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## York Region District School Board

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

Date: March 8, 2019



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## FOREWORD

The following document fulfills section 257.61 of the Education Act which states “before passing an education development charge by-law, the board shall complete an Education Development Charges Background Study”. The following document contains the Education Development Charge (EDC) Background Study report for the 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 in-force 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 5<sup>th</sup> 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 lands<sup>1</sup>);
- 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 long-term 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

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<sup>1</sup> 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 in-force 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:
  - 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<br>Proposed EDC Rates |                     |                         |
|---|---------------------|-------------------------|
| Non-Residential<br>Share                                | Residential<br>Rate | Non-Residential<br>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 by-law 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](http://www.ycdsb.ca) and [www.yrdsb.ca](http://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:

|   |  |
|---|--|
| Tom Pechkovsky, Coordinating Manager of Planning and Operations<br>York Catholic District School Board<br>Telephone: 1.905.713.1211 Ext. 12374<br>Facsimile: 1.905.713.1269<br>E-mail: <a href="mailto:tom.pechkovsky@ycdsb.ca">tom.pechkovsky@ycdsb.ca</a> | Dawn Adams, Senior Manager Planning and Property Development Services<br>York Region District School Board<br>Telephone: 1.905.727.0022 Ext. 2421<br>Facsimile: 1.905.727.0775<br>E-mail: <a href="mailto:dawn.adams@yrdsb.ca">dawn.adams@yrdsb.ca</a> |
|---|--|

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 <sup>3</sup> | 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<br>J/W/τ                | \$912             | \$0.00                             | 100%  | 0%  |
| Conseil des écoles publiques de l'Est de l'Ontario               | Apr-14                   | 5 yrs       | City of Ottawa                            | J/W/τ                       | \$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/τ                       | \$444             | \$0.00                             | 100%  | 0%  |
| Conseil des écoles catholiques du Centre-Est <sup>1</sup>        | Jan-16                   | 5 yrs       | City of Ottawa                            | J/W/τ                       | \$718             | \$0.53                             | 20%   | 80%   |
| Dufferin-Peel Catholic DSB                                       | Jun-14                   | 5 yrs       | Peel Region                               | J/W/τ                       | \$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/τ                       | \$305             | \$0.00                             | 100%  | 0%  |
| Greater Essex County DSB   | May-14                   | 5 yrs       | County of Essex and the Township of Pelee | J/W/τ                       | \$305             | \$0.00                             | 100%  | 0%  |
| Halton Catholic DSB <sup>2</sup>                                 | Jul-18                   | 1 yr        | Halton Region                             | J/W                         | \$2,269           | \$0.58                             | 85%   | 15%   |
| Halton DSB <sup>2</sup>  | 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/τ                       | \$1,860           | \$0.00                             | 100%  | 0%  |
| Niagara Catholic DSB   | Jun-15                   | 5 yrs       | fmr Welland County                        | J/W/τ                       | \$172             | \$0.00                             | 100%  | 0%  |
| Ottawa Catholic SB   | Apr-14                   | 5 yrs       | City 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/τ                       | \$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 <sup>2</sup>                                | 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/τ                       | \$832             | \$0.00                             | 100%  | 0%  |
| Upper Grand DSB  | Aug-14                   | 5 yrs       | Wellington County                         | J/W/τ                       | \$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 <sup>1</sup>                                     | Jul-14                   | 5 yrs       | York Region                               | J/W                         | \$5,416           | \$0.90                             | 90%   | 10%   |

<sup>1</sup> Amended Rates

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

<sup>2</sup> Interim By-laws

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

Updated November 2018

<sup>3</sup> A/S = Area Specific; J/W = Jurisdiction-wide; τ = regional EDC rate



## 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 by-law period exceeds the respective total capacity that, in the Board’s opinion is available to accommodate pupils, throughout the jurisdiction, on the day that the by-law is passed, or
  - At the time of expiry of the Board’s last EDC by-law that applies to all or part of the area in which the charges would be imposed, the balance in the EDC account is less than the amount required to pay outstanding commitments to meet growth-related net education land costs, as calculated for the purposes of determining the EDCs imposed under that by-law.

The 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**

| Elementary Panel Board-Wide Capacity | Projected Elementary Panel Average Daily Enrolment Headcount |                         |                         |                         |                         |   | Elementary Average Projected Enrolment less Capacity |
|--------------------------------------|--|-------------------------|-------------------------|-------------------------|-------------------------|---|--|
|                                      | Year 1<br>2019/<br>2020                                      | Year 2<br>2020/<br>2021 | Year 3<br>2021/<br>2022 | Year 4<br>2022/<br>2023 | Year 5<br>2023/<br>2024 | Average Projected Enrolment Over Five Years |  |
| 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**

| Secondary Panel Board-Wide Capacity | Projected Secondary Panel Average Daily Enrolment (ADE) |                         |                         |                         |                         |   | Secondary Projected Enrolment less Capacity |
|-------------------------------------|---|-------------------------|-------------------------|-------------------------|-------------------------|---|---|
|                                     | Year 1<br>2019/<br>2020                                 | Year 2<br>2020/<br>2021 | Year 3<br>2021/<br>2022 | Year 4<br>2022/<br>2023 | Year 5<br>2023/<br>2024 | Average Projected Enrolment Over Five Years |   |
| 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:

1. estimates of the anticipated amount, type and location of residential development for each year of the fifteen-year forecast period, as well as the anticipated non-residential forecast of gross floor area in the 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.

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

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

1. NGRELC - Net growth-related Education Land Costs

## 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.

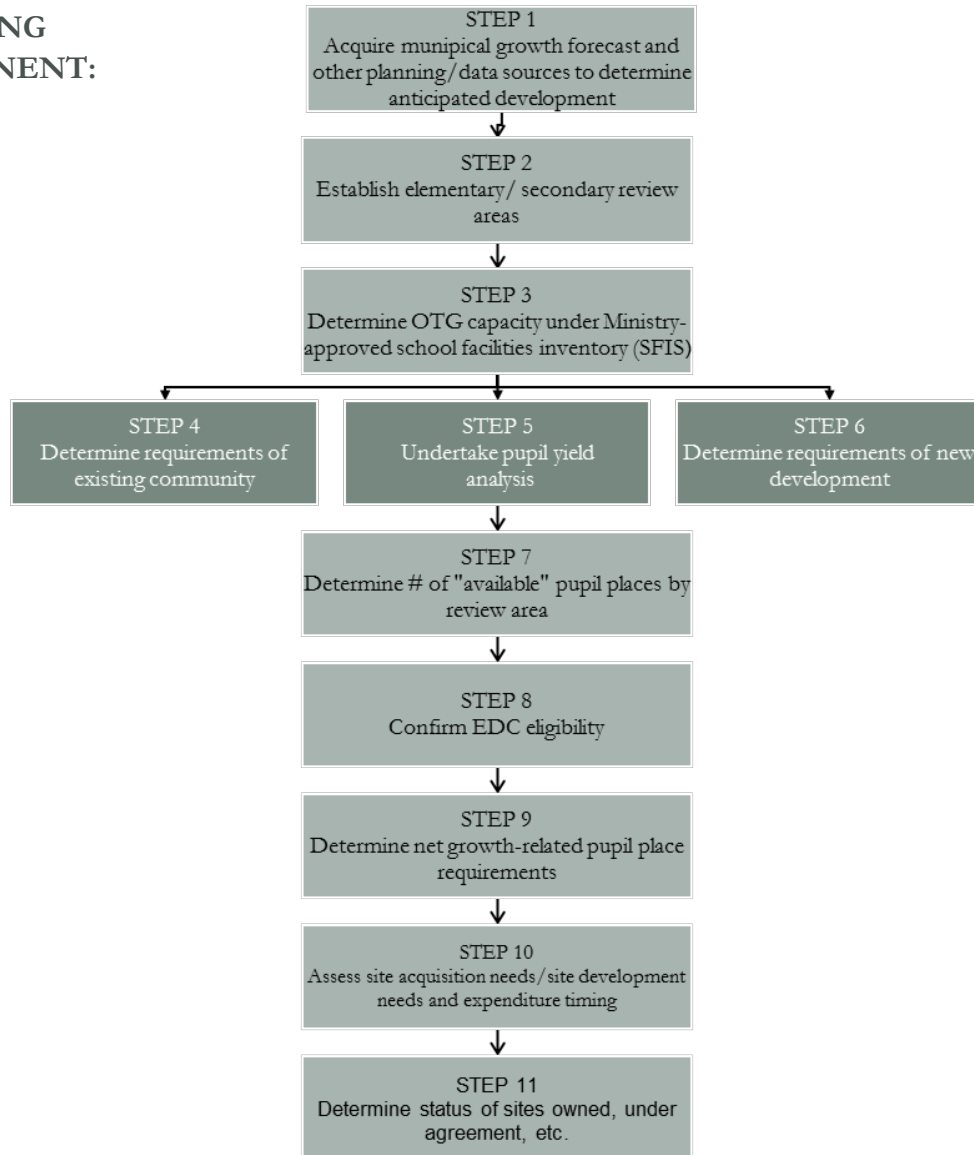
Or determine if there is a negative balance in the account that needs to be applied to the EDC rates derived for the following by-law period.

**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.

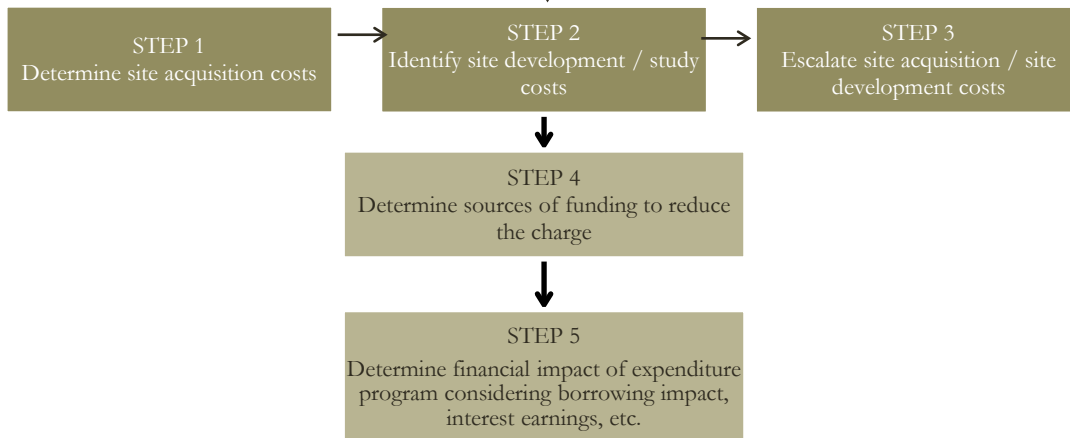
FIGURE 2-1

EDC METHODOLOGICAL APPROACH

PLANNING  
COMPONENT:



FINANCIAL



<sup>1</sup>Step 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:

1. 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.

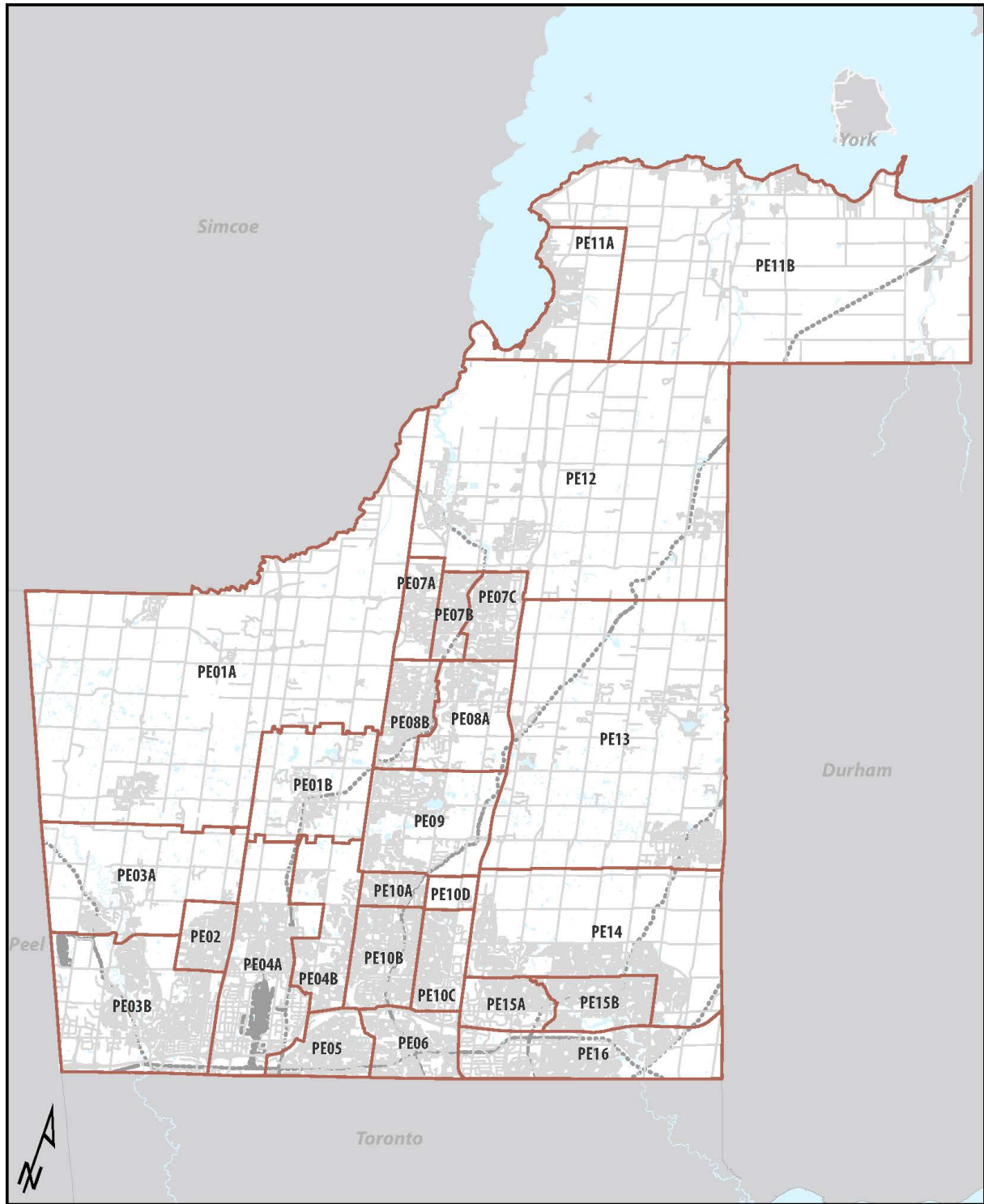
Each review area has been further subdivided in order to determine the net growth-related pupil place need. The Board could have split the 2014 EDC Review Areas to create additional Review Areas, however, this would have had the same effect in terms of assessing EDC growth-related site needs. The detailed 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 Thornhill     |
| 5                       | PE03B - Vaughan Woodbridge      | 5                      | PS04B - Markham Thornhill     |
| 6                       | PE04A - Vaughan Maple           | 6                      | PS05 - Newmarket              |
| 7                       | PE04B - Vaughan Carville        | 7                      | PS06 - Aurora                 |
| 8                       | PE05 - Vaughan Thornhill        | 8                      | PS07 - Oak Ridges             |
| 9                       | PE06 - Markham Thornhill        | 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.



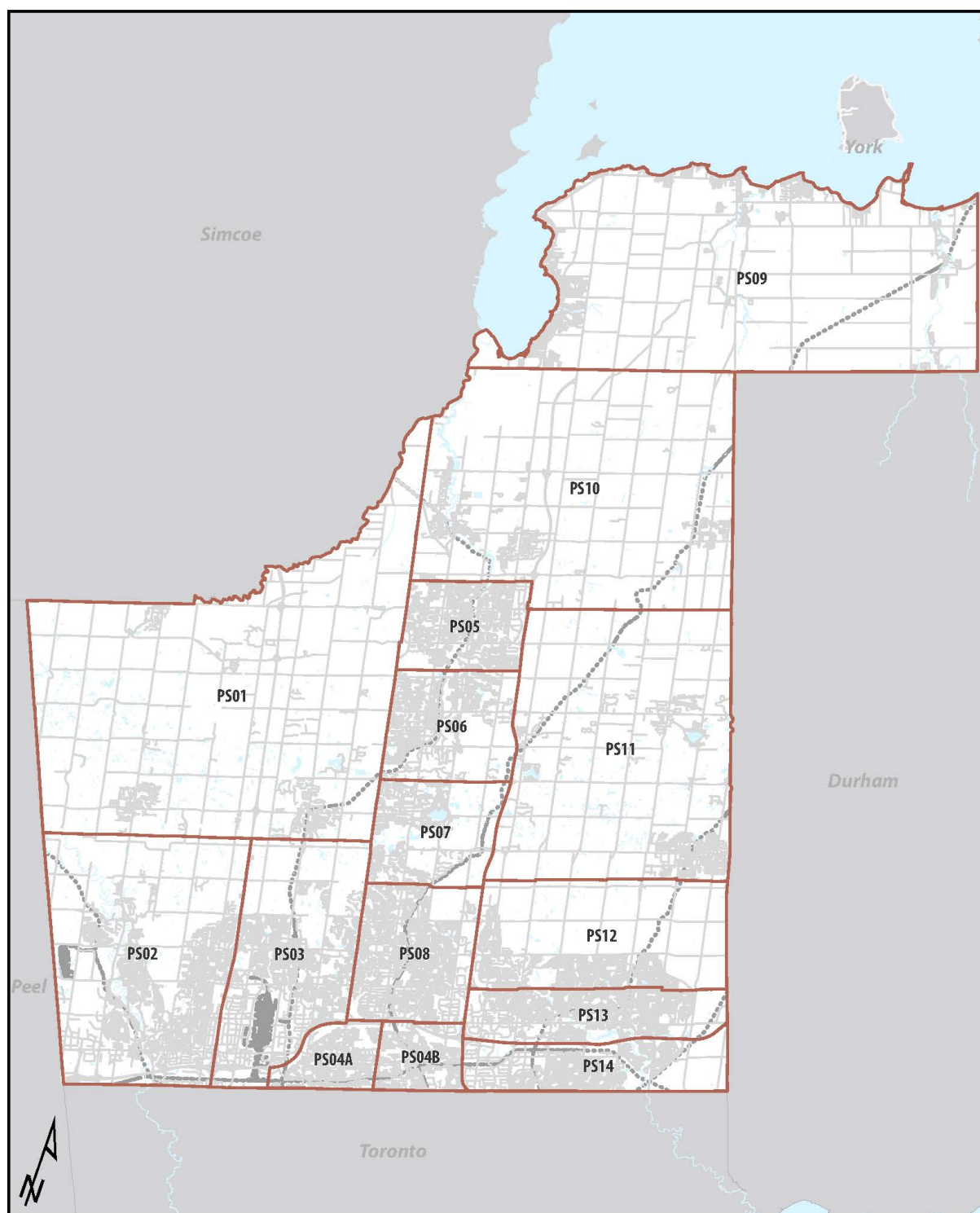
York Region District School Board: Education Development Charges Background Study 2019

**Elementary Review Areas**

Elementary RA Boundaries Streets Rails

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





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

**Secondary Review Areas**

Secondary RA Boundaries Streets Rails

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:

- 1) 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-2031<sup>1</sup>;
2. The King Township 2013 DC Study covered nine (9) years of the EDC 15-year forecast period<sup>2</sup>

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.

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

<sup>2</sup> 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 mix 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 <sup>1</sup> | Apartments <sup>2</sup> | 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         |
| <b>Total Units</b>      | <b>36,435</b>          | <b>12,232</b>          | <b>19,756</b>           | <b>68,423</b> |
| <b>% of Total Units</b> | <b>53.2%</b>           | <b>17.9%</b>           | <b>28.9%</b>            | <b>100.0%</b> |
| <b>Annual Average</b>   | <b>4,048</b>           | <b>1,359</b>           | <b>2,195</b>            | <b>7,603</b>  |
| <b>5-year Average</b>   | <b>3,370</b>           | <b>1,387</b>           | <b>2,844</b>            | <b>7,600</b>  |
| <b>% of Total Units</b> | <b>44.3%</b>           | <b>18.2%</b>           | <b>37.4%</b>            | <b>100.0%</b> |

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 <sup>1</sup>**

|                            | Year 1<br>2019/<br>2020 | Year 2<br>2020/<br>2021 | Year 3<br>2021/<br>2022 | Year 4<br>2022/<br>2023 | Year 5<br>2023/<br>2024 | Year 6<br>2024/<br>2025 | Year 7<br>2025/<br>2026 | Year 8<br>2026/<br>2027 | Year 9<br>2027/<br>2028 | Year 10<br>2028/<br>2029 | Year 11<br>2029/<br>2030 | Year 12<br>2030/<br>2031 | Year 13<br>2031/<br>2032 | Year 14<br>2032/<br>2033 | Year 15<br>2033/<br>2034 | Total All<br>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                  | 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                 | 2,868                   | 3,395                   | 3,761                   | 3,522                   | 3,356                   | 2,501                   | 2,800                   | 3,422                   | 3,654                   | 3,547                    | 3,591                    | 4,000                    | 3,847                    | 3,926                    | 4,069                    | 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      |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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          |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                      | 132                     | 133                     | 148                     | 174                     | 145                     | 193                     | 162                     | 200                     | 217                     | 242                      | 170                      | 150                      | 116                      | 131                      | 210                      | 2,522              |
| PE02 - Vaughan Vellore     |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                      | 8                       | -                       | 131                     | 251                     | 146                     | 33                      | 84                      | 123                     | 291                      | 280                      | 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 |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached     | 57                      | 10                      | 12                      | 20                      | 13                      | 78                      | 18                      | 174                     | 167                     | 167                      | 110                      | 165                      | 116                      | 5                        | 20                       | 1,131              |
| Multiples                  | 130                     | 240                     | 88                      | 96                      | 9                       | 294                     | 238                     | 241                     | 248                     | 201                      | 28                       | 23                       | 24                       | 31                       | 42                       | 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                      | 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                      | 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   |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached     | 3                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | 1                        | -                        | -                        | 4                  |
| Multiples                  | -                       | -                       | -                       | -                       | -                       | 1                       | 1                       | 57                      | 1                       | -                        | -                        | 2                        | 85                       | 6                        | 7                        | 159                |
| Apartments                 | -                       | -                       | 265                     | 273                     | 6                       | 6                       | 6                       | 9                       | 9                       | 9                        | 9                        | 209                      | 12                       | 434                      | 210                      | 1,454              |
| Stacked Townhouses         | -                       | 3                       | 3                       | 0                       | 0                       | 0                       | 0                       | 2                       | 2                       | 2                        | 2                        | 0                        | 0                        | 0                        | 0                        | 15                 |
| 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                       | 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  |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached     | -                       | 2                       | -                       | 12                      | 24                      | 24                      | 24                      | 24                      | -                       | 49                       | 24                       | 49                       | 24                       | 45                       | 24                       | 325                |
| Multiples                  | -                       | 35                      | 14                      | -                       | 24                      | 24                      | 24                      | -                       | -                       | 24                       | 24                       | 90                       | 24                       | 18                       | 18                       | 321                |
| Apartments                 | -                       | -                       | 11                      | -                       | 146                     | 146                     | 146                     | 241                     | 102                     | 87                       | -                        | 275                      | -                        | 152                      | 113                      | 1,417              |
| Stacked Townhouses         | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| 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                  | 37                      | 37                      | 1                       | 1                       | 1                       | 11                      | 67                      | 69                      | 1                       | 57                       | 2                        | 2                        | 11                       | 1                        | 35                       | 333                |
| Apartments                 | -                       | -                       | 0                       | -                       | -                       | -                       | 65                      | 5                       | 3                       | 68                       | 65                       | 49                       | 106                      | 77                       | 4                        | 442                |
| Stacked Townhouses         | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| Total                      | 40                      | 71                      | 35                      | 36                      | 2                       | 12                      | 134                     | 76                      | 6                       | 127                      | 69                       | 53                       | 118                      | 79                       | 39                       | 897                |
| PE08A - Aurora East        |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached     | 26                      | 35                      | 74                      | 101                     | 116                     | 70                      | 34                      | 50                      | 50                      | 50                       | 45                       | 21                       | 11                       | 11                       | 11                       | 705                |
| Multiples                  | -                       | 10                      | 10                      | 57                      | 150                     | 141                     | 244                     | 47                      | 244                     | 47                       | 244                      | 47                       | 149                      | -                        | -                        | 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                      | 116                     | 158                     | 84                      | 313                     | 363                     | 366                     | 375                     | 197                     | 391                     | 197                      | 386                      | 168                      | 320                      | 228                      | 131                      | 3,793              |
| PE08B - Aurora West        |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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              |

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 <sup>1</sup>

|  | Year 1<br>2019/<br>2020 | Year 2<br>2020/<br>2021 | Year 3<br>2021/<br>2022 | Year 4<br>2022/<br>2023 | Year 5<br>2023/<br>2024 | Year 6<br>2024/<br>2025 | Year 7<br>2025/<br>2026 | Year 8<br>2026/<br>2027 | Year 9<br>2027/<br>2028 | Year 10<br>2028/<br>2029 | Year 11<br>2029/<br>2030 | Year 12<br>2030/<br>2031 | Year 13<br>2031/<br>2032 | Year 14<br>2032/<br>2033 | Year 15<br>2033/<br>2034 | Total All<br>Units |
|--|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------|
| <b>PE09 - Oak Ridges</b>               |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                 |
| <b>Total</b>                           | <b>310</b>              | <b>233</b>              | <b>263</b>              | <b>334</b>              | <b>85</b>               | <b>166</b>              | <b>143</b>              | <b>289</b>              | <b>281</b>              | <b>236</b>               | <b>369</b>               | <b>805</b>               | <b>766</b>               | <b>321</b>               | <b>469</b>               | <b>5,070</b>       |
| <b>PE10A - Richmond Hill Northwest</b> |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                 | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | 6                        | 6                  |
| Multiples                              | -                       | -                       | -                       | -                       | -                       | 32                      | 32                      | 34                      | 34                      | 34                       | -                        | -                        | -                        | -                        | -                        | 167                |
| Apartments                             | -                       | 153                     | -                       | -                       | -                       | -                       | -                       | 95                      | 95                      | 95                       | -                        | -                        | -                        | -                        | -                        | 438                |
| Stacked Townhouses                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | 11                      | 11                      | 13                       | -                        | -                        | -                        | -                        | -                        | 36                 |
| <b>Total</b>                           | <b>-</b>                | <b>153</b>              | <b>-</b>                | <b>-</b>                | <b>-</b>                | <b>32</b>               | <b>32</b>               | <b>141</b>              | <b>141</b>              | <b>143</b>               | <b>-</b>                 | <b>-</b>                 | <b>-</b>                 | <b>-</b>                 | <b>6</b>                 | <b>647</b>         |
| <b>PE10B - Richmond Hill West</b>      |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| <b>Total</b>                           | <b>383</b>              | <b>709</b>              | <b>130</b>              | <b>114</b>              | <b>231</b>              | <b>414</b>              | <b>688</b>              | <b>610</b>              | <b>728</b>              | <b>683</b>               | <b>721</b>               | <b>1,060</b>             | <b>484</b>               | <b>499</b>               | <b>189</b>               | <b>7,644</b>       |
| <b>PE10C - Richmond Hill East</b>      |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-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                  |
| <b>Total</b>                           | <b>116</b>              | <b>117</b>              | <b>107</b>              | <b>95</b>               | <b>52</b>               | <b>67</b>               | <b>38</b>               | <b>37</b>               | <b>50</b>               | <b>105</b>               | <b>100</b>               | <b>35</b>                | <b>51</b>                | <b>63</b>                | <b>187</b>               | <b>1,219</b>       |
| <b>PE10D - Richmond Hill Northeast</b> |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                 | 213                     | 353                     | 178                     | 248                     | 173                     | 236                     | 195                     | 203                     | 38                      | 38                       | -                        | -                        | -                        | 84                       | -                        | 1,958              |
| Multiples                              | 115                     | 223                     | 172                     | 119                     | 162                     | 368                     | 286                     | 156                     | 35                      | -                        | 45                       | 58                       | 87                       | 138                      | 128                      | 2,092              |
| Apartments                             | -                       | -                       | -                       | -                       | 53                      | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | 53                 |
| Stacked Townhouses                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| <b>Total</b>                           | <b>329</b>              | <b>576</b>              | <b>349</b>              | <b>368</b>              | <b>388</b>              | <b>603</b>              | <b>481</b>              | <b>359</b>              | <b>73</b>               | <b>38</b>                | <b>45</b>                | <b>58</b>                | <b>87</b>                | <b>222</b>               | <b>128</b>               | <b>4,104</b>       |
| <b>PE11A - Keswick</b>                 |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| <b>Total</b>                           | <b>168</b>              | <b>145</b>              | <b>145</b>              | <b>207</b>              | <b>402</b>              | <b>480</b>              | <b>484</b>              | <b>288</b>              | <b>281</b>              | <b>281</b>               | <b>276</b>               | <b>276</b>               | <b>344</b>               | <b>482</b>               | <b>397</b>               | <b>4,656</b>       |
| <b>PE11B - Georgina</b>                |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| <b>Total</b>                           | <b>100</b>              | <b>-</b>                | <b>156</b>              | <b>100</b>              | <b>141</b>              | <b>150</b>              | <b>72</b>               | <b>75</b>               | <b>-</b>                | <b>56</b>                | <b>109</b>               | <b>151</b>               | <b>151</b>               | <b>66</b>                | <b>151</b>               | <b>1,478</b>       |
| <b>PE12 - East Gwillimbury</b>         |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| <b>Total</b>                           | <b>1,107</b>            | <b>1,114</b>            | <b>1,328</b>            | <b>945</b>              | <b>875</b>              | <b>1,205</b>            | <b>1,131</b>            | <b>1,351</b>            | <b>1,270</b>            | <b>1,409</b>             | <b>1,277</b>             | <b>1,244</b>             | <b>1,121</b>             | <b>1,123</b>             | <b>1,034</b>             | <b>17,535</b>      |
| <b>PE13 - Whitchurch-Stouffville</b>   |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                      | 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                       | 1,025              |
| Stacked Townhouses                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| <b>Total</b>                           | <b>506</b>              | <b>409</b>              | <b>523</b>              | <b>464</b>              | <b>477</b>              | <b>401</b>              | <b>345</b>              | <b>215</b>              | <b>281</b>              | <b>275</b>               | <b>294</b>               | <b>242</b>               | <b>227</b>               | <b>244</b>               | <b>231</b>               | <b>5,134</b>       |
| <b>PE14 - Markham North</b>            |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                |
| <b>Total</b>                           | <b>1,310</b>            | <b>1,091</b>            | <b>749</b>              | <b>1,115</b>            | <b>1,531</b>            | <b>1,480</b>            | <b>1,629</b>            | <b>1,793</b>            | <b>1,721</b>            | <b>1,818</b>             | <b>1,686</b>             | <b>1,626</b>             | <b>1,476</b>             | <b>1,680</b>             | <b>1,688</b>             | <b>22,393</b>      |
| <b>PE15A - Markham Centre West</b>     |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| <b>Total</b>                           | <b>904</b>              | <b>381</b>              | <b>990</b>              | <b>1,611</b>            | <b>1,149</b>            | <b>1,196</b>            | <b>760</b>              | <b>762</b>              | <b>546</b>              | <b>334</b>               | <b>309</b>               | <b>318</b>               | <b>545</b>               | <b>360</b>               | <b>574</b>               | <b>10,741</b>      |
| <b>PE15B - Markham Centre East</b>     |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                 | -                       | -                       | 12                      | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | 25                       | -                        | -                        | 37                 |
| Multiples                              | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | 25                       | -                        | -                        | 25                 |
| Apartments                             | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| Stacked Townhouses                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| <b>Total</b>                           | <b>-</b>                | <b>-</b>                | <b>12</b>               | <b>-</b>                | <b>-</b>                | <b>-</b>                | <b>-</b>                | <b>-</b>                | <b>-</b>                | <b>-</b>                 | <b>-</b>                 | <b>-</b>                 | <b>50</b>                | <b>-</b>                 | <b>-</b>                 | <b>62</b>          |
| <b>PE16 - Markham South</b>            |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                 | 69                      | 184                     | 132                     | 38                      | 94                      | 56                      | -                       | -                       | -                       | -                        | -                        | -                        | 102                      | 109                      | 83                       | 867                |
| Multiples                              | -                       | 71                      | 258                     | 238                     | 206                     | 376                     | 397                     | 122                     | 78                      | 145                      | 78                       | 68                       | 126                      | 163                      | 105                      | 2,430              |
| Apartments                             | 149                     | 213                     | 153                     | 171                     | 28                      | 34                      | 19                      | 19                      | 17                      | 120                      | 120                      | 120                      | 119                      | 184                      | 76                       | 1,543              |
| Stacked Townhouses                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | 40                       | 40                       | 40                       | 41                       | 41                       | -                        | 202                |
| <b>Total</b>                           | <b>218</b>              | <b>468</b>              | <b>543</b>              | <b>447</b>              | <b>328</b>              | <b>465</b>              | <b>416</b>              | <b>141</b>              | <b>95</b>               | <b>305</b>               | <b>238</b>               | <b>228</b>               | <b>388</b>               | <b>497</b>               | <b>264</b>               | <b>5,042</b>       |

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

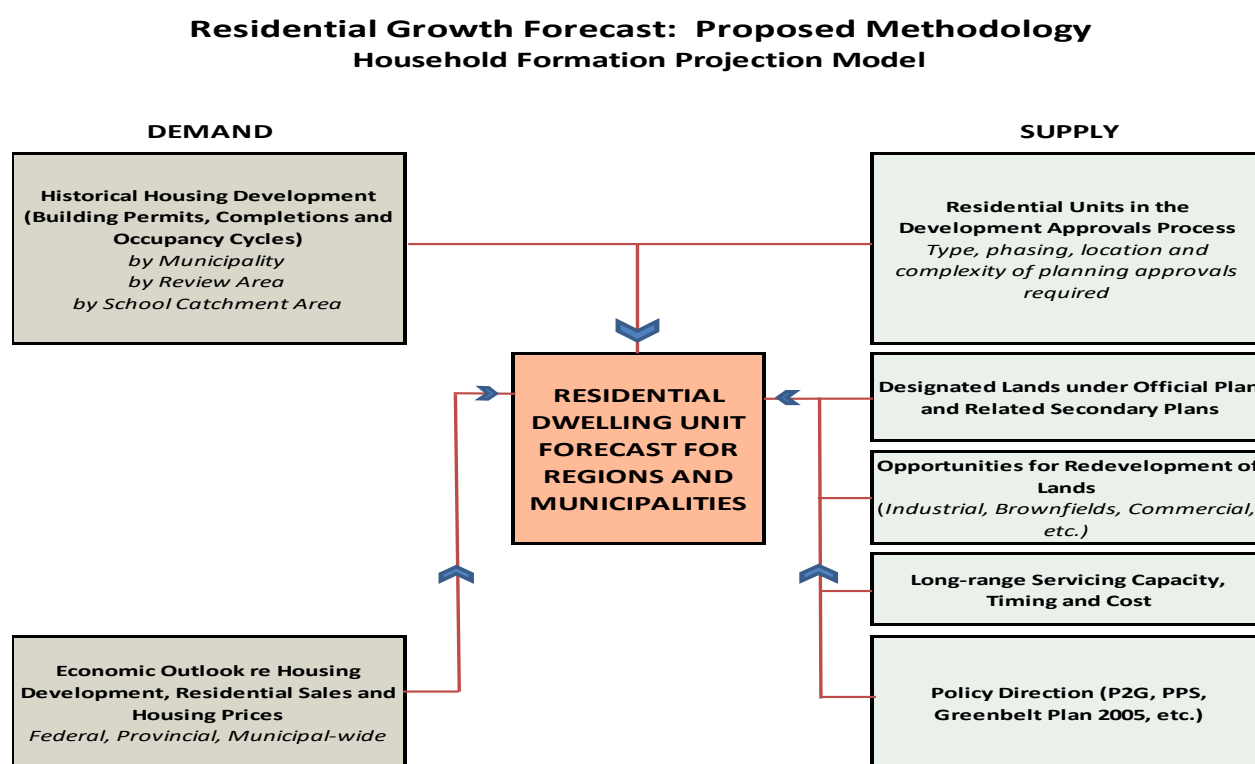
|   |                |
|---|----------------|
| Grand Total Gross New Units in By-Law Area    | 143,989        |
| Less: Statutorily Exempt Units in By-Law Area | 968            |
| <b>Total Net New Units in By-Law Area</b>     | <b>143,021</b> |



### 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



#### 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 | APARTMENTS (includes purpose-built seniors housing and student housing) | 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          |
| <b>TOTAL</b>                    | <b>50,242</b>            | <b>38,720</b>  | <b>52,259</b>   | <b>1,800</b>        | <b>143,021</b> |

**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 DENSITY | 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          |
| <b>TOTAL</b>                  | <b>50,242</b>            | <b>38,720</b>  | <b>52,259</b>   | <b>1,800</b>        | <b>143,021</b> |

#### 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.)**

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

Table 4-6  
Region of York

**Non-Residential Forecast of Net Gross Floor Area**

| Forecast of Space Construction, New and Additions (sq ft) |         |            |            |            |               |           |            |            |            |               |            |
|---|---------|------------|------------|------------|---------------|-----------|------------|------------|------------|---------------|------------|
|   | Year    | Retail     | Industrial | Office     | Institutional | Hotel     | Total      | Industrial | Commercial | Institutional | Total      |
| Projected (based on May, 2017 DC Forecast)                | 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  |
|   | 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  |
|   | 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  |
|   | 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  |
|   | 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  |
|   | 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  |
|   | 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  |
|   | 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  |
|   | 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  |
|   | 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  |
|   | 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  |
|   | 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  |
| 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  |
| TOTAL 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 |
| Net 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 co-terminous 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**

|  | 2006 Census                                     |                 |                 |                   |                   | 2011 Census                                     |                 |                 |                   |                   | 2016 Census                                     |                 |                 |                   |                   | Change                                 |   |  |   |
|--|---|-----------------|-----------------|-------------------|-------------------|---|-----------------|-----------------|-------------------|-------------------|---|-----------------|-----------------|-------------------|-------------------|--|---|--|---|
|  | Total<br>Population<br>in Private<br>Households | 0 to 4<br>years | 5 to 9<br>years | 10 to 14<br>years | 15 to 19<br>years | Total<br>Population<br>in Private<br>Households | 0 to 4<br>years | 5 to 9<br>years | 10 to 14<br>years | 15 to 19<br>years | Total<br>Population in<br>Private<br>Households | 0 to 4<br>years | 5 to 9<br>years | 10 to 14<br>years | 15 to 19<br>years | Census<br>2006-2016<br>change<br>Total | Census<br>2006-2016<br>change<br>0 to 4 years | Census<br>2006-2016<br>change<br>5 to 14 years | Census<br>2006-2016<br>change<br>15 to 19 years |
| <b>Total - Region of York</b>  | <b>892,355</b>                                  | <b>53,040</b>   | <b>58,570</b>   | <b>66,195</b>     | <b>67,610</b>     | <b>1,032,253</b>                                | <b>58,695</b>   | <b>64,555</b>   | <b>68,880</b>     | <b>75,585</b>     | <b>1,109,650</b>                                | <b>57,210</b>   | <b>67,335</b>   | <b>70,980</b>     | <b>74,900</b>     | <b>217,295</b>                         | <b>4,170</b>                                  | <b>13,550</b>                                  | <b>7,290</b>                                    |
| 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)   | (550)  | 70  |
| 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             | 2,990                                  | 250   | (120)  | (275)   |
| Georgina   | 42,350  | 2,415           | 2,800           | 3,445             | 3,300             | 43,515  | 2,400           | 2,435           | 2,905             | 3,325             | 45,415  | 2,505           | 2,510           | 2,485             | 2,840             | 3,065                                  | 90  | (1,250)  | (460)   |
| King   | 19,485  | 955             | 1,205           | 1,515             | 1,580             | 19,900  | 880             | 1,150           | 1,390             | 1,575             | 24,510  | 1,250           | 1,580           | 1,610             | 1,670             | 5,025                                  | 295   | 470  | 90  |
| Markham  | 261,575   | 14,165          | 15,415          | 18,070            | 19,395            | 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           | 5,650             | 6,700             | 84,225  | 4,335           | 5,020           | 5,475             | 6,150             | 9,930                                  | 50  | (970)  | 310   |
| Richmond Hill  | 162,705   | 9,560           | 10,240          | 11,685            | 12,330            | 185,540   | 9,800           | 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                                 | (290)   | 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 |   |                 |                 |                   |                   |   |                 |                 |                   |                   |   |                 |                 |                   |                   |  | 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**

| <b>Elementary</b> | <b>2011/12</b> | <b>2012/13</b> | <b>2013/14</b> | <b>2014/15</b> | <b>2015/16</b> | <b>2016/17</b> | <b>2017/18</b> |
|-------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 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%         |
|                   |                |                |                |                |                |                |                |
| <b>Secondary</b>  | <b>2011/12</b> | <b>2012/13</b> | <b>2013/14</b> | <b>2014/15</b> | <b>2015/16</b> | <b>2016/17</b> | <b>2017/18</b> |
| 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 by-law 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.

