are Requirea	on Solutions	are Require	4									
Review Area Schools	OTG Cu	Current Y 2018/19 20	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
B1 Buttonville PS 5		<u> </u>	427	409	382	370	353	320	344	318	321	316	315	313	311	309	307	0
Coledale PS	457	442	424	408	401	393	377	371	396	356	356	357	355	353	351	349	346	8
B3 William Berczy PS 5	292	296	589	574	552	537	238	535	531	519	520	495	493	491	490	487	484	4
84																		
58	ł	-																
87																		
B8																		
B9																		
	100	1 401	1 440	100	1 222	4	.,	1 250	100	1 100	1 101	4 400			474	1 14	4 427	ŧ
Total ROND		1,400	1,440	1,331	1,333	т, эоо	1,20/	1,230	1,241	1,133	1,13/	т,100	T, 103	,ct,t	1,151	1,145	1,137	71
B Total Surplus Pupil Spaces	H	102	147	196	252	288	320	331	346	394	390	420	424	430	422	429	420	
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required	rowth an	d for which	nadditiona	ग Growth-re	lated Accom	nodation So.	lutions are R	equired										
3	OTG Cu	Current Y	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	# of Portables
C1 Parkview PS		Ш	337	317	294	282	263	262	257	258	250	253	251	249	248	246	244	9
C2 Unnamed Markham Centre East		85	25	105	120	133	148	155	163	166	171	168	167	165	165	164	163	0
C3 Unnamed Markham Centre West		124	125	121	124	124	126	129	132	127	125	123	122	121	120	119	118	0
5																		
93																		
22																		
83																		
Totals	448	295	256	543	538	540	537	546	552	552	546	544	539	535	533	529	524	9
	-	•	61	8	150	566	343	430	495	695	633	672	092	813	912	1,047	1,148	
C Total Pupil Spaces Available to Accommodate Growth	wth	$\frac{1}{2}$	•							•								
D Requirements of New Development for Growth Areas	reas		170	179	240	358	432	258	299	229	731	768	852	006	766	1,128	1,225	



YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	SUBMISSION 2019
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Particularies Particularie	DUCATION DEVELOPMENT CHARGES SUBN Nogrowth-related site needs Nogrowth-related site needs Review Area: PE15B - Markham Centre East	MISSION		-								Projected Housing Growth	USING CIOM					
Comparison Com	iB - Markham		1 2019									.ow Density			0.3995	37	15	
Continue	:B - Markham										0	Vedium Density			0.1240	25	m	
Near	- Markham											High Density - Ap	artments		•	-		
New 1	- Markham											High Density - Sta	scked Townhous	Se		-		
New 16 New 16 New 16 New 11 New 13 New 15 N	- Markham											Fotal Net Dwelli	ng Units		0.2897	62	18	
Year 7 Year 10 Year 11 Year 12 Year 12 Year 12 Year 12 Year 12 Year 12 Year 13 Year 13 Year 13 Year 13 Year 13 Year 14 Year 13 Year 14 Year 13 Year 14 Year 15 Year 14 Year 14 <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>																		
Year 1 Year 10 Year 11 Year 11 Year 13 Year 13 Year 13 Year 14 Year 15 Year 13 Year 14 Year 15 Year 13 Year 14 Year 13 Year 14 Year 15 Year 13 Year 14 Year 15 Year 14 Year 15 Year 13 Year 14 Year 15 Year 15 Year 17 Year 17 Year 14 Year 15 Year 16 Year 17 Year 18 Year 18 <th< td=""><td>Projected Housing Growth</td><td>, Y</td><td></td><td>Year 2 2020/21</td><td>Year 3 2021/22</td><td>Year 4 2022/23</td><td>Year 5 2023/24</td><td>Year 6 2024/25</td><td>Year 7 2025/26</td><td>Year 8 2026/27</td><td>Year 9 2027/28</td><td>Year 10 2028/29</td><td>Year 11 2029/30</td><td>Year 12 2030/31</td><td>Year 13 2031/32</td><td>Year 14 2032/33</td><td>Year 15 2033/34</td><td></td></th<>	Projected Housing Growth	, Y		Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
Near 1	Low Density														25			
Year 7 Year 9 Year 10 Year 11 Year 12 Year 13 Year 13 Year 13 Year 14 Year 15 2003/56 2003/78 2003/7	Medium Density High Density - Apartments														- T			
Vear 7 Vear 9 Vear 10 Vear 11 Vear 12 Vear 13 Vear 13 Vear 13 Vear 14 Vear 13 Vear 13 Vear 13 Vear 14 Vear 13 Vear 13 Vear 14 Vear 13 Vear 13 Vear 13 Vear 13 Vear 13 Vear 13 Vear 14 Vear 13 Vear 13 Vear 14 Vear 12 Vear 14 Vear 15 Vear 15 Vear 14 Vear 14 Vear 15 Vear 14 Vear 14 Vear 15 Vear 15 Vear 14 Vear 14 Vear 14 Vear 15 Vear 14 Vear 15	High Density - Stacked Townhouses A Total Net Dwelling Units				. 12										- 20			
5 Year 3 Year 9 Year 10 Year 10 Year 12 Year 13 Year 14 Year 15 Year 14 Year 15 Year 15 Year 14 Year 15 Year 14 Year 15 Year 12 Year 1	leview Area Schools not Impacted by New Housing Dev	velopment	t, or for wh	ich no Grow	th-related A	ccommodati	ion Solution	s are Require	q									
478 448 448 444 441 448 443 431 438 434 431 438 434 431 438 434 431 438 434 431 432 <td>OTG</td> <td></td> <td></td> <td>Year 2 2020/21</td> <td>Year 3 2021/22</td> <td>Year 4 2022/23</td> <td>Year 5 2023/24</td> <td>Year 6 2024/25</td> <td>Year 7 2025/26</td> <td>Year 8 2026/27</td> <td>Year 9 2027/28</td> <td>Year 10 2028/29</td> <td>Year 11 2029/30</td> <td>Year 12 2030/31</td> <td>Year 13 2031/32</td> <td>Year 14 2032/33</td> <td>Year 15 2033/34</td> <td># of Portables</td>	OTG			Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
246 240 <td>Central Park PS 467</td> <td></td> <td>93</td> <td>545</td> <td>515</td> <td>208</td> <td>490</td> <td>478</td> <td>468</td> <td>448</td> <td>445</td> <td>446</td> <td>444</td> <td>441</td> <td>438</td> <td>434</td> <td>431</td> <td>9</td>	Central Park PS 467		93	545	515	208	490	478	468	448	445	446	444	441	438	434	431	9
515 507 489 482 465 460 467 465 <td>ET Crowle PS</td> <td>270</td> <td>261</td> <td>257</td> <td>248</td> <td>248</td> <td>243</td> <td>245</td> <td>240</td> <td>233</td> <td>236</td> <td>231</td> <td>230</td> <td>229</td> <td>228</td> <td>722</td> <td>226</td> <td>2</td>	ET Crowle PS	270	261	257	248	248	243	245	240	233	236	231	230	229	228	722	226	2
222 225 227 209 214 213 211 211 209 200 245 224 223 224 222	Franklin Street PS (FI Dual)	505	516	516	524	533	515	515	202	489	482	463	460	457	456	452	448	0
202 203 <td>James Robinson PS</td> <td>275</td> <td>270</td> <td>270</td> <td>266</td> <td>247</td> <td>227</td> <td>222</td> <td>235</td> <td>217</td> <td>209</td> <td>214</td> <td>213</td> <td>211</td> <td>211</td> <td>209</td> <td>207</td> <td>9</td>	James Robinson PS	275	270	270	266	247	227	222	235	217	209	214	213	211	211	209	207	9
202 202 <td>Remont Wood PS Reesor Park PS</td> <td>431</td> <td>408</td> <td>376</td> <td>360</td> <td>278</td> <td>242</td> <td>322</td> <td>318</td> <td>233</td> <td>311</td> <td>306</td> <td>304</td> <td>302</td> <td>300</td> <td>797</td> <td>205</td> <td>4 ^</td>	Remont Wood PS Reesor Park PS	431	408	376	360	278	242	322	318	233	311	306	304	302	300	797	205	4 ^
507 663 646 653 653 653 653 652 <td>Roy H Crosby PS</td> <td>246</td> <td>244</td> <td>233</td> <td>241</td> <td>241</td> <td>246</td> <td>234</td> <td>225</td> <td>228</td> <td>722</td> <td>225</td> <td>224</td> <td>223</td> <td>220</td> <td>219</td> <td>217</td> <td>. 5</td>	Roy H Crosby PS	246	244	233	241	241	246	234	225	228	722	225	224	223	220	219	217	. 5
262 256 244 243 242 241 241 241 240 249 243 242 241 240 240 258 238 238 238 358 358 358 358 358 358 358 358 358 368 318 368 318 368 318 368 318 368 318 368 318 368 318 368 318 368 318 368 318 368 368 318 368 318 368 <td></td> <td>663</td> <td>664</td> <td>699</td> <td>699</td> <td>029</td> <td>029</td> <td>299</td> <td>999</td> <td>643</td> <td>646</td> <td>989</td> <td>632</td> <td>628</td> <td>625</td> <td>620</td> <td>615</td> <td>0</td>		663	664	699	699	029	029	299	999	643	646	989	632	628	625	620	615	0
200 150 155 153 150 <td>333</td> <td>317</td> <td>306</td> <td>294</td> <td>292</td> <td>272</td> <td>266</td> <td>792</td> <td>256</td> <td>244</td> <td>243</td> <td>243</td> <td>242</td> <td>241</td> <td>240</td> <td>239</td> <td>238</td> <td>9</td>	333	317	306	294	292	272	266	792	256	244	243	243	242	241	240	239	238	9
331 3,356 3,238 3,218 3,180 3,162 3,132 3,099 3,005 3,	292	262	255	242	226	220	212	202	200	190	195	193	191	189	188	186	184	0
463 498 615 655 673 691 712 718 742 766 463 498 615 655 673 691 712 718 742 766 2 2025/26 2026/27 2027/28 2025/29 2029/30 2029/31 2031/32 2032/33 2033/34 2 2025/26 2026/27 2027/28 2028/29 2029/30 2029/30 2039/31 2031/32 2032/33 2033/34	3,859	3,844	3,764	3,664	3,604	3,542	3,458	3,391	3,356	3,238	3,218	3,180	3,162	3,142	3,123	3,099	3,075	31
S 2025/26 2026/27 2027/28 2028/29 2029/30 2039/31 2031/32 2032/33 2033/34 2025/26 2026/27 2028/29 2029/30 2039/31 2031/32 2032/33 2033/34 2025/26 2026/27 2025/29 2029/30 2029	Total Surplus Pupil Spaces	15	. 38	195	250	312	396	463	498	615	635	673	691	712	718	742	766	
Chart Vest	eview Area Schools Impacted by Housing Growth and	1 for which	additional	'Growth-rel	ated Accom	nodation So	lutions are A	equired										
Control Cont				Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	# of Portables
Total Pupil Spaces Available to Accommodate Growth	Anada		+	17/0707	77/1707	5055/53	+2/5707	2024/202	02/5702	77 (0707	07/1707	67/0707	06/6707	16/0607	26/1602	2032/ 33	#6 /cc02	
Total Pull Spaces Available to Accommodate Growth Total Pull Sp	2																	
Total Fugure																		
Total Pupil Spaces Available to Accommodate Growth 1																		
Total Pupil Spaces Available to Accommodate Growth 1 1 1 1 1 1 1 1 1	64																	
Totals Total Pupil Spaces Available to Accommodate Growth -	53	\parallel	\parallel															
Totals Total Pull Spaces Available to Accommodate Growth Control Pull Spaces Available to Accommodate Growth	93																	
Totals Total Pull Space Available to Accommodate Growth Total Pull Space Av																		
Total ROND Total Pull Spaces Available to Accommodate Growth Total Commodate Growth Total Pull Spaces Available to Accommodate Growth Total Pull S																		
	8																	
		 - 			•													0
	Total ROND	-										•						
	C Total Pupil Spaces Available to Accommodate Growth	\dashv	•			•					•							



YORK REGION DISTRICT SCHOOL BOARD - FORMS F AND F

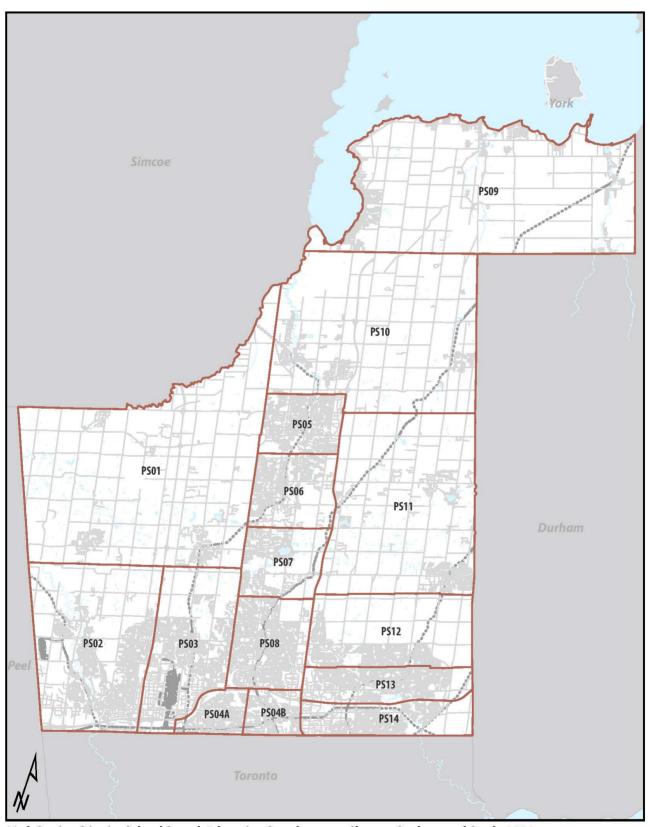
Court Cour	YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	OOL BC	JARD - F	ORMS E	AND F								Projected Housing Growth	using Growt		Weighted/ Blended Elementary Yield	Total Net New Units 2033/34	Total Yr. 15 Growth- related Pupils	
Columbration Colu	EDUCATION DEVELOPMENT CH	IARGES S	UBMISS	ION 2019									ow Density			0.4289	867	372	
Pearl 12 Pearl 12 Pearl 13 Pearl 14 Pearl 15	1. Milliken Main ES site (650)												Medium Density			0.2822	2,430	989	
Pearl 12 Pearl 12 Pearl 13 Pearl 14 Pearl 15 Pearl 16 Pearl 15 Pearl 16 Pearl 17	2.											_	High Density - Ap	artments		0.1039	1,543	160	
Near 11	3.												igh Density - Sta	scked Townhous	es	0.1100	202	22	
Vear 12 Vear 12 Vear 13 Vear 14 Vear 15 Vear 16 Vear 15 Vear 16 Vear 17 Vear 16 Vear 17 Vear 18 Vear 18 <t< td=""><td>4.</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>rotal Net Dwellir</td><td>ng Units</td><td></td><td>0.2459</td><td>5,042</td><td>1,240</td><td></td></t<>	4.												rotal Net Dwellir	ng Units		0.2459	5,042	1,240	
Vear 12 Vear 12 Vear 14 Vear 15 Vear 14 Vear 15 Vear 16 Vear 15 Vear 15 Vear 14 Vear 15 Vear 16 Vear 16 Vear 16 Vear 17 Vear 17 Vear 17 Vear 17 Vear 18 Vear 18 Vear 18 Vear 18 Vear 18 <t< td=""><td>Review Area: PE16 - Markham</td><td>South</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Review Area: PE16 - Markham	South																	
1,00 1,00	Projected Housing Growth			Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
120 120 120 131	Low Density			69			38							,		102	109	83	
A	Medium Density High Density - Apartments			149					(1)	397	122	78	145	78	120	126	163	105	
Near 12	High Density - Stacked Townhouses			210							171	, 8	40	40	40	41	41	-	
Vear 12 Vear 13 Vear 14 Vear 15 2029/20 2020/31 2031/32 2033/34 2033/34 280 203 632 632 628 280 277 776 276 274 554 553 642 642 628 670 665 665 661 655 692 413 411 408 405 401 407 510 665 661 655 602 407 510 507 372 372 370 370 510 507 373 372 370 370 510 507 373 372 370 370 511 706 701 663 536 536 523 323 1,487 1,467 1,461 401 524 524 324 324 402 402 644 446 443 1,465	Review Area Schools not Impacted by N	'ew Housin	a Develop	nent. or for	which no Gre	owth-related	Accommoda	tion Solution	s are Reauire		747	6	coc	967	077	995	let.	107	
SSA	Review Area Schools	OTG	Current 2018/19	Year 1	Year 2 2020/21	Year 3	Year 4	Year 5	Year 6 2024/25		Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	# of Portables
280 278 277 276 278 554 551 547 543 539 471 468 465 461 487 670 666 661 655 660 378 377 375 372 393 378 377 374 372 396 510 500 504 500 497 511 705 504 500 497 512 527 527 528 538 523 527 527 528 538 523 527 527 528 538 524 528 528 538 538 528 1,58 1,487 1,481 401 644 443 445 443 443 644 445 446 443 443 644 445 446 443 443 644 456	B1 Armadale PS	808		829					674	672	648	646	649	645	642	637	632	628	4
554 551 547 543 553 471 468 465 461 457 473 461 461 467 467 473 461 462 461 467 473 473 461 467 467 378 377 375 372 369 510 500 504 500 402 510 507 504 500 407 511 706 701 663 506 524 5212 5272 528 536 524 5212 5278 5286 536 524 525 5426 5286 536 526 650 650 650 641 445 446 441 442 443 445 446 441 442 443 445 456 466 467 468 446 441	B2 Boxwood PS	494	332	320					289	286	286	284	282	280	278	772	276	274	0
477 488 465 461 487 670 665 661 655 650 413 411 408 405 650 378 371 372 372 393 378 377 372 372 393 510 371 372 372 372 511 371 706 701 663 521 521 524 524 528 523 5221 524 528 538 524 521 524 528 538 528 523 527 481 481 528 524 528 538 538 644 463 463 461 461 445 463 462 463 463 445 463 464 463 463 445 464 463 463 463 445 464	B3 Cedanwood PS	006	712	684						583	575	570	557	554	551	547	543	539	0
G70 G66 G61 G55 G60 413 411 408 405 402 378 377 372 372 402 378 377 372 372 372 378 372 372 372 372 378 372 372 372 372 379 371 706 407 407 441 771 706 701 605 531 5212 5248 538 538 644 669 775 825 870 445 1,584 1,487 1,481 1,481 445 446 443 448 448 445 446 443 443 443 445 446 443 445 443 446 443 445 443 443 446 1,584 1,584 1,584 1,534 446	B4 Coppard Glen PS	621	556	537						493	489	478	475	471	468	465	461	457	2
1, 25, 27 2, 20, 20 2, 2	BS David Suzuki PS	788	812	806			750			669	681	289	675	029	599	661	655	920	0
378 377 375 376 378 378 378 378 378 378 378 378 378 378	B6 Ellen Fairclough PS	549	448	443			424			417	412	417	415	413	411	408	405	402	0
Signature Sign	B7 Legacy PS	583	537	515						400	379	380	380	378	377	375	372	369	0
1,554 207 204 207 208 20	B8 Markham Gateway PS	572	429	438						389	390	382	380	378	376	374	372	370	0
716 711 706 701 665 702 702 703 705	B9 Parkland PS	797	574	280						252	531	523	513	510	202	504	200	497	0
5,547 5,512 5,478 5,436 5,355 6,446 6,443 6,446	B10 Randall PS	841	812	808			692			740	724	716	721	716	711	902	701	695	0
1,535 1,545 1,465 1,465 1,461 1,535 1,455 1,465 1,465 1,461 1,626 2030/31 2031/32 2033/34 2,626 2,626 2,626 2,626 2,626 4,62 4,65 4,65 4,65 4,65 4,56 4,556 4,546 4,53 4,53 1,565 1,556 1,546 1,534 370 2,465 2,74 2,546 1,534 370 33 49 58 83 11334 3,526 341 370 3,526 341 341	B11 Wilday PS Totals	7.726		5/9				5		5.776		539	535	5.547	527	5.478	5.436	515	0 9
Vear 12 Vear 13 Vear 14 Vear 13 Vear 14 Vear 13 Vear 14 Vear 14 <t< td=""><td>Total ROND</td><td>200</td><td></td><td>34</td><td></td><td></td><td></td><td></td><td></td><td>545</td><td></td><td>591</td><td>623</td><td>644</td><td>699</td><td>752</td><td>825</td><td>870</td><td>•</td></t<>	Total ROND	200		34						545		591	623	644	699	752	825	870	•
Vear 12 Vear 13 Vear 14 Vear 15 2029 1 2029 1 2031 2 2031 3 3033 4 664 660 655 650 650 655 449 446 443 439 435 435 452 450 448 445 443 443 1,565 1,566 1,546 1,546 1,534 1,522 248 274 293 341 370 248 274 293 341 370 33 49 58 95 113	B Total Surplus Pupil Spaces		1,214	1,305					1,423	1,404		1,513	1,521	1,535	1,545	1,497	1,465	1,461	
Year 11 Year 12 Year 13 Year 14 Year 15 2029/30 2030/31 2031/32 2031/33 2033/34 666 666 655 650 665 443 443 433 435 452 450 446 445 443 454 445 446 446 443 455 450 446 445 443 466 467 467 463 463 467 468 465 463 463 468 465 465 463 463 468 465 465 463 463 468 465 465 463 463 468 465 465 463 463 468 1,546 1,546 1,534 370 468 274 293 341 370 468 468 468 468 113	Review Area Schools Impacted by Housi	ing Growth	and for w	hich additic	nal Growth.	a	nmodation S	olutions are.	Required										
664 660 653 650 656 449 444 443 439 435 452 450 448 445 433 1,565 1,566 1,546 1,546 1,534 1,523 248 278 283 341 370 33 49 58 95 11,523		OTG		Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
449 446 443 439 435 435 435 435 435 435 435 435 435 435	C1 Aldergrove PS	989		929			689		669	705	683	929	699	664	099	655	099	645	2
495 450 448 445 443 1,565 1,556 1,945 1,534 1,523 248 274 283 341 370 		493	519	523	529		527	515	503	490	475	456	452	449	446	443	439	435	8
1,565 1,556 1,546 1,534 1,523 370 7. 1.534 370 7. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.		602	Ш	462			467	465	463	466	464	462	454	452	450	448	445	443	0
1,565 1,556 1,546 1,534 1,532 370	C4																		
1,566 1,556 1,546 1,534 1,523	53																		
1,566 1,556 1,546 1,534 1,523 248 274 293 341 370 																			
1,566 1,556 1,546 1,534 1,533 248 274 293 341 370 	90																		
1,565 1,556 1,545 1,534 1,533 248 274 293 341 370 	72																		
1,565 1,556 1,545 1,545 1,534 1,523 248 274 293 341 370 33 49 58 95 113	CS																		
246 274 233 341	Totals	1,780	Ш	1,661						1,660	1,622	1,593	1,574	1,565	1,556	1,545	1,534	1,523	2
33 49 58 95	Total ROND			2						134	154	178	212	248	274	293	341	370	
33 49 58 95	C Total Pupil Spaces Available to Accommoda	te Growth		118							2	8							
	D Requirements of New Development for Gro	owth Areas								14			9	33	49	58	95	113	