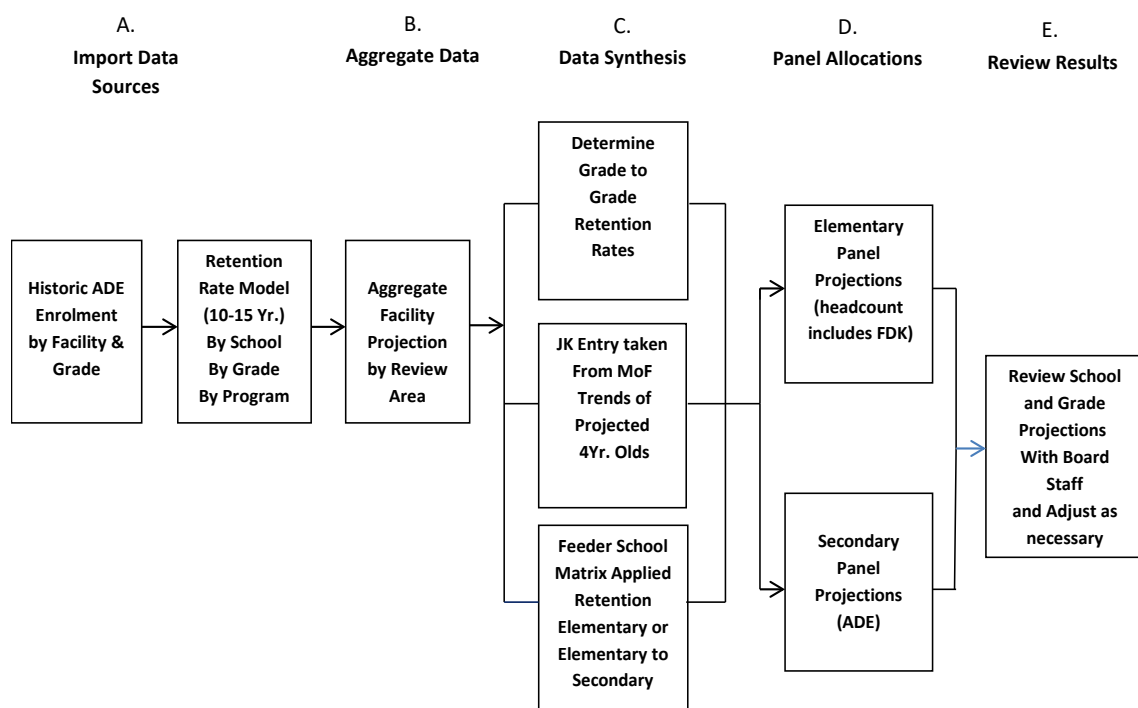
The key components of the existing community projection model are outlined in Figure 1.

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.

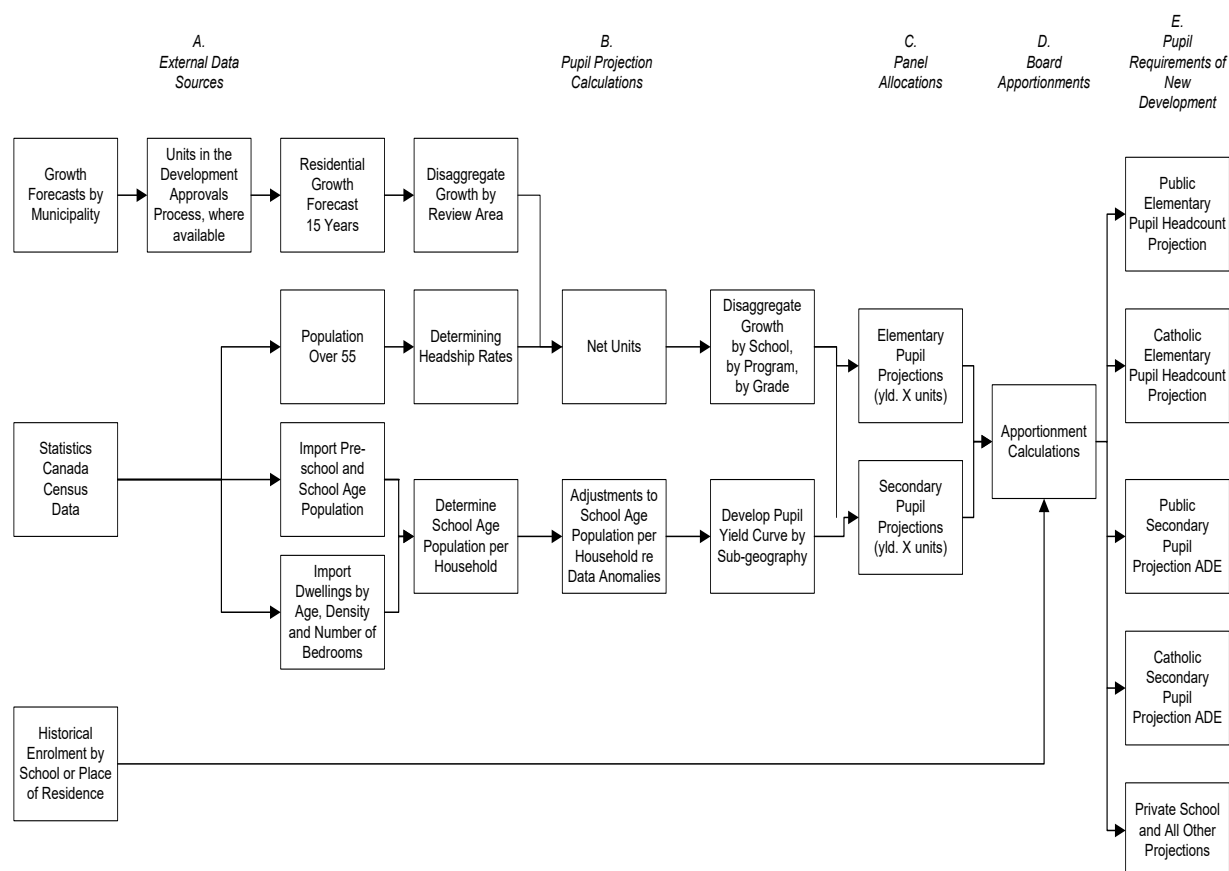
It is relevant to note that there is a difference between the timing associated with the requirement to determine the number of net new units to which the payment of EDCs would apply and the timing of the occupancy of the new units and associated impact on student enrolment. The lag between building 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.

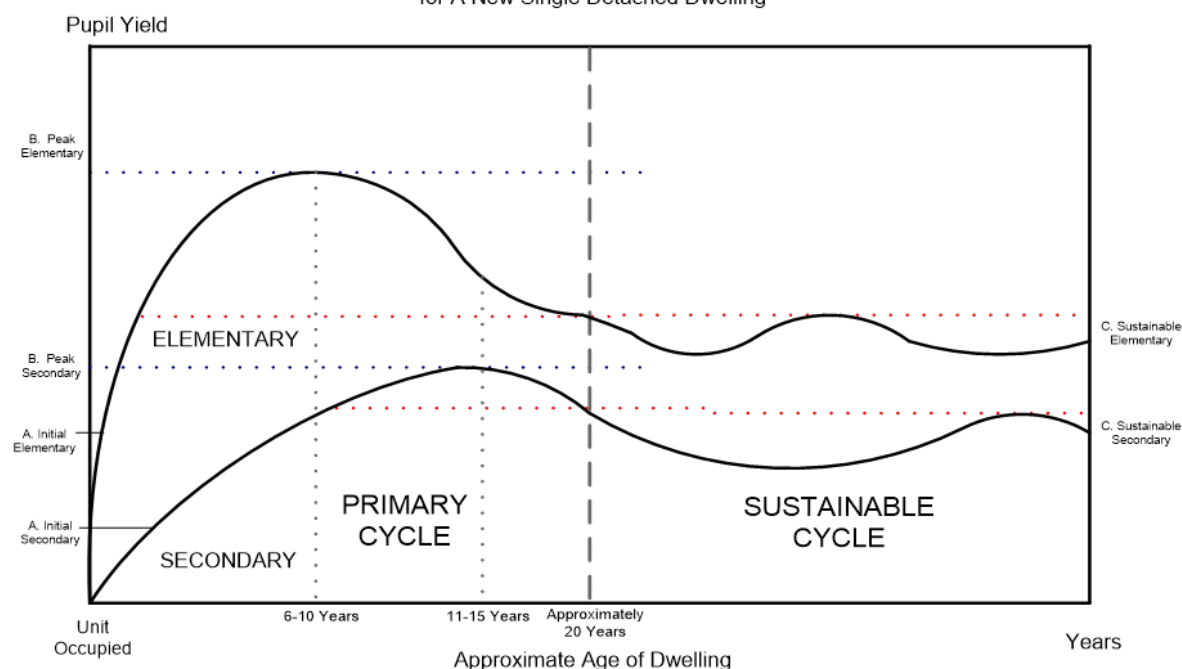
The primary yield cycle for elementary pupil yields in new single detached units generally peaks within the first 7 to 10 years of community development, depending on the timing of occupancy of the units. Recent demographic and occupancy trends, however, suggest that the family creation process is being 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.

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

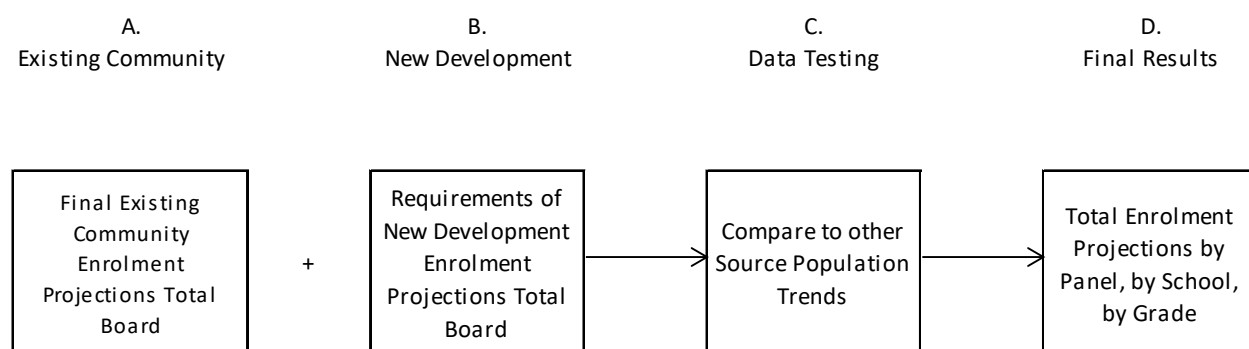


## Total Student Enrolment Projections

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

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

FIGURE 4



### 5.2.2 Summary of Board Enrolment Projections

Summaries of the total 15-year EDC enrolment, for the 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.

Table 5-3

**YORK REGION DISTRICT SCHOOL BOARD****Historical and Projected Enrolment**

| Elementary Panel               | 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        |
|--------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|
|                                | 2018/<br>2019 | 2019/<br>2020 | 2020/<br>2021 | 2021/<br>2022 | 2022/<br>2023 | 2023/<br>2024 | 2024/<br>2025 | 2025/<br>2026 | 2026/<br>2027 | 2027/<br>2028 | 2028/<br>2029 | 2029/<br>2030 | 2030/<br>2031 | 2031/<br>2032 | 2032/<br>2033  | 2033/<br>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         | 6,706         | 8,454         | 10,900        | 13,211        | 15,472        | 17,746        | 19,985        | 22,193        | 24,316        | 26,451        | 28,626         | 30,822         |
| <b>Total</b>                   | <b>85,986</b> | <b>86,354</b> | <b>86,589</b> | <b>86,426</b> | <b>86,836</b> | <b>87,326</b> | <b>88,726</b> | <b>90,090</b> | <b>90,799</b> | <b>92,479</b> | <b>94,049</b> | <b>95,787</b> | <b>97,433</b> | <b>99,122</b> | <b>100,759</b> | <b>102,451</b> |
|                                |               |               |               |               |               |               |               |               |               |               |               |               |               |               |                | <b>16,465</b>  |
| Secondary Panel                | 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        |
|                                | 2018/<br>2019 | 2019/<br>2020 | 2020/<br>2021 | 2021/<br>2022 | 2022/<br>2023 | 2023/<br>2024 | 2024/<br>2025 | 2025/<br>2026 | 2026/<br>2027 | 2027/<br>2028 | 2028/<br>2029 | 2029/<br>2030 | 2030/<br>2031 | 2031/<br>2032 | 2032/<br>2033  | 2033/<br>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         |
| <b>Total</b>                   | <b>41,017</b> | <b>41,542</b> | <b>42,075</b> | <b>42,728</b> | <b>43,058</b> | <b>43,510</b> | <b>43,865</b> | <b>43,830</b> | <b>44,521</b> | <b>44,422</b> | <b>44,608</b> | <b>44,924</b> | <b>44,779</b> | <b>45,231</b> | <b>45,864</b>  | <b>46,722</b>  |
|                                |               |               |               |               |               |               |               |               |               |               |               |               |               |               |                | <b>5,705</b>   |

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## CHAPTER 6 - SITE REQUIREMENTS AND VALUATION

### 6.1 Legislative Requirements

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

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

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

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

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

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

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

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

The exception to this is:

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

Finally, the Regulation specifies the following site sizes:



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

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

In some cases, school boards may agree to smaller site sizes where they are situated adjacent to parkland that is partially or wholly available for school program usage (i.e. preferably on an exclusive use basis during the school day). However, municipalities may be reluctant to allow shared usage of this land. The school board would likely be required to participate in cost sharing responsibilities related to operating costs and risk management.

In some instances, Boards may require site sizes in excess of the maximum prescribed above, in that a portion of the school site may be undevelopable (e.g. environmentally sensitive lands, woodlots, etc.). 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 long-standing 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 multi-use 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 mortgagee 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 mortgagee 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 income-producing 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<br>VALUE |
|--|-------------------------|----------------|---------------------|
| Municipality<br>Sub Area Name              | Land Type               | School<br>Type | Per Acre            |
| <b>Town of Aurora</b>                      |                         |                |                     |
| Aurora NE                                  | Low & Med. Density Land | Elementary     | \$3,510,000         |
| <b>Town of East Gwillimbury</b>            |                         |                |                     |
| East Gwillimbury, Greenlane & N. Newmarket | Low & Med. Density Land | Elementary     | \$2,160,000         |
| East Gwillimbury, Greenlane & N. Newmarket | Low & Med. Density Land | Secondary      | \$1,980,000         |
| <b>Town of Georgina</b>                    |                         |                |                     |
| 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         |
| <b>Township of King</b>                    |                         |                |                     |
| King City                                  | Low & Med. Density Land | Elementary     | \$2,160,000         |
| <b>Town of Newmarket</b>                   |                         |                |                     |
| Newmarket Urban Centre                     | High Density Land       | Elementary     | \$2,700,000         |
| <b>City of Markham</b>                     |                         |                |                     |
| 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         |
| <b>Town of Richmond Hill</b>               |                         |                |                     |
| North Leslie                               | Low & Med. Density Land | Elementary     | \$5,040,000         |
| Oak Ridges                                 | Low & Med. Density Land | Elementary     | \$4,500,000         |
| <b>City of Vaughan</b>                     |                         |                |                     |
| 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         |
| <b>Town of Whitchurch-Stouffville</b>      |                         |                |                     |
| Stouffville - Elem.                        | Low & Med. Density Land | Elementary     | \$2,250,000         |
| Stouffville - Sec.                         | Low & Med. Density Land | Secondary      | \$2,070,000         |
| <b>AVERAGE</b>                             |                         |                | <b>\$3,750,000</b>  |

Date of Valuation = January 1, 2019

Elementary school sites use typically 6 acres and Secondary school sites 15 acres



## 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.

However, the 2018 month-by-month home sales summarized in Table 61 show a softening

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.”

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

## 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 Fl)                            | 2015                    | 5.71               | \$ 300,337                         | \$ 52,598.42                        | \$ 58,472.55                               | \$ 333,878.23                       |
| 4.            | PS02                          | Tommy Douglas SS (also 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 Southcentral #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 (Vellere 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                       |
| <b>TOTALS</b> |                               |   |                         | <b>131.56</b>      | <b>\$ 10,986,606</b>               | <b>\$ 83,510</b>                    |  | <b>\$ 94,203</b>                    |

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      |
| <b>TOTAL</b>                    | 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      |
| <b>TOTAL</b>                  | 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                                     |          |         |          |
|---|----------|---------|----------|
| TABLE 7-2<br>Summary Determination of Net Growth-Related Pupil Places |          |         |          |
|   | JK-8     | Gr 9-12 | TOTALS   |
| OTG Capacity  | 95,999   | 37,956  | 133,955  |
| Projected 2033/2034 Enrolment<br>(Existing Community)                 | 71,629   | 35,660  | 107,289  |
| Requirements of New Development 2033/2034<br>(Headcount Elementary)   | 30,822   | 11,063  | 41,885   |
| Less: NGRPP to be Accommodated in Existing<br>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 by-law come into force. This “estimate” is typically undertaken several months in advance of the implementation of the new by-law. Actual collections for the period 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

| Date   | EDC Collections        | Cumulative EDC Collections |
|--|------------------------|----------------------------|
| <i>Balance Carried Forward from DCA 1989 as of September 1, 1999</i> | <i>-\$5,804,665.00</i> | <i>-\$5,804,665.00</i>     |
| <i>EDC Collections September 1, 1999 to August 31, 2000</i>          | <i>\$21,629,656.00</i> | <i>\$15,824,991.00</i>     |
| <i>EDC Collections September 1, 2000 to August 31, 2001</i>          | <i>\$18,991,707.00</i> | <i>\$34,816,698.00</i>     |
| <i>EDC Collections September 1, 2001 to August 31, 2002</i>          | <i>\$20,660,912.00</i> | <i>\$55,477,610.00</i>     |
| <i>EDC Collections September 1, 2002 to August 31, 2003</i>          | <i>\$17,917,230.00</i> | <i>\$73,394,840.00</i>     |
| <i>EDC Collections September 1, 2003 to August 31, 2004</i>          | <i>\$17,895,621.00</i> | <i>\$91,290,461.00</i>     |
| <i>EDC Collections September 1, 2004 to August 31, 2005</i>          | <i>\$12,675,200.00</i> | <i>\$103,965,661.00</i>    |
| <i>EDC Collections September 1, 2005 to August 31, 2006</i>          | <i>\$13,649,738.00</i> | <i>\$117,615,399.00</i>    |
| <i>EDC Collections September 1, 2006 to August 31, 2007</i>          | <i>\$16,197,764.00</i> | <i>\$133,813,163.00</i>    |
| <i>EDC Collections September 1, 2007 to August 31, 2008</i>          | <i>\$12,434,939.00</i> | <i>\$146,248,102.00</i>    |
| <i>EDC Collections September 1, 2008 to August 31, 2009</i>          | <i>\$6,416,887.00</i>  | <i>\$152,664,989.00</i>    |
| <i>EDC Collections September 1, 2009 to August 31, 2010</i>          | <i>\$11,781,496.00</i> | <i>\$164,446,485.00</i>    |
| <i>EDC Collections September 1, 2010 to August 31, 2011</i>          | <i>\$12,028,022.00</i> | <i>\$176,474,507.00</i>    |
| <i>EDC Collections September 1, 2011 to August 31, 2012</i>          | <i>\$17,560,345.00</i> | <i>\$194,034,852.00</i>    |
| <i>EDC Collections September 1, 2012 to August 31, 2013</i>          | <i>\$12,337,862.00</i> | <i>\$206,372,714.00</i>    |
| <i>EDC Collections September 1, 2013 to August 31, 2014</i>          | <i>\$10,014,342.00</i> | <i>\$216,387,056.00</i>    |
| <i>EDC Collections September 1, 2014 to August 31, 2015</i>          | <i>\$29,767,028.00</i> | <i>\$246,154,084.00</i>    |
| <i>EDC Collections September 1, 2015 to August 31, 2016</i>          | <i>\$26,442,278.00</i> | <i>\$272,596,362.00</i>    |
| <i>EDC Collections September 1, 2016 to August 31, 2017</i>          | <i>\$45,540,948.00</i> | <i>\$318,137,310.00</i>    |
| <i>EDC Collections September 1, 2017 to August 31, 2018</i>          | <i>\$51,065,814.00</i> | <i>\$369,203,124.00</i>    |
| Plus:  |                        |                            |
| 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           |
| Projected EDC Account Balance as of April 30, 2019                   |                        | \$12,489,745.83            |

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  
EDC ACCOUNT RECONCILIATION - EDC Expenditures

| Site Name   | Ref 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 |
|---|---------------|--------------------------------------|-----------------------|-----------------------|-----------------------|------------------|-------------------|-------------------------|---|---|------------------------|---------------------------------|
| <b>EDC Expenditures September 1, 1999 to August 31, 2004</b>                            |               |                                      |                       |                       |                       |                  |                   | \$ 125,375,868.02       |   | \$ -                                      | \$ 110,321,045.02      | \$ 15,455,903.00                |
| <b>EDC Expenditures September 1, 2004 to August 31, 2009</b>                            |               |                                      |                       |                       |                       |                  |                   | \$ 220,641,923.00       |   | \$ -                                      | \$ 70,595,243.00       | \$ 30,288,812.00                |
| <b>EDC Expenditures September 1, 2009 to August 31, 2013</b>                            |               |                                      |                       |                       |                       |                  |                   | \$ 305,307,948.02       |   |   | \$ 66,789,467.00       | \$ 11,966,559.00                |
| <b>EDC Expenditures September 1, 2013 to August 31, 2018</b>                            |               |                                      |                       |                       |                       |                  |                   |                         |   |   |                        |                                 |
| <b>STUDY COSTS</b>  |               |                                      |                       |                       |                       |                  |                   |                         |   |   |                        |                                 |
| Aurora 2C ES land owned - not yet built   | 635           |                                      |                       | 6.00                  | PE08A                 | 100%             | \$ -              | \$ 305,307,948.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ -                            |
| Holland Landing #1, optioned not yet built  | 693           |                                      |                       | 6.00                  | PE12                  | 100%             | \$ 6,422          | \$ 312,444,990.02       | 100.0%                                      | \$ -                                      | \$ 6,667,926.00        | \$ 72,094.00                    |
| Holland Landing #2 study costs  | 690           |                                      |                       | 7.00                  | PE12                  | 100%             | \$ 6,666          | \$ 312,451,656.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ -                            |
| Queensville West #4 ES optioned - not yet built   | 663           |                                      |                       | 6.00                  | PE12                  | 100%             | \$ 12,716         | \$ 312,464,372.02       | 100.0%                                      | \$ -                                      | \$ 5,000.00            | \$ 7,716.00                     |
| Keswick South #1 ES study costs   | 671           |                                      |                       | 6.15                  | PE11A                 | 100%             | \$ 7,734          | \$ 312,472,106.02       | 100.0%                                      | \$ -                                      | \$ 8,255,286.00        | \$ 47,555.00                    |
| Sharon #1 ES Great Gulf owned - not yet built   | 680           |                                      |                       | 6.00                  | PE12                  | 100%             | \$ 8,282,483      | \$ 320,454,589.02       | 100.0%                                      | \$ -                                      | \$ 5,000.00            | \$ 6,786.00                     |
| Sharon Exp site ES study costs  | 674           |                                      |                       | 6.00                  | PE12                  | 100%             | \$ 11,786         | \$ 320,466,375.02       | 100.0%                                      | \$ -                                      | \$ 4,753,473.00        | \$ 28,350.00                    |
| King City SP ES 191-07K01   | 657/230       | 25 King Blvd                         | Markham               | 5.99                  | PE14                  | 100%             | \$ 296            | \$ 323,257,896.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ -                            |
| Becken Farm PS (Berzoy South-east)  | 478           | 78 Beckett Ave                       | Markham               | 32.00                 | PS13                  | 100%             | \$ 200,842        | \$ 323,458,738.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ 296.00                       |
| Bill Crothers (also cited as Markham Centre SS)   | Y657/Y679/410 | 44 Main Street                       | Markham               | 14.82                 | PS12                  | 100%             | \$ 1,920,466      | \$ 325,379,204.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ 1,920,466.00                 |
| Bill Hagarth SS (also cited as Cornell secondary)                                       | 639/418       | 100 Donald Sim Ave                   | Markham               | 6.00                  | PE14                  | 100%             | \$ 8,152          | \$ 327,386,876.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ 8,152.00                     |
| Cornell SE #4 ES, Lot 12/13 Conc 9 (also cited as Cornell Southeast #4) to open in 2019 | 678/479       |                                      | Markham               | 5.71                  | PE14                  | 100%             | \$ 232,005        | \$ 327,618,881.02       | 100.0%                                      | \$ -                                      | \$ 10,000.00           | \$ 11,802.41                    |
| Cornell SW #6 ES site optioned - not yet built  | 686           |                                      | Markham               | 16.00                 | PS12                  | 100%             | \$ 7,940,739      | \$ 335,559,620.02       | 100.0%                                      | \$ -                                      | \$ 7,901,689.00        | \$ 28,880.00                    |
| Ford Vicky PS   | 477           | 81 Alexander Lawrie Ave              | Markham               | 5.00                  | PE15A                 | 100%             | \$ 47,376         | \$ 335,606,996.02       | 100.0%                                      | \$ -                                      | \$ 10,000.00           | \$ 37,376.00                    |
| Greenborough SS owned - not yet built   | 641           |                                      | Markham               | 14.14                 | PS12                  | 100%             | \$ (14,853)       | \$ 335,592,143.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ (14,853.00)                  |
| Markham Centre #3 ES (also cited as Markham Centre) optioned not yet built              | 682/670       |                                      | Markham               | 5.91                  | PE14                  | 100%             | \$ 522,207        | \$ 336,114,350.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ 522,207.00                   |
| Pierre Elliot Trudeau (Berzoy Secondary School)   | E405          | 90 Ber Oak Ave, Markham              | Newmarket             | 6.00                  | PE10C                 | 100%             | \$ 164            | \$ 336,114,514.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ 164.00                       |
| Victoria Square PS (also cited as Cathedral #2 Dual H)                                  | 485           | 50 Prince of Wales Dr                | Newmarket             | 6.00                  | PE10C                 | 100%             | \$ 3,242,450      | \$ 339,356,964.02       | 100.0%                                      | \$ -                                      | \$ 3,242,450.00        | \$ 23,760.59                    |
| Greenway ES site - study costs  | 679           |                                      | Newmarket             | 6.00                  | PE10A                 | 100%             | \$ 11,559         | \$ 339,368,523.02       | 100.0%                                      | \$ -                                      | \$ 5,000.00            | \$ 6,559.00                     |
| Goldcrest Newmarket owned - not yet built   | 687           |                                      | Newmarket             | 6.00                  | PE10D                 | 100%             | \$ 7,790          | \$ 339,376,313.02       | 100.0%                                      | \$ -                                      | \$ 5,000.00            | \$ 2,790.00                     |
| New market Sundial ES optioned - not yet built  | 684           |                                      | Richmond Hill         | 5.73                  | PE10                  | 100%             | \$ 17,590         | \$ 339,393,903.02       | 100.0%                                      | \$ -                                      | \$ 78,220.00           | \$ 38,867.00                    |
| North Leslie #3 ES optioned - not yet built   | 689           |                                      | Vaughan               | 18.68                 | PS03                  | 100%             | \$ 71,568         | \$ 339,465,471.02       | 100.0%                                      | \$ -                                      | \$ 55,002.00           | \$ 16,360.00                    |
| Oak Ridge East #1 ES optioned - not yet built   | 632           |                                      | Vaughan               | 6.00                  | PE04B                 | 100%             | \$ 11,222,951     | \$ 350,688,422.02       | 100.0%                                      | \$ -                                      | \$ 1,821,567.00        | \$ 101,384.00                   |
| Black 11 SS pending purchase - not yet built  | 638           |                                      | Vaughan               | 6.00                  | PE02                  | 100%             | \$ 4,086          | \$ 351,457,762.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ 4,086.00                     |
| Black 12 #2 ES (to be constructed 2019)   | 378           |                                      | Vaughan               | 6.00                  | PE02                  | 100%             | \$ 1,383          | \$ 351,459,145.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ 1,383.00                     |
| Vaughan Maple SS (also cited as Block 33 East SS) owned - not yet built                 | 642           |                                      | Vaughan               | 6.00                  | PE02                  | 100%             | \$ 1,384,470      | \$ 351,577,615.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ 1,384,470.00                 |
| Black 40 #1 South ES (pending purchase - not yet built)                                 | 667           |                                      | Vaughan               | 7.00                  | PE03A                 | 100%             | \$ 17,583,304     | \$ 369,160,919.02       | 100.0%                                      | \$ -                                      | \$ 17,445,002.00       | \$ 137,812.00                   |
| Jo-hay Lombardi (also cited as Block 40 ES & Block 40 #2)                               | 362           |                                      | Vaughan               | 5.52                  | PE04B                 | 100%             | \$ 472            | \$ 369,161,391.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ 472.00                       |
| Nashville ES (Kinsburg) (owned - not yet built)   | 653           |                                      | Vaughan               | 6.19                  | PE04B                 | 100%             | \$ 253,050        | \$ 369,414,441.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ 253,050.00                   |
| Y 609/357 431 Ian Ramon Blvd, Maple   |               |                                      | Vaughan               | 15.22                 | PS02                  | 100%             | \$ 344,011        | \$ 369,758,452.02       | 100.0%                                      | \$ -                                      | \$ 344,011.00          | \$ -                            |
| Anne Frank PS (also cited as Block 11 #1 ES)  | 354           | 560 Peter Rupert Ave                 | Vaughan               | 5.98                  | PE13                  | 100%             | \$ 315,113        | \$ 370,073,565.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ 315,113.00                   |
| Borneo Dalziel PS (also cited as Block 18 #2)   | 354           |                                      | Whitworth-Stouffville | 5.97                  | PE13                  | 100%             | \$ 18,743         | \$ 370,092,308.02       | 100.0%                                      | \$ -                                      | \$ 5,000.00            | \$ 13,743.00                    |
| Tommy Douglas SS (also cited as Block 40 SS)  | 308           | 400 Major Mackenzie Dr W, Woodbridge | Whitworth-Stouffville | 6.00                  | PE14                  | 100%             | \$ 1,056,334      | \$ 371,148,642.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ 1,056,334.00                 |
| Barbara Red ES (Stouffville SE)   | 152           | 130 Hoover Park Dr                   | Whitworth-Stouffville | 6.00                  | PE04B                 | 100%             | \$ 1,018,000      | \$ 372,166,642.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ 1,018,000.00                 |
| Stouffville NW #3 ES optioned - not yet built   | 669           |                                      | Vaughan               | 18.68                 | PS03                  | 100%             | \$ 300            | \$ 373,166,942.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ 300.00                       |
| <b>EDC Approved Expenditures September 1, 2018 to April 30, 2019</b>                    |               |                                      |                       |                       |                       |                  |                   |                         |   |   |                        |                                 |
| Cornell SE #4 ES, Lot 12/13 Conc 9 (also cited as Cornell Southeast #4) to open in 2019 | 678/479       |                                      | Markham               | 5.73                  | PE10                  | 100%             | \$ 10,191         | \$ 373,177,133.02       | 100.0%                                      | \$ -                                      | \$ -                   | \$ 10,191.33                    |
| Black 12 #2 ES (to be constructed 2019)   | 378           |                                      | Vaughan               | 5.73                  | PE02                  | 100%             | \$ 42,906,027     | \$ 376,473,761.17       | 100.0%                                      | \$ -                                      | \$ 4,295,023.81        | \$ 1,603.66                     |
| Black 11 SS pending purchase - not yet built  | 638           |                                      | Vaughan               | 6.00                  | PE02                  | 100%             | \$ -              | \$ -                    | 100.0%                                      | \$ -                                      | \$ -                   | \$ -                            |
| Oak Ridge East #1 ES optioned - not yet built   | 632           |                                      | Vaughan               | 6.00                  | PE02                  | 100%             | \$ -              | \$ -                    | 100.0%                                      | \$ -                                      | \$ -                   | \$ -                            |
| Black 40 #1 South ES (pending purchase - not yet built)                                 | 667           |                                      | Vaughan               | 6.00                  | PE02                  | 100%             | \$ -              | \$ -                    | 100.0%                                      | \$ -                                      | \$ -                   | \$ -                            |
| <b>Total Expenditures Sept 1, 1999 to March 31, 2019</b>                                |               |                                      |                       |                       |                       |                  | \$ 376,473,761.17 | \$ 376,473,761.17       |   |   | \$ 312,622,244.83      | \$ 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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| Scenario Comments:                |  |
|-----------------------------------|--|
| YORK REGION DISTRICT SCHOOL BOARD |  |
| BOTH PANELS                       |  |