Form G - C	Form G - Growth-related Elementary Net Education Lands Costs	on Lands C	OSIS														
Review Area	Description of Growth-related Site Acqusition Needs	Site Status	Proposed Year of Acquisition	NGRPP Proposed Year Requirements of Acquisition Includd in EDC Rate 2019	Proposed School Capacity	% of Capacity Attributable to NGRPP Requirements	Total# of Acres Required	EDC Eligible (Cost per Acre	Education Land Costs	Education Land Costs previously funded from EDC account	Eligible Site Preparation Costs	Site Preparation Costs previously funded from EDC account	Land Escalation Costs	Site Pre paration Escalation Costs	Financing Costs	Total Education Land Costs
PE01B	Elementary school site King City (Site 19T-07K01) (657)	pauwo	2024	0	488	33%	0.00	1.96	\$ 795,579	\$ 1,561,160	\$ (4,773,473)	\$ 185,044	\$ (49,250)		\$ 20,190	\$ 1,828	\$ 157,813
PE03A	Nashville ES Kleinburg site (653)	рэшмО	2021	0	638	100%	7.00	7.00	\$ 2,492,213	\$ 17,445,492	\$ (17,445,492)	\$ 660,100	\$ (137,812)		\$ 43,053	\$ 6,627	\$ 571,968
PE03A	Block #41 ES Site (YR 566)	DNA	2023	638	638	100%	7.00	7.00	\$ 4,410,000	\$ 30,870,000	. \$	\$ 660,100	\$	\$ 6,295,319	\$ 83,280	\$ 444,353	\$ 38,353,052
PE03A	East Kleinburg ES site	DNA	2029	300	638	47%	7.00	3.29	\$ 4,410,000	\$ 14,530,190	. \$	\$ 310,702	- \$	\$ 3,662,875	\$ 83,344	\$ 217,872	\$ 18,804,983
PE03B	New ES site near Weston Rd. & Hwy 7	Location TBD	2026	236	638	37%	5.00	1.85	000'950'2 \$	\$ 13,028,163	. \$	\$ 174,115	\$	\$ 3,284,233	\$ 33,969	\$ 193,648	\$ 16,714,128
PE04A	VMC#1ES Site	DNA	2032	200	200	100%	5.00	5.00 \$	000'950'2 \$	\$ 35,280,000	- \$	\$ 471,500	\$	969'668'8 \$	\$ 150,634	\$ 525,081	\$ 45,320,851
PE04A	Block 27 #1 ES Site	DNA	2020	638	638	100%	7.00	7.00	\$ 4,050,000	\$ 28,350,000	. \$	\$ 660,100	- \$	\$ 1,417,500	\$ 40,403	\$ 357,136	\$ 30,825,139
PE04A	Block 27 #2 ES Site	DNA	2024	638	638	100%	7.00	7.00	\$ 4,050,000	\$ 28,350,000	. \$	\$ 660,100	\$	\$ 7,146,672	\$ 98,147	\$ 424,968	\$ 36,679,887
PE04A	Vaughan Mills Centre ES Site	DNA	2028	200	200	100%	4.00	4.00	000'950'L \$	\$ 28,224,000		\$ 377,200	· \$	\$ 7,114,909	\$ 91,801	\$ 419,728	\$ 36,227,638
PE04A	VMC#2ES Site	DNA	2033	203	200	41%	5.00	2.03	000'950'2 \$	\$ 14,295,456	. \$	\$ 191,052	- \$	\$ 3,603,701	\$ 61,037	\$ 212,763	\$ 18,364,009
PE04B	Block 12 #2 South ES Site (379)	рэимО	2019	0	638	70%	0.00	4.19	1,970,261	\$ 8,263,980	\$ (11,821,567)	\$ 395,528	\$ (1,119,383)	. \$	- \$. \$. \$
PE06	Langstaff Gateway ES	DNA	2031	224	200	45%	5.00	2.24	000'008'9 \$	\$ 14,086,800	- \$	\$ 210,855	- \$	\$ 3,551,102	\$ 67,363	\$ 210,007	\$ 18,126,127
PE07A	Newmarket West #1 ES Site (684) (D14 NP1322)	Optioned	2023	241	638	38%	0.00	2.27 \$	\$ 2,700,000	\$ 6,121,975	\$ (5,000)	\$ 213,816	\$ (6,558)	\$ 1,247,435	\$ 26,148	\$ 89,059	\$ 7,686,874
PE07C	Newmarket SE ES site (587)	рэшмО	2019	0	638	%9	0.00	0.36	\$ 541,208	\$ 196,463	\$ (3,247,246)	\$ 34,232	\$ (41,214)	- \$	- \$. \$	- \$
PE08A	Aurora 2C ES site (655 acquired in 2015)	Owned	2022	0	638	92%	0.00	5.72	\$ 1,111,321	\$ 6,355,432	\$ (6,667,926)	\$ 539,284	\$ (122,463)		\$ 43,383	\$ 5,394	\$ 465,597
PE09	Oak Ridges East #1 ES Site (652)	Optioned	2020	519	638	81%	5.73	4.66	\$ 731,449	\$ 3,411,427	\$ (83,723)	\$ 439,809	\$ (63,953)	\$ 232,939	\$ 23,005	\$ 46,412	\$ 4,005,916
PE10D	North Leslie #1 ES Site	DNA	2020	838	638	100%	0.00	00:9	\$ 5,040,000	\$ 30,240,000	. \$	\$ 565,800	- \$	\$ 1,512,000	\$ 34,631	\$ 379,224	\$ 32,731,655
PE10D	North Leslie #3 ES Site (689) (19T-04R09)	Optioned	2025	838	638	100%	0.00	00:9	\$ 5,040,000	\$ 30,240,000	\$ (5,000)	\$ 565,800	\$ (2,790)	\$ 7,621,856	\$ 96,646	\$ 451,478	\$ 38,967,990
PE10D	North Leslie #2 ES Site	DNA	2033	28	638	4%	0.00	0.27	\$ 5,040,000	\$ 1,336,627	. \$	\$ 25,009	\$	\$ 336,947	\$ 7,989	\$ 20,004	\$ 1,726,576
PE11A	Keswick South #1 ES Site (19T-14G02) (671)	Optioned	2025	563	638	988%	6.15	5.42	\$ 1,350,000	\$ 7,321,295	\$ (5,000)	\$ 511,406	\$ (2,733)	\$ 1,844,344	\$ 87,318	\$ 114,364	\$ 9,870,994
PE11B	Sutton NE#1 ES Site 654)	DNA	2029	294	638	46%	0.00	2.76	\$ 1,440,000	\$ 3,981,442		\$ 260,729	\$ (23,513)	\$ 1,003,671	\$ 63,631	\$ 61,960	\$ 5,347,921

York Region District School Board Education Development Charge Background Study 2019

rorm G - C																		
Review Area	Description of Growth-related Site Acqusition Needs	Site Status	Proposed Year of Acquisition	NGRPP Pro Requirements Sc Includd in EDC Ca Rate 2019	Proposed 9/ School Capacity R	% of Capacity Attributable to NGRPP Require ments	Total # of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Costs	Education Land Costs previously funded from EDC account	Eligible Site Preparation Costs	Site Preparation Costs previously s funded from EDC		Land P Escalation C	Site Preparation Escalation Costs	Financing 1 Costs	Total Education Land Costs
PE12	Sharon #1 ES Great Gulf (19T-08E01, 19T-07E02) (690)	Owned	2021	0	638	100%	00.9	6.00	\$ 1,372,521	\$ 8,235,128	\$ (8,235,128)	\$ 565,800	ss	(47,355) \$		42,737 \$	\$ 829	567,760
PE12	Queensville West #3 Lot 12 Conc 2 ES Site	Optioned	2023	638	638	100%	00.9	6.00	\$ 2,160,000	\$ 12,960,000	\$ (5,000)	\$ 565,800	69	(14,816) \$ 3,	3,867,658 \$	69,514 \$	204,463 \$	17,647,619
PE12	Holland Landing #1 (19T-90015) (693)	Optioned	2022	638	638	100%	00:9	6.00	\$ 2,160,000	\$ 12,960,000	\$ (5,000)	\$ 565,800	s	(1,422) \$ 2,	2,915,432 \$	58,740 \$	193,332 \$	16,686,882
PE12	Green Lane #1 ES Site	DNA	2025	638	638	100%	7.00	7.00	\$ 2,160,000	\$ 15,120,000		\$ 660,100	65	\$.	5,692,050 \$	113,312 \$	253,018 \$	21,838,480
PE12	Holland Landing #2 ES Site (19T-95088) (690)	DNA	2027	638	638	100%	7.00	7.00	\$ 2,160,000	\$ 15,120,000		\$ 660,100	69	(6,066) \$ 5,	5,692,050 \$	143,230 \$	253,297 \$	21,862,611
PE12	Green Lane #2 ES Site	DNA	2030	638	638	100%	7.00	7.00	\$ 2,160,000	\$ 15,120,000		\$ 660,100	45	\$ 2	5,692,050 \$	193,810 \$	253,961 \$	21,919,921
PE12	Green Lane #3 ES Site	DNA	2032	625	829	%86	7.00	6.86	\$ 2,160,000	\$ 14,820,207	\$	\$ 647,012	45	\$ -	5,579,190 \$	\$ 206,706	249,122 \$	21,502,237
PE12	Queensville NE #5 ES Site	DNA	2033	625	829	%86	7.00	6.86	\$ 2,160,000	\$ 14,820,207		\$ 647,012	ss.	. 5.	5,579,190 \$	\$ 206,706	249,122 \$	21,502,237
PE13	Stouffille NW #3 ES Site (191-W04, 197-W05) (669)	Optioned	2021	638	638	100%	5.97	5.97	\$ 2,250,000	\$ 13,432,500	\$ (5,000)	\$ 562,971	69	(13,743) \$ 1,	1,945,645 \$	45,274 \$	187,167 \$	16,154,814
PE13	Stouffille Phase 3 ES Site	DNA	2029	287	829	45%	7.00	3.14	\$ 2,250,000	\$ 7,072,688	\$	\$ 296,424	45	. \$ 2,	2,662,572 \$	79,514 \$	118,520 \$	10,229,718
PE14	Cornell #4 ES (479) (site acquisition funded from EDC account)	Owned	2020	0	638	100%	0.00	6.00	\$ 737,215	\$ 4,423,292	\$ (4,423,292)	\$ 1,091,509	(1,091,509)	\$ (609)				•
PE14	Victoria Square (Cathedral West #2) (site preparation costs only)	Owned	2019	0	638	100%	5.91	5.91	\$ 660,781	\$ 3,905,217	\$ (3,905,217)	\$ 595,215	s	(595,215) \$				
PE14	Angus Glen North #1 ES Site	DNA	2022	638	638	100%	7.00	7.00	\$ 4,410,000	\$ 30,870,000		\$ 660,100	\$	9 \$ -	6,947,077 \$	\$ 68,704	451,822 \$	38,997,703
PE14	Berczy Glen#1 ES Site	DNA	2024	638	638	100%	7.00	7.00	\$ 4,410,000	\$ 30,870,000	- \$	\$ 660,100	\$.7 \$ -	7,781,932 \$	98,147 \$	461,953 \$	39,872,132
PE14	Robinson Glen #1 ES Site	DNA	2025	638	638	100%	7.00	7.00	\$ 4,410,000	\$ 30,870,000		\$ 660,100	\$.7 8 -	7,781,932 \$	113,312 \$	462,131 \$	39,887,475
PE14	Comell South #5 ES Site	DNA	2026	638	638	100%	7.00	7.00	\$ 4,410,000	\$ 30,870,000		\$ 660,100	45	.7 \$ -	7,781,932 \$	128,781 \$	462,312 \$	39,903,125
PE14	Yorkdowns ES Site	DNA	2028	638	638	100%	7.00	7.00	\$ 4,410,000	\$ 30,870,000		\$ 660,100	45	.7 \$ -	7,781,932 \$	160,651 \$	462,686 \$	39,935,369
PE14	Angus Glen North #2 ES Site	DNA	2029	638	638	100%	7.00	7.00	\$ 4,410,000	\$ 30,870,000	. \$	\$ 660,100	\$. \$ 7,	7,781,932 \$	\$ 990'221	462,878 \$	39,951,976
PE14	Berczy Glen #2 ES Site	DNA	2030	638	638	100%	7.00	7.00	\$ 4,410,000	\$ 30,870,000	. \$	\$ 660,100	\$. \$ 7.	7,781,932 \$	193,810 \$	463,074 \$	39,968,916
PE14	Robinson Glen #2 ES Site	DNA	2030	638	638	100%	7.00	7.00	\$ 4,410,000	\$ 30,870,000		\$ 660,100	45	.7 \$ -	7,781,932 \$	193,810 \$	463,074 \$	39,968,916
PE14	Cornell Southwest #6 ES Site (686) (19T-14M10, 19T- 04M16)	Optioned	2033	339	638	53%	6.00	3.19	\$ 4,410,000	\$ 14,065,123	\$ (10,000)	\$ 300,758	s	(11,802) \$ 3,	3,543,117 \$	92,315 \$	210,750 \$	18,190,259
PE15A	Markham Centre #3 ES Village Parkway (670)	Optioned	2020	200	200	100%	6.00	6.00	\$ 3,740,669	\$ 22,444,014	\$ (10,000)	\$ 565,800	\$	(110,972) \$ 1,	1,121,701 \$	27,839 \$	281,770 \$	24,320,151
PE15A	Markham Centre #1 ES (682)	Optioned	2019	200	200	100%	3.50	3.50	\$ 6,300,000	\$ 22,050,000	- \$	\$ 330,050	s	(65,189)	\$	10,700 \$	261,693 \$	22,587,254
PE15A	Markham Centre #2 ES	DNA	2031	148	200	30%	5.00	1.48	\$ 6,300,000	\$ 9,330,300	- \$	\$ 139,658	\$	- \$ 2.	2,352,049 \$	44,618 \$	139,097 \$	12,005,722
PE16	Millken Main ES site (650)	DNA	2032	113	200	23%	5.00	1.13	\$ 4,950,000	\$ 5,593,500		\$ 106,559	s	(11,662) \$ 1,	1,410,050 \$	30,318 \$	83,561 \$	7,212,326
Total Element	Total Elementary Education Land Costs			18,867	28,094		284.3	231.1		\$ 781,922,077	\$ (60,653,064)	\$ 22,353,747	\$	(3,539,421) \$ 168,242,494	242,494 \$	3,655,587 \$ 10,817,288		\$ 933,662,723

SECONDARY REVIEWS AREAS



York Region District School Board: Education Development Charges Background Study 2019

Secondary Review Areas Streets ---- Rails



		י- סעצי	YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	AND								Projected H	Projected Housing Growth	£	Yield		related rupils	
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019	HARGES!	UBMISS	ION 2019									Low Density			0.0797	1,970	157	
1. No growth-related site needs											0	Medium Density	ty.		0.0575	675	39	
												High Density - Apartments	Apartments		0.0052	637	3	
												High Density -	High Density - Stacked Townhouses	ses				
												Total Net Dwelling Units	ling Units		0.0607	3,282	199	
Review Area: PS01 - King																		
Projected Housing Growth			Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
Low Density			171	. 1	42	33	.40	205	64	133 98				. 78	111	. 75	108	
Medium Density High Density - Apartments				,	7	34	22	98	74 10	101 92 45 75		55	55	35	- 75	50	74	
High Density - Stacked Townhouses A Total Net Dwelling Units			179		149	. 167		241 2	238 27					188	186	200	249	
۳. و	New Housin	g Developr	nent, or for	. which no (Growth-relat	ed Accomm	dation Solut	ions are Requ										
Review Area Schools	OTG	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	# of Portables
B1 King City SS	1,107		920	1000	26	91	92	62	76	984 1,007				972	996	962	962	0
B3																		
B4																		
88																		
B7																		
88																		
B9																		
B10 Totals	1 107	936	020				370		2007	1,007				625	990	696	962	•
Total ROND	OT(1		10		18	75		47		83 99	118	139	151	163	174	186	199	•
B Total Surplus Pupil Spaces	-	171	177			35		81	44									
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required	sing Growtl	and for w	hich additi	onal Growt	h-related Ac	commodatic	n Solutions a	re Required										
	OTG Capacity	Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
C1								H										
ROND																		
ROND																		
G																		
C4 ROND																		
ROND																		
C5 ROND																		
93																		
ROND																		
ROND																		
C8 ROND																		
Totals	·																	0
Total ROND	•		•				_			•	•	•	•			•		
C Total Pupil Spaces Available to Accommodate Growth	late Growth		•						•	•	•	•	•			•		



Secondary Review Area: PS02

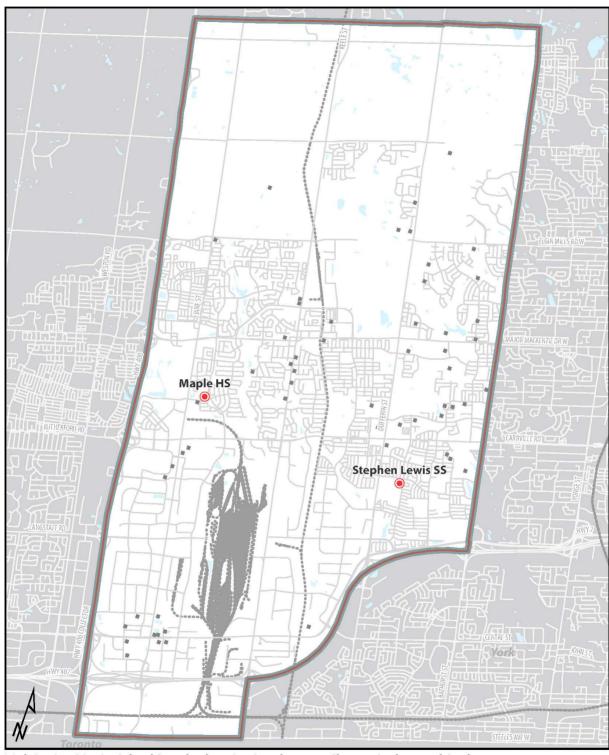
Secondary School

Housing Development

PS02 Boundary

Streets ----- Rails

EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019 State		Year 8 2006/77 2006/77 2006/77 2006/77 45 2006/77	92 77 77	rsity		0.1131	7,181	812
14 15 15 15 15 15 15 15		Year 8 2006/27 720 720 720 730 730 730 730 730 730 730 730 730 73	2 10 29	nsity - Apartments nsity - Stacked Townhon et Dwelling Units et Dw		0.0705	4 579	
## 1		Year 8 2005/77 71 325 76 228 76 228 77 325 78 328 78 208 78 208 7	37 10 78	Insity - Apartments are to be a fine a control of the control of t		0.0232	2000	323
## Year 4		Year 8 2006/77 700 700 700 700 700 700 700 700 700	32 10 TT	risty - Stacked Townho et Dwelling Units r 10 Year 11 8/23 2029/30 462 308 2492 308 - 232 - 84			4,084	95
## 19		Year 8 2006/27 720 720 720 720 720 720 720 720 720 7	27 10 12		nses	0.0476	279	13
### Vear 4 Year 5 Year 6 Year 7 Year 8 Year 9 ###################################		Year 8 2005/77 71 325 70 71 325 76 288 71 325 78 2005/77 2005/77	37 100	Year 1 2029/3 22 32 37		0.0771	16,123	1,243
12 12 12 13 14 15 15 15 15 15 15 15		Year 8 2006/77 720 720 720 720 720 720 720 720 720 7	37 10 10 29	Year 1 2029/3 32 37				
407 461 419 888 587 720 187 256 299 439 571 202 8 5 287 169 276 295 8 9 287 1,487 1,184 1,1354 1 10 10 1,087 1,487 1,384 1,334 1,284 11/20 2022/23 2023/24 2024/25 2023/25 2023/25 2023/25 2023/25 11/20 1 1 1 1 1 1 1 11/20 1 1 1 1 1 1 1 11/20 1 1 1 1 1 1 1 11/20 1 1 1 1 1 1 1 11/20 1 1 1 1 1 1 1 11/20 1 1 1 1 1 1 1 <		720 720 720 720 720 720 720 720 720 720	37 10 10 37 10 10 10 10 10 10 10 10 10 10 10 10 10		Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
10		7.7 285 111 11 11 11 11 11 11 11 11 11 11 11 11	33 10			455	155	340
1.0 1.0		111 1134 11354 113	<u> </u>		177	156 420	231	322
## Accommodation Solutions are Required ## Accommodation Solutions are Requir		Year 8 2026/27		1 2/1		1050	37	34
1/22 2022/23 2023/24 2024/25 2025/26 2025/27 2027/2 1/22 2022/23 2023/24 2024/25 2025/26 2025/27 2027/2		Year 8 2026/27				OCO'T	/8/	700
Accommodation Solutions are Required 1.576 1.615 1.539 1.441 1.358 1.1405 1.138 1.334 1.138 594 639 645 652 640 645	re france	a d formar	-	Year 10 Year 11	Year 12	Year 13	Year 14	Year 15 # of Portables
Accommodation Solutions are Required 1.576 1.615 1.363 1.347 1.334 1.318 1.334 1.1 594 639 645 652 640 645						10 /200	20/200	
Accommodation Solutions are Required 1.576 202/23 202/23 202/23 202/24 202/25 202/24 20								
Accommodation Solutions are Required Accommodation Solutions are Required Accommodation Solutions are Required 1,256 2002/23 2003/24 2004/25 2005/27 2007/2 1,576 1,583 1,347 1,334 1,318 1,334 1,140 1,384 1,								
Accommodation Solutions are Required Accommodation Solutions are Required Accommodation Solutions are Required Accommodation Solutions are Required 1,256 2002/23 2003/24 2004/25 2005/27 2007/2 1,576 1,583 1,347 1,334 1,318 1,334 1,345 1,456 2005 S94 639 645 652 640 645 645 640 645								
Accommodation Solutions are Required Accommodation Solutions are Required Accommodation Solutions are Required 1,256 2002/23 2003/24 2004/25 2005/27 2007/2 1,426 1,553 1,347 1,334 1,318 1,334 1,426 1,553 6-45 6-55 6-40 6-45 6-45 6-45 6-45 6-45 6-45 6-45 6-45								
Accommodation Solutions are Required Accommodation Solutions are Required 1,256 2002/23 2003/24 2004/25 2005/25 2005/27 2007/2 1,426 1,553 1,347 1,334 1,318 1,334 1,345 1,426 2005/25 640 645 2005/25 2005								
Accommodation Solutions are Required Accommodation Solutions are Required Accommodation Solutions are Required 1,276 202023 202044 2020425 2005/27 2027/2 1,576 1,553 1,347 1,334 1,318 1,334 1,134 1,355 1,441 1,355 1,44								
Accommodation Solutions are Required Accommodation Solutions are Required Accommodation Solutions are Required ATZ Year 2 Year 3 Year 3 Year 3 Year 4 Year 5 2002/24 2002/2								
Accommodation Solutions are Required Accommodation Solutions are Required 1/2 2022/23 2022/24 2023/25 2022/26 2025/27 2027/2 1,576 1,615 1,569 1,431 1,334								
Accommodation Solutions are Required 1/2 2022/23 2022/24 2023/24 2023/25 2022/26 2025/27 2027/2 1/2 2022/23 2022/24 2023/24 1,529 1,441 1,358 1,1 1/426 1,353 1,347 1,334 1,318 1,334 1,1 594 6.65 6.65 6.60 6.45 6.15 1/426 1,353 1,347 1,334 1,318 1,334 1,1 1/426 1,353 1,347 1,334 1,318 1,334 1,1 1/426 1,353 1,347 1,334 1,318 1,334 1,1 1/426 1,353 1,347								
Accommodation Solutions are Required 1.372								
Corporting Current Companies Vear 1 (Vear 3) Vear 3 (Vear 5) Vear 3 (Vear 5) Vear 3 (Vear 5) Vear 5 (Vear 5) Vear 5 (Vear 6) Vear 5 (Vear 6) Vear 6 (Vear 5) Vear 9 (Vear	Solutions are Required							
Emily Carr SS Laberty Autaly19	Year 6	Year 8		Year 10 Year 11	Year 12	Year 13	Year 14	Year 15 # of Portables
Tommy bougles SS 1,356 1,395 1,447 1,462 1,426 1,353 1,347 1,334 1	1,569 1,529	41 1,358	62	4		1,018	1,016	1,016
Woodbridge College 708 S.26 S37 S61 S94 653 645 640 645 From the college 640 645 640 645 6	1,347		1,301	1,275	1,239	1,235	1,242	1,239
	645		653	652	643	641	989	635
53								
90 25								
23								
8								
83								
Totals 3,289 3,580 3,649 3,567 3,669 3,567 3,568 3,567 3,568 3,587 3,589 3,337 3,337	3,561		3,233	3,121 3,041	2,943	2,893	2,893	2,890
Total ROND . 85 146 200 264 328 453 541 645 736	328		736	825 931	1,018	1,100	1,160	1,243
C Total Pupil Spaces Available to Accommodate Growth								
D Requirements of New Development for Growth Areas 495 576 577 651 670 749 721 783 750 772 772 772 772 772 772 772 772 772 77	1 670 749	721 763	750	727 753	742	774	834	914



York Region District School Board: Education Development Charges Background Study 2019

Secondary Review Area: PS03

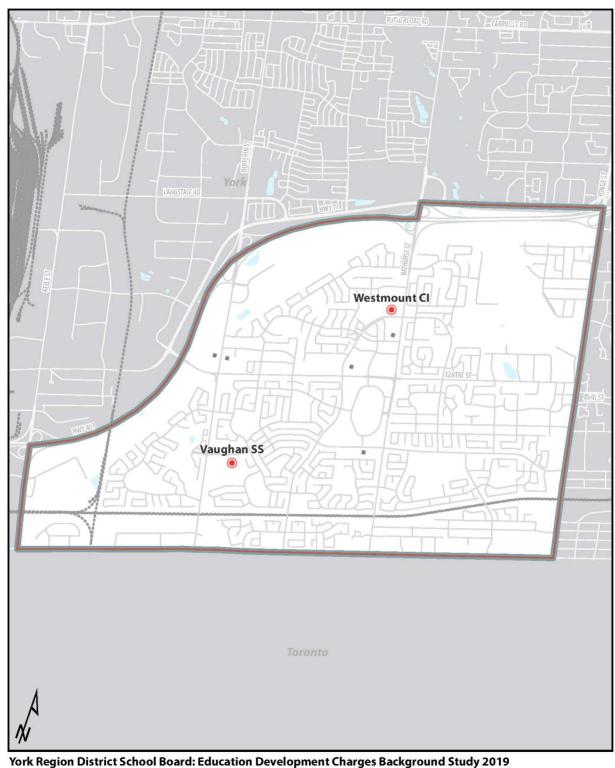
Secondary School

Housing Development PS03 Boundary

Streets Rails

1,100 March Marc	YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	100F	ARD - F	ORMS E	AND F								Projected Ho	Projected Housing Growth		Yield	Units 2033/34	related Pupils	
No. 10 N	DUCATION DEVELOPMENT CI	HARGES 5	UBMISS	10N 2019									ow Density			0.1109	4,093	454	
No. 10 N	Block 11 Vaughan SS (638) (partially funded fro	nm EDC account											Aedium Density			0.0729	5,777	421	
												_	ligh Density - Ap	artments		0.0230	11,309	260	
													ligh Density - Sta	icked Townhouse	S	0.0476	146	7	
Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 12 Vear 14 Vear 13 Vear 14 Vear 15 Vear 14 Vear 15 Vear 14 Vear 15 Vear 16 Vear 16 Vear 17 Vear 17 Vear 17 Vear 17 Vear 18 Vear 19												-	otal Net Dwellin	g Units		0.0536	21,325	1,142	
	Review Area: PS03 - Vaughan	Maple																	
18 18 18 18 18 18 18 18	Projected Housing Growth			Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
	Low Density			383				282	48	319	271	359	359	359	329	361	329	339	
Vear 7 Vear 8 Vear 10 Vear 10 Vear 11 Vear 11 Vear 12 Vear 13 Vear 14 Vear 15 Vear 15 Vear 15 Vear 15 Vear 16 Vear 17 Vear 17 Vear 18 Vear 18 Vear 18 Vear 19 Vear 10 Vear 10 Vear 11 Vear 11 Vear 12 Vear 13 Vear 14 Vear 15 Vear 15 Vear 15 Vear 16 Vear 17 Vear 17 Vear 17 Vear 18 Vear 18 Vear 18 Vear 19 Vear 19 Vear 10 Vear 10 Vear 10 Vear 11 Vear 12 Vear 12 Vear 13 Vear 14 Vear 15 Vear 15 Vear 16 Vear 17 Vear 17 Vear 17 Vear 18 Vear 18 Vear 19 Vear 1	High Density - Apartments			437	1,:			230	-	160	487	784	929	1,142	537	930	870	1,186	
	High Density - Stacked Townhouses Total Net Dwelling Units			1,080			1,132	1,403	164	801	- 926	1,758	1,549	2,205	15	1,536	15	2,021	
Vear 7 Vear 8 Vear 9 Vear 10 Vear 11 Vear 12 Vear 13 Vear 14 Vear 15 Vear 15 Vear 15 Vear 15 Vear 16 Vear 16 Vear 16 Vear 17 Vear 16 Vear 17 Vear 16 Vear 17 Vear 17 Vear 18 Vear 18 Vear 18 Vear 18 Vear 18 Vear 19 Vear 19 Vear 19 Vear 19 Vear 19 Vear 10 Vear 11 Vear 12 Vear 13 Vear 14 Vear 14 Vear 14 Vear 15 Vear 16 Vear 16 Vear 17 Vear 18 Vear 18 Vear 18 Vear 18 Vear 19 Vear 19 Vear 10	view Area Schools not Impacted by I	New Housin	1 Develop	ment, or for	which no Gr	owth-related	Accommoda	tion Solution.	s are Require	ρ									
Veer 7	Review Area Schools	OTG		Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year9	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	Existing Site Size
Veer 7																			
Year 7 Year 8 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15																			
Year 7 Year 8 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15																			
1.00 1.385 1.371 1.381																			
Vear 7																			
Vear 7 Vear 8 Vear 10 Vear 11 Vear 12 Vear 13 Vear 14 Vear 15																			
Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15																			
1. 1. 1. 1. 1. 1. 1. 1.																			
Year 7 Year 8 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15 Year 7																			
	Total ROND																		0.00
Year 7 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15 321 332 409 453 477 475 484 473 466 453 152 149 151 151 146 141 138 133 133 134 154 391 390 343 319 293 275 273 268 268 406 1,386 1,371 1,351 1,339 1,333 1,292 1,287 047 577 547 2,371 1,351 1,339 1,333 1,292 1,287 047 577 547 1,351 1,339 1,333 1,292 1,287 047 577 547 774 776 69 677 674 138 3,233 3,233 3,233 3,334 2,586 2,836 2,836 24 3,233 3,233 3,233 3,334 2,	Total Surplus Pupil Spaces																		
Order (Parish Merital Caped) Caped (Parish M	iew Area Schools Impacted by Hou.	sing Growth	and for w	hich additic	ınal Growth	related Acco	mmodation S	olutions are I	Required										
Unamed Block 115S (Aughf FI) 4.2		OTG	Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	Existing Size
Unnamed Block 115S (Al/Mack) 1,155 (Al/Mack) 1,156 (Al/Mack) <	Unnamed Block			42	76	148	235	274	321	392	409	453	477	475	484	473	466	459	0.00
Unmaned Block 11.55 (Stewis) 1,158 <th< td=""><td>_</td><td>ŀ</td><td></td><td>36</td><td>77</td><td>114</td><td>149</td><td>157</td><td>152</td><td>149</td><td>151</td><td>151</td><td>146</td><td>141</td><td>138</td><td>133</td><td>133</td><td>134</td><td>0.00</td></th<>	_	ŀ		36	77	114	149	157	152	149	151	151	146	141	138	133	133	134	0.00
Name In State In				79			326	370	384	391	390	343	319	293	275	273	268	268	0.00
Stephen Lewis SS 1,551 1,554 1,456 1,111 1,061 1,007 977 947 893 822 774 726 658 677 674 Stephen Lewis SS 1,514 1,514 1,126 1,111 1,061 1,007 977 947 893 774 726 658 677 674 Total Brown 2,846 3,014 3,153 3,222 3,278 3,233 3,273 3,233 3,273 3,239 3,233 3,273 3,309 3,135 3,094 2,846 3,014 3,133 3,239 3,233 3,273 3,289 3,135 3,289 3,135 3,094 2,951 2,896 2,836 2,836 1,015 1,142 Total Pupil Spaces Available to Accommodate Growth 2 4 2	Maple HS	1,158	1,332	1,401			1,458	1,454	1,406	1,385	1,377	1,368	1,371	1,351	1,329	1,313	1,292	1,287	17.15
Totals 2,409 2,846 3,014 3,122 3,378 3,273 3,273 3,273 3,273 3,273 3,135 3,135 3,273 3,273 3,135 3,135 3,273 3,135 3,135 3,135 3,135 3,289 2,281 2,881 2,881 2,881 2,881 2,881 2,142 Total Poll Spaces Available to Accommodate Growth -	Stephen Lewis SS	1,251	1,514	1,456				1,061	1,047	776	947	893	822	774	726	869	229	674	17.1
Totals 2,409 2,846 3,014 3,152 3,273 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>																			
Total RoND 2,409 2,846 3,014 3,132 3,278 3,373 3,293 3,273																			
9 2,846 3,014 3,153 3,222 3,278 3,317 3,309 3,223 3,27																			
9 2,846 3,014 3,123 3,222 3,278 3,278 3,239																			
58 91 142 129 277 331 382 481 573 702 802 888 1,015	Totals	2,409	2,846	3,014				3,317	3,309	3,293	3,273	3,209	3,135	3,034	2,951	2,889	2,836	2,821	34.30
	Total ROND Total Pupil Spaces Available to Accommod.	ate Growth		88 ,				249		331	382	481	573	702	805	868	1,015	1,142	

Review Area Map PS04A



Secondary Review Area: PS04A

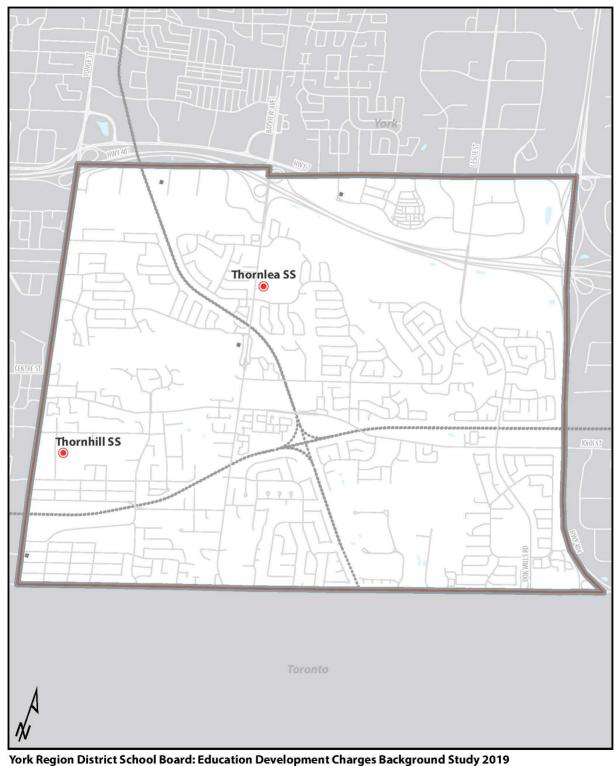
Secondary Schools

Housing Development PS04A Boundary

Streets ***** Rails

YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	100L B(ARD - F	ORMS E	ANDF								Projected Housing Growth	using Growth	-	Elementary Yield	Units 2033/34	erowth- related Pupils	
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019	HARGES (UBMISS	ION 2019									Low Density						
1. No growth-related site needs											0	Medium Density			0.0748	140	10	
												High Density - Apartments	artments		0.0232	1,352	31	_
												High Density - Stacked Townhouses	icked Townhous	es				
												Total Net Dwelling Units	g Units		0.0281	1,492	42	
Review Area: PS04A - Vaughan	n Thornhil																	
Projected Housing Growth			Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
Low Density																		_
Medium Density High Density - Apartments					265	267				95 ,				200	\$,	420	200	
High Density - Stacked Townhouses A Total Net Dwelling Units					265	. 267				- 26				200	. 84	420	200	
Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation	Vew Housin	g Developi	nent, or for 1	which no Gro	wth-related,	Accommodat	ion Solutions	Solutions are Required	ρ									
Review Area Schools	OTG	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Existing Site
B1 Vaughan SS	975	1,159	1,121	1,150	1,145	1,114	1,144	1,134	1,065	1,059	1,014	993	984	957	943	932	931	15.00
B2 Westmount Cl	954	1,378	1,364	1,307	1,220	1,161	1,113	1,084	1,042	1,016	886	951	932	914	006	968	895	32.00
B3																		
B4																		
98																		
87																		
B8																		
B9																		
B10	1 030	2 537	3 405	237 €	3366	מבני נ	23.00	717.	000	200 6	,000	1 044	1 016	070	1 043	1 001	1 076	00.27
Total ROND	4,763	4,007		,CP,2	4	8	8	8	8	2,073	2,002	12	1,510	15	77	39	42	0.11
B Total Surplus Pupil Spaces				•							•	•	1	4	53	63	62	_
Review Area Schools Impacted by Housing Growth and for which additional Growth-rela	sing Growtl	and for w	hich additio.	nal Growth-r		modation St	ted Accommodation Solutions are Required	equired										
	OTG Capacity	Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	Existing Site Size
ជ																		
2																		
8																		
22																		
50																		
90																		
72																		
83																		
Totals																		0.00
Total ROND																		
C Total Pupil Spaces Available to Accommodate Growth	ate Growth																	_