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

TABLE 7-5  
YORK REGION DISTRICT SCHOOL BOARD  
Cashflow Analysis for Both Panels (Total Jurisdiction)

| FORM H2 - Using Municipal DC New Occupied Dwellings PPUs |                  |  |                        |  |  |
|--|------------------|--|------------------------|--|--|
| Type of Development<br>(Form B/C)                        | Net<br>New Units | Total Requirements of<br>New Development | Distribution<br>Factor | Net Education Land Cost<br>by Development Type | Differentiated Residential EDC<br>Per Unit |
| Low Density  | 50,242           | 24,074                                   | 49.00%                 | \$ 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                                   |

| YORK REGION DISTRICT SCHOOL BOARD<br>Proposed EDC Rates |                     |                         |
|---|---------------------|-------------------------|
| Non-Residential<br>Share                                | Residential<br>Rate | Non-Residential<br>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<br>2019/<br>2020 | Year 2<br>2020/<br>2021 | Year 3<br>2021/<br>2022 | Year 4<br>2022/<br>2023 | Year 5<br>2023/<br>2024 | Year 6<br>2024/<br>2025 | Year 7<br>2025/<br>2026 | Year 8<br>2026/<br>2027 | Year 9<br>2027/<br>2028 | Year 10<br>2028/<br>2029 | Year 11<br>2029/<br>2030 | Year 12<br>2030/<br>2031 | Year 13<br>2031/<br>2032 | Year 14<br>2032/<br>2033 | Year 15<br>2033/<br>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                       | \$ 66,415,889           | \$ 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                   | \$ 11,155,840           | \$ 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  | \$ 77,571,729           | \$ 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   | \$ 77,571,729           | \$ 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 acquisition costs  | \$ 108,217,338          | \$ 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 <sup>1</sup>  | \$ -                    | \$ -                    | \$ 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  | \$ 75,000               | \$ -                    | \$ -                    | \$ -                    | \$ -                    | \$ 75,000               | \$ -                    | \$ -                    | \$ -                    | \$ -                     | \$ 75,000                | \$ -                     | \$ -                     | \$ -                     | \$ 75,000                |
| 12 Subtotal Projected Expenditures  | \$ 108,292,338          | \$ 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   | \$ 108,292,338          | \$ 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)  | \$ (30,720,609)         | \$ 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   | \$ 12,489,746           | \$ (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   | \$ (30,720,609)         | \$ 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  | \$ (18,230,863)         | \$ (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  | \$ (18,230,863)         | \$ (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) | \$ (18,230,863)         | \$ (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)    | \$ (18,230,863)         | \$ (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             | \$ 10,781,742            |

<sup>1</sup> No escalation applied beyond the 15-year timeframe.

|  |             |
|--|-------------|
| Total debt (principal only):                     | 95,169,454  |
| Total debt payments (principal and interest):    | 109,200,000 |
| Debt at end of forecast period (principal only): | 10,830,546  |
| Year in which outstanding debt is fully funded:  | 2033/34     |

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## *Explanation of the Cash Flow Analysis:*

### A. Revenues

- Line 1 incorporates any offsetting reduction to the charge resulting from alternative accommodation arrangements the Board has entered into, or proposes to enter into.
- Line 2 incorporates any operating budget surplus that the Board has available to offset net education land costs.
- Line 3 incorporates proposed borrowing against 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. Expenditures

- Line 9 brings forward into the calculation the annual site acquisition costs. The timing of the capital expenditures determines the point at which the escalation factor 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. Cash Flow Analysis

- Line 17 calculates total revenues minus total expenditures (Line 8 minus Line 16).
- Line 18 extracts the “closing balance” from the previous year and describes it as the “opening balance” in the following year.
- Line 19 pulls forward the revenues less expenditures balance from Line 17
- Line 20 calculates a sub-total of Lines 18 and 19.
- Line 21 indicates the level of principal payments outstanding in any given year as part of calculating the total financial obligations of the Board
- Line 22 indicates the total financial obligations including any principal payments outstanding
- Line 23 accrues EDC account interest earnings at 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<br>YORK REGION DISTRICT SCHOOL BOARD   |                  | % of<br>Total |
|--|------------------|---------------|
| CALCULATION OF EDUCATION DEVELOPMENT CHARGES   |                  |               |
| Total Growth-Related Net Education Land Costs<br>(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

| Elementary Panel Board-Wide Capacity | Projected Elementary Panel Average Daily Enrolment Headcount |                         |                         |                         |                         |   | Elementary Average Projected Enrolment less Capacity |
|--------------------------------------|--|-------------------------|-------------------------|-------------------------|-------------------------|---|--|
|                                      | Year 1<br>2019/<br>2020                                      | Year 2<br>2020/<br>2021 | Year 3<br>2021/<br>2022 | Year 4<br>2022/<br>2023 | Year 5<br>2023/<br>2024 | Average Projected Enrolment Over Five Years |  |
| 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

| Secondary Panel Board-Wide Capacity | Projected Secondary Panel Average Daily Enrolment (ADE) |                         |                         |                         |                         |   | Secondary Average Projected Enrolment less Capacity |
|-------------------------------------|---|-------------------------|-------------------------|-------------------------|-------------------------|---|---|
|                                     | Year 1<br>2019/<br>2020                                 | Year 2<br>2020/<br>2021 | Year 3<br>2021/<br>2022 | Year 4<br>2022/<br>2023 | Year 5<br>2023/<br>2024 | Average Projected Enrolment Over Five Years |   |
| 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 <sup>1</sup>**

|                            | Year 1<br>2019/<br>2020 | Year 2<br>2020/<br>2021 | Year 3<br>2021/<br>2022 | Year 4<br>2022/<br>2023 | Year 5<br>2023/<br>2024 | Year 6<br>2024/<br>2025 | Year 7<br>2025/<br>2026 | Year 8<br>2026/<br>2027 | Year 9<br>2027/<br>2028 | Year 10<br>2028/<br>2029 | Year 11<br>2029/<br>2030 | Year 12<br>2030/<br>2031 | Year 13<br>2031/<br>2032 | Year 14<br>2032/<br>2033 | Year 15<br>2033/<br>2034 | Total All<br>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                  | 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                 | 2,868                   | 3,395                   | 3,761                   | 3,522                   | 3,356                   | 2,501                   | 2,800                   | 3,422                   | 3,654                   | 3,547                    | 3,591                    | 4,000                    | 3,847                    | 3,926                    | 4,069                    | 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      |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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          |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                      | 132                     | 133                     | 148                     | 174                     | 145                     | 193                     | 162                     | 200                     | 217                     | 242                      | 170                      | 150                      | 116                      | 131                      | 210                      | 2,522              |
| PE02 - Vaughan Vellore     |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                      | 8                       | -                       | 131                     | 251                     | 146                     | 33                      | 84                      | 123                     | 291                      | 280                      | 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 |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached     | 57                      | 10                      | 12                      | 20                      | 13                      | 78                      | 18                      | 174                     | 167                     | 167                      | 110                      | 165                      | 116                      | 5                        | 20                       | 1,131              |
| Multiples                  | 130                     | 240                     | 88                      | 96                      | 9                       | 294                     | 238                     | 241                     | 248                     | 201                      | 28                       | 23                       | 24                       | 31                       | 42                       | 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                      | 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                      | 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   |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached     | 3                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | 1                        | -                        | -                        | 4                  |
| Multiples                  | -                       | -                       | -                       | -                       | -                       | 1                       | 1                       | 57                      | 1                       | -                        | -                        | 2                        | 85                       | 6                        | 7                        | 159                |
| Apartments                 | -                       | -                       | 265                     | 273                     | 6                       | 6                       | 6                       | 9                       | 9                       | 9                        | 9                        | 209                      | 12                       | 434                      | 210                      | 1,454              |
| Stacked Townhouses         | -                       | 3                       | 3                       | 0                       | 0                       | 0                       | 0                       | 2                       | 2                       | 2                        | 2                        | 0                        | 0                        | 0                        | 0                        | 15                 |
| 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                       | 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  |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached     | -                       | 2                       | -                       | 12                      | 24                      | 24                      | 24                      | 24                      | -                       | 49                       | 24                       | 49                       | 24                       | 45                       | 24                       | 325                |
| Multiples                  | -                       | 35                      | 14                      | -                       | 24                      | 24                      | 24                      | -                       | -                       | 24                       | 24                       | 90                       | 24                       | 18                       | 18                       | 321                |
| Apartments                 | -                       | -                       | 11                      | -                       | 146                     | 146                     | 146                     | 241                     | 102                     | 87                       | -                        | 275                      | -                        | 152                      | 113                      | 1,417              |
| Stacked Townhouses         | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| 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                  | 37                      | 37                      | 1                       | 1                       | 1                       | 11                      | 67                      | 69                      | 1                       | 57                       | 2                        | 2                        | 11                       | 1                        | 35                       | 333                |
| Apartments                 | -                       | -                       | 0                       | -                       | -                       | -                       | 65                      | 5                       | 3                       | 68                       | 65                       | 49                       | 106                      | 77                       | 4                        | 442                |
| Stacked Townhouses         | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| Total                      | 40                      | 71                      | 35                      | 36                      | 2                       | 12                      | 134                     | 76                      | 6                       | 127                      | 69                       | 53                       | 118                      | 79                       | 39                       | 897                |
| PE08A - Aurora East        |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached     | 26                      | 35                      | 74                      | 101                     | 116                     | 70                      | 34                      | 50                      | 50                      | 50                       | 45                       | 21                       | 11                       | 11                       | 11                       | 705                |
| Multiples                  | -                       | 10                      | 10                      | 57                      | 150                     | 141                     | 244                     | 47                      | 244                     | 47                       | 244                      | 47                       | 149                      | -                        | -                        | 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                      | 116                     | 158                     | 84                      | 313                     | 363                     | 366                     | 375                     | 197                     | 391                     | 197                      | 386                      | 168                      | 320                      | 228                      | 131                      | 3,793              |
| PE08B - Aurora West        |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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              |

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

PROJECTION OF NET NEW DWELLING UNITS <sup>1</sup>

|  | Year 1<br>2019/<br>2020 | Year 2<br>2020/<br>2021 | Year 3<br>2021/<br>2022 | Year 4<br>2022/<br>2023 | Year 5<br>2023/<br>2024 | Year 6<br>2024/<br>2025 | Year 7<br>2025/<br>2026 | Year 8<br>2026/<br>2027 | Year 9<br>2027/<br>2028 | Year 10<br>2028/<br>2029 | Year 11<br>2029/<br>2030 | Year 12<br>2030/<br>2031 | Year 13<br>2031/<br>2032 | Year 14<br>2032/<br>2033 | Year 15<br>2033/<br>2034 | Total All<br>Units |
|--|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------|
| <b>PE09 - Oak Ridges</b>               |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                 |
| <b>Total</b>                           | <b>310</b>              | <b>233</b>              | <b>263</b>              | <b>334</b>              | <b>85</b>               | <b>166</b>              | <b>143</b>              | <b>289</b>              | <b>281</b>              | <b>236</b>               | <b>369</b>               | <b>805</b>               | <b>766</b>               | <b>321</b>               | <b>469</b>               | <b>5,070</b>       |
| <b>PE10A - Richmond Hill Northwest</b> |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                 | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | 6                        | 6                  |
| Multiples                              | -                       | -                       | -                       | -                       | -                       | 32                      | 32                      | 34                      | 34                      | 34                       | -                        | -                        | -                        | -                        | -                        | 167                |
| Apartments                             | -                       | 153                     | -                       | -                       | -                       | -                       | -                       | 95                      | 95                      | 95                       | -                        | -                        | -                        | -                        | -                        | 438                |
| Stacked Townhouses                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | 11                      | 11                      | 13                       | -                        | -                        | -                        | -                        | -                        | 36                 |
| <b>Total</b>                           | <b>-</b>                | <b>153</b>              | <b>-</b>                | <b>-</b>                | <b>-</b>                | <b>32</b>               | <b>32</b>               | <b>141</b>              | <b>141</b>              | <b>143</b>               | <b>-</b>                 | <b>-</b>                 | <b>-</b>                 | <b>-</b>                 | <b>6</b>                 | <b>647</b>         |
| <b>PE10B - Richmond Hill West</b>      |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| <b>Total</b>                           | <b>383</b>              | <b>709</b>              | <b>130</b>              | <b>114</b>              | <b>231</b>              | <b>414</b>              | <b>688</b>              | <b>610</b>              | <b>728</b>              | <b>683</b>               | <b>721</b>               | <b>1,060</b>             | <b>484</b>               | <b>499</b>               | <b>189</b>               | <b>7,644</b>       |
| <b>PE10C - Richmond Hill East</b>      |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-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                  |
| <b>Total</b>                           | <b>116</b>              | <b>117</b>              | <b>107</b>              | <b>95</b>               | <b>52</b>               | <b>67</b>               | <b>38</b>               | <b>37</b>               | <b>50</b>               | <b>105</b>               | <b>100</b>               | <b>35</b>                | <b>51</b>                | <b>63</b>                | <b>187</b>               | <b>1,219</b>       |
| <b>PE10D - Richmond Hill Northeast</b> |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                 | 213                     | 353                     | 178                     | 248                     | 173                     | 236                     | 195                     | 203                     | 38                      | 38                       | -                        | -                        | -                        | 84                       | -                        | 1,958              |
| Multiples                              | 115                     | 223                     | 172                     | 119                     | 162                     | 368                     | 286                     | 156                     | 35                      | -                        | 45                       | 58                       | 87                       | 138                      | 128                      | 2,092              |
| Apartments                             | -                       | -                       | -                       | -                       | 53                      | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | 53                 |
| Stacked Townhouses                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| <b>Total</b>                           | <b>329</b>              | <b>576</b>              | <b>349</b>              | <b>368</b>              | <b>388</b>              | <b>603</b>              | <b>481</b>              | <b>359</b>              | <b>73</b>               | <b>38</b>                | <b>45</b>                | <b>58</b>                | <b>87</b>                | <b>222</b>               | <b>128</b>               | <b>4,104</b>       |
| <b>PE11A - Keswick</b>                 |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| <b>Total</b>                           | <b>168</b>              | <b>145</b>              | <b>145</b>              | <b>207</b>              | <b>402</b>              | <b>480</b>              | <b>484</b>              | <b>288</b>              | <b>281</b>              | <b>281</b>               | <b>276</b>               | <b>276</b>               | <b>344</b>               | <b>482</b>               | <b>397</b>               | <b>4,656</b>       |
| <b>PE11B - Georgina</b>                |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| <b>Total</b>                           | <b>100</b>              | <b>-</b>                | <b>156</b>              | <b>100</b>              | <b>141</b>              | <b>150</b>              | <b>72</b>               | <b>75</b>               | <b>-</b>                | <b>56</b>                | <b>109</b>               | <b>151</b>               | <b>151</b>               | <b>66</b>                | <b>151</b>               | <b>1,478</b>       |
| <b>PE12 - East Gwillimbury</b>         |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| <b>Total</b>                           | <b>1,107</b>            | <b>1,114</b>            | <b>1,328</b>            | <b>945</b>              | <b>875</b>              | <b>1,205</b>            | <b>1,131</b>            | <b>1,351</b>            | <b>1,270</b>            | <b>1,409</b>             | <b>1,277</b>             | <b>1,244</b>             | <b>1,121</b>             | <b>1,123</b>             | <b>1,034</b>             | <b>17,535</b>      |
| <b>PE13 - Whitchurch-Stouffville</b>   |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                      | 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                       | 1,025              |
| Stacked Townhouses                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| <b>Total</b>                           | <b>506</b>              | <b>409</b>              | <b>523</b>              | <b>464</b>              | <b>477</b>              | <b>401</b>              | <b>345</b>              | <b>215</b>              | <b>281</b>              | <b>275</b>               | <b>294</b>               | <b>242</b>               | <b>227</b>               | <b>244</b>               | <b>231</b>               | <b>5,134</b>       |
| <b>PE14 - Markham North</b>            |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                |
| <b>Total</b>                           | <b>1,310</b>            | <b>1,091</b>            | <b>749</b>              | <b>1,115</b>            | <b>1,531</b>            | <b>1,480</b>            | <b>1,629</b>            | <b>1,793</b>            | <b>1,721</b>            | <b>1,818</b>             | <b>1,686</b>             | <b>1,626</b>             | <b>1,476</b>             | <b>1,680</b>             | <b>1,688</b>             | <b>22,393</b>      |
| <b>PE15A - Markham Centre West</b>     |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| 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                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| <b>Total</b>                           | <b>904</b>              | <b>381</b>              | <b>990</b>              | <b>1,611</b>            | <b>1,149</b>            | <b>1,196</b>            | <b>760</b>              | <b>762</b>              | <b>546</b>              | <b>334</b>               | <b>309</b>               | <b>318</b>               | <b>545</b>               | <b>360</b>               | <b>574</b>               | <b>10,741</b>      |
| <b>PE15B - Markham Centre East</b>     |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                 | -                       | -                       | 12                      | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | 25                       | -                        | -                        | 37                 |
| Multiples                              | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | 25                       | -                        | -                        | 25                 |
| Apartments                             | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| Stacked Townhouses                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                        | -                        | -                        | -                        | -                        | -                        | -                  |
| <b>Total</b>                           | <b>-</b>                | <b>-</b>                | <b>12</b>               | <b>-</b>                | <b>-</b>                | <b>-</b>                | <b>-</b>                | <b>-</b>                | <b>-</b>                | <b>-</b>                 | <b>-</b>                 | <b>-</b>                 | <b>50</b>                | <b>-</b>                 | <b>-</b>                 | <b>62</b>          |
| <b>PE16 - Markham South</b>            |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                 | 69                      | 184                     | 132                     | 38                      | 94                      | 56                      | -                       | -                       | -                       | -                        | -                        | -                        | 102                      | 109                      | 83                       | 867                |
| Multiples                              | -                       | 71                      | 258                     | 238                     | 206                     | 376                     | 397                     | 122                     | 78                      | 145                      | 78                       | 68                       | 126                      | 163                      | 105                      | 2,430              |
| Apartments                             | 149                     | 213                     | 153                     | 171                     | 28                      | 34                      | 19                      | 19                      | 17                      | 120                      | 120                      | 120                      | 119                      | 184                      | 76                       | 1,543              |
| Stacked Townhouses                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | 40                       | 40                       | 40                       | 41                       | 41                       | -                        | 202                |
| <b>Total</b>                           | <b>218</b>              | <b>468</b>              | <b>543</b>              | <b>447</b>              | <b>328</b>              | <b>465</b>              | <b>416</b>              | <b>141</b>              | <b>95</b>               | <b>305</b>               | <b>238</b>               | <b>228</b>               | <b>388</b>               | <b>497</b>               | <b>264</b>               | <b>5,042</b>       |

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            |
| <b>Total Net New Units in By-Law Area</b>     | <b>143,021</b> |

**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.)**

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

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

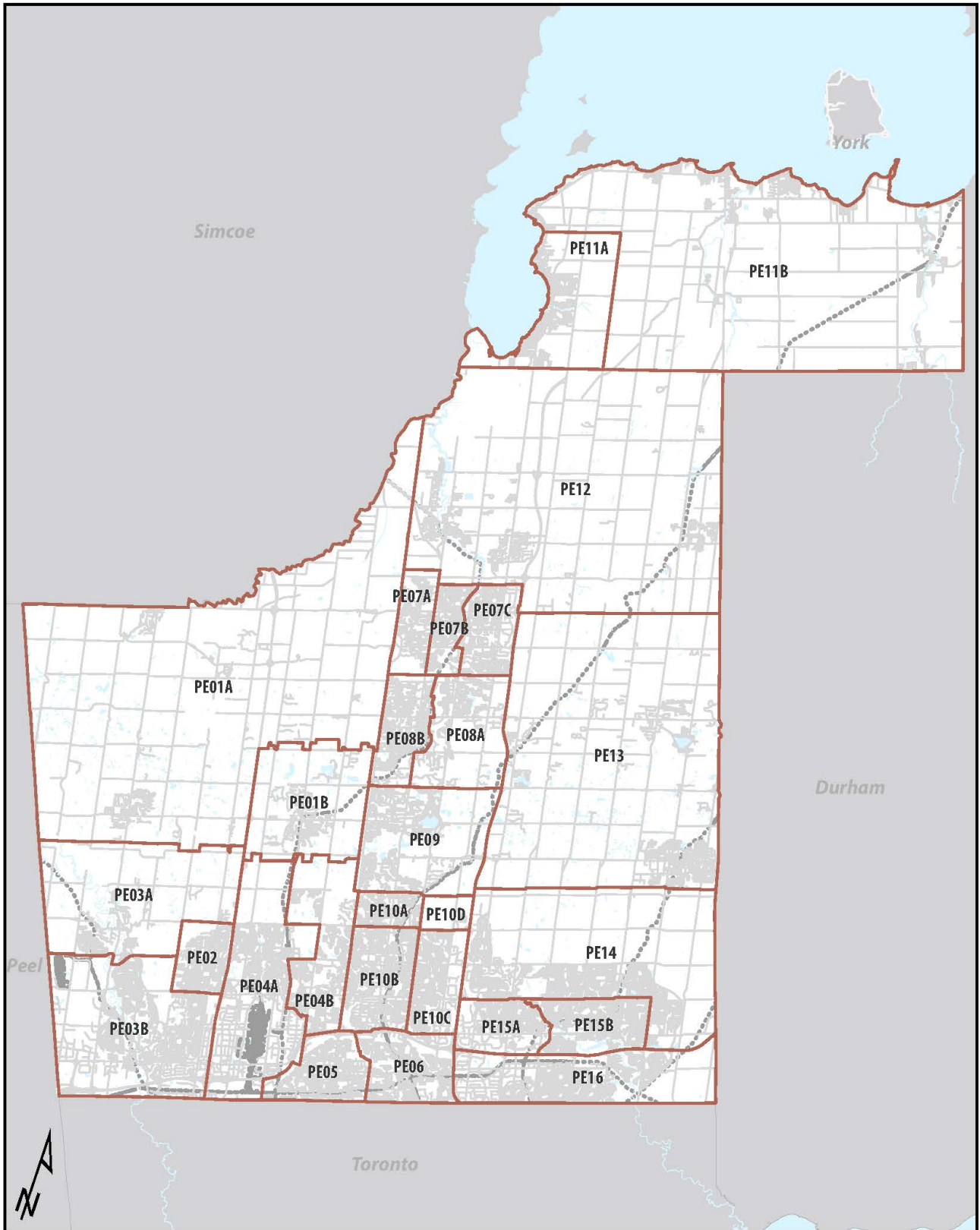
| Review Area                     | Total Cumulative<br>15 Year New Net<br>Unit Projections | % Total<br>Forecast<br>Municipal<br>Residential<br>Growth | Weighted<br>Blended EDC<br>Pupil Yield | 2019/20-2033/34<br>Pupil<br>Requirements of<br>New<br>Development<br>(4)=(3) x (1) | 2018/19 OTG<br>Capacity | 2033/34 ADE<br>Existing<br>Community<br>Projections | Net Growth<br>Related Pupil<br>Place<br>Requirements | SINGLE and<br>SEMI-<br>DETACHED | MEDIUM<br>DENSITY | APARTMENTS<br>(includes purpose-<br>built seniors housing<br>and student housing) | STACKED<br>TOWNHOUSE<br>\$ | TOTAL<br>UNITS |
|---------------------------------|---|---|--|--|-------------------------|---|--|---------------------------------|-------------------|---|----------------------------|----------------|
| PE01A - King Township           | 662   | 0.5%  | 0.1941                                 | 128  | 980                     | 562   | -  | 594                             | 68                | 0   | 0                          | 662            |
| PE01B - King City               | 2,522   | 1.8%  | 0.1372                                 | 346  | 451                     | 205   | -  | 1,317                           | 587               | 618   | 0                          | 2,522          |
| PE02 - Vaughan Village          | 1,725   | 1.2%  | 0.2079                                 | 359  | 3,029                   | 2,203   | 1,296  | 970                             | 730               | 24  | 0                          | 1,725          |
| PE03A - Vaughan Kiplingburg     | 7,274   | 5.1%  | 0.2167                                 | 1,576  | 574                     | 652   | 938  | 5,079                           | 1,913             | 245   | 37                         | 7,274          |
| PE03B - Vaughan Woodbridge      | 7,119   | 5.0%  | 0.1163                                 | 828  | 2,905                   | 2,221   | 236  | 1,131                           | 1,932             | 3,814   | 242                        | 7,119          |
| PE04A - Vaughan Maple           | 18,404  | 12.9%   | 0.1725                                 | 3,174  | 3,750                   | 3,067   | 2,479  | 3,272                           | 4,924             | 10,062  | 146                        | 18,404         |
| PE04B - Vaughan Carville        | 2,897   | 2.0%  | 0.2275                                 | 659  | 6,693                   | 4,839   | -  | 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          | 3,566   | 2.4%  | 0.1844                                 | 621  | 3,671                   | 2,977   | 241  | 792                             | 1,023             | 1,551   | 0                          | 3,566          |
| 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  | 3,122                   | 2,499   | -  | 123                             | 333               | 442   | 0                          | 897            |
| PE08A - Aurora East             | 3,793   | 2.7%  | 0.1697                                 | 644  | 2,251                   | 1,933   | -  | 705                             | 1,390             | 1,515   | 183                        | 3,793          |
| PE08B - Aurora West             | 1,371   | 1.0%  | 0.2692                                 | 369  | 3,243                   | 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   | -  | 6                               | 167               | 438   | 36                         | 647            |
| PE10B - Richmond Hill West      | 7,884   | 5.5%  | 0.1036                                 | 817  | 5,041                   | 3,370   | -  | 765                             | 130               | 6,990   | 0                          | 7,884          |
| PE10C - Richmond Hill East      | 1,229   | 0.9%  | 0.1335                                 | 164  | 4,343                   | 3,054   | -  | 155                             | 376               | 696   | 2                          | 1,229          |
| PE10D - Richmond Hill Northeast | 4,104   | 2.9%  | 0.3178                                 | 1,304  | -                       | -   | 1,304  | 1,958                           | 2,092             | 53  | 0                          | 4,104          |
| PE11A - Keswick                 | 4,656   | 3.3%  | 0.2342                                 | 1,091  | 3,442                   | 2,496   | 563  | 2,964                           | 680               | 1,012   | 0                          | 4,656          |
| PE11B - Georgina                | 1,478   | 1.0%  | 0.2911                                 | 430  | 1,653                   | 1,051   | 294  | 1,165                           | 313               | 0   | 0                          | 1,478          |
| PE12 - East Gwillimbury         | 17,535  | 12.3%   | 0.3127                                 | 5,484  | 2,369                   | 1,818   | 4,441  | 10,508                          | 5,512             | 1,515   | 0                          | 17,535         |
| PE13 - Whitchurch-Stouffville   | 5,134   | 3.6%  | 0.2429                                 | 1,247  | 4,251                   | 3,667   | 925  | 2,691                           | 1,418             | 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  | 867                             | 2,430             | 1,543   | 202                        | 5,042          |
| <b>TOTAL</b>                    | <b>145,021</b>  | <b>100%</b>   | <b>0.2155</b>                          | <b>30,822</b>  | <b>95,999</b>           | <b>71,629</b>                                       | <b>18,867</b>  | <b>50,242</b>                   | <b>38,720</b>     | <b>52,259</b>   | <b>1,800</b>               | <b>143,021</b> |

**Secondary Panel**

| Review Area                   | Total Cumulative<br>15 Year New Net<br>Unit Projections | % Total<br>Forecast<br>Municipal<br>Residential<br>Growth | Weighted<br>Blended EDC<br>Pupil Yield | 2019/20-2033/34<br>Pupil<br>Requirements of<br>New<br>Development<br>(4)=(3) x (1) | 2018/19 OTG<br>Capacity | 2033/34 ADE<br>Existing<br>Community<br>Projections | Net Growth<br>Related Pupil<br>Place<br>Requirements | SINGLE and<br>SEMI-<br>DETACHED | MEDIUM<br>DENSITY | APARTMENTS<br>(includes purpose-<br>built seniors housing<br>and student housing) | STACKED<br>TOWNHOUSE<br>\$ | TOTAL<br>UNITS |
|-------------------------------|---|---|--|--|-------------------------|---|--|---------------------------------|-------------------|---|----------------------------|----------------|
| 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   | -  | 4,093                           | 5,777             | 11,309  | 146                        | 21,325         |
| PS04A - Vaughan Thornhill     | 1,492   | 1.0%  | 0.0281                                 | 42   | 1,929                   | 1,826   | -  | 0                               | 140               | 1,352   | 0                          | 1,492          |
| PS04B - Markham Thornhill     | 4,333   | 3.0%  | 0.0475                                 | 206  | 2,295                   | 1,918   | -  | 67                              | 129               | 3,624   | 513                        | 4,333          |
| PS05 - Newmarket              | 5,981   | 4.2%  | 0.0528                                 | 316  | 4,527                   | 3,703   | -  | 1,091                           | 1,527             | 3,363   | 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  | -                       | 600   | -  | 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   | -  | 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   | -  | 2,691                           | 1,418             | 1,025   | 0                          | 5,134          |
| PS12 - Markham North          | 21,572  | 15.1%   | 0.1195                                 | 2,578  | 4,197                   | 4,155   | 1,335  | 11,349                          | 7,808             | 2,000   | 415                        | 21,572         |
| PS13 - Markham Centre         | 11,484  | 8.0%  | 0.0692                                 | 794  | 4,869                   | 4,745   | -  | 866                             | 1,270             | 9,348   | 0                          | 11,484         |
| PS14 - Markham South          | 4,430   | 3.1%  | 0.0963                                 | 427  | 2,499                   | 2,380   | -  | 707                             | 2,252             | 1,289   | 202                        | 4,430          |
| <b>TOTAL</b>                  | <b>145,021</b>  | <b>100%</b>   | <b>0.0773</b>                          | <b>11,063</b>  | <b>37,956</b>           | <b>35,660</b>                                       | <b>5,132</b>   | <b>50,242</b>                   | <b>38,720</b>     | <b>52,259</b>   | <b>1,800</b>               | <b>143,021</b> |

|                          |  |  |  |               |                |                |               |  |  |  |  |  |
|--------------------------|--|--|--|---------------|----------------|----------------|---------------|--|--|--|--|--|
| <b>TOTAL BOTH PANELS</b> |  |  |  | <b>41,885</b> | <b>133,955</b> | <b>107,289</b> | <b>23,999</b> |  |  |  |  |  |
|--------------------------|--|--|--|---------------|----------------|----------------|---------------|--|--|--|--|--|

## ELEMENTARY REVIEW AREAS

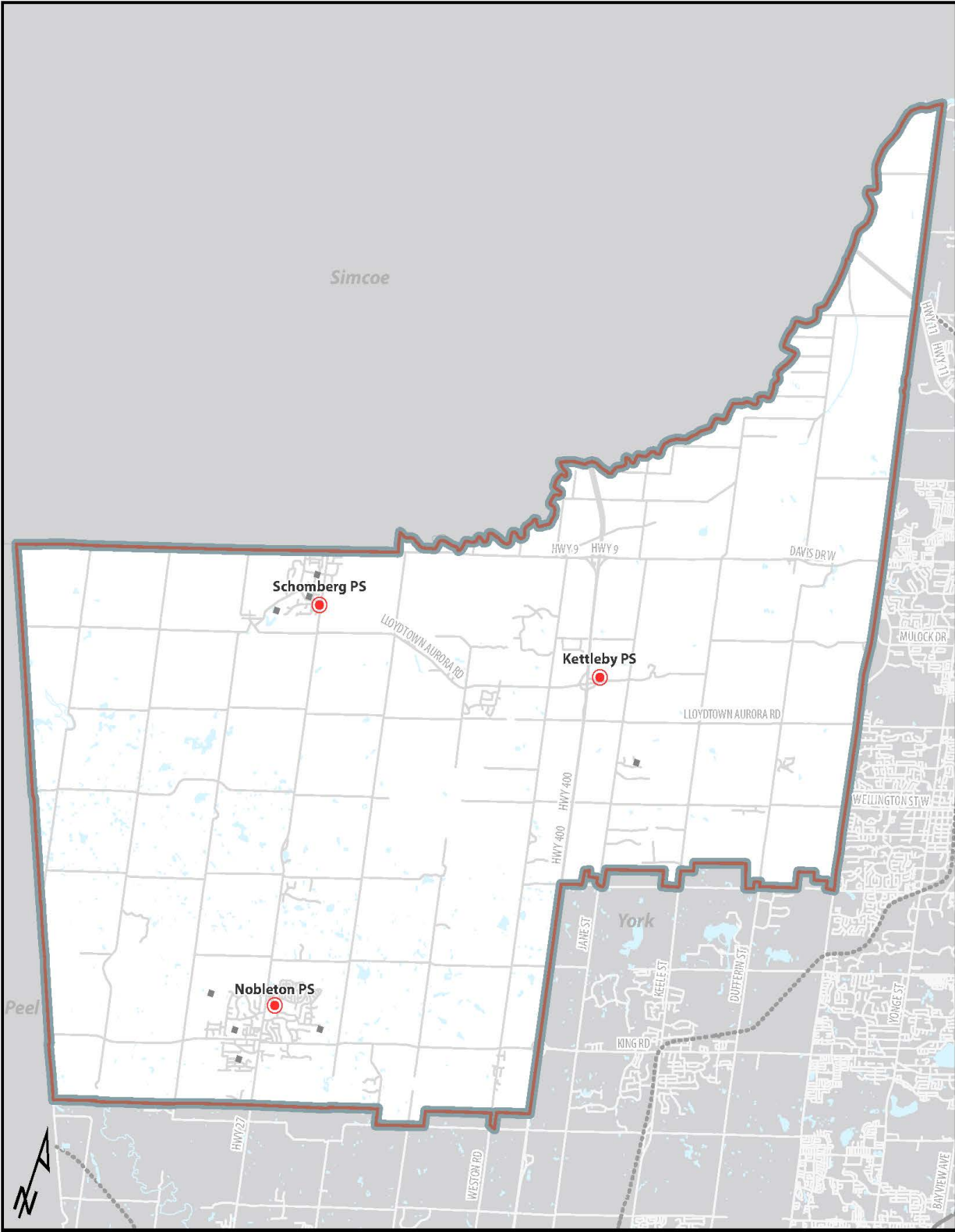


York Region District School Board: Education Development Charges Background Study 2019

**Elementary Review Areas**

Elementary RA Boundaries
 
 Streets
  Rails

Review Area Map PE01A



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

Elementary Review Area: PE01A





## 1. No growth-related site needs-

**Review Area: PE01A - King Township**

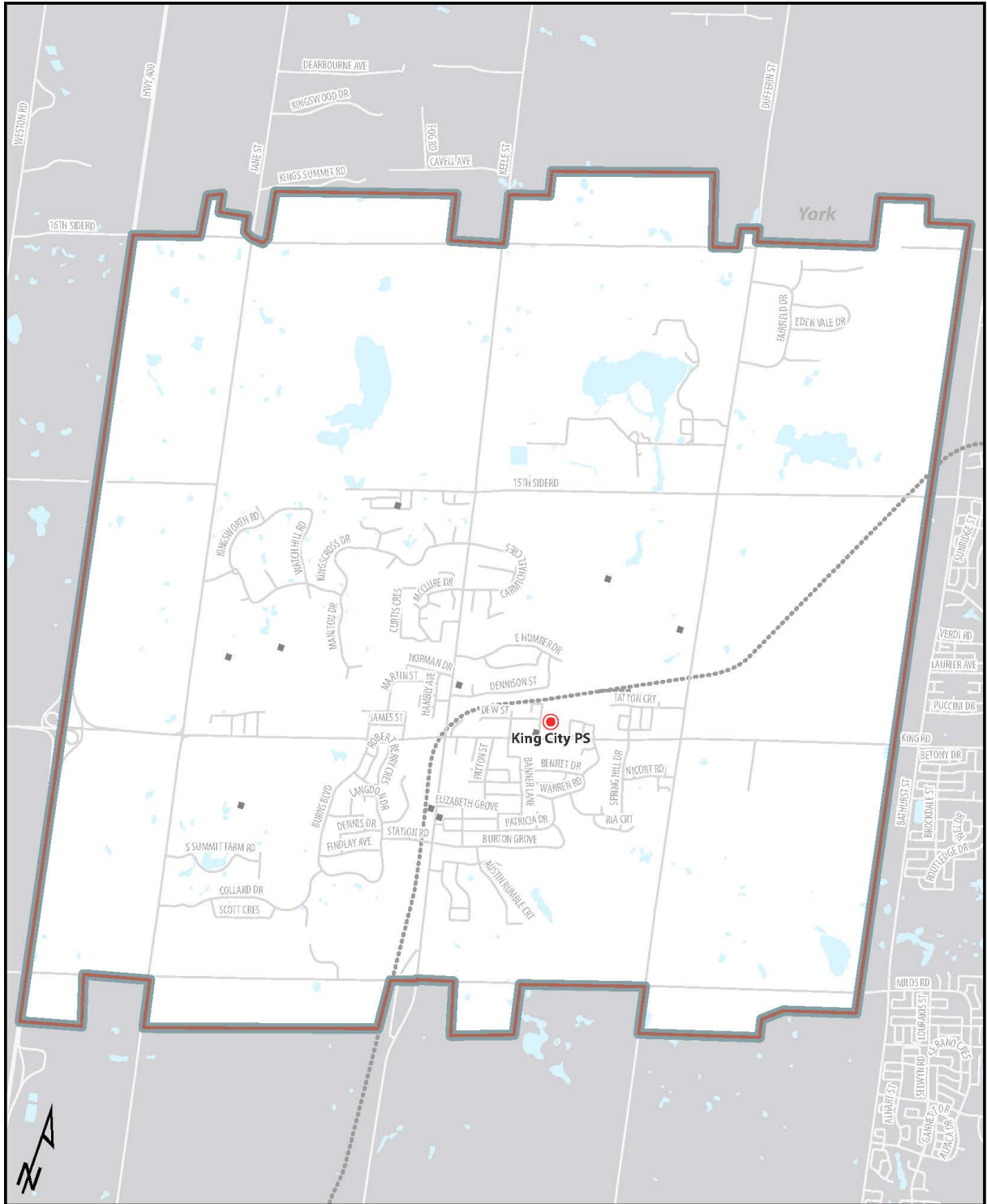
**Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required**

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

## Requirements of New Development for Growth Areas

A-9

## Review Area Map PE01B



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

Elementary Review Area: PE01B



1. Elementary school site King City (Site 19T-07K01) (657)

**Review Area: PE01B - King City**

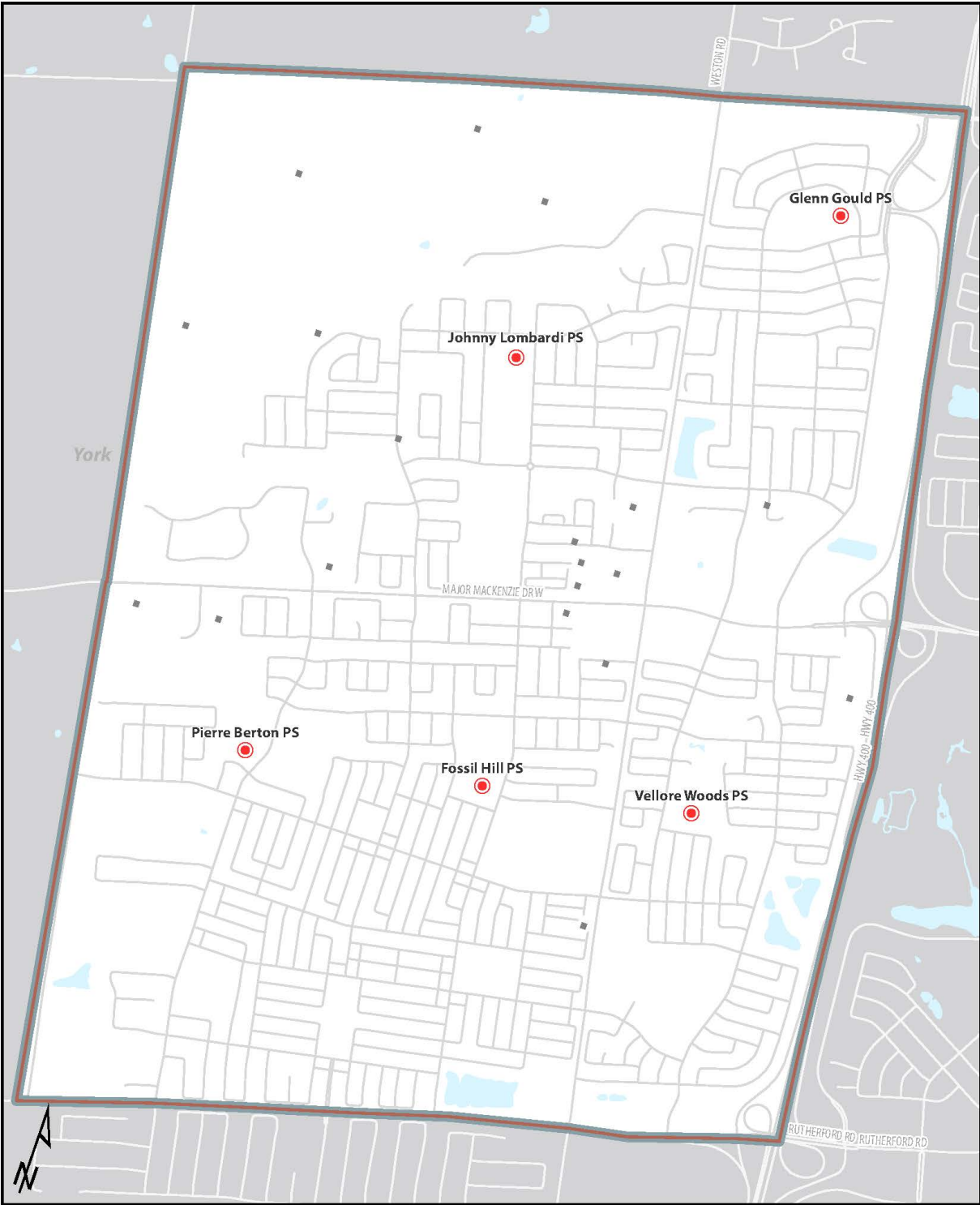
*Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required*

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

|  |            |   |
|--|------------|---|
|  | Total ROND | * |
|--|------------|---|

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

Review Area Map PE02



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

Elementary Review Area: PE02



|                                 |   |  |  |                                   |               |
|---------------------------------|---|--|--|-----------------------------------|---------------|
| 1. No growth-related site needs | 0 |  |  |                                   |               |
| 2.                              |   |  |  | Medium Density                    | 0.1817        |
|                                 |   |  |  |                                   | 790           |
|                                 |   |  |  | High Density - Apartments         | 0.0453        |
|                                 |   |  |  |                                   | 24            |
| 3.                              |   |  |  | High Density - Stacked Townhouses | -             |
|                                 |   |  |  |                                   | -             |
| 4.                              |   |  |  | <b>Total Net Dwelling Units</b>   | <b>0.2079</b> |
|                                 |   |  |  |                                   | <b>1,725</b>  |
|                                 |   |  |  |                                   | <b>359</b>    |

| Review Area: PE02 - Vaughan Vellare |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
|-------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|                                     | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
| Projected Housing Growth            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| Low Density                         | 119               | 120               | 109               | 107               | 108               | 125               | 129               | -                 | 30                | 30                 | 30                 | 31                 | 10                 | -                  | 2                  |
| Medium Density                      | 175               | 49                | 99                | 39                | 39                | -                 | -                 | -                 | -                 | -                  | -                  | -                  | -                  | 181                | 148                |
| High Density - Apartments           | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | 24                 | -                  | -                  | -                  |
| High Density - Stacked Townhouses   | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | -                  | -                  | -                  |
| A                                   | 294               | 169               | 208               | 146               | 146               | 125               | 129               | -                 | 30                | 30                 | 30                 | 55                 | 10                 | 183                | 169                |
| Total Net Dwelling Units            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |

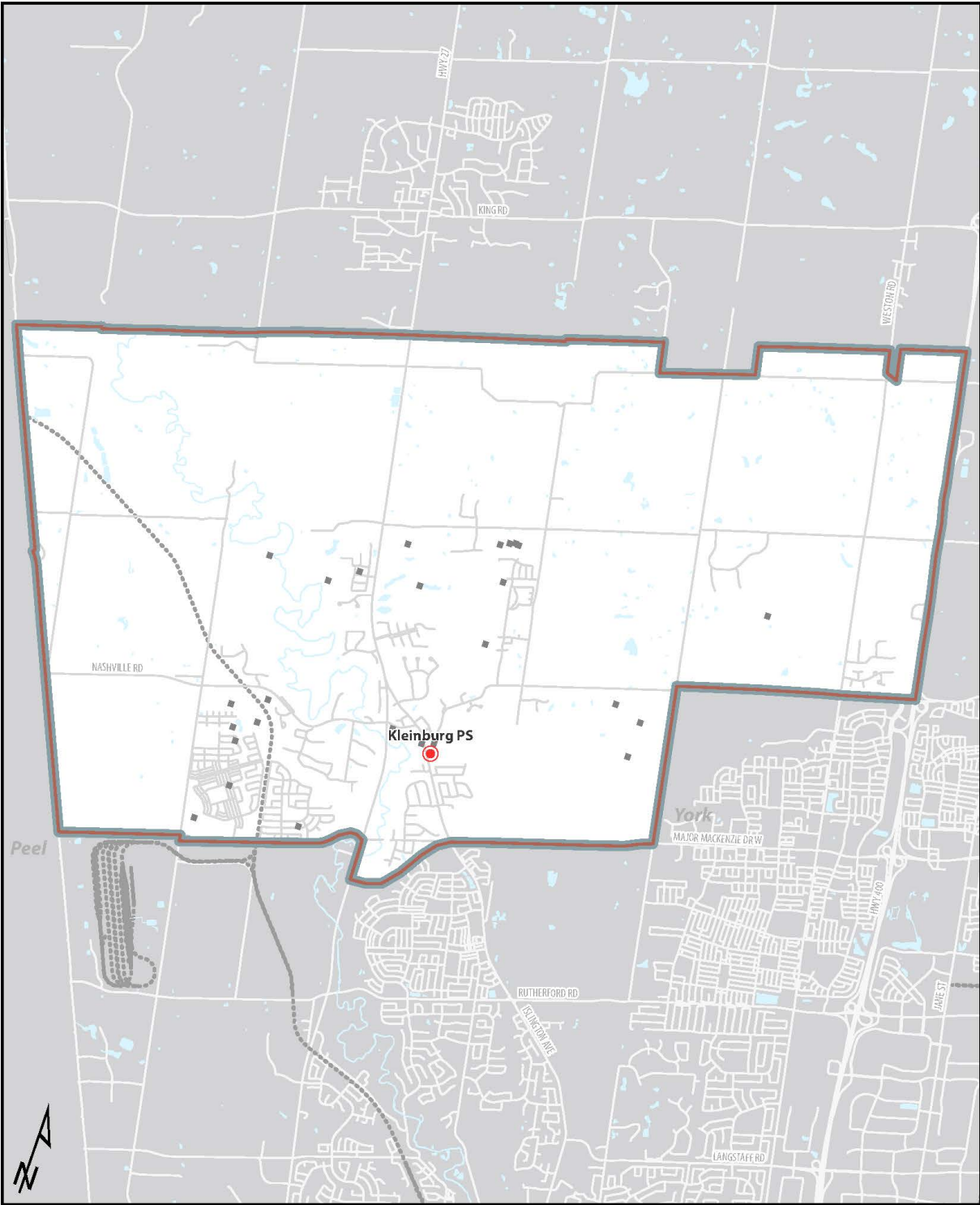
|        | Review Area Schools | OTG Capacity | Current 2018/19 | Year 1 2019/20 | Year 2 2020/21 | Year 3 2021/22 | Year 4 2022/23 | Year 5 2023/24 | Year 6 2024/25 | Year 7 2025/26 | Year 8 2026/27 | Year 9 2027/28 | Year 10 2028/29 | Year 11 2029/30 | Year 12 2030/31 | Year 13 2031/32 | Year 14 2032/33 | Year 15 2033/34 | # of Portables |
|--------|---------------------|--------------|-----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|
| B1     | Fossil Hill PS      | 612          | 573             | 560            | 544            | 524            | 513            | 506            | 494            | 484            | 473            | 460            | 464             | 461             | 457             | 454             | 460             | 446             | 3              |
| B2     | Pierre Berton PS    | 592          | 484             | 492            | 491            | 482            | 481            | 477            | 471            | 465            | 468            | 471            | 481             | 477             | 473             | 469             | 465             | 461             | 4              |
| B3     | Vellere Woods PS    | 572          | 479             | 460            | 453            | 440            | 428            | 409            | 405            | 402            | 394            | 396            | 389             | 386             | 383             | 381             | 379             | 376             | 0              |
| B4     |                     |              |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                |
| B5     |                     |              |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                |
| B6     |                     |              |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                |
| B7     |                     |              |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                |
| B8     |                     |              |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                |
| B9     |                     |              |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                |
| B10    |                     |              |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                |
| Totals |                     | 1,776        | 1,536           | 1,512          | 1,489          | 1,446          | 1,422          | 1,392          | 1,370          | 1,351          | 1,334          | 1,326          | 1,334           | 1,324           | 1,313           | 1,305           | 1,294           | 1,283           | 7              |

|        |                    |       | OTG Capacity | Current<br>2018/19 | Year1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 | # of Portabills |
|--------|--------------------|-------|--------------|--------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-----------------|
| C1     | Johnny Lombardi PS | 650   | 480          | 500                | 510              | 525               | 548               | 542               | 538               | 535               | 517               | 521               | 511               | 502                | 494                | 487                | 480                | 472                | 0                  |                 |
| C2     | Glenn Gould PS     | 603   | 426          | 430                | 446              | 451               | 462               | 469               | 472               | 466               | 465               | 463               | 465               | 462                | 458                | 456                | 451                | 448                | 0                  |                 |
| C3     |                    |       |              |                    |                  |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                 |
| C4     |                    |       |              |                    |                  |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                 |
| C5     |                    |       |              |                    |                  |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                 |
| C6     |                    |       |              |                    |                  |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                 |
| C7     |                    |       |              |                    |                  |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                 |
| C8     |                    |       |              |                    |                  |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                 |
| Totals |                    | 1,253 | 906          | 930                | 956              | 975               | 1,009             | 1,011             | 1,010             | 1,000             | 982               | 985               | 976               | 963                | 952                | 942                | 931                | 920                | 0                  |                 |

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Review Area Map PE03A



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

Elementary Review Area: PE03A



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

1.1. Nashville ES Kleinburg site (partially funded from EDC account) (653)

2. East Kleinburg ES site

3. Block 41 ES site

4.

| Projected Housing Growth          | Weighted/ Blended Elementary Yield | Total Net New Units 2033/34 | Total Yr. 15 Growth-related Pupils |
|-----------------------------------|------------------------------------|-----------------------------|------------------------------------|
| Low Density                       | 0.2432                             | 5,079                       | 1,235                              |
| Medium Density                    | 0.1705                             | 1,913                       | 326                                |
| High Density - Apartments         | 0.0453                             | 245                         | 11                                 |
| High Density - Stacked Townhouses | 0.1106                             | 37                          | 4                                  |
| <b>Total Net Dwelling Units</b>   | <b>0.2167</b>                      | <b>7,274</b>                | <b>1,576</b>                       |

**Review Area: PE03A - Vaughan Kleinburg**

| Projected Housing Growth           | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
|------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Low Density                        | 336               | 210               | 286               | 335               | 299               | 634               | 440               | 546               | 359               | 265                | 298                | 254                | 330                | 148                | 300                |
| Medium Density                     | 71                | 8                 | -                 | 131               | 251               | 146               | 33                | 84                | 123               | 291                | 280                | 99                 | 132                | 132                | 132                |
| High Density - Apartments          | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | 129                | 116                | -                  |
| High Density - Stacked Townhouses  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | 18                 | 18                 | -                  |
| <b>A. Total Net Dwelling Units</b> | <b>406</b>        | <b>217</b>        | <b>286</b>        | <b>466</b>        | <b>550</b>        | <b>780</b>        | <b>473</b>        | <b>631</b>        | <b>482</b>        | <b>556</b>         | <b>578</b>         | <b>393</b>         | <b>699</b>         | <b>415</b>         | <b>432</b>         |

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

| Review Area Schools                  | OTG Capacity | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
|--------------------------------------|--------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| B1                                   |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B2                                   |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B3                                   |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B4                                   |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B5                                   |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B6                                   |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B7                                   |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B8                                   |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B9                                   |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B10                                  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| <b>Totals</b>                        | <b>-</b>     | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>           | <b>-</b>           | <b>-</b>           | <b>-</b>           | <b>-</b>           | <b>-</b>           |
| <b>Total ROND</b>                    | <b>-</b>     | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>           | <b>-</b>           | <b>-</b>           | <b>-</b>           | <b>-</b>           | <b>-</b>           |
| <b>B. Total Surplus Pupil Spaces</b> | <b>-</b>     | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>           | <b>-</b>           | <b>-</b>           | <b>-</b>           | <b>-</b>           | <b>0</b>           |

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

| Review Area Schools  | OTG Capacity | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
|--|--------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| C1 Kleinburg Nashville ES                                    | 391          | 382               | 378               | 376               | 363               | 349               | 340               | 324               | 314               | 292               | 292                | 292                | 292                | 292                | 292                | 292                |
| C2 Kleinburg PS  | 574          | 365               | 373               | 365               | 368               | 362               | 364               | 366               | 372               | 376               | 374                | 371                | 368                | 366                | 363                | 360                |
| C3   |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C4   |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C5   |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C6   |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C7   |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C8   |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| <b>Totals</b>  | <b>574</b>   | <b>747</b>        | <b>751</b>        | <b>741</b>        | <b>730</b>        | <b>710</b>        | <b>704</b>        | <b>690</b>        | <b>687</b>        | <b>668</b>        | <b>666</b>         | <b>663</b>         | <b>661</b>         | <b>658</b>         | <b>655</b>         | <b>652</b>         |
| <b>Total ROND</b>  | <b>-</b>     | <b>94</b>         | <b>148</b>        | <b>219</b>        | <b>322</b>        | <b>435</b>        | <b>620</b>        | <b>737</b>        | <b>888</b>        | <b>1,002</b>      | <b>1,119</b>       | <b>1,232</b>       | <b>1,316</b>       | <b>1,419</b>       | <b>1,479</b>       | <b>1,576</b>       |
| <b>C. Total Pupil Spaces Available to Accommodate Growth</b> | <b>-</b>     | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>           | <b>-</b>           | <b>-</b>           | <b>-</b>           | <b>-</b>           | <b>-</b>           |

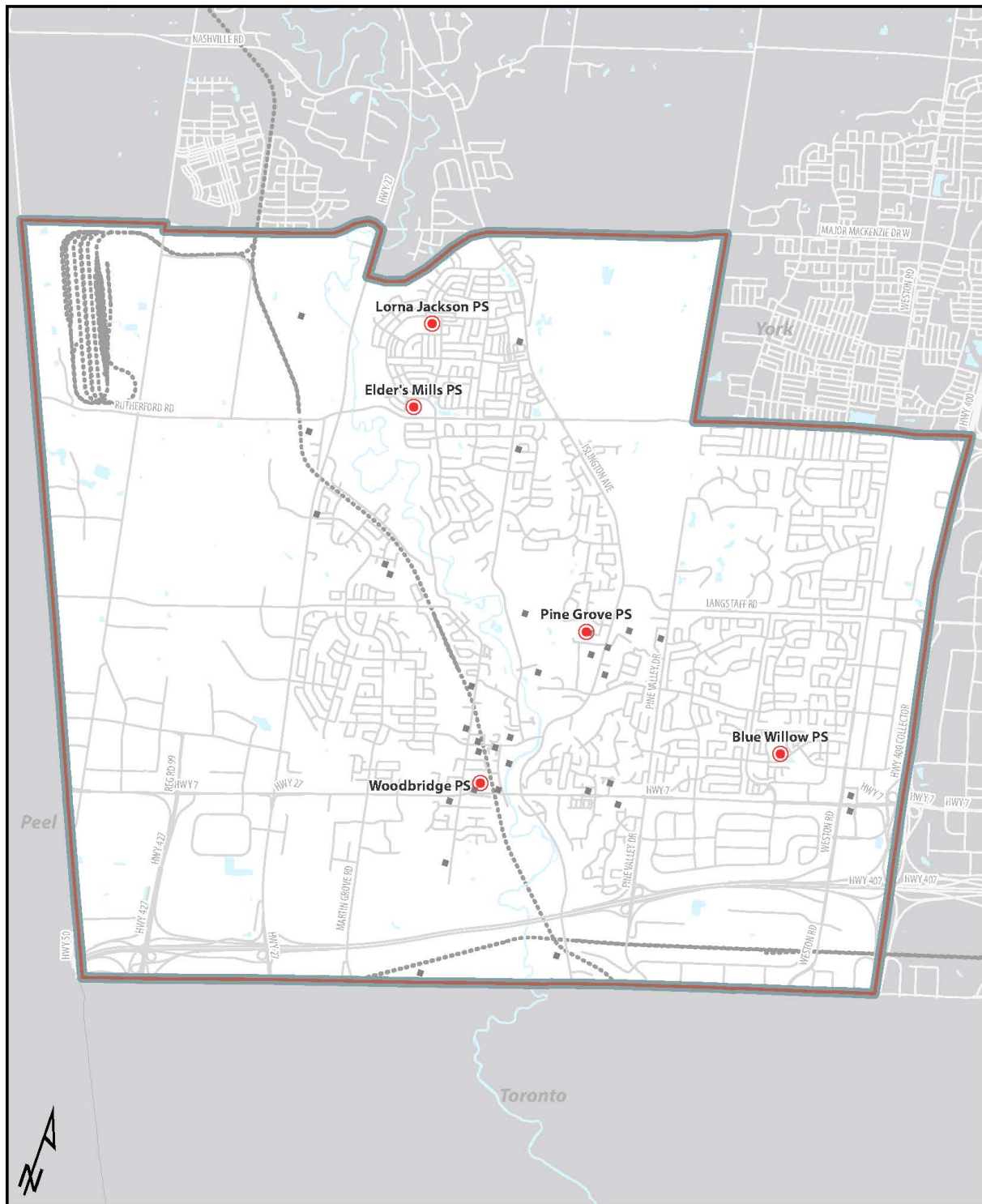
**D. Requirements of New Development for Growth Areas**

|  |  |     |     |     |     |     |     |       |       |       |       |       |       |       |       |
|--|--|-----|-----|-----|-----|-----|-----|-------|-------|-------|-------|-------|-------|-------|-------|
|  |  | 325 | 386 | 478 | 571 | 749 | 853 | 1,001 | 1,096 | 1,211 | 1,321 | 1,402 | 1,503 | 1,560 | 1,655 |
|--|--|-----|-----|-----|-----|-----|-----|-------|-------|-------|-------|-------|-------|-------|-------|

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



## Review Area Map PE03B



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 - FORMS E AND F**  
**EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019**

1. New ES site near Weston Rd. & Hwy 7  
 2.  
 3.  
 4.

| Projected Housing Growth          |     | Weighted/<br>Blended<br>Elementary<br>Yield | Total Net New<br>Units 2033/34 | Total Yr. 15<br>Growth-<br>related Pupils |
|-----------------------------------|-----|---|--------------------------------|---|
| Low Density                       |     | 0.2419                                      | 1,131                          | 274                                       |
| Medium Density                    | 236 | 0.1746                                      | 1,932                          | 337                                       |
| High Density - Apartments         |     | 0.0499                                      | 3,814                          | 190                                       |
| High Density - Stacked Townhouses |     | 0.1099                                      | 242                            | 27  |
| Total Net Dwelling Units          |     | 0.1163                                      | 7,119                          | 828                                       |

| Review Area: PE03B - Vaughan Woodbridge |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Projected Housing Growth                |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
|   | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
| Low Density                             | 57                | 10                | 12                | 20                | 13                | 78                | 18                | 174               | 167               | 167                | 110                | 165                | 116                | 5                  |                    |
| Medium Density                          | 130               | 240               | 88                | 96                | 9                 | 294               | 238               | 241               | 248               | 201                | 28                 | 23                 | 24                 | 31                 | 42                 |
| High Density - Apartments               | 570               | 568               | 82                | 50                | 287               | 169               | 276               | 298               | 310               | 287                | 252                | 74                 | 291                | 115                | 186                |
| High Density - Stacked Townhouses       | 35                | 18                | -                 | 19                | -                 | 11                | 11                | 11                | -                 | -                  | 84                 | -                  | -                  | 1                  | 19                 |
| A. Total Net Dwelling Units             | 792               | 836               | 182               | 185               | 309               | 552               | 543               | 724               | 725               | 655                | 474                | 262                | 431                | 169                | 262                |

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

| 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 |     |
| B1                  | Blue Willow PS | 685             | 598            | 584            | 566            | 544            | 520            | 517            | 495            | 492            | 485            | 488             | 484             | 481             | 478             | 476             | 472             | 468 |
| B2                  |                |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 | 0   |
| B3                  |                |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |     |
| B4                  |                |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |     |
| B5                  |                |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |     |
| B6                  |                |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |     |
| B7                  |                |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |     |
| B8                  |                |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |     |
| B9                  |                |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |     |
| B10                 |                |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |     |
| B11                 |                |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |     |
| Totals              |                | 685             | 598            | 584            | 566            | 544            | 520            | 517            | 495            | 492            | 485            | 488             | 484             | 481             | 478             | 476             | 472             | 468 |
|                     |                |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 | 0   |

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

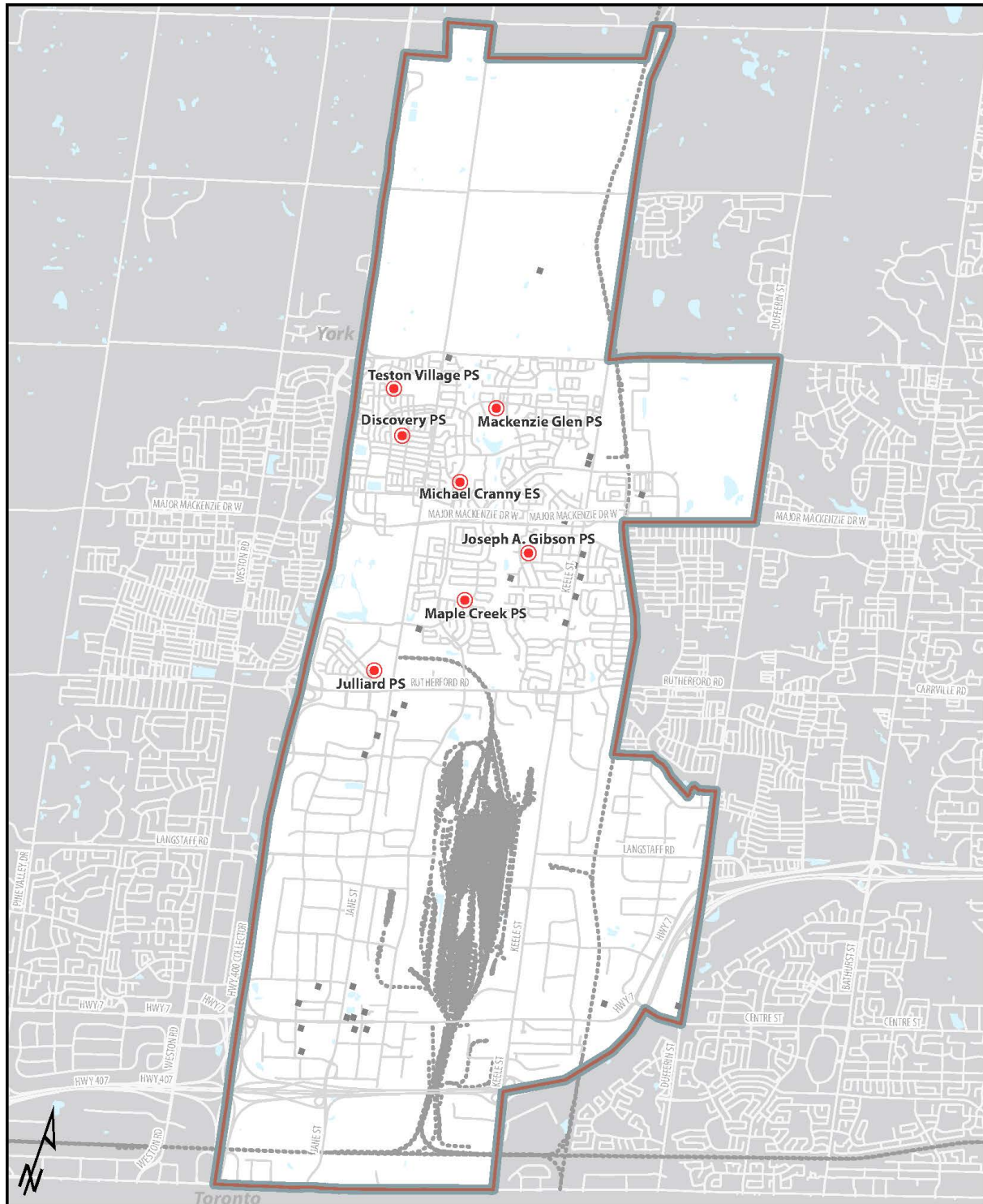
|   | OTG<br>Capacity | Current<br>2018/19 | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
|---|-----------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| C1. Elder's Mills PS (F)                              | 565             | 531                | 553               | 590               | 616               | 646               | 663               | 662               | 663               | 668               | 667               | 667                | 665                | 662                | 658                | 654                | 649                |
| C2. Lorna Jackson PS                                  | 517             | 453                | 446               | 429               | 416               | 406               | 403               | 403               | 393               | 384               | 380               | 376                | 374                | 371                | 368                | 365                | 363                |
| C3. Pine Grove PS                                     | 517             | 435                | 418               | 408               | 393               | 376               | 373               | 370               | 371               | 363               | 357               | 353                | 351                | 349                | 347                | 344                | 342                |
| C4. Woodbridge PS                                     | 621             | 479                | 470               | 467               | 447               | 435               | 430               | 428               | 426               | 415               | 417               | 412                | 410                | 407                | 404                | 402                | 399                |
| C5  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C6  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C7  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C8  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| Totals  | 2,220           | 1,898              | 1,888             | 1,894             | 1,871             | 1,863             | 1,870             | 1,864             | 1,854             | 1,830             | 1,820             | 1,807              | 1,799              | 1,788              | 1,777              | 1,765              | 1,753              |
| Total ROND  | -               | -                  | 45                | 98                | 117               | 140               | 144               | 212               | 255               | 336               | 418               | 489                | 550                | 613                | 654                | 675                | 702                |
| C. Total Pupil Spaces Available to Accommodate Growth |                 |                    | 288               | 228               | 232               | 217               | 206               | 144               | 111               | 54                | -                 | -                  | -                  | -                  | -                  | -                  | -                  |

**Requirements of New Development for Growth Areas**

|   | OTG<br>Capacity | Current<br>2018/19 | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
|---|-----------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| D. Requirements of New Development for Growth Areas |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |

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

## Review Area Map PE04A



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

Elementary Review Area: PE04A

● Elementary School   
  Housing Development   
  PE04A Boundary   
 — Streets   
 - - - - - Rails

| YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F<br>EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019 |       |                                   |   |   |   |
|--|-------|-----------------------------------|---|---|---|
|  |       |                                   | Weighted/<br>Blended<br>Elementary<br>Yield | Total Net New<br>Units 2033/34<br>Growth-<br>related Pupils | Total Yr. 15<br>Growth-<br>related Pupils |
|  |       | <b>Projected Housing Growth</b>   |   |   |   |
|  |       | Low Density                       | 0.4115                                      | 3,272   | 1,346                                     |
|  |       | Medium Density                    | 0.2144                                      | 4,524   | 1,056                                     |
|  |       | High Density - Apartments         | 0.0751                                      | 10,062  | 756                                       |
|  |       | High Density - Stacked Townhouses | 0.1100                                      | 146   | 16  |
|  |       | <b>Total Net Dwelling Units</b>   | 0.1725                                      | 18,404  | 3,174                                     |
| 1. VNC #1 ES Site  | 500   |                                   |   |   |   |
| 2. Block 27 #1 ES Site & Block 27 #2 ES Site   | 1,276 |                                   |   |   |   |
| 3. Vaughan Mills Centre (is this also cited as Vaughan Centre #1?)                                 | 500   |                                   |   |   |   |
| VNC #2 ES Site   | 203   |                                   |   |   |   |

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

[illegible]

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

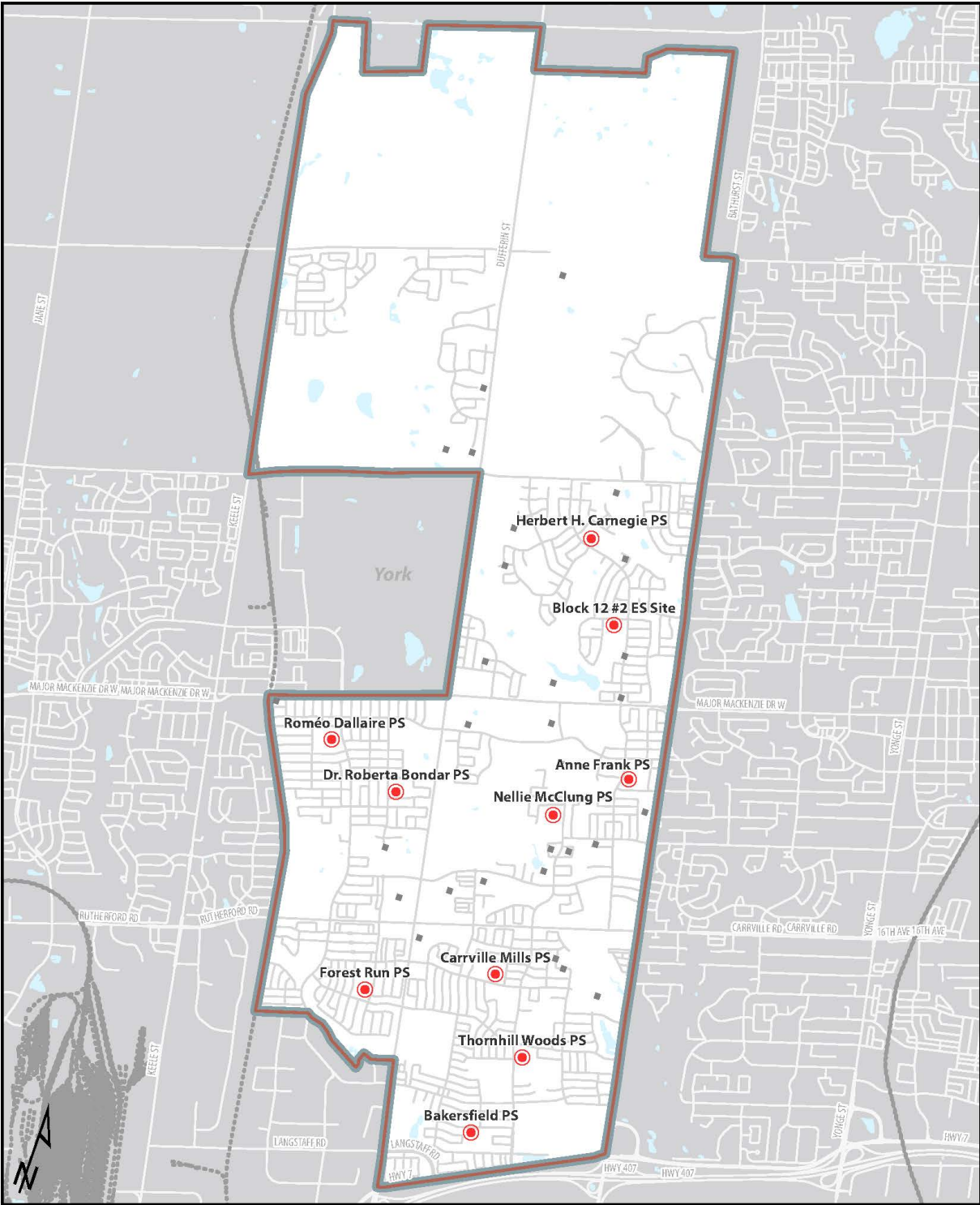
| # of Portables |
|----------------|
| 0              |
| 2              |
| 2              |
| 0              |
| 3              |
| 4              |
| 1              |
| 12             |