Review Area Map PS04B



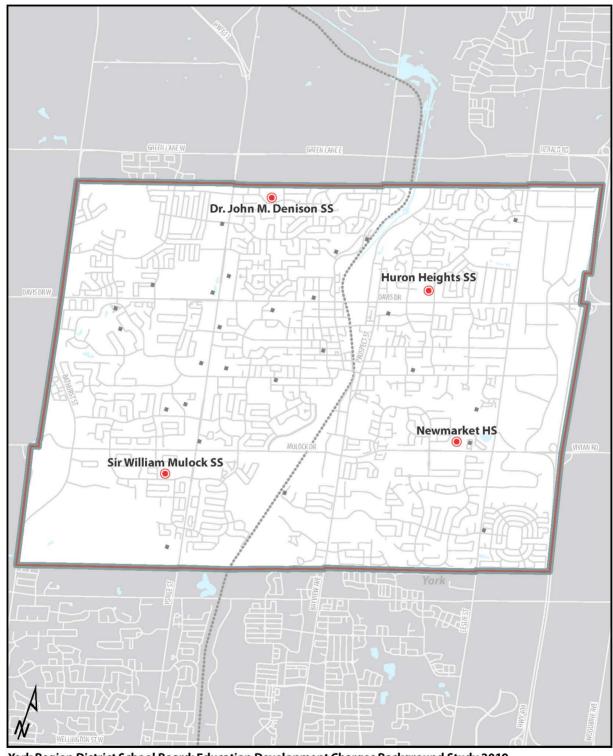
Secondary Review Area: PS04B

Secondary School

Housing Development PS04BBoundary

Streets Streets Rails

1 1 1 1 1 1 1 1 1 1		0		Low Density		0.1399		σ
Second Column C		O				A STATE OF THE STA	29	,
Year 7 Year 8 30 140			Medium Density	sity		0.0937	129	12
Year 7 Year 8 2025/26 2026/2 2026/2 2025/26 2026/2			High Density	High Density - Apartments		0.0442	3,624	160
Year 7			High Density	High Density - Stacked Townhouses	ses	0.0476	513	24
Year 7 Year 8 2025/26 2026/2 4 190 190 190 190 234 234 234 234 245 355/26			Total Net Dwelling Units	elling Units		0.0475	4,333	206
Year 7 Year 8								
190 190			Year 9 Year 10 2027/28 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
190 190 190 190 190 190 190 190 190 190	œ ·	H	H	H			7	
101 100 100 100 100 100 100 100 100 100		289	289 28	289 289	289	289	339	480
Vear 7			(4)	348 348	300	333	390	524
Year 7 Year 8	are Required							
969 940 1.085 1.1 (088 2.025 2			Year 9 Year 10	Year 11	Year 12	Year 13	Year 14	Year 15 # of Portables
969 940 188 2,025 2 193 220 193 220 193 220 193 220 193 220	68	1,100	83	32	1.089	1.085	*	1.084
193 2.035 2. 205 2. 2. 205. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2.					854	844	837	834
193 2.025 2 44 50 193 220 193 220 193 220 19 Year 7 Year 8 5 2025/26 2026/2								
193 2,025 2 44 50 20 193 220 20 193 2025/26 2026/2								
1088 2,025 2 44 50 200 1 193 220 220 220 2005/26 2005/26 2005/26 2005/26 2005/26 2005/26 2005/26 2005/26 2005/26 2005/2								
198 2,025 2 44 50 193 220 193 220 1 Year 7 Year 8 2 2025/26 2026/2								
193 2.025 2.035 3.								
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193 2.025 193 2.20 193 2.20 193 2.20 193 2.025,26 2.026,12 5 2.025,26 2.026,12								
193 220 193 220 193 205/26 2056/2	7	7	ť	ī	1,943	1,929	1,921	306
Year 7 2025/26		199	234 22	229 215	226	222	200	172
OTG Current Vear 1 Vear 2 Vear 3 Vear 5 Vear 6 Vear 7 Vea	equired							
			Year 9 Year 10	Year 11	Year 12	Year 13	Year 14	Year 15 # of Portables
	Н	Н	Н	Н				
25 26 27 29 29 20 20 20 20 20 20 20 20 20 20 20 20 20								
50 20 20 20 20 20 20 20 20 20 20 20 20 20								
50								
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3								
Total ROND								
C Total Pupil Spaces Available to Accommodate Growth			•					
D Requirements of New Development for Growth Areas								



York Region District School Board: Education Development Charges Background Study 2019

Secondary Review Area: PS05

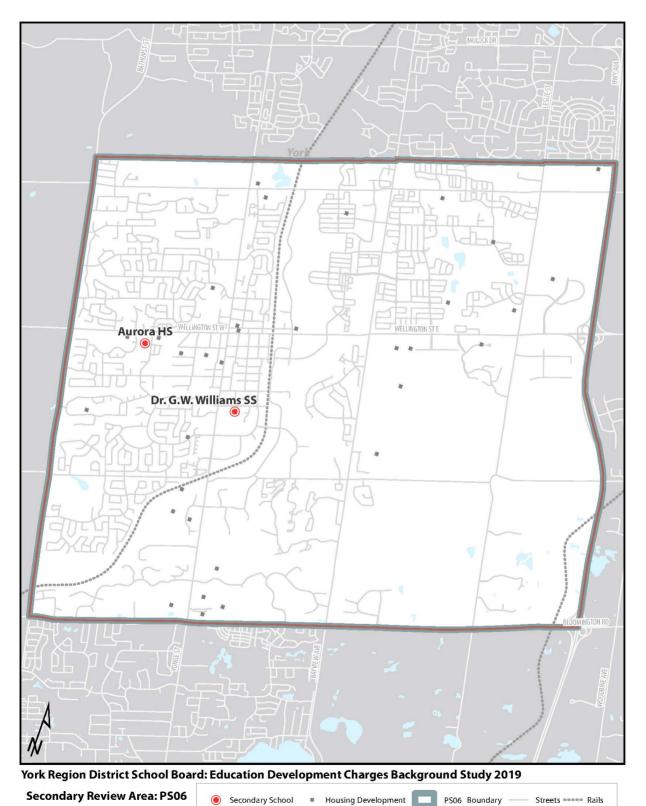
Secondary School

Housing Development PS05

Streets Rails

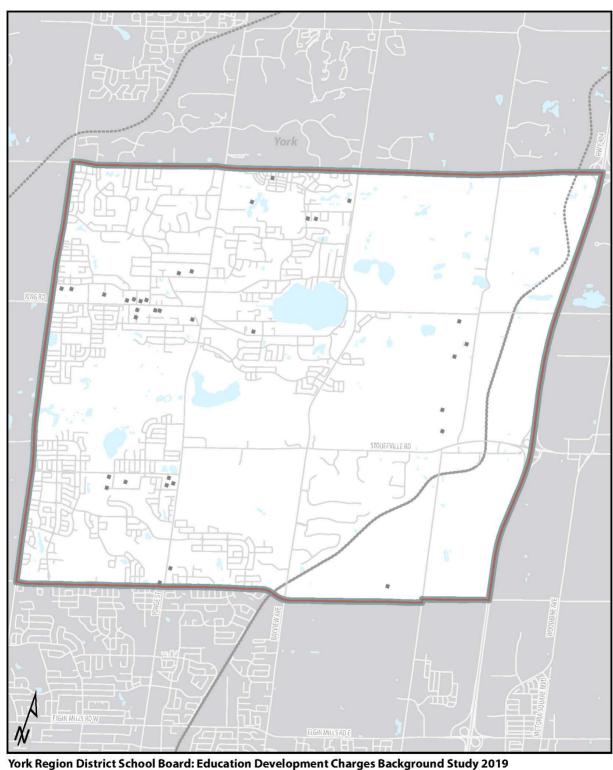
York Region District School Board Education Development Charge Background Study 2019

YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	OARD - I	FORMS E	AND F							ш.	rojected Ho	Projected Housing Growth		Weighted/ Blended Elementary Yield	Total Net New Units 2033/34	Total Yr. 15 Growth- related Pupils	
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019	SUBMISS	ION 2019									ow Density			0.1394	1,091	152	
1. No growth-related site needs										0	Medium Density			0.0635	1,527	97	
2.											High Density - Apartments	artments		0.0198	3,363	67	
8											ligh Density - Sta	High Density - Stacked Townhouses	Se				
4.										_	Total Net Dwelling Units	g Units		0.0528	5,981	316	
Review Area: PS05 - Newmarket																	
Projected Housing Growth		Year1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
Low Density		288	175	47	63	25	20	25	20 20	20	20 20	20	50	20	58	09	
Medium Density High Density - Apartments		124	120	323	296	150	150	215	248	288	363	248	324	289	229	240	
High Density - Stacked Townhouses A Total Net Dwelling Units		412	295	492	499	288	324	355	391	426	493	348	492	399	360	407	
Review Area Schools not Impacted by New Housing Development, or for which no Growth	ng Developi	ment, or for	which no Gro		elated Accommodation Solutions are Required	on Solutions	are Required										
Review Area Schools Capacity	Current 2018/19	Year1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	#of Portables
B1 Access Program 21		9	5	3	2	3	2	2	2	2	2	2	2	2	2	2	0
B2 Dr. John M. Denison SS 912	998	778	689	618	561	529	554	295	564	268	572	258	549	527	523	523	0
B3 Huron Heights SS 1,581	1,238	1,079	296	891	908	749	730	714	869	674	899	672	999	999	663	664	10
Newmarket HS (FI Dual)	1,423	1,375	1,399	1,413	1,417	1,426	1,471	1,498	1,620	1,661	1,674	1,684	1,626	1,608	1,600	1,600	0
B5 Sir William Mulock SS 1,044	1,277	1,281	1,244	1,213	1,207	1,168	1,102	1,079	1,011	393	896	947	941	917	913	915	2
86																	
87																	
oo 68																	
810																	
	4,821	4,518	4,304	4,137	3,993	3,905	3,859	3,854	3,895	3,896	3,884	3,862	3,780	3,719	3,701	3,703	12
Total ROND Total Surplus Pupil Spaces		37	162	316	90	98	118	135	152	171	189	214	239	265	292	316	
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Salutions are Reauired	h and for w	rhich additio	nal Growth-	elated Accon	modation So	utions are R	anired	-									
016	Current	Year1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	;
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	#of Portables
13																	
22																	
3																	
64																	
CS																	
92													П				
2																	
83																	
Totals	ŀ												ŀ				0
Total ROND	•																
C Total Pupil Spaces Available to Accommodate Growth																	
D Requirements of New Development for Growth Areas																	
Note: The Board is excluding any available capacity utilized for	holding situal	tions and where	a permanent ac	commodation sol	ution is sought, a	s well as any ava	ilable capacity th	nat doesn't meet	longerterm cap	ital priority nee	ds due to distan	ce.					



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Review Area Map PS07



Secondary Review Area: PS07

Secondary Schools

Housing Development Charges Background Study 2019

Secondary Review Area: PS07

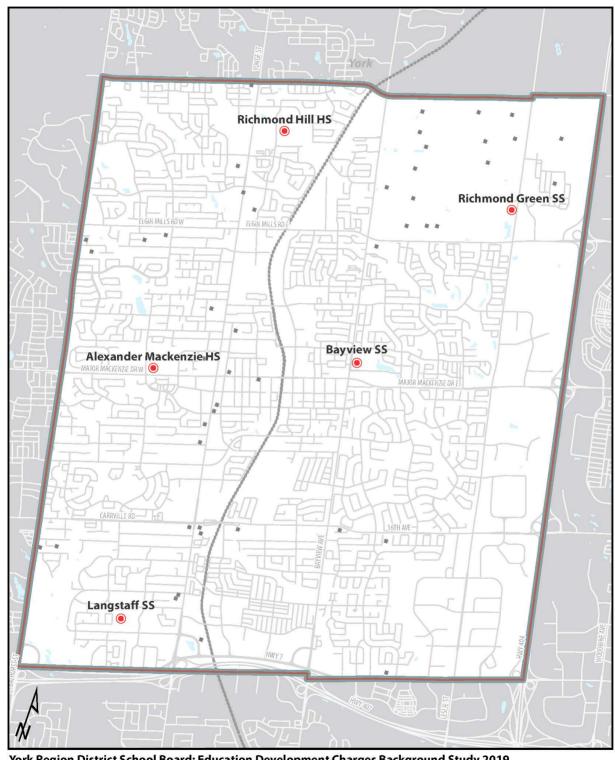
Secondary Schools

Housing Development Charges Background Study 2019

Streets

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YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	EDITICATION DEVELOPMENT CHARGES SLIBMISSION 2019
YOR	

YOR	YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	FORMS E	AND F								Projected Hc	Projected Housing Growth		Weighted/ Blended Elementary Yield	Total Net New Units 2033/34	Total Yr. 15 Growth- related Pupils	
EDO	EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019	SION 2019									Low Density			0.0861	1,146	66	
1. Oak	 Oak Ridges SS Bette Stephenson additon - site preparation costs only 									305	Medium Density			0.1035	1,577	163	
2.											High Density - Apartments	artments		0.0213	1,978	42	
mi.											High Density - Si	High Density - Stacked Townhouses	es	0.0477	24	1	
4.											Total Net Dwelling Units	ng Units		0.0646	4,725	305	
	Review Area: PS07 - Oak Ridges																
	Projected Housing Growth	Year 1 2019/20	Year 2 2020/21	Year3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
	Low Density				85	42	61	49	85	85	85	193	137	122	113	11	
	wedium bensity High Density - Apartments	101	10/	158	15t	ξ, ,	86 -	98 ,	100	100	100	100	624	494		313	
⋖	High Density - Stacked Townhouses Total Net Dwelling Units	200	181	210	279	78	159	135	282	273	228	. 363	- 262	760	316	462	
Revie	Review Area Schools not Impacted by New Housing Development, or for which no Growth	pment, or for	which no Gr		Accommodat	related Accommodation Solutions are Required	are Require	1									
	Review Area Schools Canacity 2018/19	Year 1	Year 2		Year 4	Year 5	Year 6	Year 7	Year 8	Year9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	# of Portables
81													10/200	10/1000			
B2																	
83																	
84																	
82																	
98																	
87																	
88																	
83 E																	
	Totals	.															0
۵	Total ROND Total Combine Bunil Concor																
Pourio	Davisous Area Cebrole Immerted by Hausing Grounk and for which additional Grounk related Accommodation Colintons are Davison	uhich additio	and Grounth	related Accor		Intions are D.											
JA SU	of pure Jones and pure and pure program and Jones and Jo	Vo.2.1	C 20.0%	Vones Acco	Paco'	Noor E	na unha	r zeov	0 2000	Ozcov	Von 10	Von 11	Vo.213	Von. 12	Vo.214	Vonte	
ī	Capacity 2018/19			2	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	# of Portables
	OIIII GIII COANNI NECES 23 (NI 18)	70			//7	+07	/07	700	/+7	667	077	017	907	007	CET	±	>
2	Unnamed Oak Ridges SS (RG) -	115	214	311	395	379	367	352	341	318	296	281	275	279	280	281	0
ខ	Unnamed Oak Ridges SS (RH)	95	118	185	240	235	222	192	167	153	130	123	124	120	124	125	0
2																	
5																	
1																	
క																	
7												П					
జ																	
ĺ	Totals	234	455	694	911	888	876	811	754	710	653	623	209	258	009	900	0
Ü	Total Punil Spaces Available to Accommodate Growth				8 .	۹ ,	6 ,	COT .	671	OCT .		GET .		167	-	coe .	
1				II								Ш					
۵	D Requirements of New Development for Growth Areas	244	244 479	736	226	971	962	916	916 883	998	825	818	928	849	879	905	



York Region District School Board: Education Development Charges Background Study 2019

Secondary Review Area: PS08

Secondary Schools

Housing Development PS08

Boundary

Streets Rails

YORK REGION DISTRICT SCHOOL BOARD - FORMS E	YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	HARGES SUBMISSION 2019
YORK REGION DI	STRICT SCHOOL E	OPMENT CHARGE
	YORK REGION DI	FDLICATION DEVE

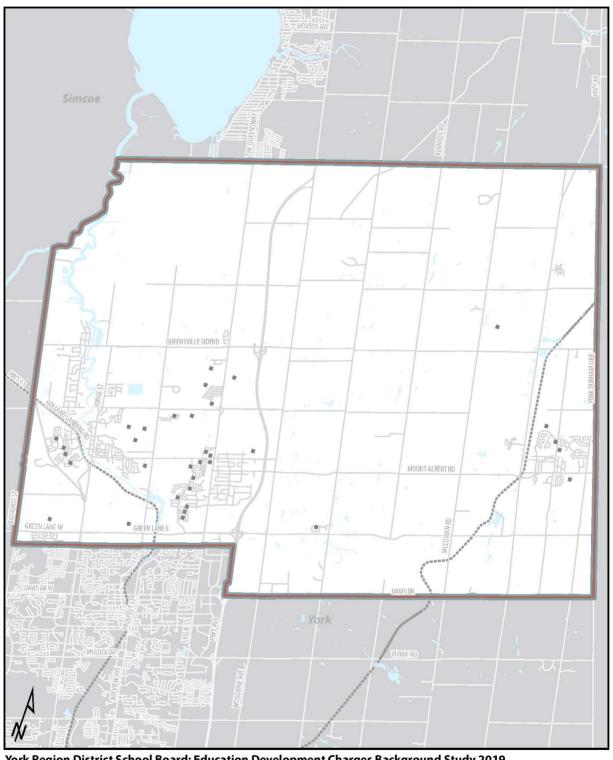
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019 1. No growth-related site needs 2.			RMS E.	YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F								Projected Housing Growth	USING GLOW					
1. Nogrowth-related site needs 2.	GES SU	BMISSIO	N 2019									Low Density			0.1421	2,872	408	
2.											0	Medium Density			0.1091	3,127	341	
												High Density - Apartments	artments		0.0242	7,928	192	
												High Density - Stacked Townhouses	acked Townhou	ses	0.0476	38	2	
												Total Net Dwelling Units	ng Units		0.0675	13,965	943	
Review Area: PS08 - Richmond Hill																		
Projected Housing Growth		.,	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
Low Density			341	455		317	178	243	288	300	126	121	82	37		109	9	
High Density - Apartments High Density - Stacked Townhouses			325	882	221	221	293	427	622	638	764	722	661	992	493	472	195	
A Total Net Dwelling Units			1,004	1,669	698	763	675	1,106	1,263	1,147	992	975	865	1,148	583	744	333	
Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required	Housing L	Jevelopmer	nt, or for w	vhich no Gr	owth-related	Accommodai	ion Solution:	s are Require	Q									
Review Area Schools	OTG C	Current 2018/19 2	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
B1 Alexander Mackenzie HS			1,341	1,376		1,255	1,231	1,239	1,206	1,185	1,167	1,134	1,115	1,099	1,074	1,069	1,070	0
B2 Bayview SS	1,281	1,727	1,627	1,558	1,588	1,578	1,538	1,490	1,419	1,378	1,323	1,290	1,261	1,231	1,225	1,220	1,219	10
B3 Langstaff SS (FI Dual)	1,014	854	781	744	749	756	759	764	736	743	721	700	889	999	999	099	629	0
SS	1,074	1,220	1,066	951		794	798	788	777	782	761	733	707	671	653	655	658	0
	945	1,683	1,565	1,400	1,326	1,214	1,167	1,097	1,070	1,042	866	266	970	943	945	933	931	6
B6 Dr. Bette Stephenson Centre for Learning	0	-																0
88		+	Ī															
B9																		
B10																		
Totals Total BOND	5,544	6,739	6,379	6,029	5,869	5,598	5,494	5,377	5,208	5,129	4,970	4,854	4,741	4,610	4,558	4,537	4,537	19
B Total Surplus Pupil Spaces			8 ,	CCT .					- 1/0		-	28	70	130	132	96	945	
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required	Srowth a	nd for whic	h addition	ıal Growth-	related Accor	modation So	lutions are h	Required										
	_	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	# of Portables
2	Capacity 2		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	
2	+																	
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Totals							•				•							0
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C Total Pupil Spaces Available to Accommodate Growth	owth		•	•		٠	٠	٠	٠	٠	•		•	•	•		•	
D Requirements of New Development for Growth Areas	Areas			•												•		