1

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



Review Area Map PE04B



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

Elementary Review Area: PE04B



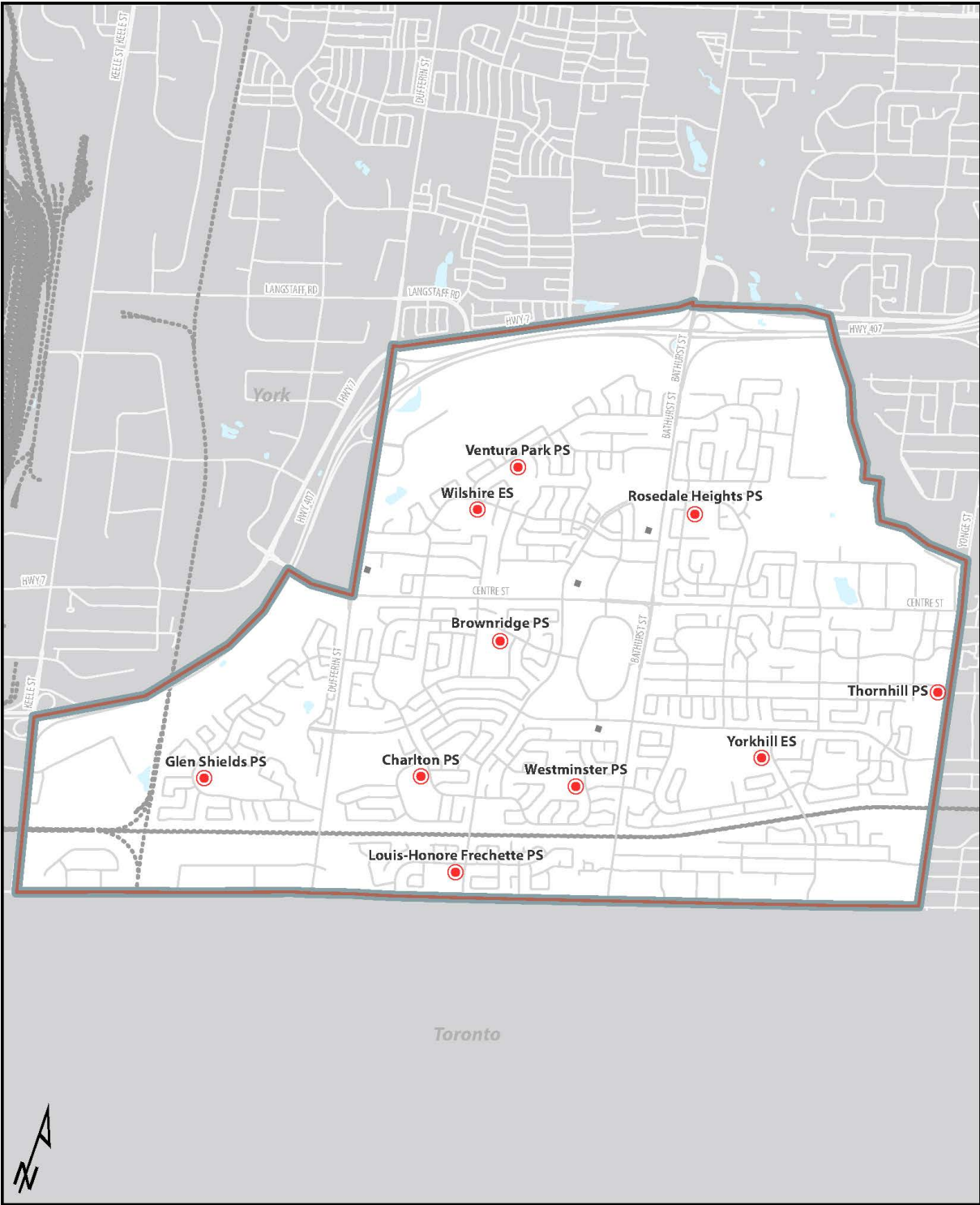
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|   |     | Review Area Schools         |                 |               |               |               |                |               |               |                |                |                |                 |                |                |                 |                 |                 |
|---|-----|-----------------------------|-----------------|---------------|---------------|---------------|----------------|---------------|---------------|----------------|----------------|----------------|-----------------|----------------|----------------|-----------------|-----------------|-----------------|
|   |     | OTG Capacity                | Current 2018/19 | Year1 2019/20 | Year2 2020/21 | Year3 2021/22 | Year 4 2022/23 | Year5 2023/24 | Year6 2024/25 | Year 7 2025/26 | Year 8 2026/27 | Year 9 2027/28 | Year 10 2028/29 | Year11 2029/30 | Year12 2030/31 | Year 13 2031/32 | Year 14 2032/33 | Year 15 2033/34 |
|   | B1  | Bakersfield PS              | 612             | 559           | 545           | 524           | 490            | 469           | 452           | 409            | 400            | 387            | 389             | 386            | 383            | 381             | 377             | 375             |
|   | B2  | Carrville Mills PS          | 727             | 729           | 679           | 635           | 593            | 561           | 523           | 487            | 462            | 454            | 451             | 447            | 444            | 441             | 437             | 433             |
|   | B3  | Forest Run PS               | 618             | 462           | 443           | 419           | 395            | 388           | 385           | 367            | 365            | 348            | 329             | 327            | 324            | 323             | 320             | 318             |
|   | B4  | Thornhill Woods PS          | 668             | 669           | 617           | 564           | 528            | 487           | 455           | 417            | 411            | 406            | 405             | 402            | 399            | 396             | 393             | 391             |
|   | B5  |                             |                 |               |               |               |                |               |               |                |                |                |                 |                |                |                 |                 |                 |
|   | B6  |                             |                 |               |               |               |                |               |               |                |                |                |                 |                |                |                 |                 |                 |
|   | B7  |                             |                 |               |               |               |                |               |               |                |                |                |                 |                |                |                 |                 |                 |
|   | B8  |                             |                 |               |               |               |                |               |               |                |                |                |                 |                |                |                 |                 |                 |
|   | B9  |                             |                 |               |               |               |                |               |               |                |                |                |                 |                |                |                 |                 |                 |
|   | B10 |                             |                 |               |               |               |                |               |               |                |                |                |                 |                |                |                 |                 |                 |
|   | B11 |                             |                 |               |               |               |                |               |               |                |                |                |                 |                |                |                 |                 |                 |
|   |     | Totals                      | 2,625           | 2,419         | 2,283         | 2,142         | 2,005          | 1,905         | 1,815         | 1,666          | 1,620          | 1,590          | 1,573           | 1,562          | 1,551          | 1,540           | 1,528           | 1,517           |
|   |     | Total ROND                  |                 | 38            | 38            | 38            | 38             | 38            | 38            | 29             | 31             | 33             | 33              | 36             | 45             | 67              | 88              | 105             |
| B |     | Total Surplus Pupils Spaces | 206             | 324           | 464           | 601           | 702            | 792           | 888           | 980            | 974            | 1,002          | 1,019           | 1,027          | 1,029          | 1,038           | 1,099           | 1,003           |

[illegible]

A-21

Review Area Map PE05



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

Elementary Review Area: PE05





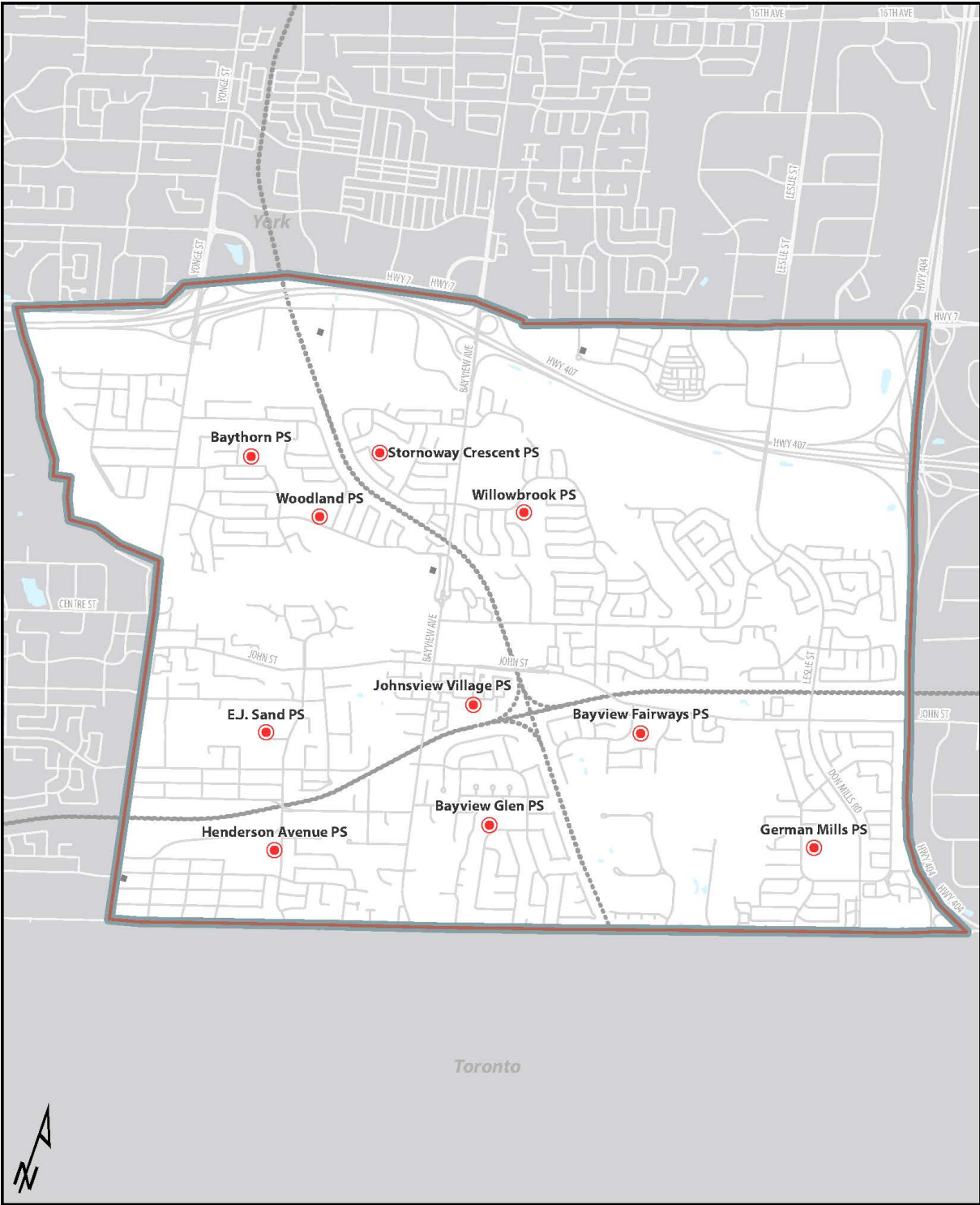
|                                 |   |                                   |               |              |            |
|---------------------------------|---|-----------------------------------|---------------|--------------|------------|
| 1. No growth-related site needs | 0 | Medium Density                    | 0.2125        | 15.9         | 34         |
| 2.                              |   |                                   |               |              |            |
| 3.                              |   |                                   |               |              |            |
|                                 |   | High Density - Apartments         | 0.0481        | 1.454        | 70         |
|                                 |   | High Density - Stacked Townhouses | 0.0329        | 15           | 1          |
|                                 |   | <b>Total Net Dwelling Units</b>   | <b>0.0646</b> | <b>1.632</b> | <b>105</b> |

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

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

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

Review Area Map PE06



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

Elementary Review Area: PE06



[illegible]

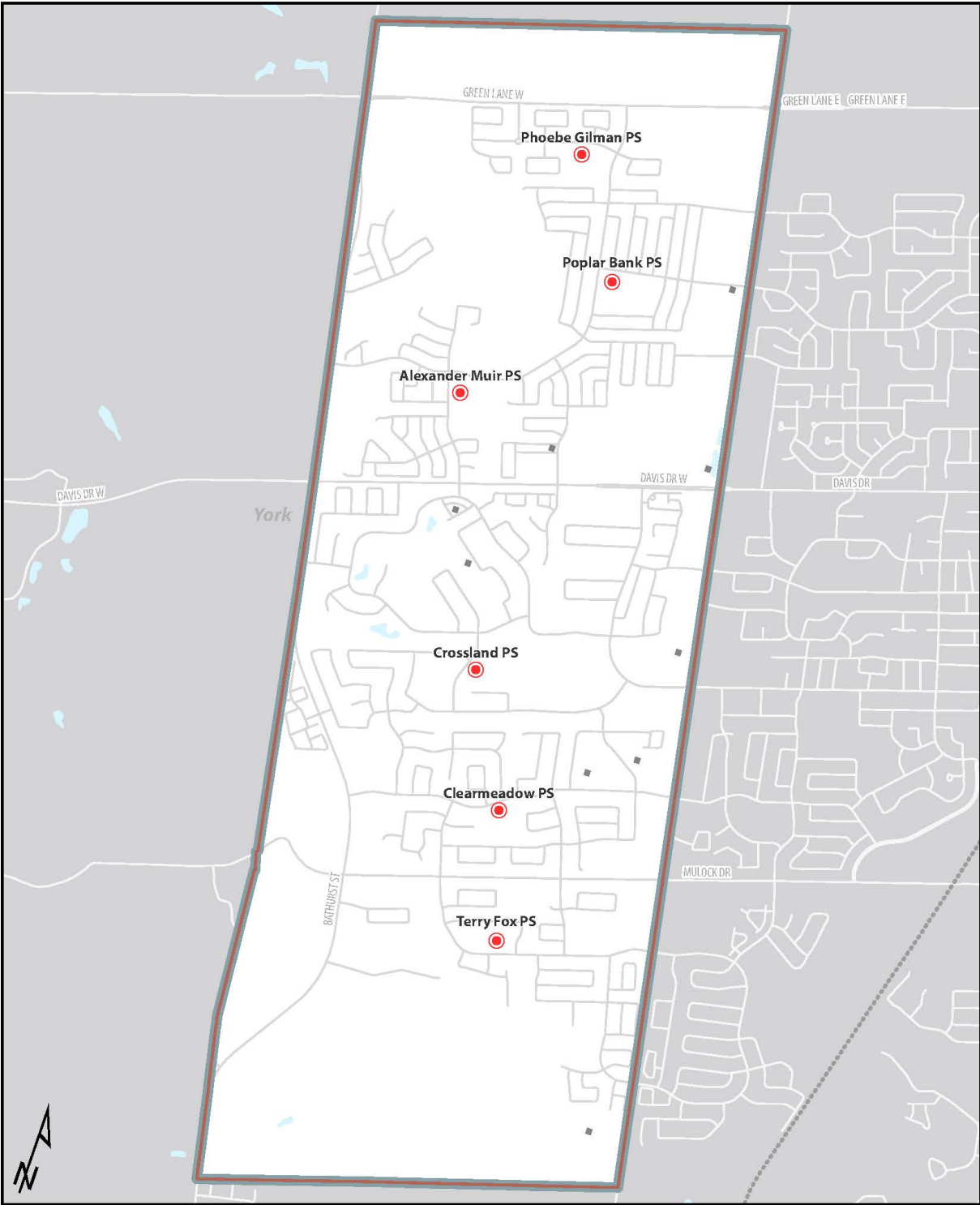
**Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required**

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

[illegible]

A-25

Review Area Map PE07A



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

Elementary Review Area: PE07A



1. Newmarket West #1 ES (D14-NP1322) (portion of net education land costs previously funded from EDC account)

| Review Area: PE07A - Newmarket West |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
|-------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Projected Housing Growth            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
|                                     | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
| Low Density                         | 309               | 354               | 25                | 23                | 2                 | 41                | 18                | 36                | 63                | 6                  | 30                 | 4                  | 30                 | 15                 | 38                 |
| Medium Density                      | 91                | 49                | 110               | 140               | 88                | 95                | 34                | 40                | 105               | 39                 | 40                 | 42                 | 36                 | 68                 | 65                 |
| High Density - Apartments           | -                 | -                 | 312               | 296               | 5                 | 5                 | 6                 | 4                 | 189               | 215                | 189                | 6                  | 189                | 128                | 6                  |
| High Density - Stacked Townhouses   | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | -                  | -                  | -                  |
| A Total Net Dwelling Units          | 399               | 204               | 447               | 459               | 94                | 140               | 58                | 80                | 357               | 239                | 258                | 53                 | 256                | 89                 | 232                |

| Review Area Schools |  | OTG<br>Cascadia | Current<br>2018/19 | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
|---------------------|--|-----------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|---------------------|--|-----------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|

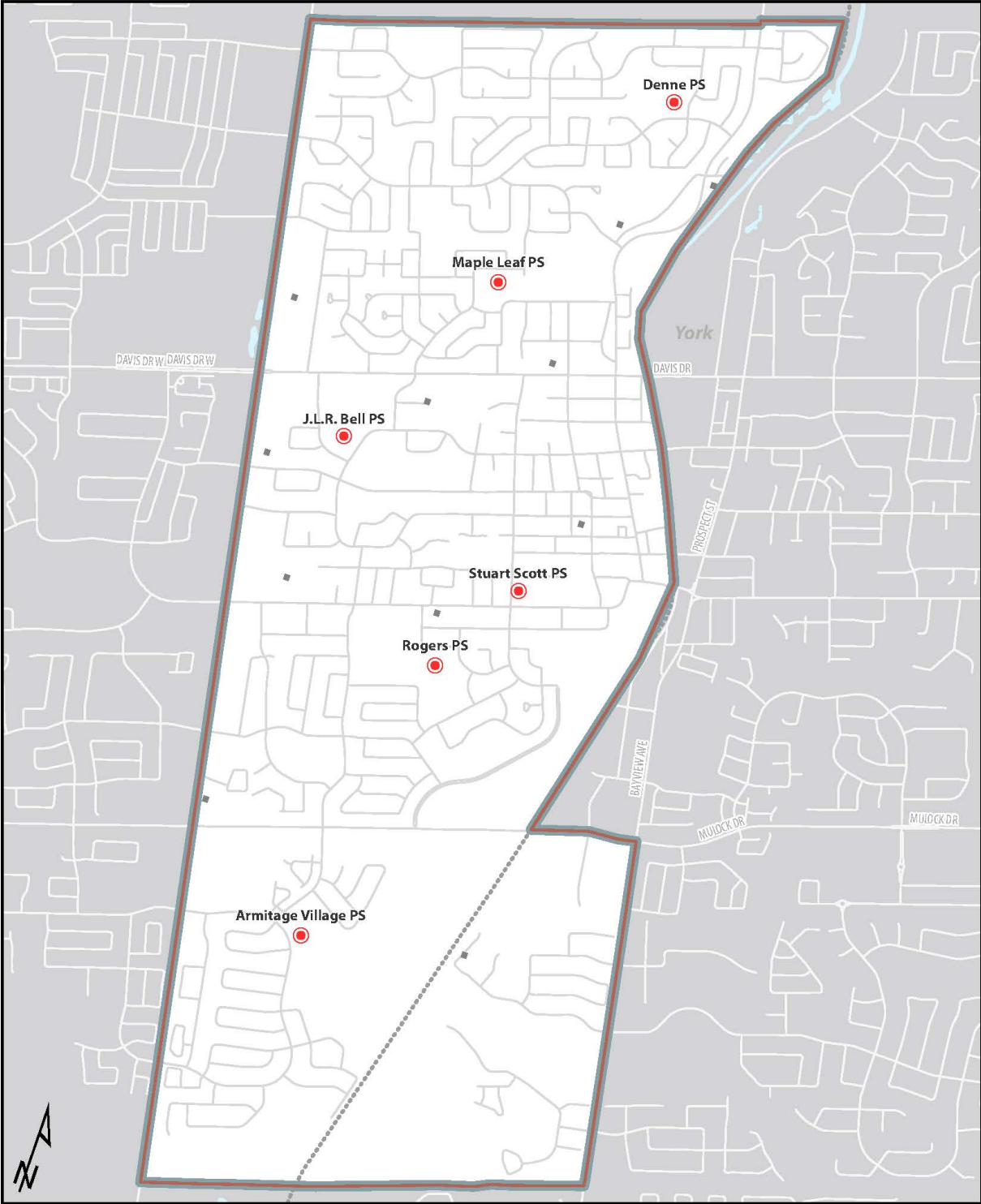
*Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required*

| D | 22   | 53 | 57 | 83 | 76 | 137 | 150 | 163 | 194 | 203 | 199 | 185 | 213 | 230 | 241 |
|---|--|----|----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|   | Requirements of New Development for Growth Areas |    |    |    |    |     |     |     |     |     |     |     |     |     |     |

A-27



Review Area Map PE07B



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

Elementary Review Area: PE07B



|                                 |   | LOW DENSITY | MEDIUM DENSITY                    | HIGH DENSITY | VERY HIGH DENSITY |
|---------------------------------|---|-------------|-----------------------------------|--------------|-------------------|
| 1. No growth-related site needs | 0 |             | Medium Density                    | 0.1971       | 321               |
| 2.                              |   |             | High Density – Apartments         | 0.0466       | 1,417             |
| 3.                              |   |             | High Density – Stacked Townhouses | -            | -                 |
| 4.                              |   |             | Total Net Dwelling Units          | 0.1300       | 2,063             |
|                                 |   |             |                                   |              | 268               |

| Review Area: PE07B - Newmarket Central |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|  | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
| Projected Housing Growth               |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| Low Density                            | -                 | 2                 | -                 | 12                | 24                | 24                | 24                | 24                | -                 | 49                 | 24                 | 49                 | 24                 | 45                 | 24                 |
| Medium Density                         | -                 | 35                | 14                | -                 | 24                | 24                | 24                | -                 | -                 | 24                 | 24                 | 90                 | 24                 | 18                 | 18                 |
| High Density - Apartments              | -                 | -                 | 11                | -                 | 146               | 146               | 146               | 241               | 102               | 87                 | -                  | 275                | -                  | 152                | 113                |
| High Density - Stacked Townhouses      | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | -                  | -                  | -                  |
| A Total NetDwelling Units              | -                 | 37                | 24                | 12                | 194               | 194               | 194               | 265               | 102               | 160                | 49                 | 413                | 49                 | 215                | 156                |

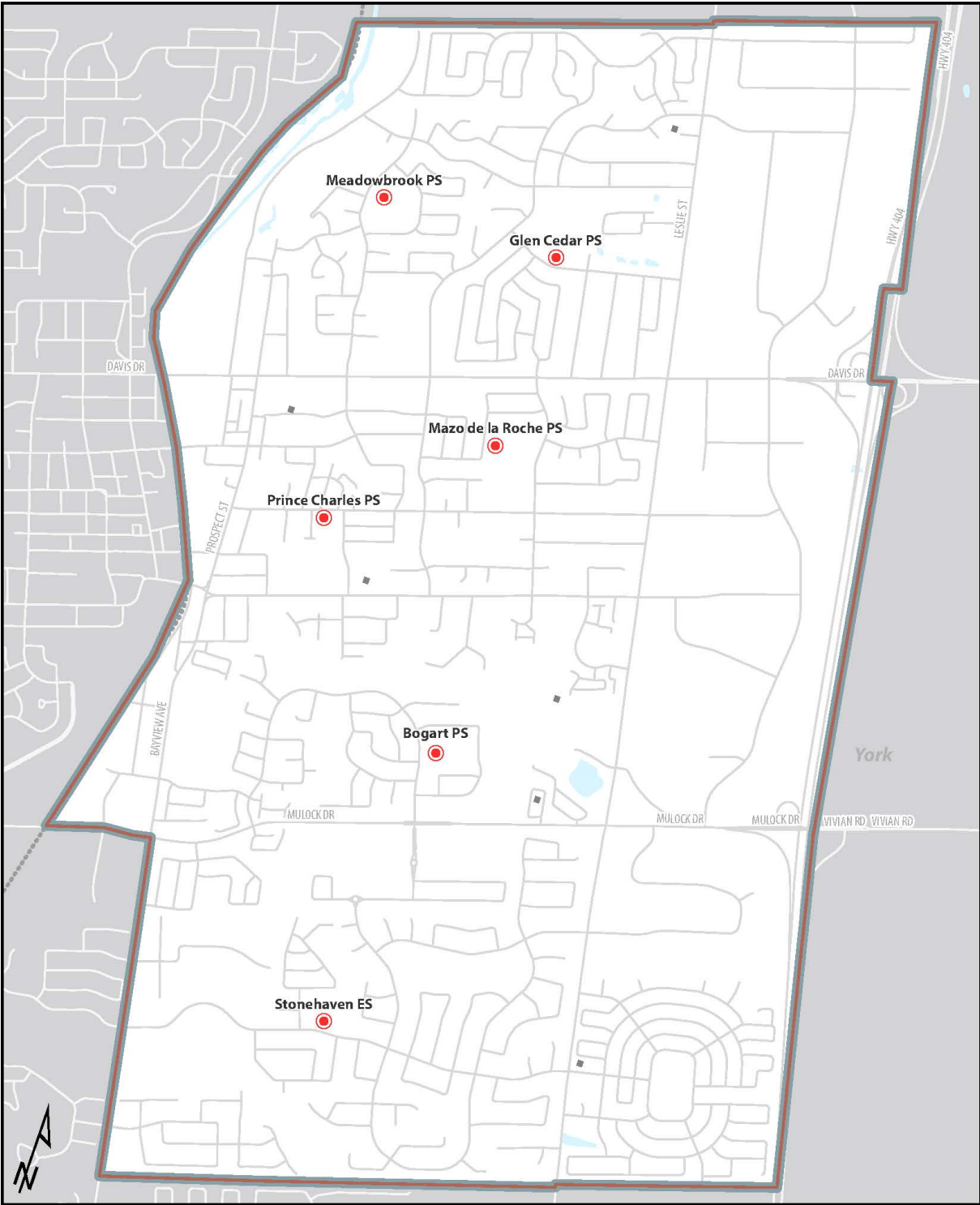
| Review Area Schools        |              |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |
|----------------------------|--------------|-----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|                            | 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 |
| B1                         | 563          | 439             | 430            | 417            | 402            | 385            | 382            | 379            | 357            | 354            | 353            | 352             | 350             | 347             | 345             | 343             | 340             |
| B2                         | 339          | 259             | 249            | 249            | 251            | 273            | 238            | 241            | 238            | 239            | 233            | 229             | 228             | 227             | 226             | 224             | 222             |
| B3                         | 183          | 73              | 76             | 70             | 63             | 57             | 53             | 46             | 48             | 48             | 48             | 48              | 48              | 48              | 47              | 46              | 46              |
| B4                         | 445          | 287             | 281            | 286            | 273            | 269            | 265            | 266            | 259            | 258            | 253            | 253             | 252             | 251             | 249             | 247             | 245             |
| B5                         | 525          | 419             | 402            | 401            | 407            | 392            | 397            | 398            | 386            | 388            | 387            | 387             | 386             | 383             | 381             | 379             | 376             |
| B6                         | 303          | 210             | 200            | 197            | 197            | 190            | 186            | 188            | 178            | 173            | 165            | 168             | 167             | 165             | 164             | 163             | 161             |
| B7                         |              |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |
| B8                         |              |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |
| B9                         |              |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |
| B10                        |              |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |
| Totals                     | 2,358        | 1,701           | 1,648          | 1,620          | 1,594          | 1,520          | 1,515          | 1,517          | 1,467          | 1,460          | 1,440          | 1,436           | 1,430           | 1,421           | 1,412           | 1,401           | 1,390           |
| Total ROND                 |              | -               | 8              | 13             | 8              | 13             | 32             | 51             | 74             | 95             | 102            | 102             | 102             | 202             | 218             | 233             | 268             |
| Total Surplus Pupil Spaces | B            | 657             | 710            | 733            | 756            | 815            | 812            | 790            | 817            | 803            | 816            | 789             | 777             | 735             | 728             | 714             | 700             |

[illegible]

A-29



Review Area Map PE07C



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

Elementary Review Area: PE07C



[illegible]

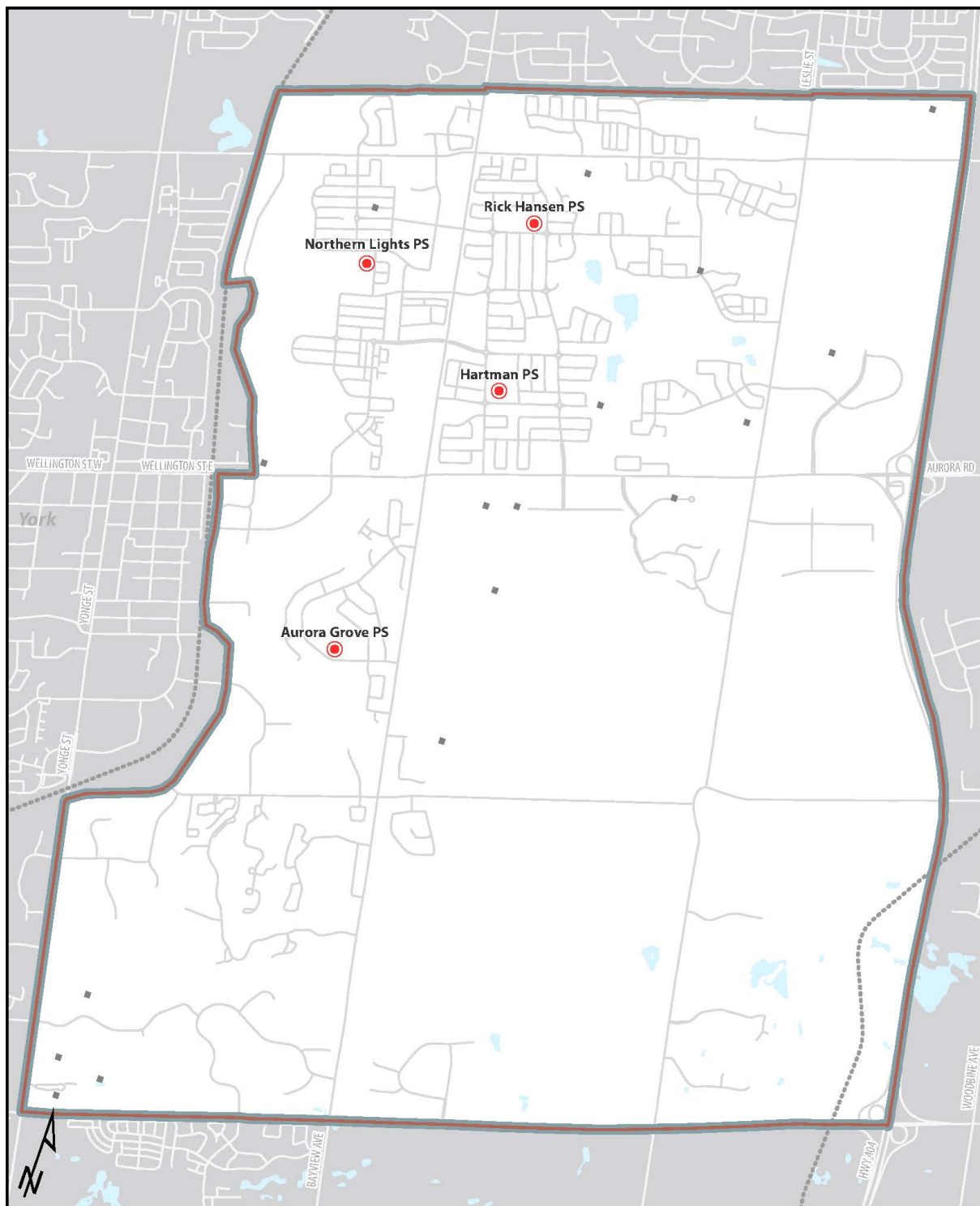
*Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required*

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

[illegible]

A-31

## Review Area Map PE08A



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

Elementary Review Area: PE08A



1. Aurora 2CES site (partially funded from EDC account)

**Review Area: PE08A - Aurora East**

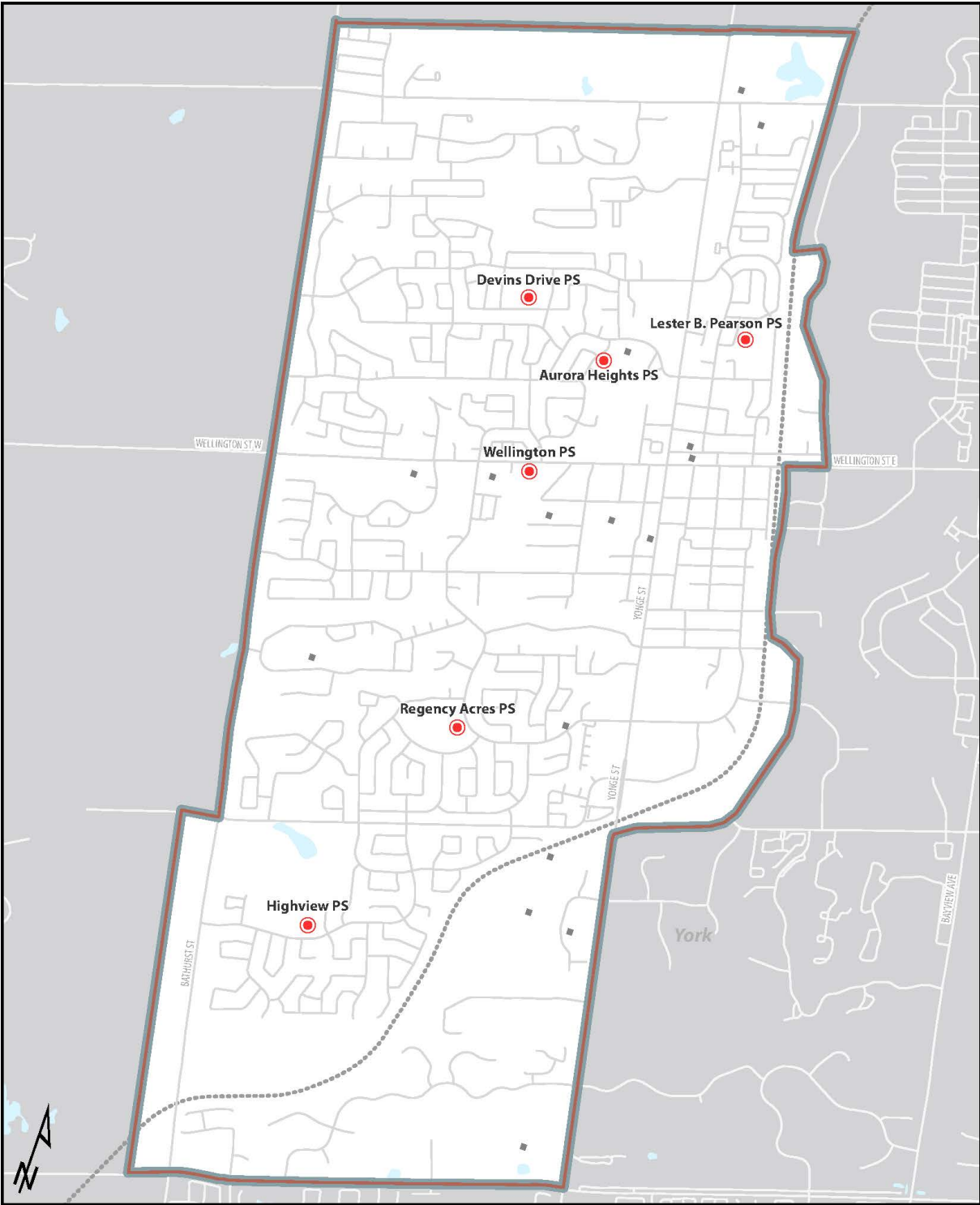
*Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required*

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

[illegible]

A-33

Review Area Map PE08B



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

Elementary Review Area: PE08B



| YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F<br>EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019 |   |  |   |  |
|--|---|--|---|--|
|  |   |  | Weighted/<br>Blended<br>Elementary<br>Yield | Total Net New<br>Growth-<br>related Pupils |
| <b>Projected Housing Growth</b>  |   |  |   |  |
| 1. No growth-related site needs  | 0 |  | 0.9456                                      | 720  |
| 2.   |   |  | 0.2525                                      | 418  |
| 3.   |   |  | 0.0602                                      | 233  |
|  |   |  | -   | -  |
| <b>Total Net Dwelling Units</b>  |   |  | 0.2692                                      | 1,371                                      |
|  |   |  |   | 368  |