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York Region District School Board Education Development Charge Background Study 2019

Part Part Part Part	TORN REGION DISTRICT SCHOOL BOARD - FORING E AND P	יי שלטה,	JARD - I	-ORMS	AND F								Projected Ho	Projected Housing Growth		Yield		related Pupils	
Company Comp	DUCATION DEVELOPMENT (HARGES	UBMISS	10N 2019							2		Low Density			0.0991	4,129	409	
The color of the	1. No growth-related site needs												Medium Density			0.0462	993	46	
Total Net Decling Units Total Net Declin													High Density - Ap	oartments		0.0052	1,012	5	
Near													High Density - St	acked Townhous	es			•	
Near												•	Fotal Net Dwelli	ng Units		0.0750	6,134	460	
New	iew Area:	a																	_
1.00 1.00	Projected Housing Growth			Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	Low Density			256	133	2	278	456	472	398	182	138	194	247	247	315	219	317	
1,261 1,253 1,225 1,22	Medium Density High Density - Apartments				77	,		- 87	71 87	71 87	87	94	29	74	74	74	169	124	
Near 8 Near 9 Near 10 Near 11 Near 12 Near 13 Near 14 Near 15 2025/26 2026/27 2020/28 2026/29 2020/31 2026/29 2020/31 2026/28 2026/29 2026/29 2026/29 2026/29 2026/28 2026/29 2026/29 2026/29 2026/29 2026/28 2026/29 2026/29 2026/29 2026/29 2026/28 2026/29 2026/29 2026/29 2026/29 2026/28 2026/29 2026/29 2026/29 2026/29 2026/28 2026/29 2026/29 2026/21 2026/29 2026/28 2026/29 2026/29 2026/29 2026/28 2026/29 2026/29 2026/29 2026/28 2026/29 2026/29 2026/29 2026/28 2026/29 2026/29 2026/29 2026/28 2026/29 2026/29 2026/29 2026/28 2026/29 2026/29 2026/29 2026/28 2026/29 2026/29 2026/29 2026/28 2026/29 2026/29 2026/29 2026/28 2026/29 2026/29 2026/28 2026/29 2026/29 2026/29 2026/28 2026/29 2026/29 2026/29 2026/28 2026/29 2026/29 2026/29 2026/28 2026/29 2026/29 2026/29 2026/28 2026/29 2026/29 2026/29 2026/28 2026/28 2026/29 2026/29 2026/28 2026/28 2026/29 2026/29 2026/28 2026/28 2026/29 2026/29 2026/28 2026/28 2026/29 2026/29 2026/28 2026/28 2026/29 2026/29 2026/28 2026/28 2026/29 2026/29 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28 2026/28	High Density - Stacked Townhouses A Total Net Dwelling Units			268	145			543	- 630	556	363	281	337	385	427	495	548	548	
Year 7 Year 8 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15 S20	view Area Schools not Impacted by	New Housir	g Develop	ment, or for	which no Gr	owth-related	Accommoda	tion Solution	s are Require	p									_
488 440 447 481 681 682 889 880 784 781 781 781 781 781 781 781 781 781 781	Review Area Schools	OTG	Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year6 2024/25		Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	#of Portables
1	B1 Keswick HS	984		895	862		851	841	836	829	810	784	763	752	741	734	734	734	9
1270 1128		1,104	475	450	443		440	447	431	432	443	441	451	450	448	443	436	433	0
1,202 1,203 1,208 1,265 1,265 1,255 1,23	B3																		
1,292 1,288 1,487 1,487 1,483 1,425 1,225 1,225 1,235 1,430 1,43	B4																		
1,202 1,288 1,287 1,283 1,28																			
1,270 1,282 1,288 1,267 1,283 1,225 1,233 1,225 1,233 1,225 1,233 1,225 1,233 1,225 1,233 1,225 1,233 1,225 1,233 1,225 1,233 1,225 1,233 1,225 1,233 1,225 1,23																			
1,200 1,202 1,288 1,261 1,261 1,263 1,261 1,261 1,263 1,261 1,261 1,263 1,261 1,263 1,261 1,26	88																		
1,200																			
1,570 1,529 1,589 1,519 1,119 <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>																			
4ccommodation 5cl 652 640 647 631 599 572 539 509 461 4ccommodation 5cl tilds 4cs	Totals	2,088	1,374	1,345	1,306			1,288	1,267	1,261	1,253	1,225	1,213	1,201	1,189	1,177	1,169	1,167	9
Accommodation Solutions are Required Year 4 Year 5 Year 5 Year 12 Year 13 Year 14 Year 13 Year 13 Year 14 Year 15 Year 15 Year 14 Year 14 Year 15 Year 14 <	Total Surplus Pupil Spaces		714	726	252			703	682	655	640	647	631	599	572	539	509	461	
OTTO CHANNEY 2018/109 2019/200 2020/21 2021/22	iew Area Schools Impacted by Hou	using Growt	and for w	hich additic	nal Growth	related Acco	nmodation S	olutions are l	Required										
Control Cont		OTG		Year 1	Year 2	Year3	Year 4	Year 5	Year6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	#of Port
Totals Rover Novalishe to Accommodate Growth Paris Country (Fig. 18 1) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		capacity		02/6102	77/0707	77 (1707	57/7707	+2/5202	57/5707	02/6202	77 (0707	07/1707	67/0707	06/6707	TC/0507	76/1607	2032/33	*C/CC07	
Total Pupil Spaces Available to Accommodate Growth 19 19 19 19 19 19 19 1																			
Totals Total Publi Spaces Available to Accommodate Growth Total Publi Spaces Available to Accommodate Growth Total Control Published Growth Total Control Published Growth Total Control Publi																			
Totals Total ROND Total Country																			
Totals Total Publi Spaces Available to Accommodate Growth Total Publi Spaces Available to Accommodate Growth Total Country Tot																			
Totals Total Rowth Control Publi Spaces Available to Accommodate Growth Control Pu																			
Totals Total ROND Total ROND<																			
Totals Total ROND Control Publi Spaces Available to Accommodate Growth Control Pub		H																	
Totals Total ROND Control Country																			
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Total Pupil Spaces Available to Accommodate Growth	Total ROND	•		•	•	•	•	•									•		
	Total Pupil Spaces Available to Accommo	date Growth			•														



York Region District School Board: Education Development Charges Background Study 2019

Secondary Review Area: PS10

Secondary Schools

Housing Development PS10

Boundary

Streets **** Rails

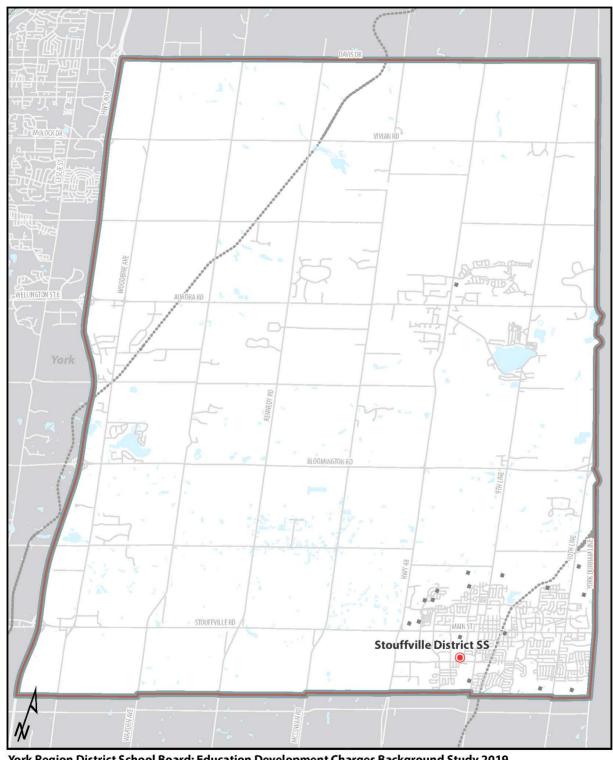
YORK
EDUCA
1. Queens
2. Green L

														Total Net New	Total Yr. 15 Growth-
YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	FORMS E	AND F							_	Projected Ho	Projected Housing Growth		Elementary Yield	Units 2033/34	related Pupils
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019	SION 2019									Low Density			0.1376	10,657	1,466
1. Queensville SS site									1,400	Medium Density			0.0450	5,661	255
2. Green Lane SS site									341	High Density - Apartments	artments		0.0129	1,562	20
ന്										High Density - Stacked Townhouses	acked Townhous	es	-		•
Ą.										Fotal Net Dwelling Units	ng Units		0.0974	17,880	1,741
Review Area: PS10 - East Gwillimbury															
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Projected Housing Growth	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	5028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Low Density	941	1,034	1,171	698	802	926	736	737	463	557	548	479	504	416	444
Medium Density	193	46	171	84	75	271	363	289	989	829	695	222	425	515	438
High Density - Apartments							63	95	500	228	188	215	215	215	173
High Density - Stacked Townhouses	-	-	-	-		-	-		-		-		-	-	
A Total Net Dwelling Units	1,134	1,131	1,342	953	448	1,227	1,162	1,382	1,308	1,443	1,305	1,271	1,144	1,146	1,055

Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required	ed by New Hou	ising Devi	elopment,	or for wh	ich no Growt	th-related A	ccommodatic	n Solutions	are Required										
Review Area Schools	OTG Capacity	Gurrent city 2018/19		Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
B1																			
B2																			
B3																			
B4																			
BS																			
98																			
87																			
88																			
B9																			
B10																			
Totals																			0
Total ROND																			
B Total Surplus Pupil Spaces					-	-	-	-		-							-	-	
Review Area Schools Impacted by Housing Growth and for which additional Growth-rel	by Housing Gro	wth and J	for which c	additional	Growth-rela	ated Accomi	lated Accommodation Solutions are Required	ıtions are Re	quired										,
	OTG	3 Current		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	# of Portables
C1 Unnamed East Gwillimbury SS (DrD)			╙	23	117	187	230	220	212	192	2020/21	196	207	204	197	197	184	184	0
				3	i			ì											
C2 Unnamed East Gwillimbury SS (HH)		H		26	188	302	419	450	458	435	432	417	426	443	453	468	480	481	0
2																			
72																			
5																			
93																			
83																			
Totals				160	302	487	649	671	029	627	632	613	628	647	645	099	664	664	0
Total ROND				114	235	375	477	571	208	820	943	1,031	1,130	1,258	1,379	1,511	1,625	1,741	
C Total Pupil Spaces Available to Accommodate Growth	commodate Growtl	_			•	•	•											•	

D Requirements of New Development for Growth Areas 273 540 862 1,125 1,128 1,138 1,478 1,475 1,575 1,544 1,1758 1,544 1,1758 1,1

Review Area Map PS11



York Region District School Board: Education Development Charges Background Study 2019

Secondary Review Area: PS11

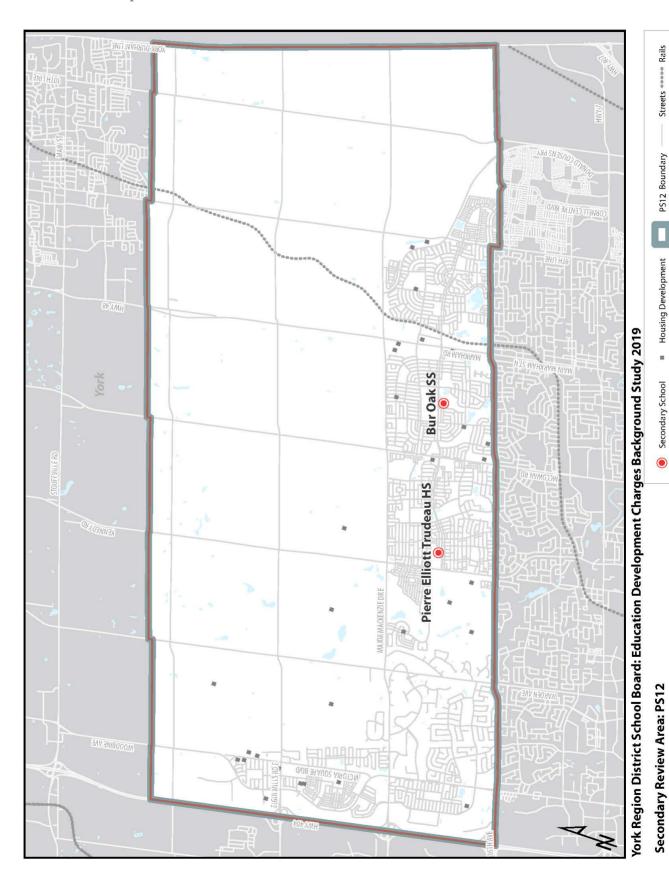
Secondary School

Housing Development PS11 Boundary

Streets Rails

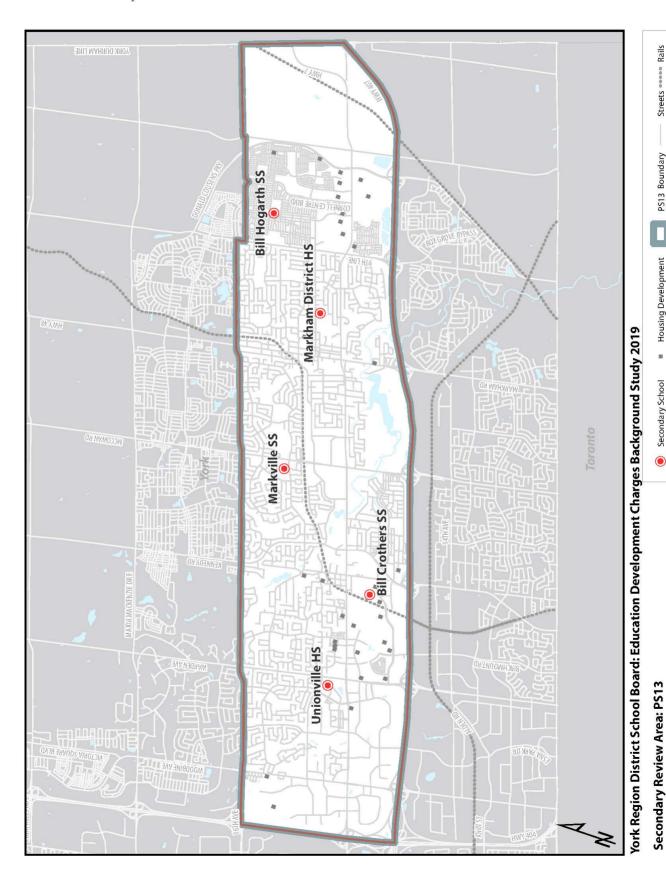
No. 1984	TORK REGION DISTRICT SCHOOL BOARD - FORINS E AND F	CHOOL BO	AKD-1	ORMS E	AND F								Projected Ho	Projected Housing Growth		Elementary	Units 2033/34	related Pupils	
Supply Mark No. 14 No. 15 No. 1	EDUCATION DEVELOPMENT	CHARGES SI	UBMISS	ION 2019									ow Density			0.1087	2,691	292	
Story Color Story Stor	1. Stouffville addition - site preparation costs	only											Aedium Density			0.0636	1,418	90	
The state The	2.												igh Density - Ap	artments		0.0054	1,025	9	
	3.												igh Density - St	icked Townhous	Se				
12 22 22 22 22 22 22 22	4,												otal Net Dwellir	g Units		0.0756	5,134	388	
1	Review Area: PS11 - Whitch	urch-Stouffvil	lle																
13 13 13 13 13 13 13 13	Projected Housing Growth			Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
15 15 15 15 15 15 15 15	Low Density			291	772	278	234	239	221	178	66	178	66	178	66	108	66	113	
### State ### St	Medium Density High Density - Apartments			145	110	128	135	143	88 88	103	2 4	g 4	132	2 4	8 4	73	83 83	55	
201722 202723 202724 202724 202725 20	High Density - Stacked Townhouses			,	,	. 62	- '		- 404	24E		- 201		,			- 744		
	Review Area Schools not Impacted b	ov New Housing	Develop	ment. or for v	which no Gro	wth-related A	ccommodati	on Solutions	are Reauired		77	404	277	r.	44.4		1	107	
### Mark	Review Area Schools	OTG	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6		Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	# of Portables
64 Accommodation Solutions are Required 621 To 2012 2 2022 2 2022 2 2025 2 202		_	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	
### Commodition Solutions one Required Commodition Solutions one Required	81																		
## Care Care Care Care Care Care Care Care	82																		
ed Accommodation Solutions are Required 1.154	B3																		
## Commodation Solutions are Required **Commodation Solutions are Required** **Commo	84																		
021/22 2022/23 Vear 4 Vear 5 Vear 6 Vear 7 Vear 8 Vear 10 Vear 11 Vear 12 Vear 13 Vear 14 Vear 15 Vear 14 Vear 15 Vear 15 Vear 15 Vear 14 Vear 15 Vear 14 Vear 15 Vear 15 Vear 15 Vear 15 Vear 15 Vear 16 Vear 17 Vear 17 Vear 17 Vear 17 Vear 17 Vear 18 Vear 18 Vear 19 Vear 19 Vear 10 Vear 11 Vear 14 Vear 15 Vear 14 Vear 15 Vear 14 Vear 15 Vear 15 Vear 15 Vear 14 Vear 15 Vear 14 Vear 15 Vear 15 Vear 16 Vear 17 Vear 17 Vear 17 Vear 17 Vear 18 Vear	85																		
## Accommodation Sor Required Control Con	B6																		
## Accommodation Solutions are Required Columb Colum	B7																		
## Accommodation Solutions are Required Continued at Commodation Solutions are Required Continued at Commodation Solutions are Required Continued at Conti	88																		
Commodation Solutions are Required Commodation Solution	68																		
Fig.	B10																		
Continuodotion Solutions are Required Continuodotion Solutions are Required Continuodotion Solutions are Required Continuodotion Solutions are Required Continuodotion Solution Solutions are Required Continuodotion Solution Solution Solution Solutions are Required Continuodotion Solution Solutio	Totals					•	•			•	•			•	•		•	•	0
ed Accommodation Solutions are Required Year 1 Year 12 Year 12 Year 13 Year 14 Year 15 1,154 0,1212 2020,123 2020,124<	Total ROND Total Cumulus Dunil Conses						•												
Control Treat Vear			7	think addition	, 44	mosel a second	- Carpana	lutions and	,										
Confidence Con	Review Area Schools Impacted by Ha	ousing Growth	ana Jor w	nich additior	ıai Growth-r	elatea Accom	modation so	lutions are K	ednired	=				=	=		=		
Stoutfiville DSS 1,209 1,219 1,119 1			Current 2018/19	Year1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
The proper parameter of New			1,218	1,191	1,173	1,154	1,141	1,170	1,193	1,250	1,276	1,278	1,278	1,229	1,213	1,196	1,175	1,173	9
Totals 1,209 1,218 1,119 1,129 1,129 1,129 1,129 1,129 1,129 1,129 1,129 1,129 1,129 1,139 <t< td=""><td>3</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	3																		
Total Pupil Spaces Available to Accormmodate Growth Areas 15																			
Totals Dupli Spaces Available to Accommodate Growth Areas 15	ຣ																		
Totals Land	62																		
Totals 1,209 1,218 1,129 1,124 1,144 1,170 1,189 1,250 1,278 1,279 1,279 1,279 1,179 1,179 1,179 1,189 1,179 1,189 1,279 1,279 1,279 1,179 1,179 1,179 1,189 1,279 1,279 1,179 1,179 1,179 1,179 1,189 1,279 1,279 1,179 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>																			
Totals Charles Later Lat	CS																		
Totals 1,209 1,218 1,119 1,114 1,170 1,189 1,250 1,278 1,279 1,279 1,179 1,179 1,189 1,279 1,279 1,279 1,179 1,179 1,189 1,270 1,278 1,279 1,279 1,179 1,179 1,179 1,179 1,189 1,279 1,279 1,279 1,179 <t< td=""><td>93</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	93																		
Totals 1,209 1,218 1,119 1,1173 1,114 1,1170 1,118 1,250 1,276 1,276 1,278 1,278 1,279 1,119																			
Totals 1,209 1,218 1,119 <t< td=""><td>CJ</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	CJ																		
9 1,218 1,151 1,117 1,119 1,1250 1,276 1,278 1,278 1,279 1,219 1,136 1,	82																		
9 1,218 1,151 1,173 1,154 1,174 1,104 1,136 1,256 1,278 1,278 1,279 1,136 1,176 1,1																			
15 30 43 59 171 171 256 301 331 335 333 333 335 333 335 335 335 33	Totals	1,209	1,218	1,191	1,173	1,154	1,141	1,170	1,193	1,250	1,276	1,278	1,278	1,229	1,213	1,196	1,175	1,173	9
15 30 43 59 117 171 256 301 331 352 330 333 333 333	C Total Dunil Snaces Available to Accomm			8 .	8	S .	771	OCT -	/97	CT7		707	607	606	676	946	/96	900	
15 30 43 59 117 171 256 301 331 352 330 333 335 333 333 333 335 333 335 333 335 333 335 333 335 333 335 33																			
	D Requirements of New Development for	r Growth Areas		15	30	43	83	117	171	526	301	331	352	330	333	335	333	352	

York Region District School Board Education Development Charge Background Study 2019



A-90

related Pupils	1,688	733	137	20	2,578		Year 15 2033/34	895	100	1,679		Year 15 # of Portables 2033/34												Year 15 # of Portables 2033/34	1,478 0	1,218	1,458						4,155			
Units 2033/34 re	11,349	7,808	2,000	415	21,572		Year 14 2032/33	961	582	16 1,679		Year 14 2032/33											·	Year 14 2032/33	1,481	1,220	1,465						4,167	2,333		
Yield	0.1487	0.0939	0.0683	0.0476	0.1195		Year 13 2031/32	895	572	1,467		Year 13 2031/32												Year 13 2031/32	1,512	1,237	1,482						4,231	2,121		
£				ises			Year 12 2030/31	Ш		1,626		Year 12 2030/31												Year 12 2030/31	1,524	1,253	1,486						4,262			
Projected Housing Growth		£	Apartments	High Density - Stacked Townhouses	ling Units		Year 11 2029/30	1	556	1,686		Year 11 2029/30												Year 11 2029/30	1,557	1,284	1,576						4,418			
Projected H	Low Density	Medium Density	High Density - Apartments	High Density - 5	Total Net Dwelling Units		Year 10 2028/29	1	554	1		Year 10 2028/29												Year 10 2028/29		1,334	1,595						4,510		•	
		1,200	1,200	135			Year 9 2027/28			1,7		Year 9 2027/28												Year 9 2027/28	1,549	1,350	1,609						4,508			
							Year 8 2026/27		320	1		Year 8 2026/27												Year 8 2026/27	1,546	1,379	1,657						1 4,582	3 1,003		
							Year 7 2025/26		120 300	1		Year 7 2025/26											·	Year 7 2025/26	5 1,501	1,420	1,601						5 4,521			
							Year 6 2024/25			1,	lated Accommodation Solutions are Required	Year 6 2024/25											e Required	Year 6 2024/25	30 1,495	1,439	1,671						4,605	629 628		
							Year 5 2023/24		212 51 120 32	7'1	dation Solutie	Year 5 2023/24											Solutions ar	Year 5 2023/24	1,460	1,445	77 1,693						13 4,598			
							Year 4 2022/23	72	422 23	594 90	ed Accommo	Year 4 2022/23											Accommodation Solutions are Required	Year 4 2022/23	50 1,411	70 1,456	1,677		Ц				52 4,543	248 353		
						-	Year3 2021/22	22	686 4, 65 -	- 7 980 58		Year3 2021/22												Year3 2021/22	90	1,460 1,470	1,731						93 4,552	185 2		
E AND F	<u> </u>					-	Year 2 2020/21		410 6 335 6		for which no	Year 2 2020/21											itional Growt	Year 2 2020/21	1,053 1,2	1,505 1,4	1,747 1,704						4,304 4,393			
- FORMS	ISSION 20						Year 1 2019/20	2	3 8	1,0	lopment, or J	nt Year 1 19 2019/20											or which addi	nt Year 1 19 2019/20		1,585 1,5	1,838 1,7						4,156 4,3			
L BOARD	ES SUBIN					4					ousing Deve	OTG Current Capacity 2018/19									-		owth and f	OTG Current Capacity 2018/19	1,500	1,275 1,5	1,422 1,8	\mathbb{H}	H				4,197 4,1		wth	
YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019	n SS site	Glen SS site	Markham North SS site		Review Area: PS12 - Markham North	Projected Housing Growth	Low Density	Medium Density High Density - Apartments	High Density - Stacked Townhouses A Total Net Dwelling Units	Review Area Schools not Impacted by New Housing Development, or for which no Growth-r	Review Area Schools Capa									Total BOND	B Total Surplus Pupil Spaces	Review Area Schools Impacted by Housing Growth and for which additional Growth-related	Cap			Pierre Elliott Trudeau HS (FI Dual)								C Total Pupil Spaces Available to Accommodate Growth	
ORKF	DUCA	1. Berzy Glen SS site	2. Robinson Glen SS site	. Markham		Rev	Proje	Low D	Medi. High [High I	eview Ar	Revi	B1	B2	B3	£ 18	98	B7	8 8	B10	Total	3 Total	view Ar		C1 Bill Hogarth SS	C2 Bur Oak SS	C3 Pierre	2	ខ	99	73	8	Totals	Total ROND	C Total	



Streets **** Rails

PS13 Boundary

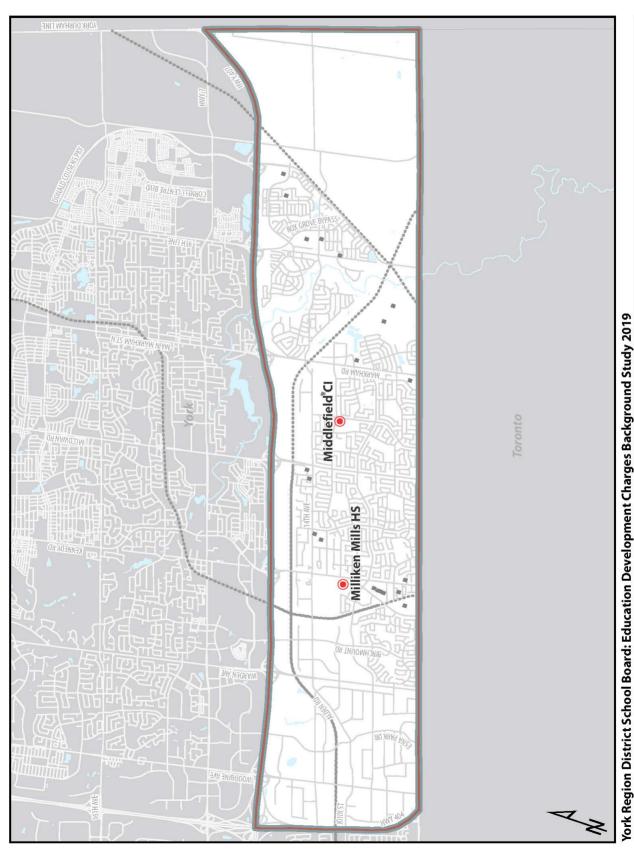
Housing Development

Secondary School

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ORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	DITCATION DEVELOPMENT CHARGES SUBMISSION 2019
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FOR NEGION DISTRICT SCHOOL BOARD - FORINGS E AIND F EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019	CHARGES 5	- GARA	10N 2019								<u>. </u>	тојестеа но	Projected Housing Growth		Yield			
											א	Low Density			0.0423	998	37	
1. Addition to Bill Crothers - site preparation costs only	costs only										335 N	Medium Density			0.1119	1,270	142	
2. Addition to Markville SS - site preparation costs only	costs only										335 H	High Density - Apartments	ırtments		0.0658	9,348	616	
3											I	High Density - Stacked Townhouses	sked Townhouse	Se		•	•	
											F	Total Net Dwelling Units	g Units		0.0692	11,484	794	
Review Area: PS13 - Markh	am Centre																	
Projected Housing Growth			Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
Low Density			112	173	187	110	110	110	- 100	- 100					8 5	30	, ,	
High Density - Apartments			029	200	775	1,279	939	1,123	648	059	563	344	319	328	29	371	575	
High Density - Stacked Townhouses A Total Net Dwelling Units			- 932	454	1.136	1.661	1.185	1.280	. 831	. 833	. 263	344	319	328	. 623	- 401	594	
H .5	by New Housin	g Develop	ment, or for v	which no Gro	wth-related ,	ccommodat	on Solutions	are Required					8					
Review Area Schools	OTG	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	# of Portables
	Capacity		02/6102	2020/21	77/1707	57/7707	2023/24	57/5707	97/5707	77/9707	87//707	67/8707	2029/30	2030/31	2031/32	2032/33	2033/34	<u> </u>
81																		_
B3																		<u> </u>
PA 84																		<u> </u>
88																		
B6																		Щ
B7																		Ш
88																		
B9																		_
Totals																		_
Total ROND			•													•		<u> </u>
B Total Surplus Pupil Spaces						•												
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required	ousing Growtl	and for v	hich additio	nal Growth-r	elated Accon	modation So	utions are R	equired	•	•		•			•	•		
	OTG Capacity	Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	# of Portables
C1 Bill Crothers SS	1,290		1,487	1,499	1,508	1,498	1,490	1,473	1,447	1,446	1,424	1,415	1,402	1,376	1,371	1,363	1,362	
C2 Markham DHS	1,185	1,559	1,535	1,484	1,458	1,437	1,439	1,419	1,390	1,407	1,346	1,327	1,295	1,250	1,248	1,227	1,225	_
C3 Markville SS	1,092	1,431	1,341	1,220	1,188	1,104	1,096	1,100	1,078	1,128	1,114	1,102	1,094	1,043	1,032	1,027	1,026	
C4 Injouville HS	1 302	1 483	1 462	1 416	1 381	1 378	1 374	1 306	1 305	1 297	1 238	1 259	1.251	1 188	1 151	1.135	1.132	_
																		_
3																		_
90																		_
72								Ī										
8																		ш
Totals	4 869	5 963	5 875	069 5	5 5 35	5.417	5 399	5 298	5 220	5 278	5 122	5 102	5 041	4 857	4 801	4 752	4 745	
Total ROND	Contr.	-	29	49	76	151	188	245	284	334	384	416	485	526	615	717	794	_
C Total Pupil Spaces Available to Accommodate Growth	nodate Growth								٠	٠	٠				٠		٠	
																		_

York Region District School Board Education Development Charge Background Study 2019



Secondary Review Area: PS14

Streets **** Rails

PS14 Boundary

Housing Development

Secondary School

York Region District School Board Education Development Charge Background Study 2019

YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F	HOOL BO	ARD - F(ORMS E /	AND F								rojected Ho	Projected Housing Growth		Elementary Yield	Units 2033/34	Growth- related Pupils	
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019	HARGES SI	JBMISSI	ON 2019									ow Density			0.1774	707	125	
1. To be accommodated in existing facilities											307 N	Medium Density			0.0930	2,232	208	
2.												High Density - Apartments	artments		0.0651	1,289	84	
.3.												igh Density - St	High Density - Stacked Townhouses	Se	0.0476	202	10	
4.											-	Total Net Dwelling Units	g Units		0.0963	4,430	427	
Review Area: PS14 - Markham South	1 South																	
Projected Housing Growth			Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	
Low Density Medium Density			69	125	69	38	202	330	- 247	- 22	- 28	145	- 28	. 89	93	80	83	
High Density - Apartments High Density - Starked Townhouses			131	207	136	138					2 , ,	110	0110	011	109	173	65	
A Total Net Dwelling Units			200	403	422	406	296	386	347	72	78	295	228	218	369	457	253	
Review Area Schools not Impacted by New Housing Development, or for which no Growth-re	New Housing	Developm	ent, or for w	hich no Grov	lated	Accommodation Solutions are Required	on Solutions	are Required										
Review Area Schools	OTG	Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	Existing Site Size
B1																		
B2																		
B3																		
B4																		
98																		
87																		
B8																		
89																		
B10 Totals																		0.0
Total ROND																•	•	8
B Total Surplus Pupil Spaces		•		•		•		•	•	•					•			
Review Area Schools Impacted by Housing Growth and for which additional Growth-related	sing Growth	and for wh	ich addition	al Growth-re	lated Accom	Accommodation Solutions are Required	utions are Re	quired										
	OTG Capacity	Current 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34	Existing Site Size
C1 Middlefield Cl	1,317	1,426	1,436	1,397	1,379	1,382	1,371	1,369	1,336	1,328	1,300	1,288	1,275	1,245	1,222	1,208	1,206	15.00
C2 Milliken Mills HS	1,182	1,056	1,104	1,179	1,200	1,177	1,193	1,208	1,209	1,244	1,253	1,242	1,232	1,204	1,180	1,174	1,174	18.00
8																		
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;																		
₽ P																		
99		H	Ħ		П	П	Ħ	П	I	Ī	Ī		Ī					
a																		
8																		
Totals	2,499	2.482	2.541	2.576	2.579	2,559	2.564	2.578	2.546	2.572	2.553	2,530	2.507	2,449	2,402	2.382	2,380	33.00
Total ROND			15	48	83	114	147	188	221	225	230	244	258	280	332	388	427	
C Total Pupil Spaces Available to Accommodate Growth	late Growth																	
D Requirements of New Development for Growth Areas	acouth Amore					41.4	***											

York Region District School Board Education Development Charge Background Study 2019

	Description of Grow		Proposed Year	NGRPP Requirements Proposed Year Included in EDC	Proposed School	% of Capacity Attributable to NGRPP		əlc		Education Land	Education Land Costs previously funded from EDC		Site Preparation Costs previously funded from EDC	Land	<u> </u>		Total Education
Review Area		Site Status	Site Status of Acquisition	Rate 2019	Capacity	Requirements	Required	Acres	Cost per Acre	Costs	account	Preparation Costs	account	Costs	Costs	Financing Costs	Land Costs
PS02	Block Z7 SS site (NELC credit given for East secondary site Blockk 33 Jane & America)	Owned	2021	914	1,200	76%	14.00	10.66	3,870,000	\$ 41,249,040	\$ (5,199,763)	\$ 1,005,112	\$	\$ 3,695,051	1 \$ 93,733	\$ 478,750	\$ 41,321,924
PS03	Block 11 Vaughan SS (638)	Optioned	2019	1,142	1,200	92%	18.68	17.78	\$ 4,848,769	\$ 86,227,400	\$ (290,09)	\$ 1,676,971	\$ (33,363)	· - - -	\$ 83,502	\$ 1,030,270	\$ 88,924,718
PS06	Aurora 2B SS (Block 353 LT 23) (also cited as Bayview Northeast SS) (632)	Dwned	2023		1,200	23%	15.79	3.67	\$ 391,135	\$ 1,433,866	\$ (6,176,020)	\$ 345,695	\$ (279,918)	\$	\$ 9,040	\$ 877	\$ 75,694
PS07	Oak Ridges SS Bette Stephenson additon - site preparation costs only	Owned	2021		942	32%	2.00	0.65	. \$. \$		\$ 61,085		\$	\$ 5,697	\$ 783	\$ 67,564
PS10	Queensville SS site	DNA	2020	1,400	1,400	100%	16.00	16.00	\$ 1,980,000	\$ 31,680,000		\$ 1,508,800	\$ (106,585)	1,584,000	707,701 \$ 0	\$ 407,526	\$ 35,174,449
PS10	Geen Lane SS site	DNA	2032	341	1,400	74%	16.00	3.90	\$ 1,980,000	\$ 7,718,606		\$ 367,608	- \$	\$ 2,905,733	3 \$ 117,443	\$ 130,221	\$ 11,239,610
PS11	Stouffille DHS addition	Owned	2026	0	352	100%	2.00	2.00				\$ 188,386		· •	\$ 39,004	\$ 2,665	\$ 230,055
PS12	Geensborough SS site (641)	Dwned	2021	0	1200	100%	16.00	16.00	\$ 494,806	\$ 7,916,889	\$ (7,916,889)	\$ 1,508,800	\$ (38,775)	\$. \$ 137,089	\$ 18,838	\$ 1,625,952
PS12	Bezy Glen SS site	Location TBD	2027	1200	1200	100%	15.00	15.00	\$ 4,140,000	\$ 62,100,000		\$ 1,414,500		\$ 23,378,061	11 \$ 327,011	\$ 1,022,359	\$ 88,241,930
PS12	Robinson Glen SS site	Location TBD	2033	135.3	1200	11%	15.00	1.69	\$ 4,140,000	\$ 7,001,775		\$ 159,485	. \$	\$ 2,635,876	8 \$ 50,952	\$ 115,436	\$ 9,963,524
PS13	Addition to Bill Crothers - site preparation costs only	Owned	2032	0	335	100%	2.00	2.00	- \$. \$. \$	\$ 188,600	- \$	\$	\$ 60,254	\$ 2,917	\$ 251,771
PS13	Addition to Markville SS - site preparation costs only	0wned	2025	0	335	100%	2:00	2.00	- \$	- \$		\$ 188,600	\$	\$	\$ 34,585	\$ 2,616	\$ 225,801
Total Second	Total Secondary Education Land Costs			5,132	11,964		134.5	91.3		\$ 245,327,576	\$ (19,352,734)	\$ 8,613,642	\$ (458,640)	34,198,721	1 \$ 1,059,015	\$ 3,213,258	\$ 277,342,992

YORK REGION DISTRICT SCHOOL BOARD

Education Development Charges Submission 2019

Form H1 - EDC Calculation - Uniform Residential and Non-Residential

Determination of Total Growth-Related Net Education Land Costs

Total	Growth-Related Net Education Land Costs	\$ 1,196,767,946
Add	EDC Study Costs	\$ 300,000
Subtotal	Growth-Related Net Education Land Costs	\$ 1,196,467,946
	Positive EDC Account Balance	\$ 12,489,746
Less	Alternative Accommodation Arrangements	\$ -
	Operating Budget Savings	\$ -
Add:	EDC Financial Obligations (Form G)	\$ -
Total	15-Year Education Land Costs (Form G)	\$ 1,208,957,691