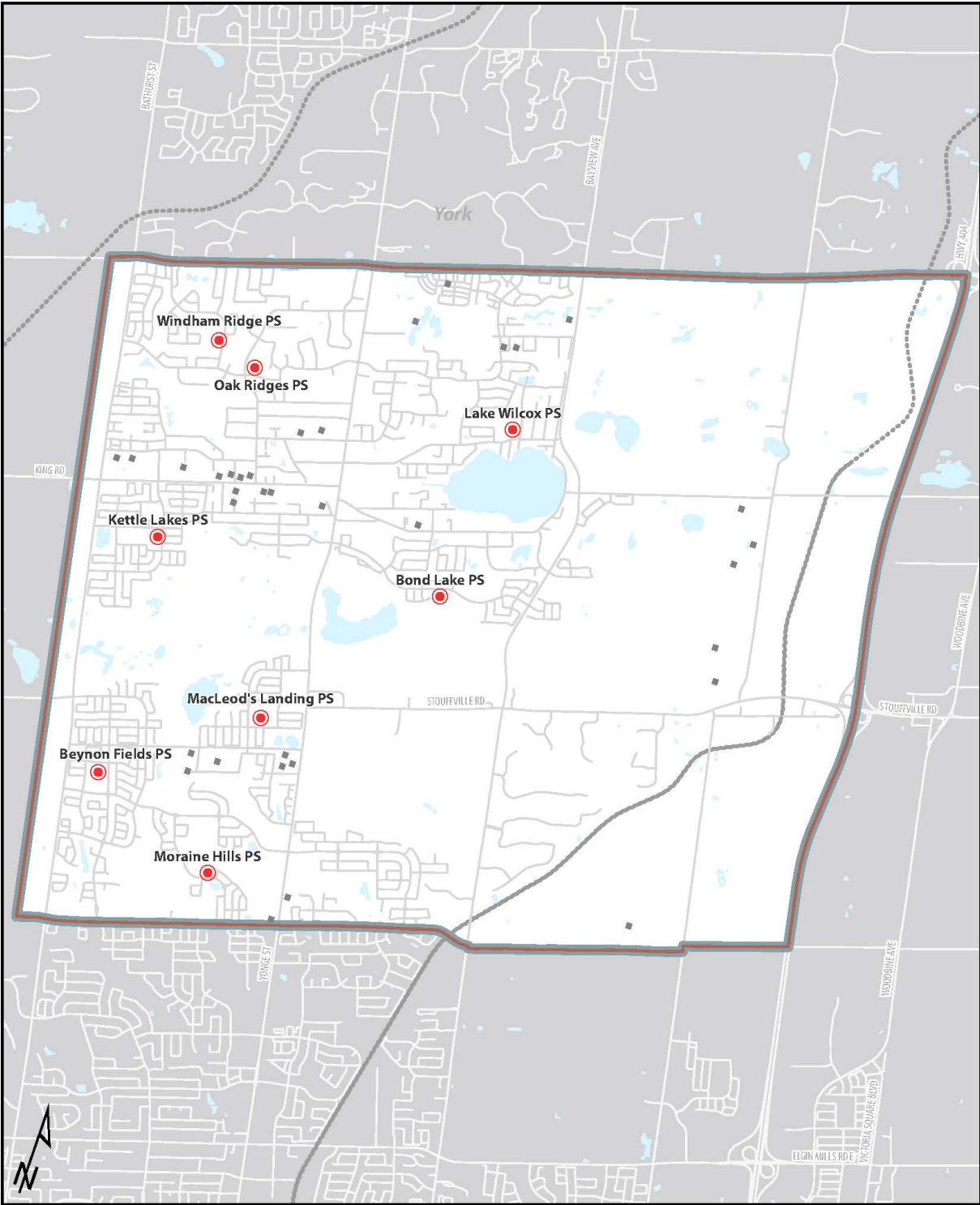
**Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required**

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

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



Review Area Map PE09



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

Elementary Review Area: PE09





## 1. Oak Ridges East #1 ES Site (652)

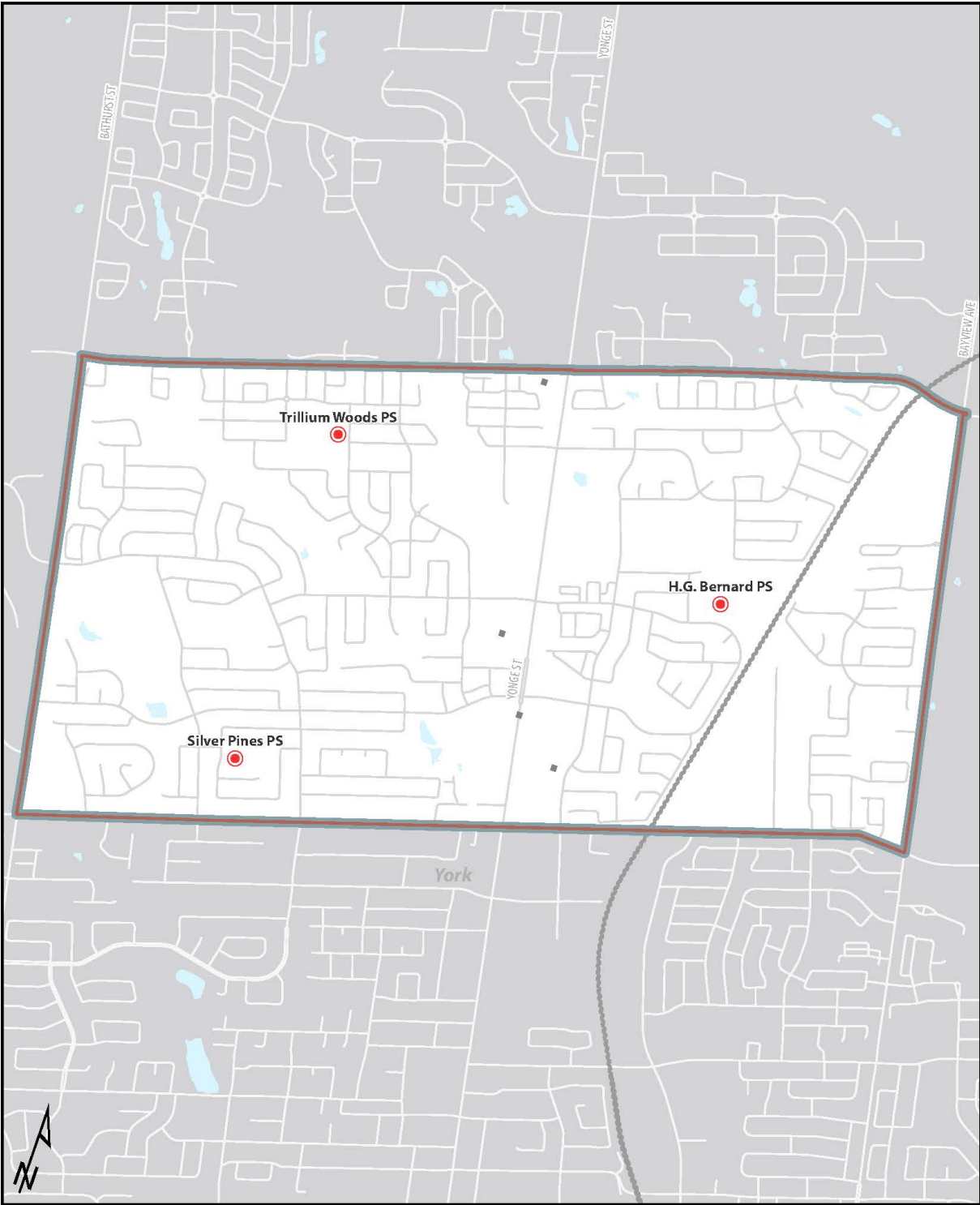
**Review Area: PE09 - Oak Ridges**

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

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

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

Review Area Map PE10A



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

Elementary Review Area: PE10A



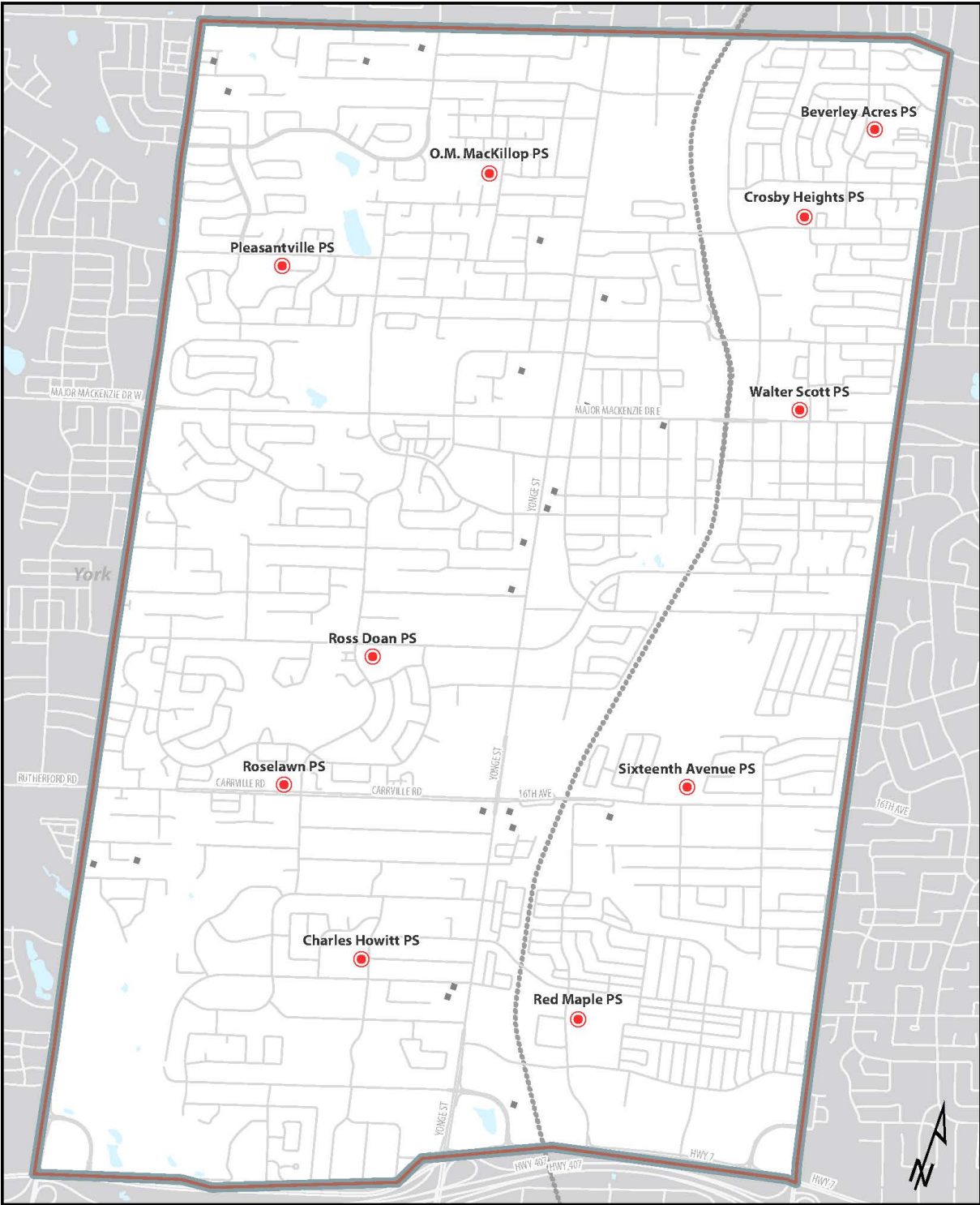
|    |                              |  |   |  |                                   |        |     |
|----|------------------------------|--|---|--|-----------------------------------|--------|-----|
|    |                              |  |   |  |                                   |        |     |
| 1. | No growth-related site needs |  | 0 |  |                                   |        |     |
| 2. |                              |  |   |  | Medium Density                    | 0.3183 | 167 |
| 3. |                              |  |   |  | High Density - Apartments         | 0.0737 | 32  |
|    |                              |  |   |  | High Density - Stacked Townhouses | 0.1111 | 4   |
|    |                              |  |   |  | Total Net Dwelling Units          | 0.1403 | 91  |

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

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

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

Review Area Map PE10B



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

Elementary Review Area: PE10B



|  |   | Projected Housing Growth          | Weighted/<br>Blended<br>Elementary<br>Yield | Total Net New<br>Units 2033/34 | Total Yr. 15<br>Growth-<br>related Pupils |
|--|---|-----------------------------------|---|--------------------------------|---|
|  |   | Low Density                       | 0.3570                                      | 765                            | 273                                       |
|  | 0 | Medium Density                    | 0.3355                                      | 130                            | 43  |
|  |   | High Density - Apartments         | 0.0716                                      | 6,990                          | 501                                       |
|  |   | High Density - Stacked Townhouses | -   | -                              | -   |
|  |   | <b>Total Net Dwelling Units</b>   | <b>0.0036</b>                               | <b>7,884</b>                   | <b>817</b>                                |

| Review Area: PE10B - Richmond Hill West |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Projected Housing Growth                |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
|   | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
| Low Density                             | 107               | 68                | 59                | 59                | -                 | -                 | 84                | 88                | 84                | 80                 | 80                 | 36                 | -                  | 21                 | -                  |
| Medium Density                          | 18                | 18                | 16                | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | 57                 | -                  | 20                 | -                  |
| High Density - Apartments               | 315               | 699               | 114               | 114               | 231               | 414               | 603               | 522               | 644               | 603                | 641                | 962                | 478                | 458                | 189                |
| High Density - Stacked Townhouses       | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | -                  | -                  | -                  |
| Total Net Dwelling Units                | 440               | 786               | 189               | 173               | 231               | 414               | 688               | 610               | 728               | 683                | 721                | 1,055              | 478                | 499                | 189                |
| A                                       |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |

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

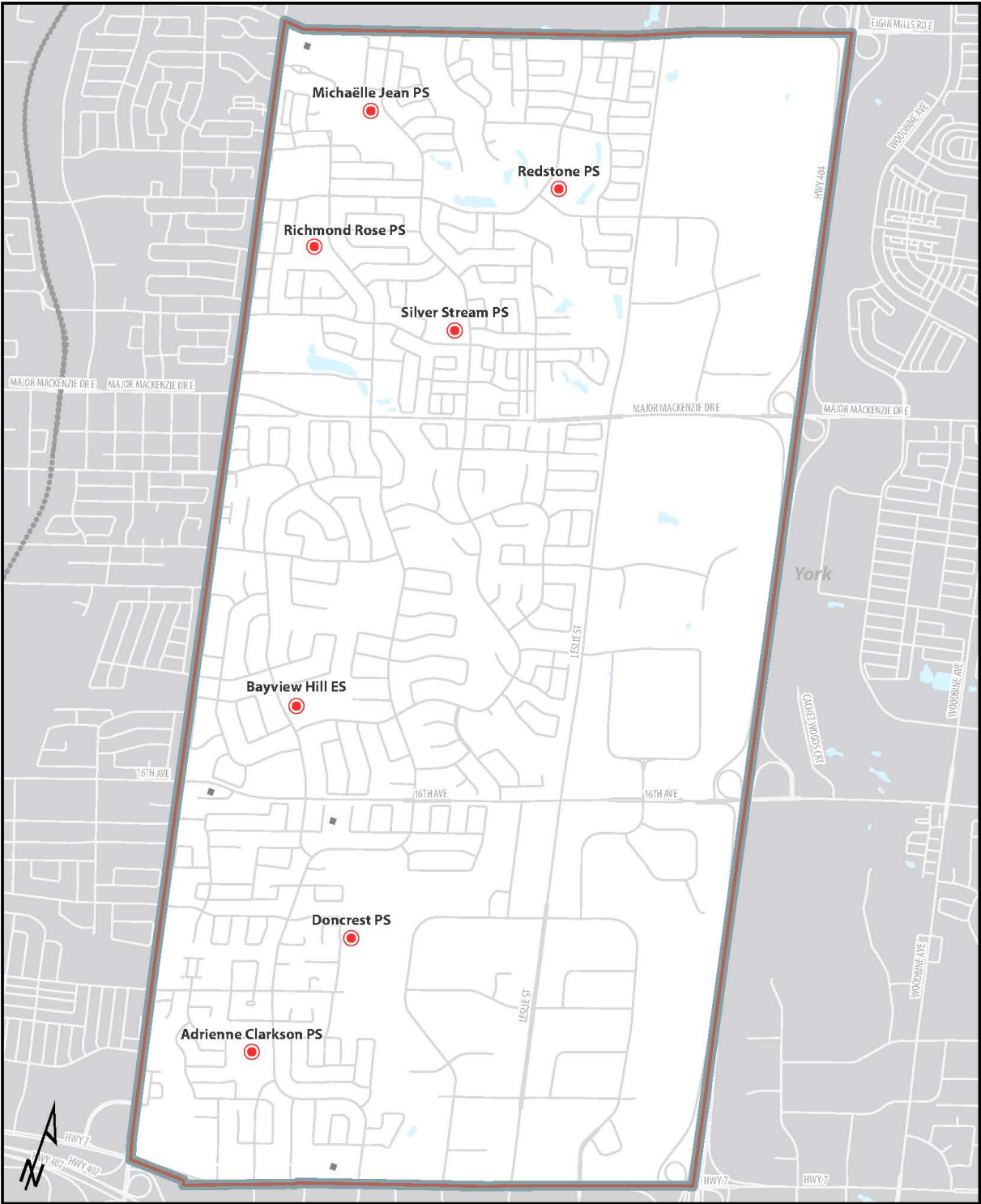
| Review Area Schools |              |                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 | # of Portables  |
|---------------------|--------------|-----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|                     | 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 |
| B1                  | 599          | 590             | 588            | 574            | 572            | 553            | 543            | 524            | 521            | 494            | 490            | 484             | 483             | 481             | 480             | 477             | 474             |
| B2                  | 525          | 513             | 510            | 496            | 483            | 478            | 459            | 446            | 427            | 412            | 412            | 416             | 412             | 410             | 408             | 406             | 403             |
| B3                  | 605          | 731             | 694            | 655            | 622            | 600            | 582            | 556            | 552            | 518            | 501            | 483             | 480             | 477             | 474             | 471             | 467             |
| B4                  | 292          | 230             | 218            | 213            | 207            | 199            | 201            | 194            | 196            | 195            | 193            | 193             | 191             | 189             | 188             | 187             | 185             |
| B5                  | 430          | 410             | 394            | 374            | 362            | 322            | 309            | 298            | 286            | 284            | 275            | 278             | 277             | 276             | 275             | 273             | 270             |
| B6                  | 620          | 565             | 548            | 524            | 499            | 489            | 484            | 472            | 467            | 440            | 438            | 427             | 424             | 422             | 420             | 417             | 413             |
| B7                  | 389          | 317             | 338            | 315            | 311            | 297            | 278            | 247            | 241            | 220            | 207            | 208             | 207             | 206             | 205             | 203             | 201             |
| B8                  | 461          | 300             | 264            | 259            | 238            | 225            | 216            | 225            | 224            | 223            | 221            | 218             | 216             | 214             | 212             | 210             | 210             |
| B9                  | 630          | 422             | 437            | 446            | 435            | 445            | 449            | 449            | 444            | 432            | 432            | 434             | 431             | 428             | 425             | 421             | 418             |
| B10                 | 490          | 374             | 368            | 359            | 346            | 339            | 334            | 340            | 344            | 348            | 343            | 348             | 347             | 346             | 343             | 340             | 337             |
| Totals              |              | 5,041           | 4,452          | 4,359          | 4,215          | 4,075          | 3,947          | 3,864          | 3,741          | 3,567          | 3,513          | 3,479           | 3,459           | 3,440           | 3,422           | 3,397           | 3,370           |

[illegible]

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



Review Area Map PE10C



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

Elementary Review Area: PE10C





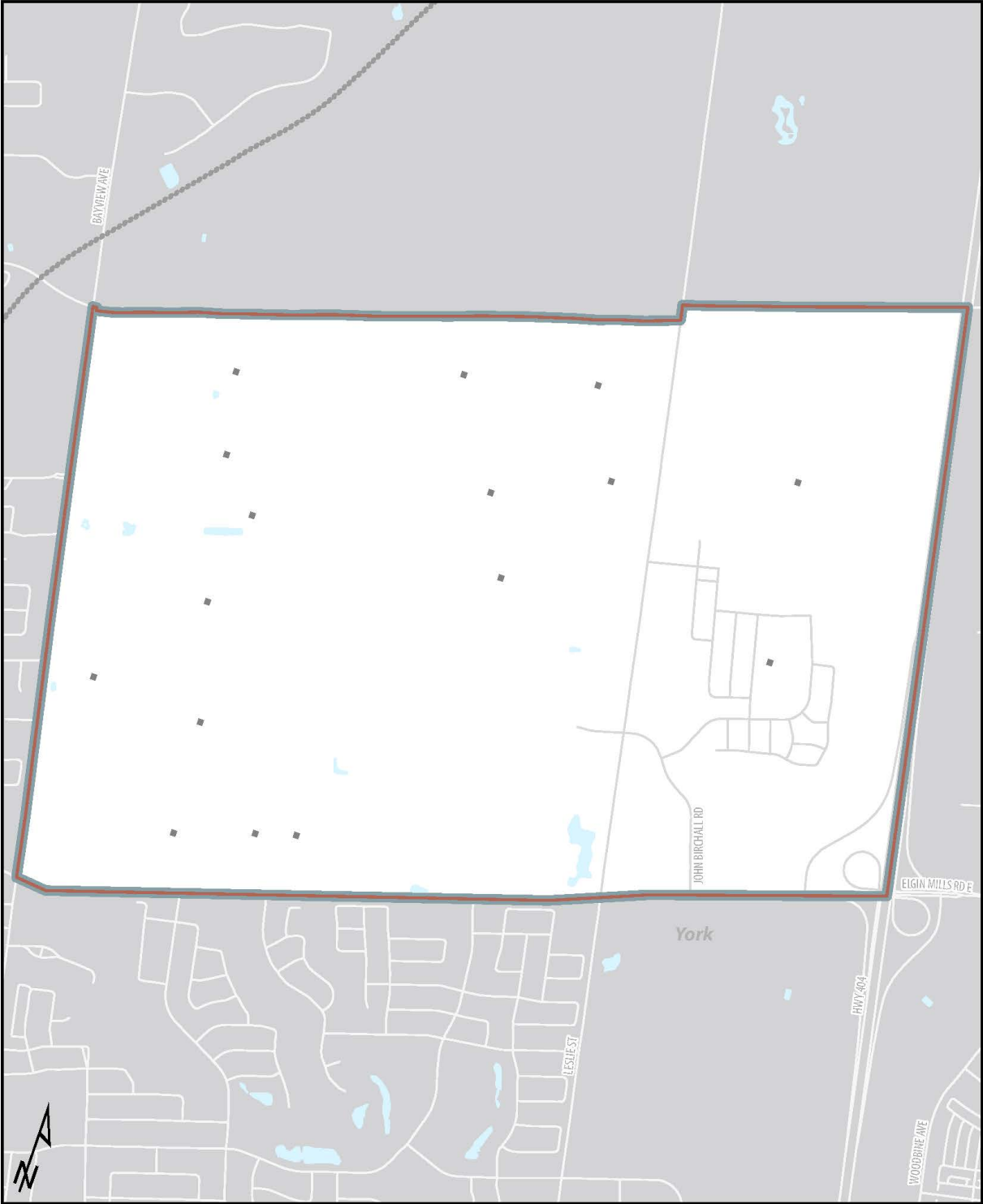
| YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F<br>EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019 |  |   |                                   |   |                                |   |
|--|--|---|-----------------------------------|---|--------------------------------|---|
|  |  |   | Projected Housing Growth          | Weighted/<br>Blended<br>Elementary<br>Yield | Total Net New<br>Units 2033/34 | Total Yr. 15<br>Growth-<br>related Pupils |
| 1. No growth-related site needs  |  | 0 | Low Density                       | 0.2242                                      | 155                            | 35  |
| 2.   |  |   | Medium Density                    | 0.2134                                      | 376                            | 80  |
|  |  |   | High Density - Apartments         | 0.0705                                      | 696                            | 49  |
| 3.   |  |   | High Density - Stacked Townhouses | 0.0332                                      | 2                              | 0   |
|  |  |   | <b>Total Net Dwelling Units</b>   |   | 1,229                          | 164                                       |

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

| # of Portables |
|----------------|
| 7              |
| 2              |
| 2              |
| 2              |
| 0              |
| 0              |
| 4              |
|                |
|                |
|                |
| 17             |

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Review Area Map PE10D



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

Elementary Review Area: PE10D



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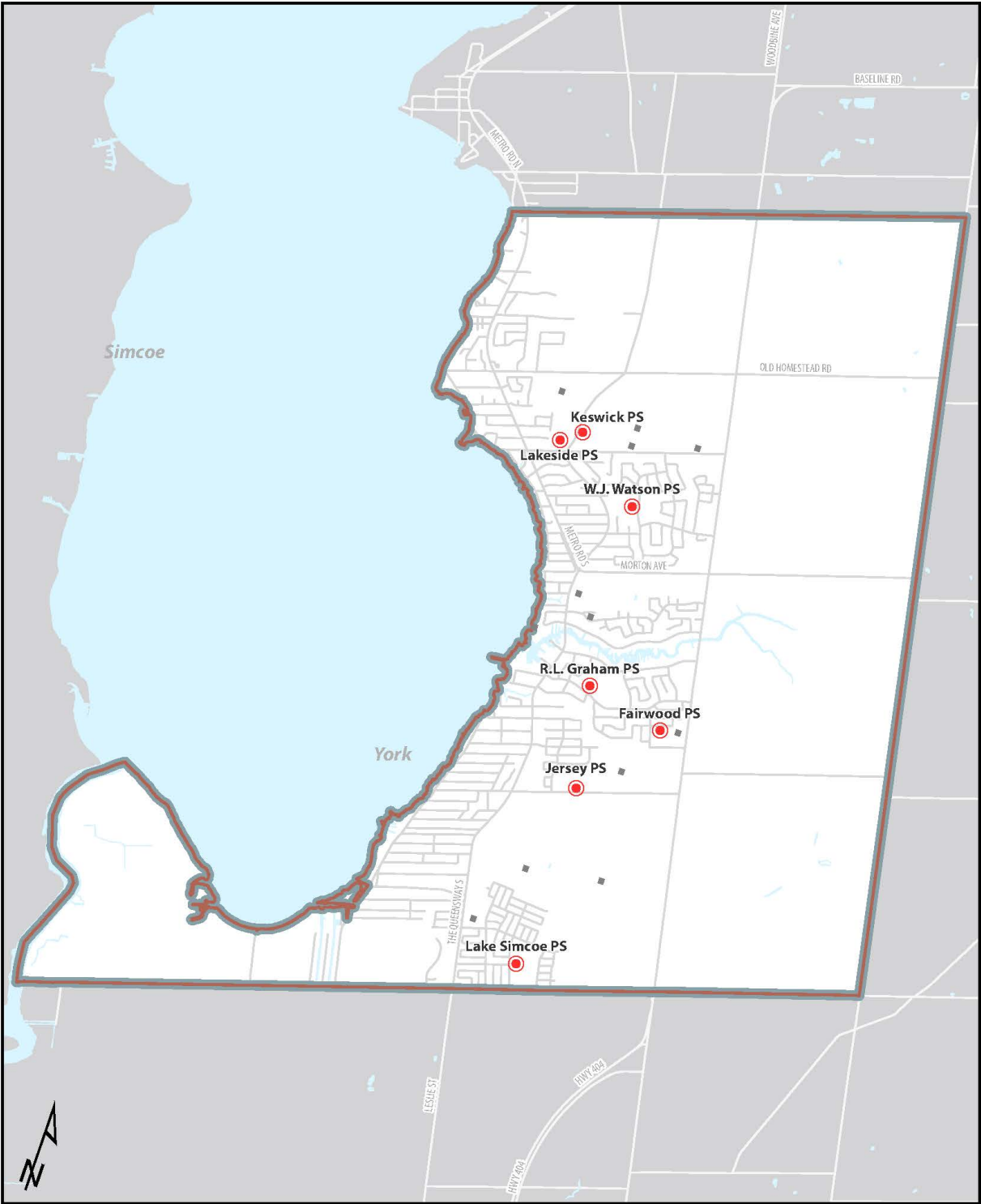
*Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required*

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

|   |  |    |     |     |     |     |     |     |     |     |       |       |       |       |       |       |
|---|--|----|-----|-----|-----|-----|-----|-----|-----|-----|-------|-------|-------|-------|-------|-------|
| D | Requirements of New Development for Growth Areas | 71 | 194 | 269 | 348 | 423 | 596 | 775 | 897 | 962 | 1,014 | 1,095 | 1,161 | 1,222 | 1,275 | 1,304 |
|---|--|----|-----|-----|-----|-----|-----|-----|-----|-----|-------|-------|-------|-------|-------|-------|

A-45

Review Area Map PE11A



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

Elementary Review Area: PE11A



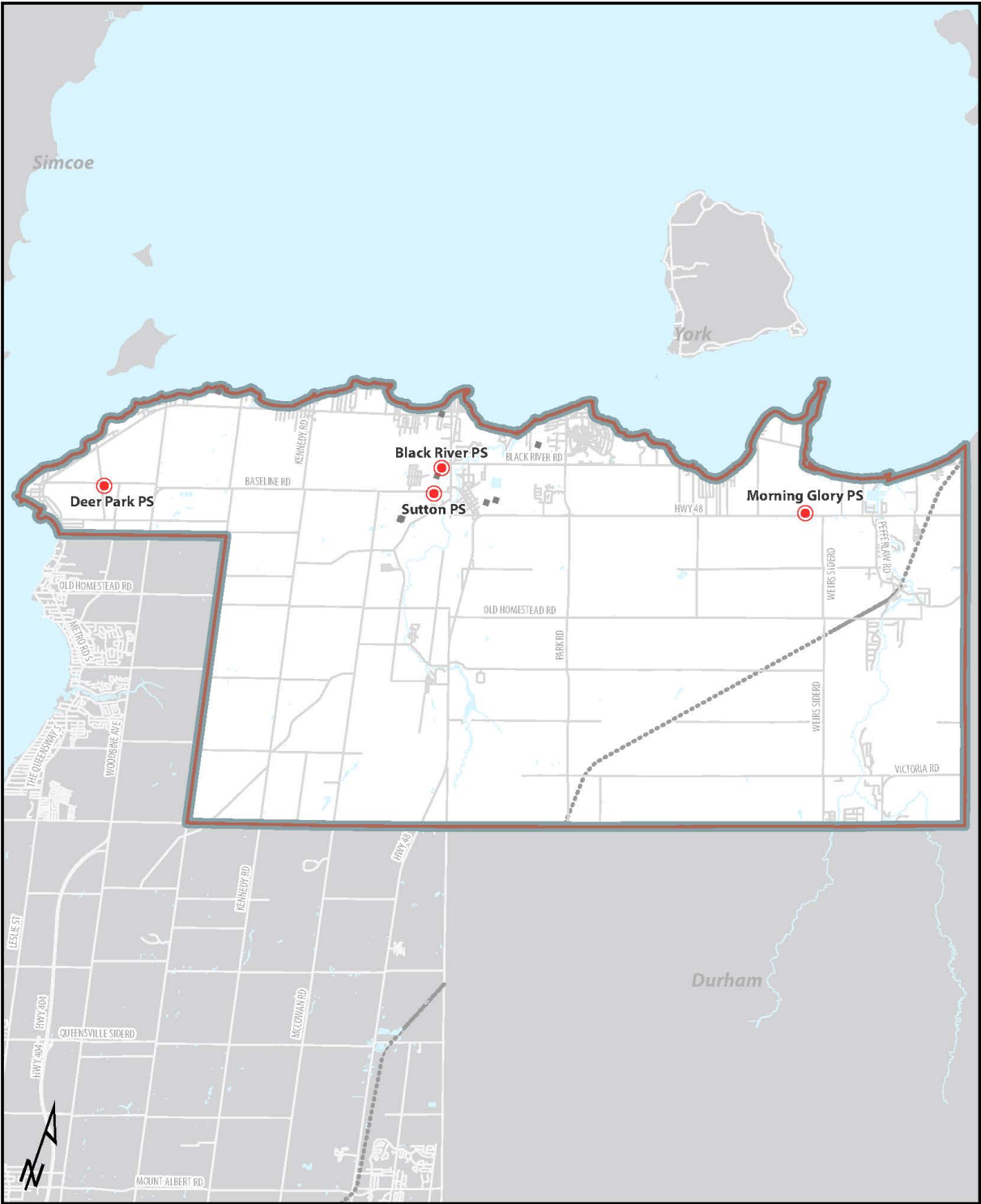
1. Keswick South #1 ES Site (19T-14G02) (671)

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

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

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

Review Area Map PE11B



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

Elementary Review Area: PE11B





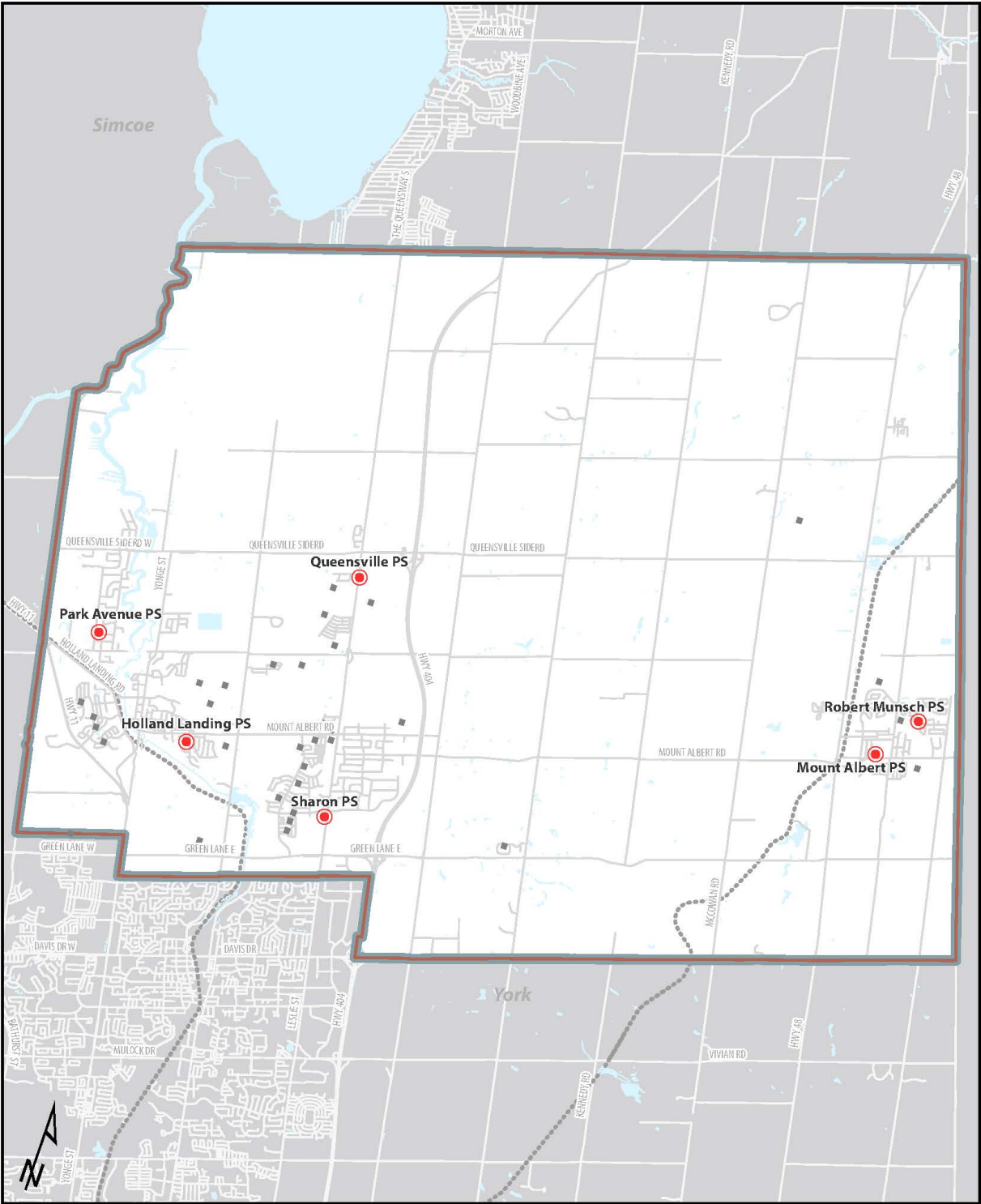
|                               |     |                                   |        |       |
|-------------------------------|-----|-----------------------------------|--------|-------|
| 1. Sutton NE #1 ES Site (654) | 294 | Medium Density                    | 313    | 58    |
| 2.                            |     | High Density - Apartments         | -      | -     |
| 3.                            |     | High Density - Stacked Townhouses | -      | -     |
|                               |     | <b>Total Net Dwelling Units</b>   | 0.2911 | 1.478 |
|                               |     |                                   |        | 430   |

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

| Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required |              |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
|---|--------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------|
|   | OTG Capacity | Current<br>2018/19 | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 | # of Portables |
| C1  | Sutton PS    | 491                | 395               | 399               | 395               | 392               | 391               | 390               | 395               | 397               | 392               | 379                | 376                | 373                | 370                | 368                | 365                | 362            |
| C2  |              |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| C3  |              |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| C4  |              |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| C5  |              |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| C6  |              |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| C7  |              |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| C8  |              |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| Totals  | 491          | 395                | 399               | 395               | 392               | 391               | 390               | 395               | 397               | 392               | 379               | 376                | 373                | 370                | 368                | 365                | 362                | 0              |

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

Review Area Map PE12



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

Elementary Review Area: PE12

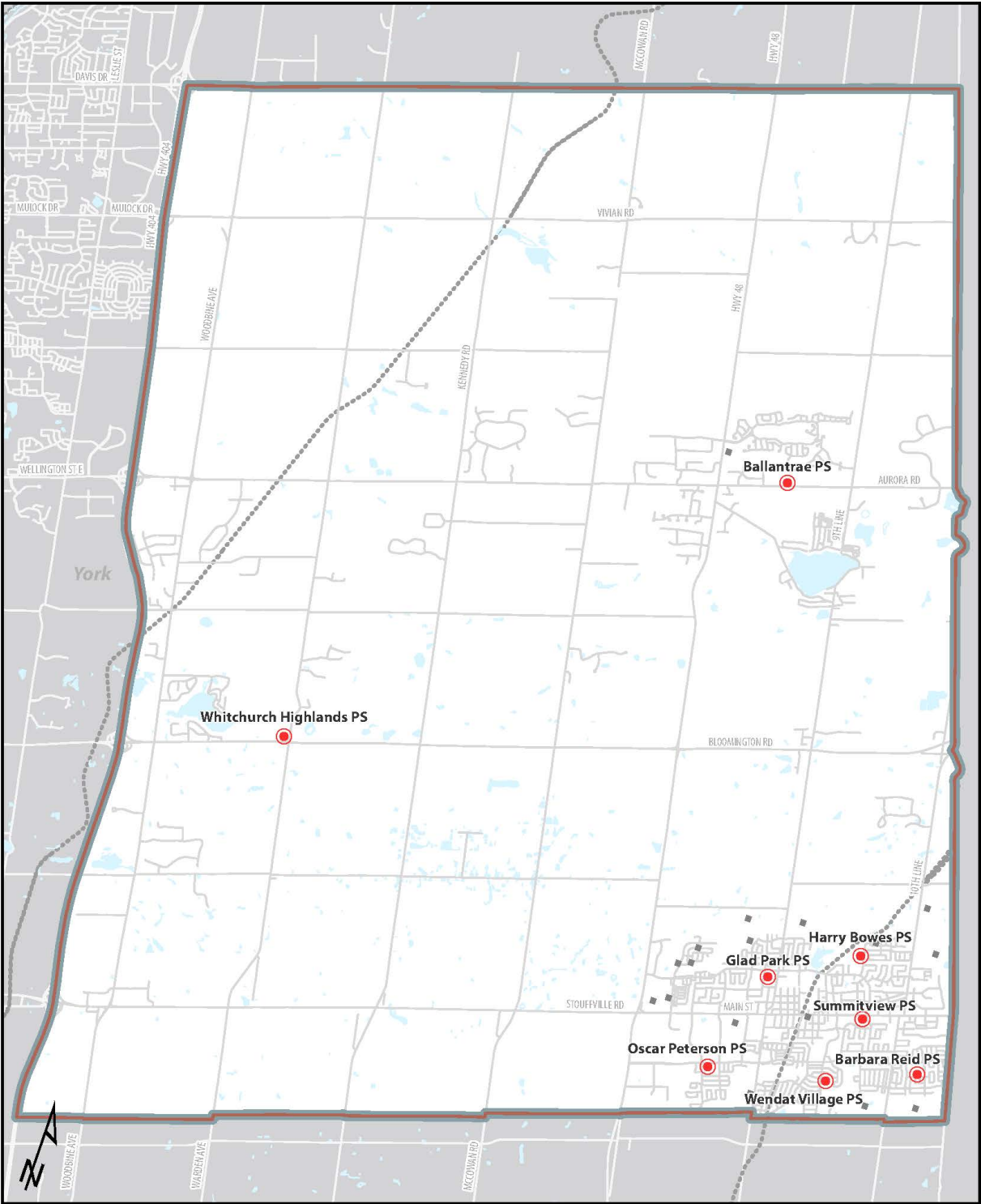


**YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F**  
**EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019**

|   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|--|-----------------------------------|--|--------|--|--------|--|-------|--|--|--|--|--|--|--|--|
| 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)  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 1,276 |  | Medium Density                    |  | 0.1814 |  | 5,512  |  | 1,000 |  |  |  |  |  |  |  |  |
| 2. Holland Landing #1 (191-90015) (693) & Green Lane #1 ES Site & Holland Landing #2 ES Site (191-95088) (690)  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 1,914 |  | High Density - Apartments         |  | 0.0389 |  | 1,515  |  | 59    |  |  |  |  |  |  |  |  |
| 3. Green Lane #2 ES Site  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 638   |  | High Density - Stacked Townhouses |  | -      |  | -      |  | -     |  |  |  |  |  |  |  |  |
| 4. Green Lane #3 ES Site & Queensville NE #5 ES Site  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 1,251 |  | Total Net Dwelling Units          |  | 0.3127 |  | 17,535 |  | 5,484 |  |  |  |  |  |  |  |  |
| Review Area: PE12 - East Gwillimbury  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| Projected Housing Growth  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| Low Density   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| Medium Density  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| High Density - Apartments   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| High Density - Stacked Townhouses   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| Total Net Dwelling Units  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| Review Area Schools   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| B1 Mount Albert PS  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| B2 Robert Munsch PS   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| B3  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| B4  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| B5  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| B6  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| B7  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| B8  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| B9  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| B10   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| Totals  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| Total ROND  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| Total Surplus Pupil Spaces  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| C1 Holland Landing PS   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| C2 Park Avenue PS   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| C3 Unnamed Queensville #1 ES  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| C4 Sharon PS  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| C5 Queensville PS   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| C6  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| C7  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| C8  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| Totals  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| Total ROND  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |
| 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 situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |                                   |  |        |  |        |  |       |  |  |  |  |  |  |  |  |

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

Review Area Map PE13



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

Elementary Review Area: PE13



1. Stouffville NW #3ES Site (19T-W04, 19T-W05) (669) (partially funded from EDC account)

**Review Area: PE13 - Whitchurch-Stouffville**

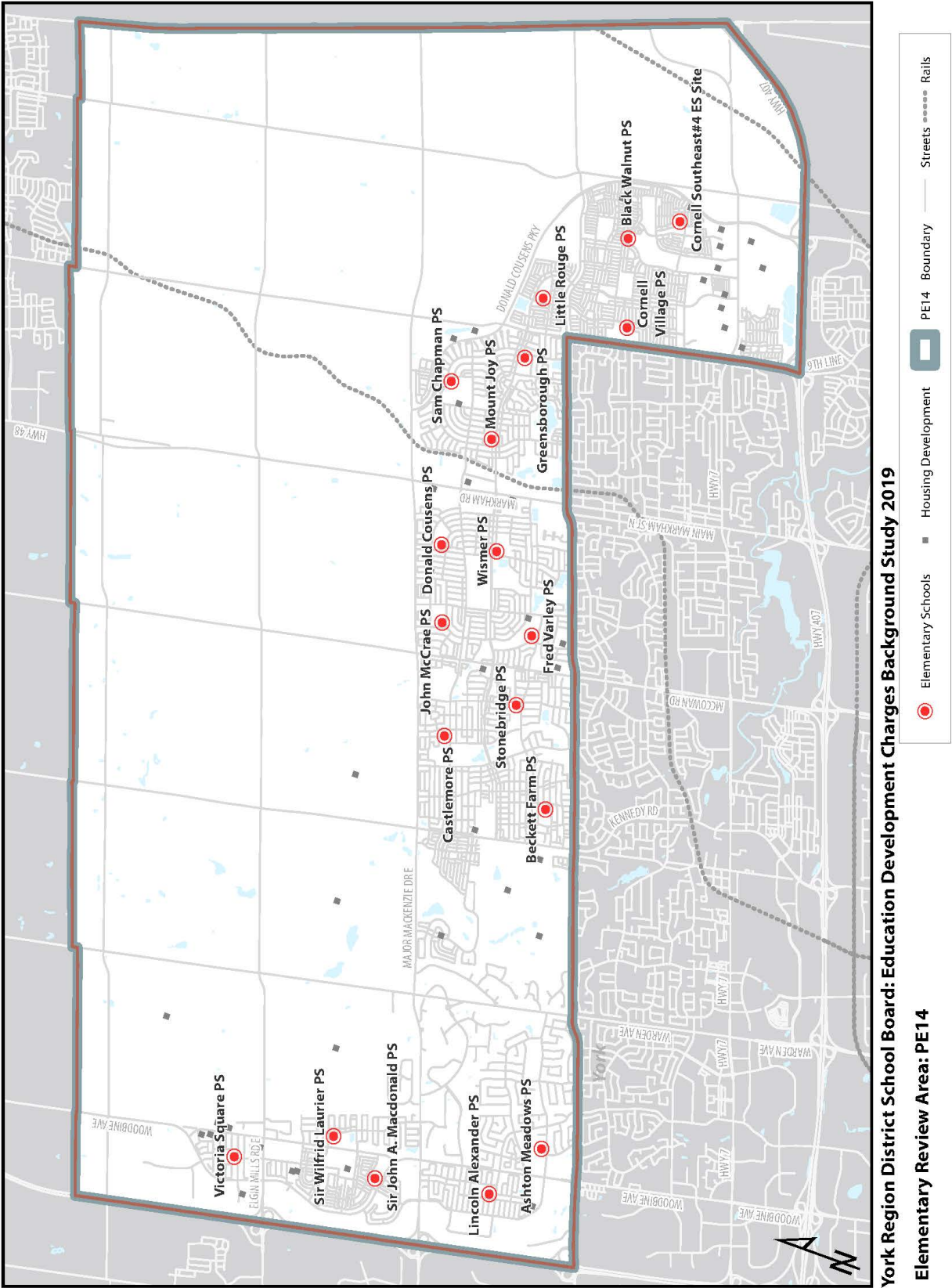
**Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required**

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

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



Review Area Map PE14



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

Elementary Review Area: PE14



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

|  |       |                                   |        |        |       |
|--|-------|-----------------------------------|--------|--------|-------|
| 1. Victoria Square (Cathedral West #2 site fully funded from EDC account); Cornell #4 ES (479) (site fully funded from EDC account); Angus Glen North #1 ES Site | 1,988 | Medium Density                    | 0.7797 | 8,312  | 2,324 |
| 2. Bercy Glen #1 ES Site; Robinson Glen #1 ES Site; Cornell South #5 ES Site   | 1,988 | High Density - Apartments         | 0.1111 | 2,237  | 248   |
| 3. Yorkdowns ES Site; Angus Glen North #2 ES Site; Bercy Glen #2 ES Site   | 1,988 | High Density - Stacked Townhouses | 0.1100 | 415    | 46    |
| 4. Robinson Glen #2 ES Site; Cornell Southwest #6 ES Site (686) (19T-14M10, 19T-04M16)   | 977   | Total Net Dwelling Units          | 0.3307 | 22,393 | 7,406 |

|                                   |       |       |     |       |       |       |       |       |       |       |       |       |       |       |       |  |
|-----------------------------------|-------|-------|-----|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--|
| Review Area: PE14 - Markham North |       |       |     |       |       |       |       |       |       |       |       |       |       |       |       |  |
| Projected Housing Growth          |       |       |     |       |       |       |       |       |       |       |       |       |       |       |       |  |
| Low Density                       | 270   | 247   | 202 | 556   | 590   | 736   | 941   | 884   | 1,044 | 1,053 | 1,130 | 1,022 | 895   | 962   | 895   |  |
| Medium Density                    | 615   | 771   | 438 | 314   | 555   | 607   | 348   | 505   | 615   | 561   | 556   | 604   | 572   | 582   | 668   |  |
| High Density - Apartments         | 337   | 65    | 109 | 228   | 320   | 120   | 300   | 320   | 20    | 180   | -     | -     | 9     | 120   | 109   |  |
| High Density - Stacked Townhouses | 88    | 7     | -   | 16    | 66    | 16    | 40    | 83    | 42    | 24    | -     | -     | -     | 16    | 17    |  |
| A Total Net Dwelling Units        | 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 |  |

|  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |
|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-----|
| Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |
| Review Area Schools  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |
| B1 Ashton Meadows PS   | 453   | 319   | 334   | 347   | 343   | 339   | 335   | 328   | 321   | 310   | 309   | 308   | 307   | 306   | 304   | 301   | 0   |
| B2 Beckett Farm PS   | 650   | 739   | 749   | 756   | 773   | 796   | 795   | 791   | 799   | 759   | 758   | 747   | 743   | 737   | 732   | 726   | 4   |
| B3 Castlemore PS   | 699   | 778   | 755   | 734   | 680   | 662   | 638   | 621   | 603   | 581   | 582   | 577   | 572   | 567   | 564   | 561   | 3   |
| B4 Fred Varley PS (FI Dual)  | 650   | 607   | 601   | 614   | 608   | 598   | 595   | 601   | 593   | 579   | 586   | 577   | 573   | 570   | 566   | 563   | 3   |
| B5 Greensborough PS  | 599   | 601   | 582   | 581   | 573   | 563   | 545   | 536   | 517   | 504   | 493   | 479   | 476   | 473   | 470   | 464   | 2   |
| B6 John McCrae PS  | 551   | 578   | 575   | 576   | 562   | 548   | 544   | 535   | 519   | 507   | 502   | 503   | 499   | 495   | 493   | 488   | 4   |
| B7 Lincoln Alexander PS  | 540   | 547   | 529   | 507   | 483   | 465   | 439   | 422   | 409   | 384   | 375   | 376   | 373   | 371   | 368   | 364   | 2   |
| B8 Little Rouge PS   | 624   | 459   | 461   | 471   | 478   | 478   | 479   | 473   | 464   | 455   | 441   | 427   | 423   | 419   | 415   | 411   | 0   |
| B9 Mount Joy PS  | 560   | 589   | 561   | 538   | 498   | 474   | 456   | 434   | 420   | 426   | 421   | 419   | 416   | 414   | 410   | 407   | 6   |
| B10 Sam Chapman PS (FI)  | 599   | 615   | 646   | 667   | 655   | 657   | 661   | 649   | 640   | 645   | 644   | 637   | 636   | 634   | 631   | 627   | 6   |
| B11 Stonebridge PS   | 623   | 778   | 748   | 716   | 679   | 649   | 624   | 613   | 605   | 579   | 591   | 573   | 570   | 566   | 563   | 559   | 6   |
| B12 Wisner PS  | 612   | 649   | 648   | 640   | 631   | 612   | 611   | 620   | 615   | 602   | 583   | 572   | 569   | 566   | 562   | 558   | 0   |
| B13 Donald Cousens PS  | 551   | 675   | 647   | 629   | 599   | 586   | 588   | 568   | 554   | 555   | 557   | 556   | 554   | 551   | 549   | 546   | 6   |
| Totals   | 7,711 | 7,934 | 7,836 | 7,775 | 7,561 | 7,426 | 7,310 | 7,190 | 7,058 | 6,885 | 6,842 | 6,756 | 6,717 | 6,676 | 6,634 | 6,586 | 42  |
| Total ROND   |       | 97    | 181   | 206   | 227   | 227   | 262   | 280   | 312   | 338   | 347   | 367   | 390   | 397   | 405   | 407   | 464 |
| B Total Surplus Pupil Spaces   |       | -     | -     | -     | -     | 58    | 139   | 241   | 341   | 488   | 522   | 588   | 605   | 638   | 673   | 718   | 711 |

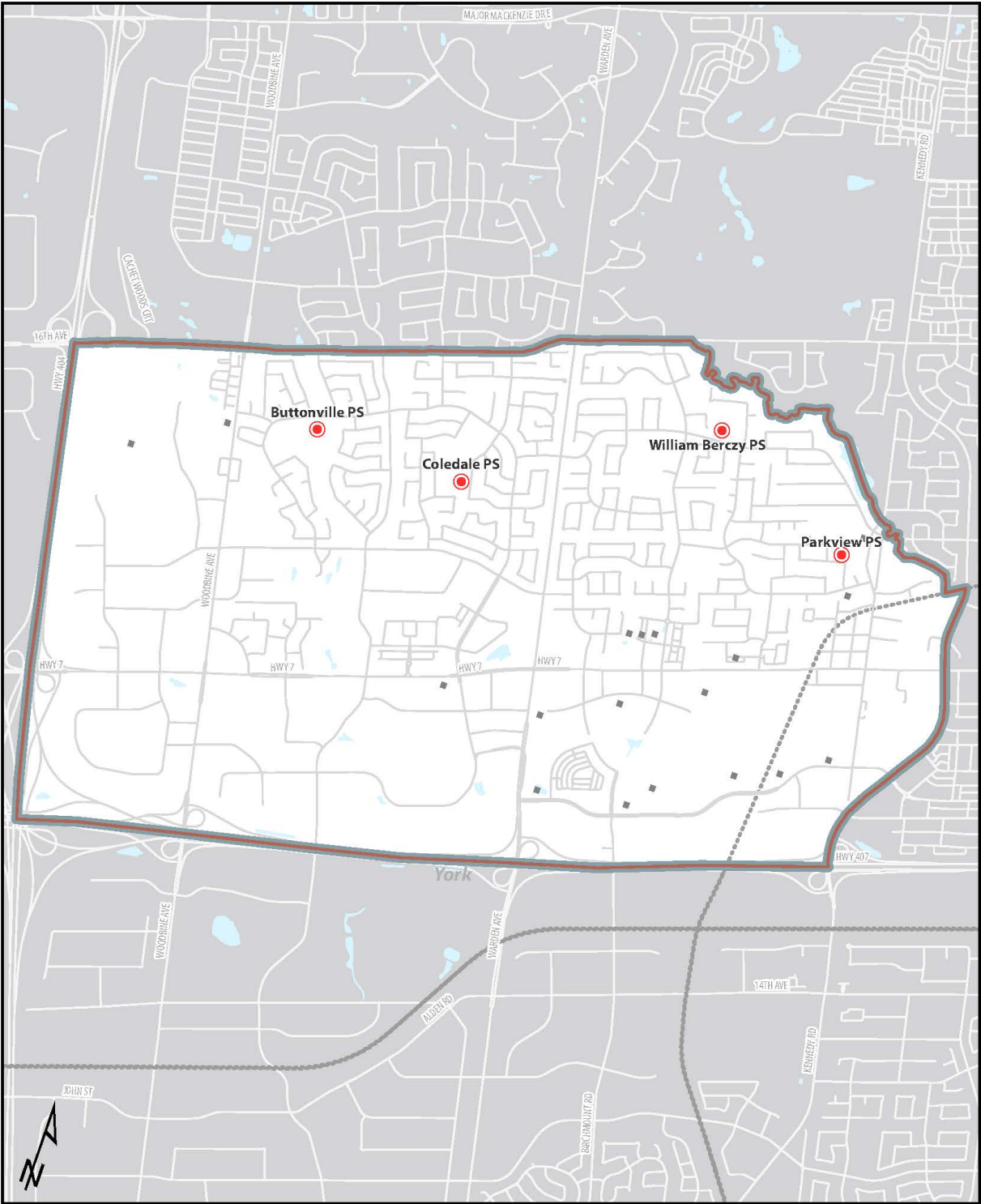
|   |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |    |
|---|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|----|
| Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |    |
| Review Area Schools   |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |    |
| C1 Black Walnut PS  | 612   | 638   | 640   | 630   | 603   | 594   | 579   | 569   | 553   | 531   | 529   | 518   | 514   | 510   | 505   | 501   | 497   | 6  |
| C2 Cornell Village PS   | 578   | 472   | 445   | 412   | 383   | 365   | 345   | 332   | 323   | 295   | 289   | 293   | 291   | 289   | 286   | 284   | 281   | 6  |
| C3 Unnamed Cornell SEM ES (opening 2019)  | 638   | 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   | 390   | 382   | 385   | 381   | 377   | 373   | 368   | 364   | 5  |
| 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  |
| C8  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |    |
| C9  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |    |
| 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 |    |
| Total ROND  | -     | -     | 195   | 405   | 577   | 876   | 1,246 | 1,719 | 2,215 | 2,726 | 3,333 | 3,937 | 4,596 | 5,228 | 5,793 | 6,390 | 6,943 | 19 |
| C Total Pupil Spaces Available to Accommodate Growth  |       |       | 451   | 240   | 111   | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     |    |

|  |  |  |   |   |   |     |     |       |       |       |       |       |       |       |       |       |       |  |
|--|--|--|---|---|---|-----|-----|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--|
| D Requirements of New Development for Growth Areas |  |  | - | - | - | 202 | 558 | 1,036 | 1,498 | 1,935 | 2,529 | 3,110 | 3,748 | 4,363 | 4,908 | 5,484 | 6,015 |  |
|--|--|--|---|---|---|-----|-----|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--|

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

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

Review Area Map PE15A



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

Elementary Review Area: PE15A



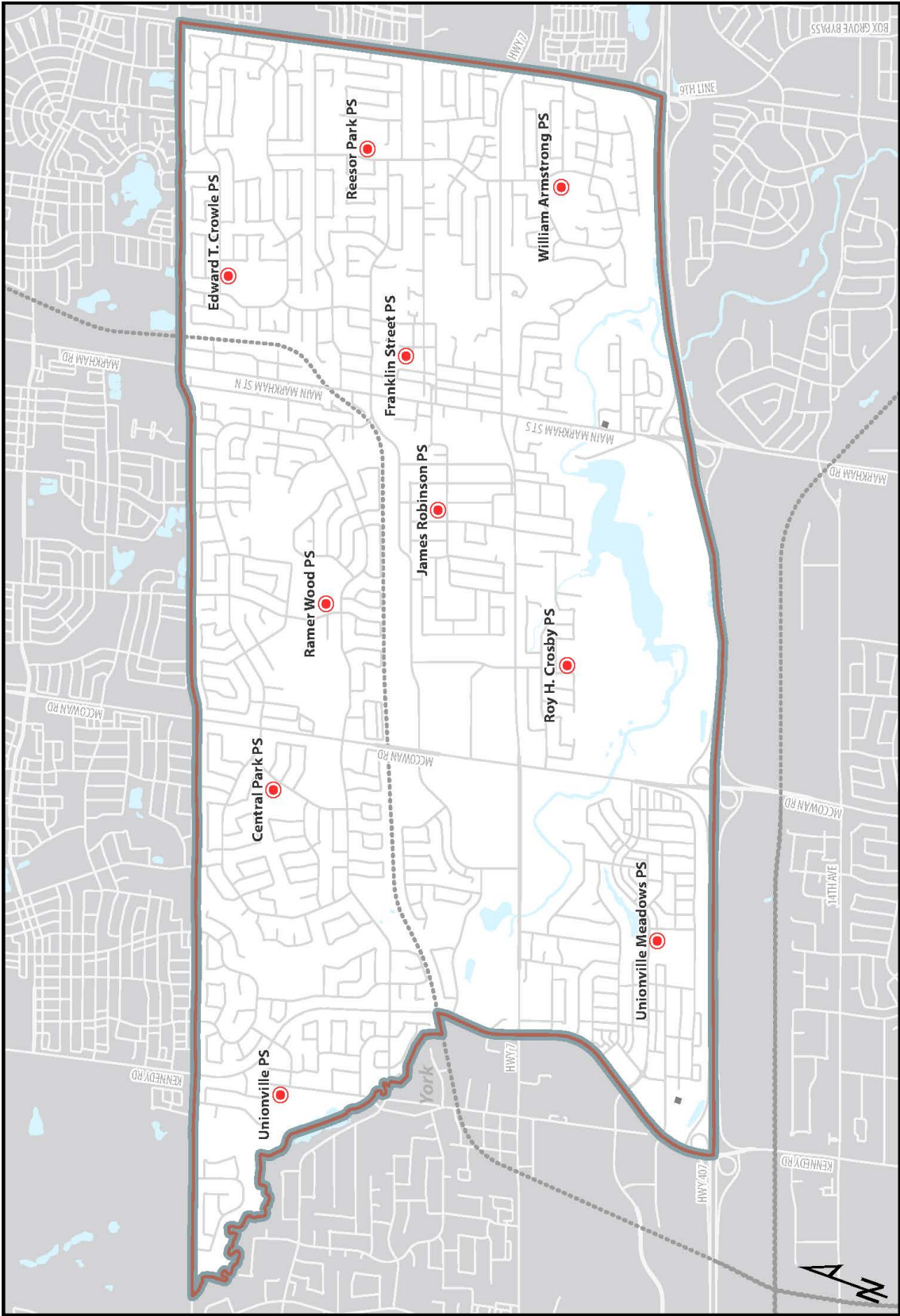
1. Markham Centre #3 ES Village Parkway (670) partially funded from EDC account
2. Markham Centre #1 ES (682) (partially funded from EDC account)
3. Markham Centre #2 ES
- 4.

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

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

Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longterm capital priority needs due to distance.

Review Area Map PE15B



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

Elementary Review Area: PE15B

## 1. No growth-related site needs

[illegible]

**Review Area Schools not ill**

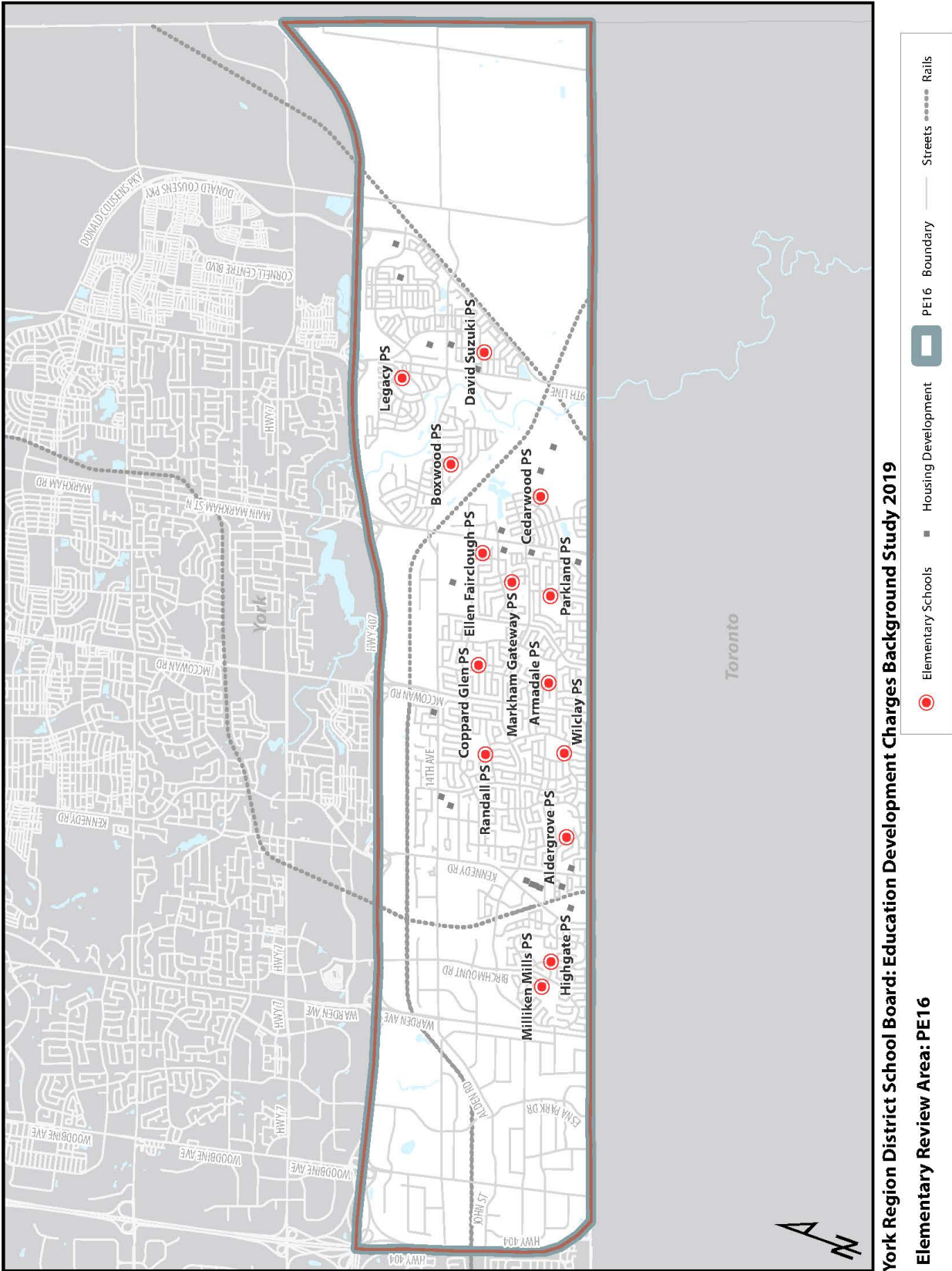
**Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required**

|  |            |
|--|------------|
|  | Total ROND |
|--|------------|

A-59



Review Area Map PE16





1. Milliken Main ES site (650)

Review Area: PE16 - Markham South

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

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

|   |  |
|---|--|
| D | Requirements of New Development for Growth Areas |
|---|--|

A-61

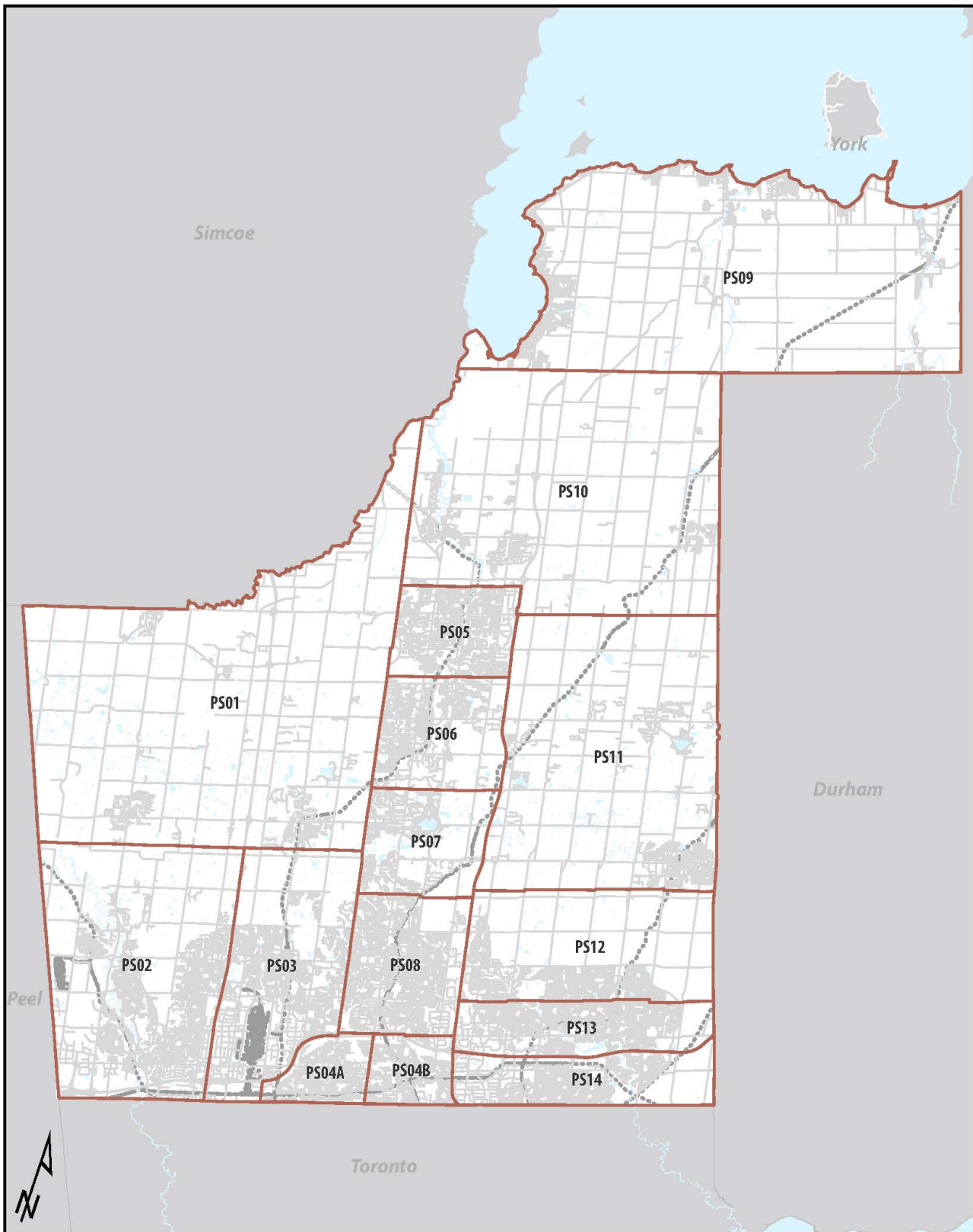
**Form G - Growth-related Elementary Net Education Lands Costs**

| Review Area | Description of Growth-related Site Acquisition Needs    | Site Status  | Proposed Year of Acquisition | NGRPP Requirements Included in EDC Rate 2019 | Proposed School Capacity | % of Capacity Attributable to NGRPP Requirements | Total # of Acres Required | EDC Eligible Acres | Cost per Acre | Education Land Costs | Education Land Costs previously funded from EDC account | Land Escalation Costs | Site Preparation Escalation Costs | Financing Costs | Total Education Land Costs |
|-------------|---|--------------|------------------------------|--|--------------------------|--|---------------------------|--------------------|---------------|----------------------|---|-----------------------|-----------------------------------|-----------------|----------------------------|
| PE01B       | Elementary school site King City (Site 19T-07X01) (657) | Owned        | 2024                         | 0  | 488                      | 33%  | 6.00                      | 1.96               | \$ 795,579    | \$ 1,561,160         | \$ (4,773,473)  | \$ -                  | \$ 20,190                         | \$ 1,828        | \$ 157,813                 |
| PE03A       | Nashville ES Kleinburg site (653)                       | Owned        | 2021                         | 0  | 638                      | 100%   | 7.00                      | 7.00               | \$ 2,482,213  | \$ 17,445,492        | \$ (17,445,492)   | \$ -                  | \$ 43,053                         | \$ 6,627        | \$ 571,988                 |
| PE03A       | Block #41 ES Site (YR 596)                              | DNA          | 2023                         | 638  | 638                      | 100%   | 7.00                      | 7.00               | \$ 4,410,000  | \$ 30,870,000        | \$ -  | \$ 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        | \$ -  | \$ 3,662,875          | \$ 83,344                         | \$ 217,872      | \$ 18,804,983              |
| PE03B       | New ES site near Weston Rd. & Hwy 7                     | Location TBD | 2026                         | 226  | 638                      | 37%  | 5.00                      | 1.85               | \$ 7,056,000  | \$ 13,028,163        | \$ -  | \$ 3,284,233          | \$ 33,969                         | \$ 193,648      | \$ 16,714,128              |
| PE04A       | VMC #1 ES Site  | DNA          | 2032                         | 500  | 500                      | 100%   | 5.00                      | 5.00               | \$ 7,056,000  | \$ 35,280,000        | \$ -  | \$ 8,883,636          | \$ 150,634                        | \$ 525,081      | \$ 45,320,651              |
| PE04A       | Block 27 #1 ES Site                                     | DNA          | 2020                         | 638  | 638                      | 100%   | 7.00                      | 7.00               | \$ 4,050,000  | \$ 28,350,000        | \$ -  | \$ 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        | \$ -  | \$ 7,146,572          | \$ 98,147                         | \$ 424,988      | \$ 38,679,887              |
| PE04A       | Vaughan Mills Centre ES Site                            | DNA          | 2028                         | 500  | 500                      | 100%   | 4.00                      | 4.00               | \$ 7,056,000  | \$ 28,224,000        | \$ -  | \$ 7,114,909          | \$ 91,801                         | \$ 419,728      | \$ 38,227,538              |
| PE04A       | VMC #2 ES Site  | DNA          | 2033                         | 203  | 500                      | 41%  | 5.00                      | 2.03               | \$ 7,056,000  | \$ 14,295,456        | \$ -  | \$ 3,603,701          | \$ 61,037                         | \$ 212,763      | \$ 18,384,009              |
| PE04B       | Block 12 #2 South ES Site (379)                         | Owned        | 2019                         | 0  | 638                      | 70%  | 6.00                      | 4.19               | \$ 1,970,261  | \$ 8,263,980         | \$ (11,821,567)   | \$ -                  | \$ -                              | \$ -            | \$ -                       |
| PE06        | Langstaff Gateway ES                                    | DNA          | 2031                         | 224  | 500                      | 45%  | 5.00                      | 2.24               | \$ 6,300,000  | \$ 14,086,800        | \$ -  | \$ 3,551,102          | \$ 67,363                         | \$ 210,007      | \$ 18,126,127              |
| PE07A       | Newmarket West #1 ES Site (694) (D14-NP1322)            | Optioned     | 2023                         | 241  | 638                      | 38%  | 6.00                      | 2.27               | \$ 2,700,000  | \$ 6,121,975         | \$ (5,000)  | \$ 1,247,435          | \$ 26,148                         | \$ 89,059       | \$ 7,686,874               |
| PE07C       | Newmarket SE ES site (687)                              | Owned        | 2019                         | 0  | 638                      | 6%   | 6.00                      | 0.36               | \$ 541,208    | \$ 196,463           | \$ (3,247,246)  | \$ -                  | \$ -                              | \$ -            | \$ -                       |
| PE08A       | Aurora 2C ES site (655 acquired in 2015)                | Owned        | 2022                         | 0  | 638                      | 95%  | 6.00                      | 5.72               | \$ 1,111,321  | \$ 6,355,432         | \$ (6,667,926)  | \$ -                  | \$ 43,383                         | \$ 5,394        | \$ 465,597                 |
| PE09        | Oak Ridge East #1 ES Site (652)                         | Optioned     | 2020                         | 519  | 638                      | 81%  | 5.73                      | 4.66               | \$ 731,449    | \$ 3,411,427         | \$ (83,723)   | \$ 232,539            | \$ 23,005                         | \$ 46,412       | \$ 4,005,916               |
| PE10D       | North Leslie #1 ES Site                                 | DNA          | 2020                         | 638  | 638                      | 100%   | 6.00                      | 6.00               | \$ 5,040,000  | \$ 30,240,000        | \$ -  | \$ 1,512,000          | \$ 34,631                         | \$ 379,224      | \$ 32,731,655              |
| PE10D       | North Leslie #5 ES Site (689) (19T-04R09)               | Optioned     | 2025                         | 638  | 638                      | 100%   | 6.00                      | 6.00               | \$ 5,040,000  | \$ 30,240,000        | \$ (5,000)  | \$ 7,621,656          | \$ 96,646                         | \$ 451,478      | \$ 38,987,990              |
| PE10D       | North Leslie #2 ES Site                                 | DNA          | 2033                         | 28   | 638                      | 4%   | 6.00                      | 0.27               | \$ 5,040,000  | \$ 1,336,627         | \$ -  | \$ 386,947            | \$ 7,989                          | \$ 20,004       | \$ 1,726,576               |
| PE11A       | Keswick South #1 ES Site (19T-04G32) (671)              | Optioned     | 2025                         | 553  | 638                      | 88%  | 6.15                      | 5.42               | \$ 1,350,000  | \$ 7,321,295         | \$ (5,000)  | \$ 1,844,344          | \$ 87,318                         | \$ 114,364      | \$ 9,870,984               |
| PE11B       | Sutton ME #1 ES Site (654)                              | DNA          | 2029                         | 294  | 638                      | 46%  | 6.00                      | 2.76               | \$ 1,440,000  | \$ 3,981,442         | \$ -  | \$ 1,003,671          | \$ 63,631                         | \$ 61,980       | \$ 5,347,321               |