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%)	10%	\$ 119,676,795
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	90%	\$ 1,077,091,151

Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	\$ 1,077,091,151
Net New Dwelling Units (Form C)	143,021
Uniform Residential EDC per Dwelling Unit	\$ 7,531

Calculation of Non-Residential Charge - Based on Board Determined GFA

Non-Resider	ntial Growth-Related Net Education Land Costs	\$ 119,676,795
GFA	Non-Exempt Board-Determined GFA (Form D)	54,068,656
Method	Non-Residential EDC per Square Foot of GFA	\$ 2.21

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

\$ 14,030,546

YORK REGION DISTRICT SCHOOL BOARD

Ontario Ministry of Education

Education Development Charges Submission 2019

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

Residential Growth-Related Net Education Land Cost

1,077,091,151

Region of York Differentiated Jurisdiction-wide Rate

Determination of Distribution of New Development

Low Development (Form B) (Form			15-Year		Distribution of			Distribution of		
(Form B & C) (Form E) New Development Distribution 50,242 0.3550 17,837 57.87% 0.1241 6,237 56.38% 24,074 1,367 38,720 0.2320 8,982 29.14% 0.0771 2,986 26.99% 11,967 1,800 0.0728 3,805 12.34% 0.0336 1,755 15.86% 5,559 1,800 0.1100 198 0.64% 0.0476 86 0.77% 284 143,021 0.2155 30,822 100.00% 0.0773 11,063 41,885		Net New Units	Elementary Pupil Yield	Elementary Gross Requirements of	Elementary Gross Requirements of	15-Year Secondary Pupil	Secondary Gross Requirements of New	Secondary Gross Requirements of	Total Gross Requirements of	
so,242 0.3550 17,837 57.87% 0.1241 6,237 56.38% 24,074 ss,720 0.2320 8,982 29.14% 0.0771 2,986 26.99% 11,967 uses 1,800 0.1100 198 0.64% 0.0476 86 0.77% 284 143,021 0.2155 30,822 100.00% 0.0773 11,963 41,885	Type of Development (Form B)	(Form B & C)	(Form E)	New Development	New Development	Yield (Form E)	Development	New Development	New Development	Distribution Factor
38,720 0.2320 8,982 29.14% 0.0771 2,986 26,99% 11,967 uses 1,800 0.1100 0.18 0.64% 0.0476 0.0476 86 0.77% 284 143,021 0.2155 0.2155 30,822 100.00% 0.0773 11,063 10,000% 41,885	Low Density	50,242	0.3550	17,837			6,237	56.38%		57.48%
52,259 0.0728 3,805 12.34% 0.0336 1,755 15.86% 5,559 1,800 0.1100 19 0.64% 0.0476 86 0.77% 284 143,021 0.2155 30,822 100.00% 0.0773 11,063 10.000% 41,885	Medium Density	38,720	0.2320	8,982	29.14%		2,986	26.99%	11,967	28.57%
1,800 0.1100 198 0.64% 0.0476 0.0476 86 0.77% 284 885 143,021 0.2155 30,822 100.00% 0.0773 11,063 100.00% 41,885	Apartments	52,259	0.0728	3,805	12.34%		1,755	15.86%		13.27%
143,021 0.2155 30,822 100.00% 0.0773 11,063 100.00% 41,885	Stacked Townhouses	1,800	0.1100	198	0.64%)	98	0.77%	284	%89:0
	Total Units	143,021	0.2155	30,822	100.00%		,	100.00%	7	100.00%

Jurisdiction-wide Cost per Dwelling Unit

\$7,531

Calculation of Differentiated Charge Based on Pupil Yields per Unit:

Calculation of Differentiated Charge Based on Persons per Unit:

Residential EDC Differential Apartment Rate 9 Differentiated per Unit by Development Type 54,059 38,720 50,242 Net New Units Apportionment of \$527,763,726 \$295,407,157 \$253,920,268 Education Land Residential Net Development Cost by Type Apartments (incl. Stacked Townhouses) Singles and Semi-Detached (3.74 PPU) Type of Development (Form B) Medium Density (3.01 PPU) Differential to Apt. Rate 7,948 2,736 4,053 Residential EDC 12,322 Differentiated Development per Unit by Type 38,720 \$ 52,259 \$ 1,800 \$ 50,242 Net New Units \$7,295,068 Apportionment Net Education \$619,086,369 \$307,752,019 \$142,957,696 Land Cost by of Residential Development Type Type of Development (Form B) Stacked Townhouses Medium Density Low Density Apartments

143,021

\$1,077,091,151

Total EDC Revenue Generated:

143,021

\$1,077,091,151

Total EDC Revenue Generated:

APPENDIX B - DRAFT EDC BY-LAW

YORK REGION DISTRICT SCHOOL BOARD EDUCATION DEVELOPMENT CHARGES BY-LAW NO. 2019-●●

A by-law for the imposition of education development charges in York Region.

PREAMBLE

- 1. Section 257.54(1) of the *Education Act* (the "Act") enables a district school board to pass by-laws for the imposition of education development charges against land if there is residential development in its area of jurisdiction that would increase education land costs.
- 2. York Region District School Board (the "Board") has determined that the residential development of land to which this by-law applies increases education land costs.
- 3. The Board has referred its estimates of the total number of new pupils and its estimates of the number of school sites to the Minister of Education for approval, with such approval being given on ●, 2019, and the Board has satisfied all other conditions prescribed by section 10 of Ontario Regulation 20/98 (the "Regulation").
- 4. The Board has conducted a review of its education development charge policies and held a public meeting on March 27, 2019 in accordance with section 257.60 of the Act.
- 5. The Board has given notice and held public meetings on March 27, 2019 and April 23, 2019 in accordance with section 257.63 of the Act and permitted any person who attended the public meetings to make representations in respect of the proposed education development charges.
- 6. The Board has determined in accordance with subsection 257.63(3) of the Act that no additional public meeting is necessary in respect of this by-law.

NOW THEREFORE THE BOARD HEREBY ENACTS AS FOLLOWS:

PART I APPLICATION

Defined Terms

- 1. In this by-law,
 - (a) "Act" means the Education Act,
 - (b) "Board" means the York Region District School Board;
 - (c) "development" includes redevelopment;
 - (d) "dwelling unit" means a room or suite of rooms used, or designed or intended for use by one person or persons living together in which culinary and sanitary

facilities are provided for the exclusive use of such person or persons, and shall include, but is not limited to, a dwelling unit or units in an apartment, group home, mobile home, duplex, triplex, semi-detached dwelling, single detached dwelling, stacked townhouse and townhouse;

- (e) "education land costs" means costs incurred or proposed to be incurred by the Board,
 - (i) to acquire land or an interest in land, including a leasehold interest, to be used by the Board to provide pupil accommodation;
 - (ii) to provide services to the land or otherwise prepare the site so that a building or buildings may be built on the land to provide pupil accommodation;
 - (iii) to prepare and distribute education development charge background studies as required under the Act;
 - (iv) as interest on money borrowed to pay for costs described in paragraphs (i) and (ii); and
 - (v) to undertake studies in connection with an acquisition referred to in paragraph (i).
- (f) "education development charge" means charges imposed pursuant to this by-law in accordance with the Act;
- (g) "existing industrial building" means a building used for or in connection with,
 - (i) manufacturing, producing, processing, storing or distributing something,
 - (ii) research or development in connection with manufacturing, producing or processing something,
 - (iii) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,
 - (iv) office or administrative purposes, if they are,
 - (A) carried out with respect to manufacturing, producing, processing, storage or distributing of something, or
 - (B) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (h) "farm building" means a building or structure located on a farm which is necessary and ancillary to a farm operation including barns, tool sheds and silos and other farm related structures for such purposes as sheltering of livestock or

- poultry, storage of farm produce and feed, and storage of farm related machinery, and equipment used as part of a bona fide farming operation but shall not include a dwelling unit or other structure used for residential accommodation or any buildings or parts thereof used for other commercial, industrial or institutional purposes qualifying as non-residential development;
- "gross floor area" means in the case of a non-residential building or structure or the (i)non-residential portion of a mixed-use building or structure (except for the purposes of section 13 of this by-law), the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a nonresidential and a residential use, excluding, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium, and excluding the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the building or structure, or any part thereof, is a retail motor vehicle establishment or a standalone motor vehicle storage facility or a commercial public parking structure, and, for the purposes of this definition, notwithstanding any other section of this bylaw, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and nonresidential portions of such mixed-use building or structure, and gross floor area shall not include the surface area of swimming pools or the playing surfaces of indoor sport fields including hockey arenas, and basketball courts. In the case of a residential building or structure, "gross floor area" shall mean 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;
- (j) "local board" means a local board as defined in the *Municipal Affairs Act*, other than a district school board defined in section 257.53(1) of the Act;
- (k) "mixed use" means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
- (1) "non-residential use" means lands, buildings or structures or portions thereof used, or designed or intended for all uses other than residential use, and includes, but is not limited to, an office, retail, industrial or institutional use;
- (m) "parking structure" means a building or structure principally used for the parking of motor vehicles and shall include a building or structure, or any part thereof, where motor vehicles are stored prior to being sold or rented to the general public and, notwithstanding the foregoing, parking structure shall include any underground parking area of a building or structure where such building or structure is used for the sale or renting of motor vehicles to the general public;

- (n) "residential development" means lands, buildings or structures developed or to be developed for residential use;
- (o) "residential use" means lands, buildings or structures used, or designed or intended for use as a dwelling unit or units, and shall include a residential use accessory to a non-residential use and the residential component of a mixed use or of an agricultural use;
- (p) "retail motor vehicle establishment" means a building or structure used or designed or intended to be used for the sale, rental or servicing of motor vehicles, or any other function associated with the sale, rental or servicing of motor vehicles including but not limited to detailing, leasing and brokerage of motor vehicles, and short or long-term storage of customer motor vehicles. For a retail motor vehicle establishment, gross floor area includes the sum of the areas of each floor used, or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the Board;
- (q) "standalone motor vehicle storage facility" means a building or structure used or designed or intended for use for the storage or warehousing of motor vehicles that is separate from a retail motor vehicle establishment. For a standalone motor vehicle storage facility, gross floor area includes the sum of the areas of each floor used, or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the Board.
- 2. Unless otherwise expressly provided in this by-law, the definitions contained in the Act or the regulations under the Act shall have the same meanings in this by-law.
- 3. In this by-law where reference is made to a statute, a section of a statute, or a regulation, such reference will be deemed to be a reference to any successor statute, section or regulation.

Lands Affected

- 4.
- (a) Subject to section 4(b), this by-law applies to all lands in the corporate limits of The Regional Municipality of York;
- (b) This by-law shall not apply to lands that are owned by and are used for the purpose of:
 - (i) a municipality or a local board thereof;
 - (ii) a district school board;

- (iii) a public hospital receiving aid under the Public Hospitals Act;
- (iv) a publicly funded university established by a special act of the Legislative Assembly of Ontario which exempts the property of such university from taxation for school purposes or a college of applied arts and technology established under the Ontario Colleges of Applied Art and Technology Act, 2002;
- (v) Metrolinx;
- (vi) every place of worship that is owned by a church or religious organization that is used primarily as a place of public worship and land used in connection therewith, and every churchyard, cemetery or burying ground, if they are exempt from taxation under section 3 of the Assessment Act;
- (vii) a non-residential farm building; or,
- (viii) non-residential uses permitted pursuant to s. 39 of the *Planning Act*.

PART II

EDUCATION DEVELOPMENT CHARGES

- 5. (1) In accordance with the Act and this by-law, and subject to sections 10 and 11, the Board hereby imposes an education development charge against land undergoing residential development or redevelopment in the area of the by-law if the residential development or redevelopment requires any one of those actions set out in subsection 257.54(2) of the Act, namely:
 - (a) the passing of a zoning by-law or of an amendment to zoning by-law under section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (e) a consent under section 53 of the *Planning Act*;
 - (f) the approval of a description under section 9 of the Condominium Act, 1998; or
 - (g) the issuing of a permit under the *Building Code Act*, 1992 in relation to a building or structure,

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

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

development charge will be imposed on any additional dwelling unit to be built on the property that is not exempted under sections 10 and 11 of this by-law, and for which an action referred to in subsection (1) is required.

- 6. (1) In accordance with the Act and this by-law, and subject to sections 13 and 14, the Board hereby imposes an education development charge against land undergoing non-residential development or redevelopment in the area of the by-law which has the effect of increasing existing gross floor area of such development if the non-residential development or redevelopment requires any one of those actions set out in subsection 257.54(2) of the Act, namely:
 - (a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (e) a consent under section 53 of the *Planning Act*;
 - (f) the approval of a description under section 9 of the Condominium Act, 1998; or
 - (g) the issuing of a permit under the *Building Code Act*, 1992 in relation to a building or structure,

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

- (2) In respect of a particular development or redevelopment, an education development charge will be collected once, but this does not prevent the application of this by- law to future development or redevelopment on the same property. For greater certainty, an education development charge will be imposed on any additional gross floor area to be built on the property that is not exempted under sections 13 and 14 of this by-law, and for which an action referred to in subsection (1) is required.
- 7. Subject to the provisions of this by-law, the Board hereby designates all categories of residential development and non-residential development and all residential and non-residential uses of land, buildings or structures as those upon which education development charges shall be imposed.

8.

(a) Where it appears to the Board that the land values underlying the education development charge calculation are predicting higher costs than the Board is generally experiencing over a period of time sufficient to show the discrepancy

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

Residential Education Development Charges

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

Exemptions from Residential Education Development Charges

- 10. As required by subsection 257.54(3) of the Act, an education development charge shall not be imposed with respect to:
 - (a) the enlargement of an existing dwelling unit or;
 - (b) the creation of one or two additional dwelling units as prescribed in section 3 of the Regulation as follows:

NAME OF CLASS OF RESIDENTIAL BUILDING	DESCRIPTION OF CLASS OF RESIDENTIAL BUILDINGS	MAXIMUM NUMBER OF ADDITIONAL DWELLING UNITS	RESTRICTIONS
Single detached dwellings	Residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the
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	One	The gross floor area of
	another class of residential		the additional dwelling
	building described in this table		unit must be less than
			or equal to the gross
			floor area of the
			smallest dwelling unit
·			already in the building

- (c) For the purposes of this paragraph 10, an "additional dwelling unit" is a dwelling unit for which the application for the building permit for such additional dwelling unit is submitted no sooner than twelve (12) months after the earliest of the dates on which any of the following events occurs:
 - (i) the issuance of a certificate of occupancy for the dwelling unit already in the building;
 - (ii) if no certificate of occupancy is issued by the area municipality, the occupancy of the dwelling unit already in the building, as established by proper evidence of such occupancy; or,
 - (iii) the delivery of the certificate of completion, pursuant to subsection 13(3) of the *Ontario New Home Warranties Plan Act*, R.S.O. 1990, c. O.31, for the dwelling unit already in the building.
- 11. (1) An education development charge under section 9 shall not be imposed with respect to the replacement, on the same site, of a dwelling unit that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it uninhabitable.
- (2) Notwithstanding subsection (1), education development charges shall be imposed in accordance with section 9 if the building permit for the replacement dwelling unit is issued more than 5 years after,
 - (a) the date the former dwelling unit was destroyed or became uninhabitable; or
 - (b) if the former dwelling unit was demolished pursuant to a demolition permit issued before the former dwelling unit was destroyed or became uninhabitable, the date the demolition permit was issued.
- (3) Notwithstanding subsection (1), education development charges shall be imposed in accordance with section 9 against any dwelling unit or units on the same site in addition to the dwelling unit or units being replaced. The onus is on the applicant to produce evidence to the satisfaction of the Board, acting reasonably, to establish the number of dwelling units being replaced.
- (4) Subject to section 16, an education development charge shall be imposed under section 9 where a non-residential building or structure is replaced by or converted to, in whole or in part, a residential building or structure.

Non-Residential Education Development Charges

12. Subject to the provisions of this by-law, the Board hereby imposes an education development charge of \$ ● per square foot (\$ ● per square metre) of gross floor area of non-residential development upon the designated categories of non-residential development and the designated non-residential uses of land, buildings or structures and, in the case of a mixed-use building or structure, upon the non-residential uses in the mixed-use building or structure.

Exemptions from Non-Residential Education Development Charges

- 13. (1) 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.
 - (2) For the purposes of section 13(1) the following provisions apply:
 - (i) the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement of such building for which an exemption under section 13(1) of this by-law or a similar provision of any prior education development charge by-law of the Board was sought;
 - (ii) the enlargement of the gross floor area of the existing industrial building must be attached to such building;
 - (iii) the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, shared below grade connection, foundation, footing or parking facility, but must share a common wall with such building; and,
 - (iv) "gross floor area" shall mean 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.

- (a) As required by section 5 of the Regulation, subject to paragraphs (b) and (c), an education development charge under section 11 shall not be imposed with respect to the replacement, on the same site, of a non-residential building that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it unusable.
- (b) Notwithstanding paragraph (a), an education development charge shall be imposed in accordance with section 11 against any additional gross floor area of any non-residential development on the same site in excess of the gross floor area of the non-residential building or structure being replaced, subject to the following calculation:

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

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

where,

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

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

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

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

- (c) The exemption in paragraph (a) does not apply if the building permit for the replacement building is issued more than five years after,
 - (i) the date the former building was destroyed or became unusable; or
 - (ii) if the former building was demolished pursuant to a demolition permit issued before the former building was destroyed or became unusable, the date the demolition permit was issued.

- (d) An education development charge shall be imposed in accordance with section 11 where the residential building or structure is replaced by or converted to, in whole or in part, a non-residential building or structure;
- 15. The education development charge to be imposed in respect of mixed-use development shall be the aggregate of the amount applicable to the residential development component and the amount applicable to the non-residential development component.

Credits

- 16. This section applies where an education development charge has previously been paid in respect of development on land and the land is being redeveloped, except where sections 10 and 11, and/or sections 13 and 14 apply:
 - (a) The education development charge payable in respect of the redevelopment will be calculated under this by-law;
 - (b) The education development charge determined under paragraph (a) will be reduced by a credit equivalent to the education development charge previously paid in respect of the land, provided that the credit shall not exceed the education development charge determined under paragraph (a);
 - (c) Where the redevelopment applies to part of the land the amount of the credit shall be calculated on a proportionate basis having regard to the development permissions being displaced by the new development. For example, if 10% of non-residential gross floor area of a non-residential building is being displaced by residential development through conversion, the residential education development charge on the applicable number of units will be calculated under section 9 of the by-law, and the credit will be the education development charge originally paid on the gross floor area being converted subject to the limit in paragraph (b).

PART III

ADMINISTRATION

Payment of Education Development Charges

- 17. The education development charge in respect of a development is payable to the municipality in which the land is situate on the date that the first building permit is issued in relation to a building or structure on land to which the education development charge applies.
- 18. The treasurer of the Board shall establish and maintain an education development charge account in accordance with the Act, the Regulation and this by-law.
- 19. Withdrawals from an education development charge account shall be made in accordance with the Act, the Regulation and this by-law.

20. No refund of an education development charge permitted under clause 16(2)(e) of the Regulation will be made by the Board more than five (5) years after the date of issue of the building permit in respect of which the education development charge was paid. The onus is on the applicant for a refund to produce evidence to the satisfaction of the Board which establishes that the building permit has been revoked and that the applicant is otherwise entitled pursuant to clause 16(2)(e) of the Regulation to a refund of the education development charge paid.

Payment by Services

21. Subject to the requirements of the Act, the Board may by agreement permit an owner to provide land in lieu of the payment of all or any portion of an education development charge. In such event, the Treasurer of the Board shall advise the treasurer of the municipality in which the land is situate of the amount of the credit to be applied to the education development charge.

Collection of Unpaid Education Development Charges

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

Date By-law In Force

23. This by-law shall come into force on May 1, 2019.

Date By-law Expires

24. This by-law shall expire on May 1, 2024 unless it is repealed at an earlier date.

Repeal

25. York Region District School Board Education Development Charges By-Law No. 2014-02 is hereby repealed effective as of the day this by-law comes into force.

Severability

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

Interpretation

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

Short Title

28.	This by -law may be cited as the York Region District School Board Education					
Develo	opment Charges By-law No. 2019- ●●.					
	ENACTED AND PASSED this 23 rd day of April, 2019.					
Chair	Director of Education and Secretary					

APPENDIX C - BACKGROUND DOCUMENT PERTAINING TO A REVIEW OF THE EDUCATION DEVELOPMENT CHARGES POLICIES OF THE YORK REGION DSB

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

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

Moreover, each Board is required to:

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

While this section of the report outlines several of the considerations in making EDC policy decisions, it is noted that the enactment of O. Reg. 438/18 eliminates several of the policy decisions until such time as the Province has completed its review of the legislation.

C.1 YRDSB Existing EDC By-law in the Region of York

The York Region District School Board adopted and implemented EDC by-laws governing the entire Region of York in 1999, 2004, 2009 and again in 2014. The Board's existing by-law was adopted on June 9, 2014 with implementation of the approved charges on July 1, 2014. The Board held two public meetings (including consideration of by-law adoption) and conducted stakeholder sessions as part of the 2014 EDC consultation process.

In accordance with the legislation, YRDSB EDC by-law may be in effect for no more than 5 years and will expire no later than June 30, 2019.

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 Board's proposed EDC by-law. The Board of Trustees, after consideration of public input, will make decisions on some of these policy issues prior to passage of the new EDC by-law anticipated to occur on April 23, 2019.

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? No longer

- a policy decision under O. Reg. 438/18 if one of the rates would exceed the comparable 'capped' rate.
- 2. Are the charges to be applied on an area-specific or jurisdiction-wide basis? Effectively, no longer a policy decision under O. Reg. 438/18.
- 3. Does the Board wish to exempt any residential or non-residential development? If so, how does the Board propose to fund the shortfall?
- 4. Does the Board wish to provide any demolition or conversion credits beyond that specified in the legislation?
- 5. What by-law term is proposed by the Board; five years, or something less?
- 6. Does the Board wish to apply surplus operating funds, if any, to reduce the charge? No longer a legislative requirement under O. Reg. 438/18.
- 7. Are there any possible accommodation arrangements with private or public-sector agencies that would effectively reduce the charge? No longer a legislative requirement under O. Reg. 438/18.
- 8. What level of EDC charge does the Board wish to impose, given that the Board is entitled to recover less than 100% of the net education land costs? O. Reg. 438/18 caps the EDC rates at an amount equal to, or less than that by-law adopted EDC rates as of August 31, 2018.

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

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

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

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

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

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

Considerations:

One of the most significant considerations in the legislative treatment of education development charges is that there is no tax-based funding source to make up the shortfall where full cost recovery is not achieved. Legal advisors are typically 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 York Region District DSB's 2014 EDC by-law recovers net education land costs from residential development (80%) and non-residential development (20%) within the Region of York. That is, no non-statutory land uses are exempted from the charge. Therefore, the existing EDC by-law is designed to recover as much of the net education land cost needs as the legislation will allow.

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

Existing EDC By-law Provisions:

The existing "in force" EDC by-law is applied on a Region-wide uniform basis. The rationale for this decision is primarily based on the premise that:

- 1) A jurisdiction-wide approach is more consistent with the way in which education services are provided by the Board;
- 2) A jurisdiction-wide charge affords more flexibility to the Board to meet its long-term accommodation needs;
- 3) Uniform application of education development charges is more congruent with the education funding model as a whole.
- 4) Money from an education development charges account may be used only for growthrelated 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 and specialized program offering.

Public Input Received with Respect to this Policy:

None in 2014.

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."

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".

O. Reg. 438/18 prohibits the Board from changing the area in which the EDC by-law applies.

Considerations:

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

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

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

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

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

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

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

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

C.2.3 Non-Statutory Residential Exemptions

Legislative Provisions:

Under the legislation, residential statutory exemptions include:

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

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

Accordingly, any costs related to students generated from units which are statutorily exempt (inhousing 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:

- 1. the charges shall be expressed as a rate per new dwelling unit,
- 9. the rate shall be the same throughout the area in which charges are to be imposed under the by-law, ..."

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

Considerations:

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

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

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

While the Province has recently expanded the exemptions from municipal development charges for secondary dwelling units, exempting these units from the payment of education development charges would require a funding allocation form 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 bylaw 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*, a portion of the forecasted medium density dwelling units are currently estimated to be exempt from the payment of EDCs. As such, the charge is spread over the 'net' new units.
- 2. Historical data regarding school age children per household, which represents an "average" of all household occupancies, is a significant component of the projected elementary and secondary enrolment.
- 3. The EDC pupil yield analysis assesses changing headship rates and uses this information to modify the future expectations of the number of school age children per household.

C.2.4 Non-Statutory Non-residential Exemptions

Legislative Provisions:

Non-residential statutory exemptions include:

• land owned by, and used for the purposes of, a board or a municipality

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

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

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

Considerations:

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

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

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

Existing EDC By-law Provisions:

The York Region District DSB's existing "in-force" EDC by-law applies to both residential and non-residential development. The Board may have the ability to revisit this policy decision once the Province has completed its review of the legislation.

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 legislative 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 2014 YRDSB EDC by-law provides a credit equal to the amount of the charge originally paid on the space that is being converted.

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

Legislative Provisions:

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

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

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

Considerations:

For most of the current EDC by-laws, 10-15% of net growth-related education costs were funded by non-residential development. This percentage was specifically requested by a majority of the

development organizations during the public consultation process, particularly where the quantum of the residential charge is higher than the norm.

There are limited options for funding education land costs under the Province's new capital funding model. All boards eligible to impose education development charges are likely to seek full eligible cost recovery (100%) under EDCs. However, a non-residential EDC is not a mandatory requirement of the structure in the *Education Act* and therefore boards may elect to recover 100% of costs from residential development or up to 40% from non-residential development (with the remainder to be recovered from residential development).

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

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

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

- Increases the residential charge;
- A downturn in residential growth due to changing economic conditions will have a negative impact on EDC cash flow and the ability to contain account deficits;
- Potential impact on the residential development market, due to a higher residential EDC bearing 100% of the net education land costs;
- May be opposed by the development community which strongly supported the 85-90% residential and 10-15% non-residential division of costs under the current EDC by-laws;

- The precedent of eliminating the non-residential charge in one by-law period may make it difficult to reverse the decision and have a non-residential charge in a subsequent by-law period;
- Eliminating the non-residential charge reduces the breadth of the board's overall EDC funding base, which may be particularly significant if there are large commercial/industrial developments in future.

C.2.7 By-law Term

Legislative Provisions:

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

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

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

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

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

Considerations:

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

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

C.2.8 Application of Operating Surpluses to Capital Needs

Legislative Provisions:

The education development charge background study must include "a statement from the board stating that it has reviewed its operating budget for savings that could be applied to reduce growth-related net education land costs, and the amount of any savings which it proposes to apply, if any." O. Reg. 438/18 rescinded this provision however the Board had already adopted resolutions respecting operating surplus and alternative accommodation arrangements.

Considerations:

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

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

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

C.2.9 Differentiated Residential EDC Rates

Section 9 of O. Reg. 20/98 states that an EDC by-law may include a singular residential rate applied to the by-law area, or differentiated charges on different types of residential development (i.e. low, medium and high-density development) consistent with typical municipal DC practices. The EDC Submission incorporates Form H2 EDC Calculation – Differentiated Residential (Part 2 of 2). The submission calculation differentiates residential EDC rates on the basis of a 'distribution factor'. The distribution factor used as the differentiator was based on the number of *pupils per household*.

As an alternative approach, the consultants have proposed that the distribution factor be derived based on *persons per unit (PPU)* consistent with the methodology employed by municipalities in deriving differentiated municipal DC rates. This approach reduces the high-density to low density spread from the 8 to 10 times under the pupils per unit approach, to 2 to 3 times under the person per unit approach. It is anticipated that the persons per unit approach will result in a reduced spread over time as the occupancy of higher density development increases over time due to housing affordability considerations.

Regardless of which methodological approach is taken, differentiated residential rates have the advantage of reflecting the variation in household occupancy for each type of development (e.g. single and semi-detached, medium density rowhouses, plexes, etc. and high-density apartments

greater than five stories along with stacked townhouses), however, from a board's perspective they add an additional layer of uncertainty in terms of matching EDC collections to expenditure requirements over time. Variations in building permit activity in any given year, when measured against projected revenues can exacerbate the board's ability to pay for site acquisition and site development costs.

C.2.10 Policy on Alternative Accommodation Arrangements

Legislative Provisions:

Prior to the passage of O. Reg. 438/18 the legislation required that the education development charge background study include "A statement of the board's policy concerning possible arrangements with municipalities, school boards or other persons or bodies in the public or private sector, including arrangements of a long-term or co-operative nature, which would provide accommodation for the new elementary school pupils and new secondary school pupils...without imposing education development charges or with a reduction in such charges." (section 9(1) paragraph 6 of O. Reg 20/98)

For a subsequent EDC by-law period, the board is further required to provide a "statement of how the policy...was implemented and, if it was not implemented, an explanation of why it was not implemented." As stated, the Board adopted resolutions respecting this policy prior to the passage of O. Reg. 438/18.

Considerations:

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

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

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

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

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

The Board reviewed its existing policy and determined that it will continue to explore accommodation arrangements which may result in accommodation efficiencies; however, at this

time there are no savings under this policy to offset EDC-related expenditures. A copy of the Board's report and policy is found in Appendix D.

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

C.3.1 Appeals

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

There were no appeals of the 2014 YRDSB EDC by-law.

C.3.2 Amendments

Legislative Provisions:

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

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

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

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

An amending by-law 2016-02 was adopted on December 13, 2016. It is the only by-law amendment to the existing EDC by-law.

C.3.3 Complaints

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

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

In addition,

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

During May of 2017 a letter of complaint was filed with the City of Vaughan Council, protesting the application of EDCs against the development of an automobile mechanic shop within an existing industrial building, and in the alternative, the application of EDCs to the construction of parking spaces on the second floor. City Council determined that the Regional, City and school board development charges were properly applied to the proposed non-residential development.

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

6.7

YORK REGION DISTRICT SCHOOL BOARD EDUCATION DEVELOPMENT CHARGE BY-LAW 2019 STATEMENTS OF REVIEW: OPERATING BUDGET AND ALTERNATIVE ACCOMMODATION ARRANGEMENTS

Background:

The Board is currently in the process of replacing its current Education Development Charge Bylaw which expires June 30, 2019.

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

- 6. A statement of the board's policy concerning possible arrangements with municipalities, school boards or other person or bodies in the public or private sector, including arrangements of a long-term or co-operative nature, which would provide accommodation for the new elementary school pupils and new secondary school pupils estimated under paragraph 3 or section 7, without imposing education development charges, or with a reduction in such charges.
- 7. If a previous education development charge background study completed by the board included a statement under paragraph 6, a statement of how the policy referred to in the statement was implemented and, if it was not implemented, an explanation of why it was not implemented.
- 8. A statement from the board stating that it has reviewed its operating budget for savings that could be applied to reduce growth-related net education land costs, and the amount of any savings which it proposes to apply, if any.

Rationale:

1. Alternative Accommodation Arrangements Review

Ontario Regulation 20/98 requires that the Board adopt a policy concerning alternative accommodation arrangements. The alternative accommodation arrangements that the Board may wish to consider include purchases, lease/buy backs, site exchanges and joint-venture partnerships. The Board has approved Board Policy #470.0 on alternative accommodation arrangements and it is attached as Appendix A. Section 1 (5) of the policy states that these arrangements have the potential to improve service delivery and provide peak enrolment capacity, reduce duplication of public facilities, maximize the effective use of available dollars, and reduce site size requirements. These include a variety of acquisition strategies such as forward buying, options, purchases, lease buy-back, site exchanges and joint venture partnerships. The Board has demonstrated this commitment in the current By-law period by connecting with municipalities and other organizations on an annual basis to pursue potential facility partnership opportunities.

2. Operating Budget Surplus Review

It is a requirement in the EDC regulations for the review of the operating budget, including a statement that each Board has reviewed its operating budget for savings that could be applied to reduce growth-related net education land costs. A review of the Board's operating budget indicates that there is no surplus available for capital needs.

Relationship to Board Priorities:

This report reinforces the Board's commitment to foster well-being and mental health, by striving to create safe, healthy and inclusive learning and working environments, for students and staff.

Estimated Cost:

Nil.

Timeline:

Immediate.

Recommendations:

That in accordance with Subsection 257.61 (1) of the Education Act, the York Region District School Board approve the following statements of review.

- (*)1. That the York Region District School Board has adopted a policy concerning alternative accommodation arrangements and has implemented the policy by connecting with municipalities and other organizations on an annual basis to pursue potential facility partnership opportunities.
- (*)2. That the York Region District School Board has reviewed its operating budget for the year ending August 31, 2019 for savings that could be applied to reduce growthrelated net education land costs. Such review disclosed that there is no surplus of operating funds available for such capital needs. The Board has therefore determined that the amount of the savings which it proposes to apply to reduce growth-related net education land costs is NIL.

Communications Implementation Plan:

Coordinating Council of Superintendents Property Management Committee Board Meeting September 12, 2018 September 17, 2018 October 2, 2018

Appended Data:

- Appendix A Policy #470.0, Education Development Charges, Alternative Arrangements for School Facilities
- Appendix B Policy #475.0, Education Development Charges, School Sites Operating Budget Surplus

Respectfully submitted,

C. LaTouche

Associate Director of Education, Learning and Working Environments

September 17, 2018

For further information, please contact C. LaTouche, Associate Director of Education, D. Adams, Senior Manager, Planning and Property Development or L. Sirisko, Director of Education.



Board Policy #470.0 Education Development Charges: Alternative Arrangements for School Facilities

Document Integration Project Format

1. Background

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

2. Direction

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

3. Requirements

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

POLICY HISTORY

Approved 1999 Revised 2004 Revised 2010

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



Board Policy #475.0 Education Development Charges: School Sites – Operating Budget Surplus

Document Integration Project Format

1. Background

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

2. Direction

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

3. Regulations

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

POLICY HISTORY

Approved 1999 Revised 2004 Revised 2010

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

APPENDIX

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

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

Moved that:

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

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

POLICY HISTORY

Approved 1999 Revised 2004 Revised 2010

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

APPENDIX E - Impact of Legislative Capped Rates and Differentiated Residential Rates on Board's Ability to Fund Net Education Land Costs

	2000								21.00	
					PROJ	PROJECTED EDC REVENUE	NUE			
	Residential EDC Rate	Non-residential EDC Rate	Il Res/Non-res Share %	Year1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 15 Residual Balance	
YRDSB Calculated Rates	\$ 7,531	1 \$ 2.21	1 90/10	\$ 77,571,729	\$ 77,441,889	\$ 78,108,422	\$ 77,695,324	\$ 77,017,534		Year 15 Residual Balance
YCDSB Calculated Rates	\$ 1,463	3 \$ 0.43	3 90/10	\$ 15,069,372	\$ 15,044,149	\$ 15,173,632	\$ 15,093,382	\$ 14,961,712		additional financing
TOTAL Calculated Rates	\$ 8,994	4 \$ 2.64	90/10	\$ 92,641,101	\$ 92,486,088	\$ 93,282,053	\$ 92,788,706	\$ 91,979,246	\$ (133,559)	requirements based on \$100.0 million in external borrowing
				•	PROJECTED A	PROJECTED ANNUAL ACCOUNT BALANCE	IT BALANCE			
				\$ (15,854,237)	\$ (63,375,320)	\$ 37,034,014	\$ 3,671,132	\$ 10,660,989		
					PROJ	PROJECTED EDC REVENUE	NUE			
	Residential EDC Rate	Non-residential EDC Rate	Res/Non-res	Year1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 15 Residual Balance	
YRDSB Capped Rates	\$ 5,416	6 \$ 0.90	94/6	\$ 52,299,096	\$ 52,477,029	\$ 53,593,194	\$ 53,655,970	\$ 53,168,530		Year 15 Residual Balance
YCDSB Capped Rates	\$ 991	1 \$ 0.17	94/6	\$ 9,594,915	\$ 9,625,495	\$ 9,825,086	\$ 9,833,950	\$ 9,744,760		additional financing
TOTAL Capped Rates	\$ 6,407	7 \$ 1.07	94/6	\$ 61,894,011	\$ 62,102,524	\$ 63,418,280	\$ 63,489,919	\$ 62,913,289	\$ (609,936,374)	requirements based on 5560.5 million in external borrowing
					PROJECTED A	PROJECTED ANNUAL ACCOUNT BALANCE	IT BALANCE			
				\$ (46,601,327) \$ (93,758,834) \$	\$ (93,758,834)	7,170,241	\$ (25,627,655) \$ (18,404,968)	\$ (18,404,968)		
					PROJE	TED EDC REVE	NUE			
	Residential FDC Rate	Non-residential FDC Rate	Il Res/Non-res	Year1	Year 2	Year 3	Year 4	Year 5	Year 15 Residual Balance	
YRDSB Capped & Differentiated Rates				72	989	99	\$ 46,325,284	88		
Low Density (Based on PPUs) Calculated Rate of \$7,554	\$ 5,416	9.90) 94/6							
Medium Density (based on PPUs) Calculated Rate of \$5,487	\$ 5,416	9.90) 94/6							
High Density (based on PPUs) Calculated Rate of \$3,378	\$ 3,378	8 \$ 0.90	94/6							
YCDSB Capped & Differentiated Rates				\$ 8,472,558	\$ 8,293,885	\$ 8,372,997	\$ 8,492,269	\$ 8,454,553		
Low Density (Based on PPUs) Calculated Rate of \$1,382	\$ 991	1 \$ 0.17	7 94/6							
Medium Density (based on PPUs) Calculated Rate of \$1,004	\$ 991	1 \$ 0.17	7 94/6							Year 15 Residual Balance excludes interest costs on
High Density (based on PPUs) Calculated Rate of \$618	\$ 618	8 \$ 0.17	7 94/6							additional financing
TOTAL Capped & Differentiated Rates				\$ 54,639,312	\$ 53,495,254	\$ 54,032,257	\$ 54,817,552	\$ 54,573,640	\$ (749,097,373)	requirements based on 5000.5 million in external borrowing
Low Density (Based on PPUs) Calculated Rate of \$8,936		Ş								
Medium Density (based on PPUs) Calculated Rate of \$6,491		s,								
High Density (based on PPUs) Calculated Rate of 53,996	966'8 \$	6 \$ 1.07	94/6		PROIECTED	PROJECTED ANNIJAI ACCOLINT BAI ANCE	TRAIANCE			
				\$ (53.856.026)	\$ (107 366 104) \$	\$ (2215.782) \$	\$ (34 300 022)	\$ (76.744.617)		
					Vers 7			VenE		
				year 1 2019/20	rear 2 2020/21	rear 3 2021/22	rear 4 2022/23	rear 5 2023/24		
TOTAL Calculated Rate Oumulative shortfall against Capped Rate				\$ (30,747,090)	\$ (61,130,604)	\$ (90,994,377)	\$ (30,747,090) \$ (61,130,604) \$ (90,994,377) \$ (120,293,164) \$ (149,359,120)	\$(149,359,120)		
TOTAL Capped Rate cumulative shortfall against Differentiated Rate				\$ (7,254,699)	\$ (15,861,969)	\$ (25,247,992)	\$ (7,254,699) \$ (15,861,969) \$ (25,247,992) \$ (33,920,359) \$ (42,260,008)	\$ (42,260,008)		
TOTAL Calculated Rate Cumulative shortfall against Differentiated Capped Rate				\$ (38,001,789) \$ (76,992,573) \$ (116,242,369) \$ (154,213,523) \$ (191,619,128)	\$ (76,992,573)	\$ (116,242,369)	\$ (154,213,523)	\$(191,619,128)		