**Form G - Growth-related Elementary Net Education Lands Costs**

| Review Area                                  | Description of Growth-related Site Acquisition Needs              | Site Status | Proposed Year of Acquisition | NGRPP Requirements Included in EDC Rate 2019 | Proposed School Capacity | % of Capacity Attributable to NGRPP Requirements | 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 funded from EDC account | Land Escalation Costs | Site Preparation Escalation Costs | Financing Costs | Total Education Land Costs |
|--|---|-------------|------------------------------|--|--------------------------|--|---------------------------|--------------------|---------------|----------------------|---|---------------------------------|---|-----------------------|-----------------------------------|-----------------|----------------------------|
| PE12   | Sharon #1 ES Great Gulf (19T-08E01, 19T-07E02) (680)              | Owned       | 2021                         | 0  | 638                      | 100%   | 6.00                      | 6.00               | \$ 1,372,321  | \$ 8,235,128         | \$ (8,235,128)  | \$ 565,800                      | \$ (47,355)   | \$ -                  | \$ 42,737                         | \$ 6,578        | \$ 567,180                 |
| PE12   | Queensville West #3 Lot 12 Conc 2 ES Site                         | Optioned    | 2023                         | 638  | 638                      | 100%   | 6.00                      | 6.00               | \$ 2,160,000  | \$ 12,990,000        | \$ (5,000)  | \$ 565,800                      | \$ (14,816)   | \$ 3,867,658          | \$ 69,514                         | \$ 204,463      | \$ 17,647,619              |
| PE12   | Holland Landing #1 (19T-09015) (693)                              | Optioned    | 2022                         | 638  | 638                      | 100%   | 6.00                      | 6.00               | \$ 2,160,000  | \$ 12,990,000        | \$ (5,000)  | \$ 565,800                      | \$ (1,422)  | \$ 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                      | \$ -  | \$ 5,692,050          | \$ 113,312                        | \$ 253,018      | \$ 21,838,480              |
| PE12   | Holland Landing #2 ES Site (19T-06088) (690)                      | DNA         | 2027                         | 638  | 638                      | 100%   | 7.00                      | 7.00               | \$ 2,160,000  | \$ 15,120,000        | \$ -  | \$ 660,100                      | \$ (6,086)  | \$ 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                      | \$ -  | \$ 5,692,050          | \$ 193,810                        | \$ 253,981      | \$ 21,919,921              |
| PE12   | Green Lane #3 ES Site   | DNA         | 2032                         | 625  | 638                      | 98%  | 7.00                      | 6.86               | \$ 2,160,000  | \$ 14,820,207        | \$ -  | \$ 647,012                      | \$ -  | \$ 5,579,190          | \$ 206,706                        | \$ 249,122      | \$ 21,502,237              |
| PE12   | Queensville NE #6 ES Site   | DNA         | 2033                         | 625  | 638                      | 98%  | 7.00                      | 6.86               | \$ 2,160,000  | \$ 14,820,207        | \$ -  | \$ 647,012                      | \$ -  | \$ 5,579,190          | \$ 206,706                        | \$ 249,122      | \$ 21,502,237              |
| PE13   | Stouffville NW #2 ES Site (19T-W04, 19T-W05) (669)                | Optioned    | 2021                         | 638  | 638                      | 100%   | 5.97                      | 5.97               | \$ 2,250,000  | \$ 13,492,500        | \$ (5,000)  | \$ 562,971                      | \$ (13,743)   | \$ 1,945,645          | \$ 45,274                         | \$ 187,167      | \$ 16,154,814              |
| PE13   | Stouffville Phase 3 ES Site                                       | DNA         | 2029                         | 297  | 638                      | 45%  | 7.00                      | 3.14               | \$ 2,250,000  | \$ 7,072,888         | \$ -  | \$ 296,424                      | \$ -  | \$ 2,692,572          | \$ 79,514                         | \$ 118,520      | \$ 10,229,716              |
| PE14   | Cornel #4 ES (479) (site acquisition funded from EDC account)     | Owned       | 2020                         | 0  | 638                      | 100%   | 6.00                      | 6.00               | \$ 737,215    | \$ 4,423,292         | \$ (4,423,292)  | \$ 1,091,509                    | \$ (1,091,509)  | \$ -                  | \$ -                              | \$ -            | \$ -                       |
| 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                      | \$ (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                      | \$ -  | \$ 6,947,077          | \$ 68,704                         | \$ 451,822      | \$ 38,597,703              |
| PE14   | Berczy Glen #1 ES Site  | DNA         | 2024                         | 638  | 638                      | 100%   | 7.00                      | 7.00               | \$ 4,410,000  | \$ 30,870,000        | \$ -  | \$ 660,100                      | \$ -  | \$ 7,781,932          | \$ 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                      | \$ -  | \$ 7,781,932          | \$ 113,312                        | \$ 462,131      | \$ 39,887,475              |
| PE14   | Cornel South #5 ES Site   | DNA         | 2026                         | 638  | 638                      | 100%   | 7.00                      | 7.00               | \$ 4,410,000  | \$ 30,870,000        | \$ -  | \$ 660,100                      | \$ -  | \$ 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                      | \$ -  | \$ 7,781,932          | \$ 160,651                        | \$ 462,666      | \$ 39,935,939              |
| PE14   | Angus Glen North #2 ES Site                                       | DNA         | 2029                         | 638  | 638                      | 100%   | 7.00                      | 7.00               | \$ 4,410,000  | \$ 30,870,000        | \$ -  | \$ 660,100                      | \$ -  | \$ 7,781,932          | \$ 177,066                        | \$ 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                      | \$ -  | \$ 7,781,932          | \$ 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                      | \$ -  | \$ 7,781,932          | \$ 193,810                        | \$ 463,074      | \$ 39,968,916              |
| PE14   | Cornel Southwest #6 ES Site (686) (19T-14M10, 19T-14M16)          | Optioned    | 2033                         | 339  | 638                      | 53%  | 6.00                      | 3.19               | \$ 4,410,000  | \$ 14,065,123        | \$ (10,000)   | \$ 300,758                      | \$ (11,802)   | \$ 3,543,117          | \$ 92,315                         | \$ 210,750      | \$ 18,190,259              |
| PE15A  | Markham Centre #3 ES Village Parkway (670)                        | Optioned    | 2020                         | 500  | 500                      | 100%   | 6.00                      | 6.00               | \$ 3,740,669  | \$ 22,444,014        | \$ (10,000)   | \$ 565,800                      | \$ (110,972)  | \$ 1,121,701          | \$ 27,839                         | \$ 281,770      | \$ 24,320,151              |
| PE15A  | Markham Centre #1 ES (682)  | Optioned    | 2019                         | 500  | 500                      | 100%   | 3.50                      | 3.50               | \$ 6,300,000  | \$ 22,050,000        | \$ -  | \$ 330,050                      | \$ (65,189)   | \$ -                  | \$ 10,700                         | \$ 261,693      | \$ 22,587,254              |
| PE15A  | Markham Centre #2 ES  | DNA         | 2031                         | 148  | 500                      | 30%  | 5.00                      | 1.48               | \$ 6,300,000  | \$ 9,330,300         | \$ -  | \$ 139,658                      | \$ -  | \$ 2,352,049          | \$ 44,618                         | \$ 139,697      | \$ 12,005,722              |
| PE16   | Milliken Man ES site (650)  | DNA         | 2032                         | 113  | 500                      | 23%  | 5.00                      | 1.13               | \$ 4,950,000  | \$ 5,598,500         | \$ -  | \$ 106,559                      | \$ (11,662)   | \$ 1,410,050          | \$ 30,318                         | \$ 83,561       | \$ 7,212,236               |
| <b>Total Elementary Education Land Costs</b> |   |             |                              |  |                          |  |                           |                    |               |                      |   |                                 |   |                       |                                   |                 |                            |
|  |   |             |                              |  |                          |  |                           |                    |               | \$ 781,922,077       | \$ (60,655,064)   | \$ 22,353,747                   | \$ (3,539,421)  | \$ 166,242,494        | \$ 3,655,567                      | \$ 10,817,288   | \$ 933,662,723             |

## SECONDARY REVIEWS AREAS



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

Secondary Review Areas

Secondary RA Boundaries Streets Rails

Review Area Map PS01



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

**Secondary Review Area: PS01**

|                  |                     |               |         |       |
|------------------|---------------------|---------------|---------|-------|
| Secondary School | Housing Development | PS01 Boundary | Streets | Rails |
|------------------|---------------------|---------------|---------|-------|



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

|                                 |  |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                   |  |        |       |     |
|---------------------------------|--|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-----------------------------------|--|--------|-------|-----|
| 1. No growth-related site needs |  | 0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Medium Density                    |  | 0.0575 | 675   | 39  |
| 2.                              |  |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  | High Density - Apartments         |  | 0.0052 | 637   | 3   |
| 3.                              |  |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  | High Density - Stacked Townhouses |  | -      | -     | -   |
| 4.                              |  |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Total Net Dwelling Units          |  | 0.0607 | 3,282 | 199 |

| Review Area: PS01 - King          |  |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |  |
|-----------------------------------|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--|
| Projected Housing Growth          |  | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |  |
| Low Density                       |  | 171               | 142               | 133               | 140               | 205               | 164               | 133               | 98                | 182               | 152                | 78                 | 78                 | 111                | 75                 | 108                |  |
| Medium Density                    |  | 8                 | 7                 | 34                | 54                | 36                | 74                | 101               | 92                | -                 | 55                 | 55                 | 35                 | -                  | 50                 | 74                 |  |
| High Density - Apartments         |  | -                 | -                 | -                 | -                 | -                 | -                 | 45                | 75                | 75                | 75                 | 75                 | 75                 | 75                 | 75                 | 67                 |  |
| High Density - Stacked Townhouses |  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | -                  | -                  | -                  |  |
| A Total Net Dwelling Units        |  | 179               | 149               | 167               | 194               | 241               | 238               | 279               | 265               | 257               | 282                | 208                | 188                | 186                | 200                | 249                |  |

| Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
|--|--|--------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Review Area Schools  |  | OTG Capacity | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
| B1 King City SS  |  | 1,107        | 936               | 920               | 926               | 946               | 976               | 979               | 984               | 1,007             | 1,007             | 996                | 1,003              | 972                | 966                | 962                | 962                |
| B2   |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B3   |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B4   |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B5   |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B6   |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B7   |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B8   |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B9   |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B10  |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| Totals   |  | 1,107        | 936               | 920               | 926               | 946               | 976               | 979               | 984               | 1,007             | 1,007             | 996                | 1,003              | 972                | 966                | 962                | 962                |
| Total ROND   |  |              | 10                | 18                | 26                | 35                | 47                | 66                | 83                | 99                | 118               | 139                | 151                | 163                | 174                | 186                | 199                |
| B Total Surplus Pupil Spaces   |  | 171          | 177               | 163               | 135               | 96                | 44                | 40                | 1                 | -                 | -                 | -                  | -                  | -                  | -                  | -                  | -                  |

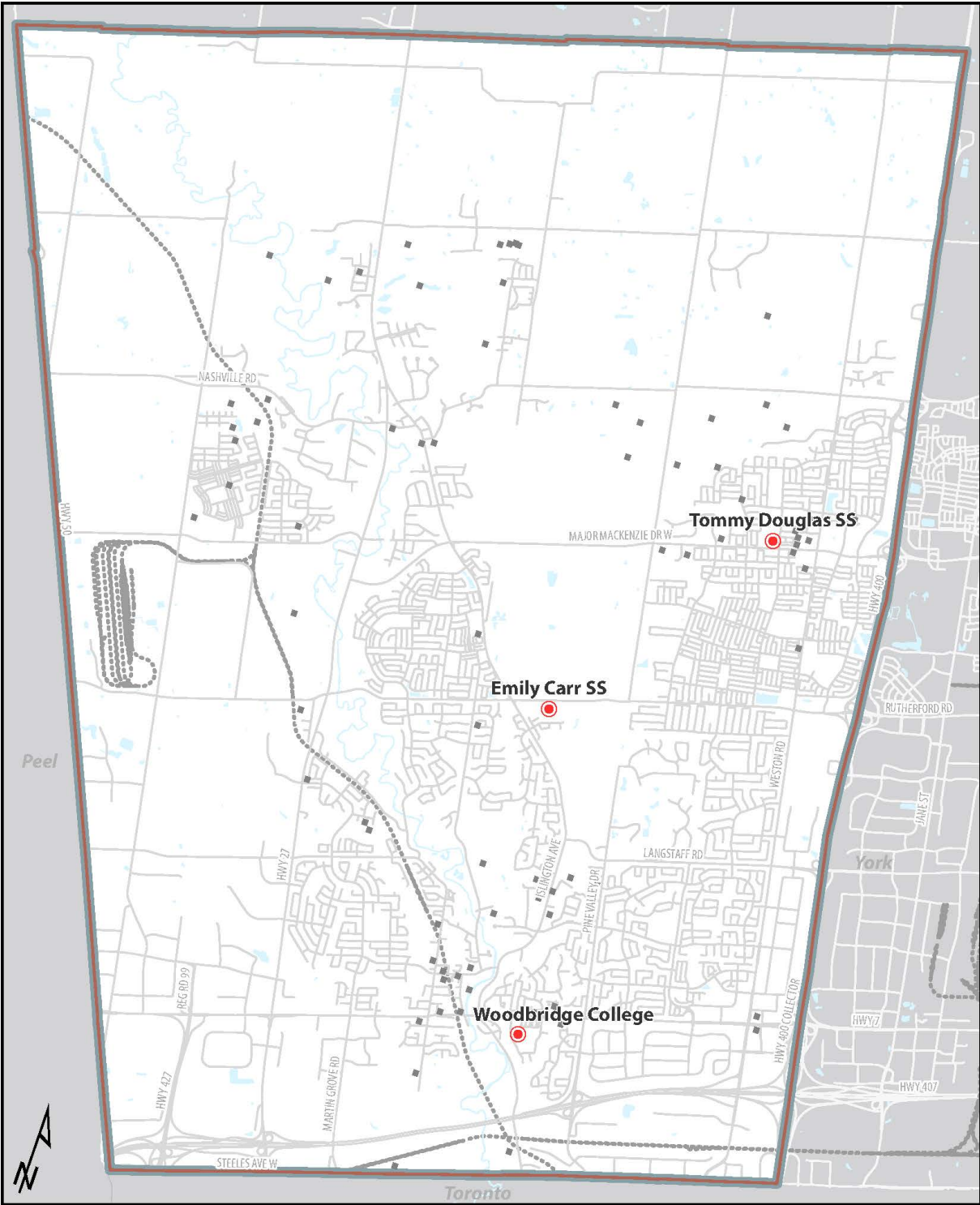
| Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
|---|--|--------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|   |  | OTG Capacity | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
| C1  |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C2  |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C3  |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C4  |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C5  |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C6  |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C7  |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C8  |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| ROND  |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| Totals  |  | -            | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | -                  | -                  | -                  |
| Total ROND  |  |              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    | 0                  |
| 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 situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

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

Review Area Map PS02



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

**Secondary Review Area: PS02**

● Secondary School

■ Housing Development

PS02 Boundary

— Streets

- - - - - Rails

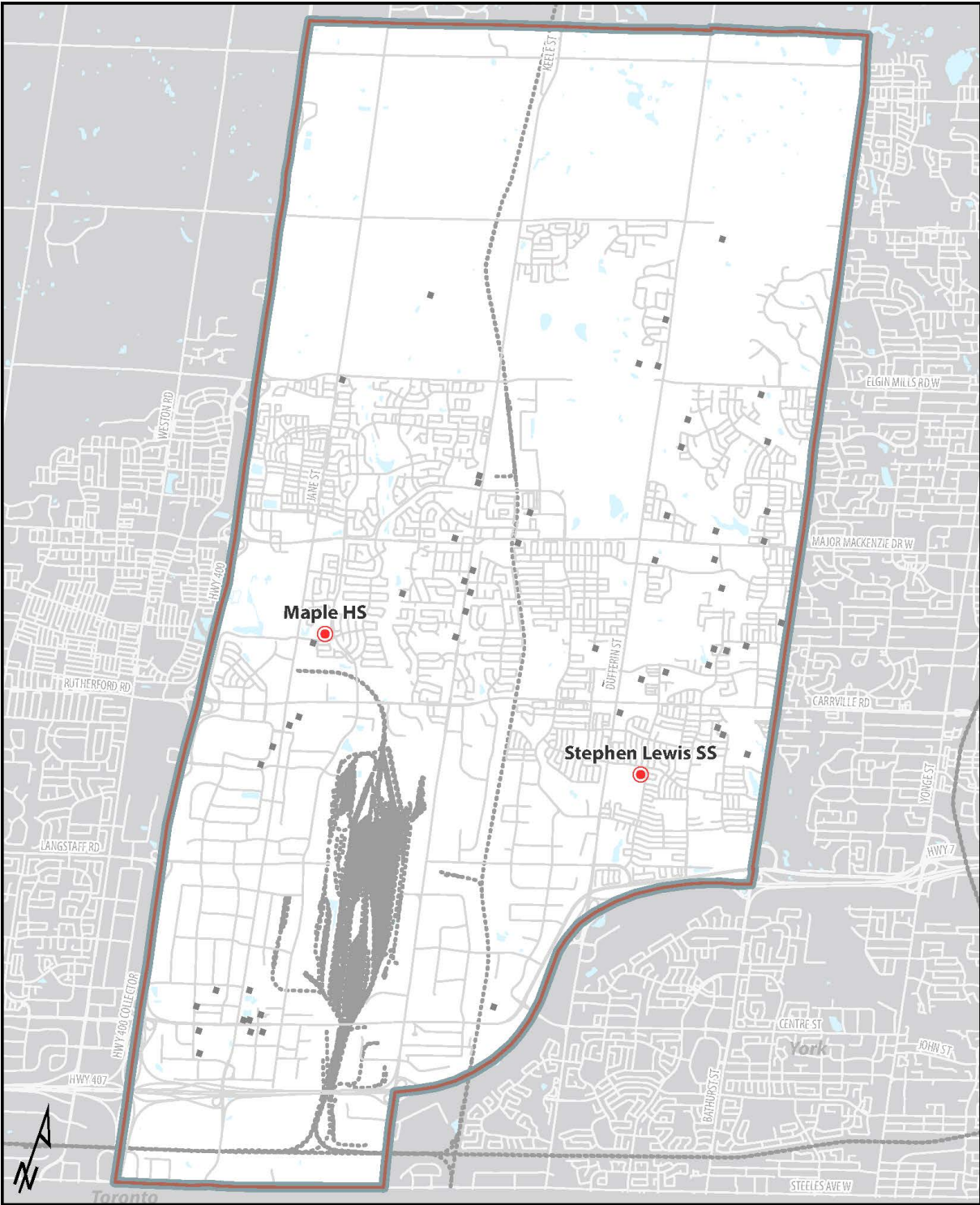
[illegible]

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

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

Note: The Board is excluding any available capacity utilized for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer ten capital priority needs due to distance.

Review Area Map PS03



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

**Secondary Review Area: PS03**

● Secondary School

■ Housing Development

□ PS03 Boundary

— Streets

..... Rails

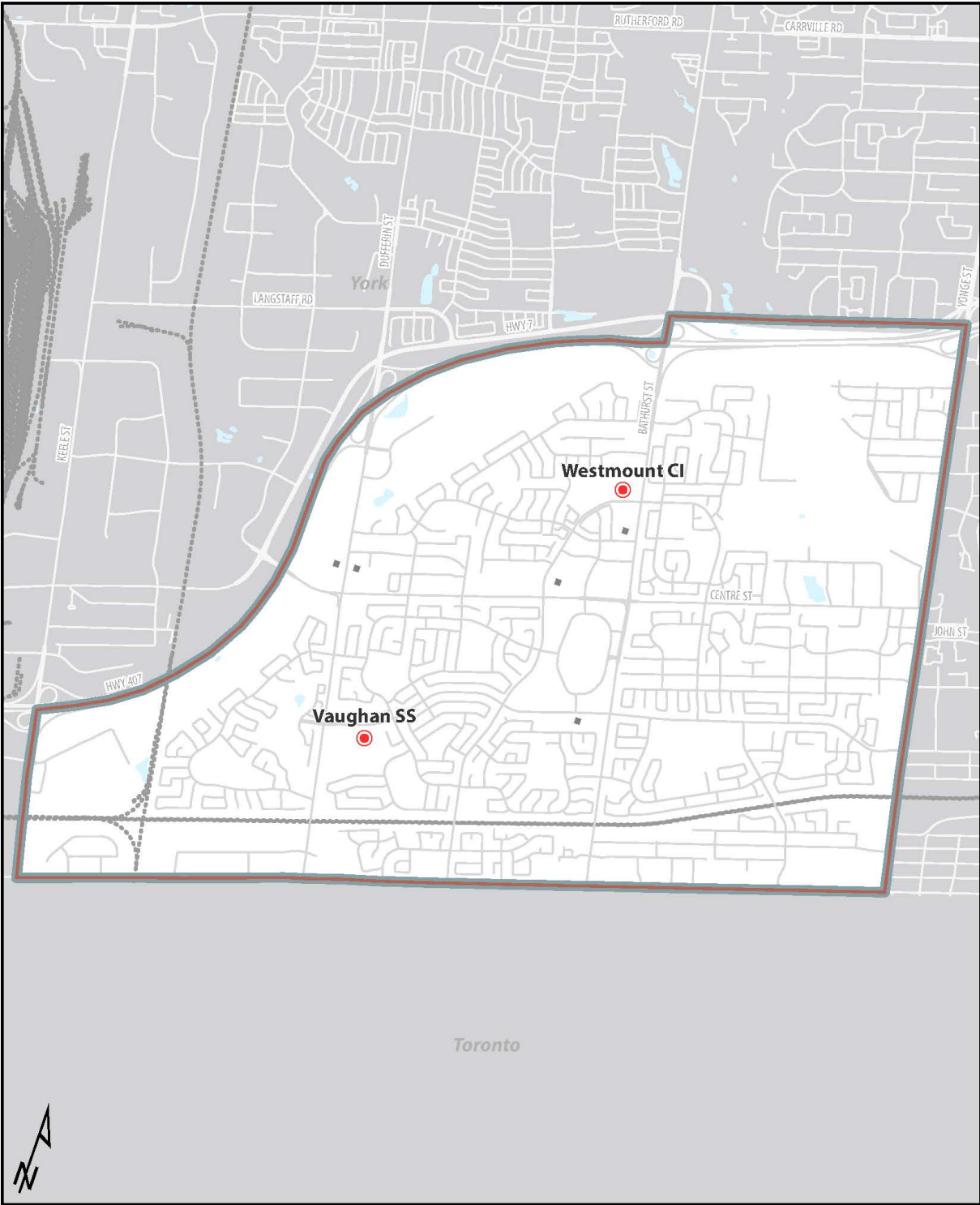
**YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F**  
**EDUCATION DEVELOPMENT CHARGES SUBMISSION 2019**

|  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
|--|--|-------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|--|
| 1. Block 11 Vaughan SS (638) (partially funded from EDC account) |  | 1,142 |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 459    |  |
| 2.   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 421    |  |
| 3.   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 260    |  |
| 4.   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 7      |  |
| Total Net Dwelling Units   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 21,325 |  |
| 1,142  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| Medium Density   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 5,777  |  |
| High Density- Apartments   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 11,309 |  |
| High Density- Stacked Townhouses                                 |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 146    |  |
| 0.0476   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 7      |  |
| 0.0536   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 1,142  |  |
| 1,142  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,021  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,663  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,577  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,205  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,549  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,758  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 956  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 801  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 164  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,031  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,132  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,449  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,080  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 5  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 437  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 255  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 383  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 23   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 271  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 282  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 48   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 319  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 359  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 359  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 361  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 329  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 339  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 496  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 449  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 666  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 704  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,142  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 537  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 639  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 870  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,186  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 15   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 15   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,663  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,021  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,577  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,205  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,549  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,758  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 956  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 801  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 164  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,031  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,132  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,449  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,080  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 5  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 437  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 255  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 383  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 23   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 271  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 282  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 48   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 319  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 359  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 359  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 361  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 329  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 339  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 496  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 449  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 666  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 704  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,142  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 537  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 639  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 870  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,186  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 15   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 15   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,663  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,021  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,577  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,205  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,549  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,758  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 956  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 801  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 164  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,031  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,132  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,449  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,080  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 5  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 437  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 255  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 383  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 23   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 271  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 282  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 48   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 319  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 359  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 359  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 361  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 329  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 339  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 496  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 449  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 666  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 704  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,142  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 537  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 639  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 870  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,186  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 15   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 15   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,663  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,021  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,577  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,205  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,549  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,758  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 956  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 801  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 164  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,031  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,132  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,449  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,080  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 5  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 437  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 255  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 383  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 23   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 271  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 282  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 48   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 319  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 359  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 359  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 361  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 329  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 339  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 496  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 449  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 666  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 704  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,142  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 537  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 639  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 870  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,186  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 15   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 15   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,663  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,021  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,577  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,205  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,549  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,758  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 956  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 801  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 164  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,031  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,132  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,449  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,080  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 5  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 437  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 255  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 383  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 23   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 271  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 282  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 48   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 319  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 359  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 359  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 361  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 329  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 339  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 496  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 449  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 666  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 704  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,142  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 537  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 639  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 870  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,186  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 15   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 15   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,663  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,021  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,577  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,205  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,549  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,758  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 956  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 801  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 164  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,031  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,132  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,449  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,080  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 5  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 437  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 255  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 383  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 23   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 271  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 282  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 48   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 319  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 359  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 359  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 361  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 329  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 339  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 496  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 449  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 666  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 704  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,142  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 537  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 639  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 870  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,186  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 15   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 15   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,663  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,021  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,577  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,205  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,549  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,758  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 956  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 801  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 164  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,031  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,132  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,449  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,080  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 5  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 437  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 255  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 383  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 23   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 271  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 282  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 48   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 319  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 359  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 359  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 361  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 329  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 339  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 496  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 449  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 666  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 704  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,142  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 537  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 639  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 870  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,186  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 15   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 15   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,663  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,021  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,577  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,205  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,549  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,758  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 956  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 801  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 164  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,031  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,132  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,449  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,080  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 5  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 437  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 255  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 383  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 23   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 271  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 282  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 48   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 319  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 359  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 359  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 361  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 329  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 339  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 496  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 449  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 666  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 704  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,142  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 537  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 639  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 870  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,186  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 15   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 15   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,663  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,021  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,577  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,205  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,549  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,758  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 956  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 801  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 164  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,031  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,132  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,449  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,080  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 5  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 437  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 255  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 383  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 23   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 271  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 282  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 48   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 319  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 359  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 359  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 361  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 329  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 339  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 496  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 449  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 666  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 704  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,142  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 537  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 639  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 870  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,186  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 15   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 15   |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,663  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,021  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,536  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,577  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2,205  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,549  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,758  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 956  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 801  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 164  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 1,403  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |
| 2  |  |       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |

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



Review Area Map PS04A



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

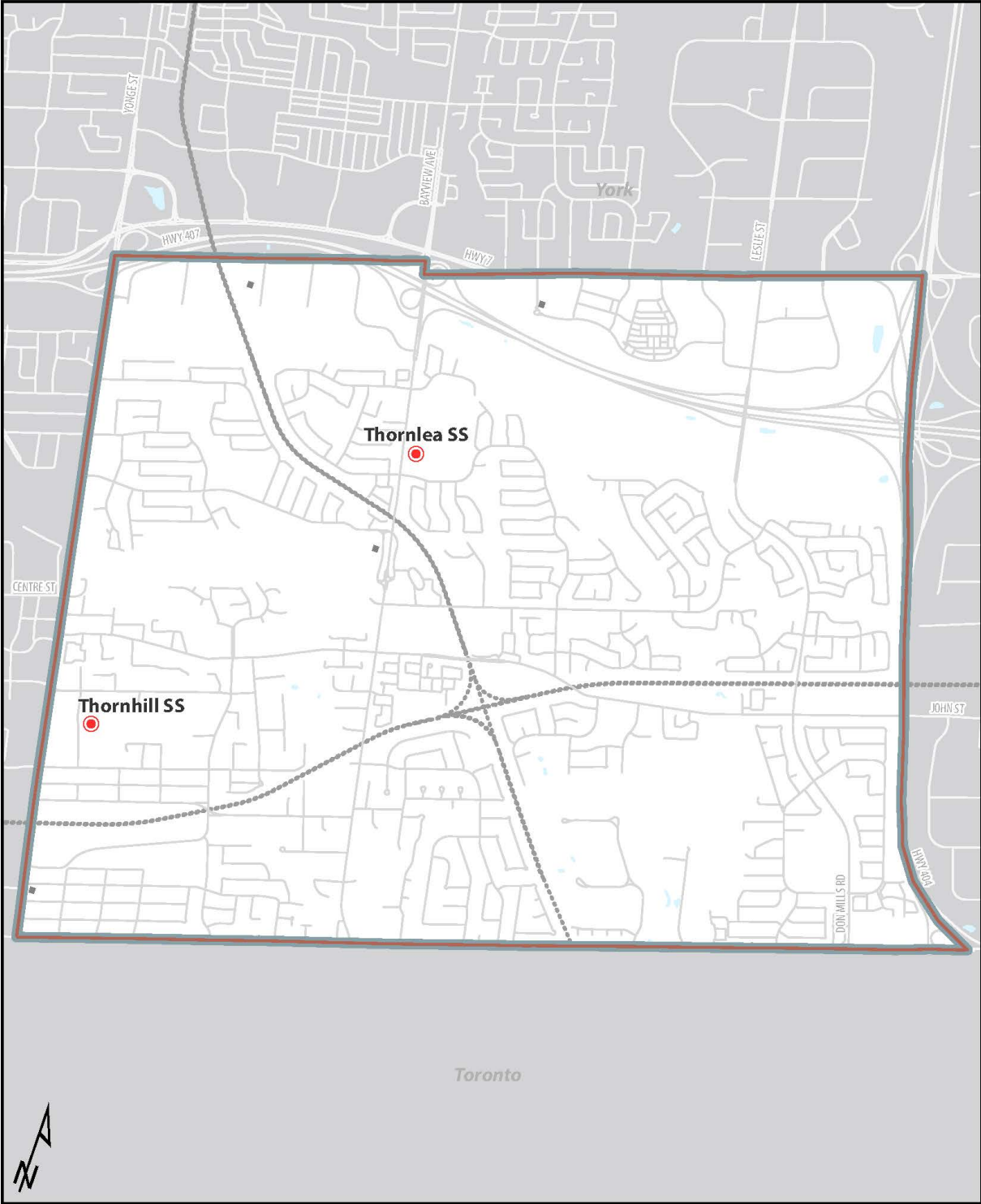
Secondary Review Area: PS04A





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

Review Area Map PS04B



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

Secondary Review Area: PS04B



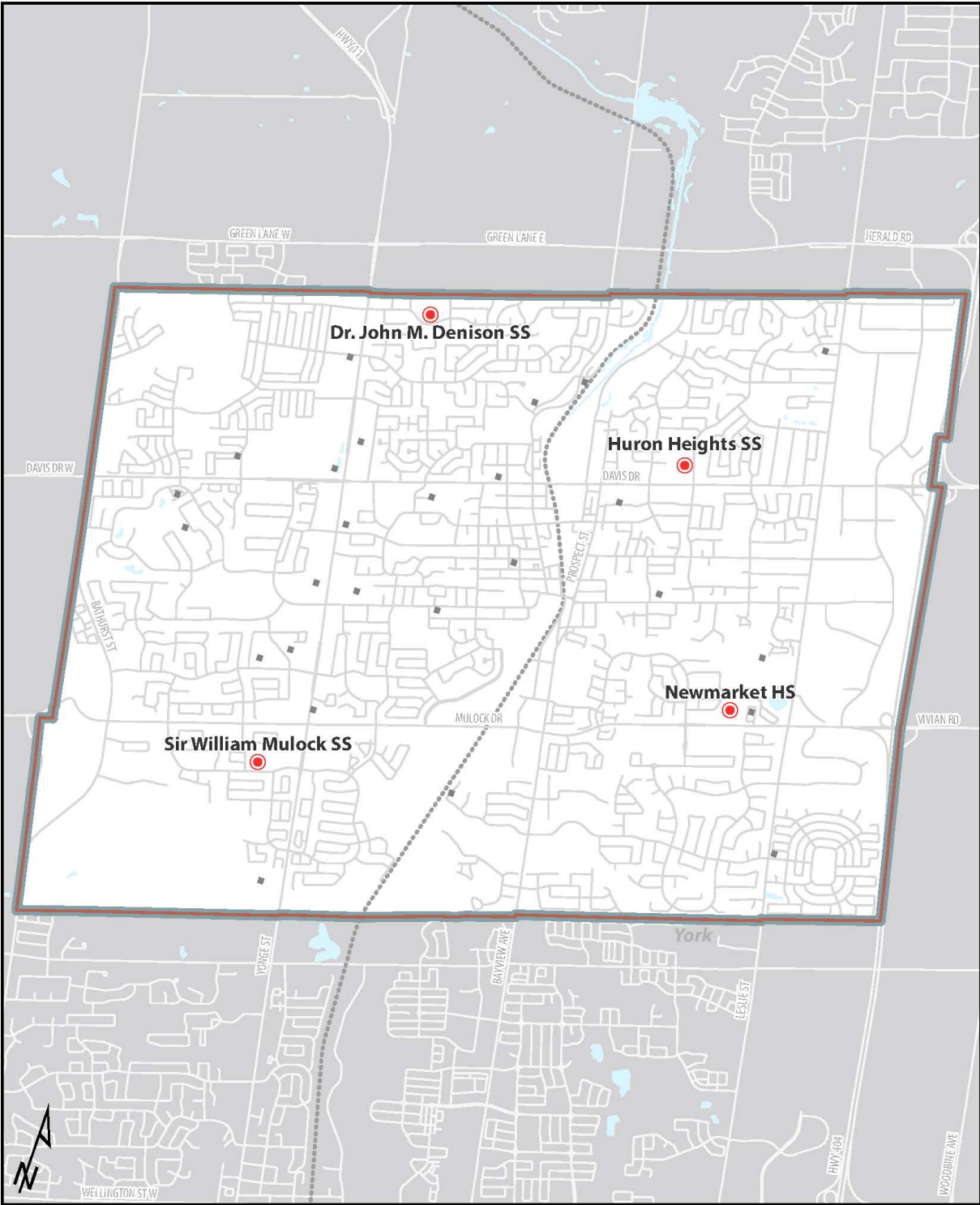
## 1. No growth-related site needs

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

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

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

Review Area Map PS05



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

Secondary Review Area: PS05



## 1. No growth-related site needs

**Review Area: PS05 - Newmarket**

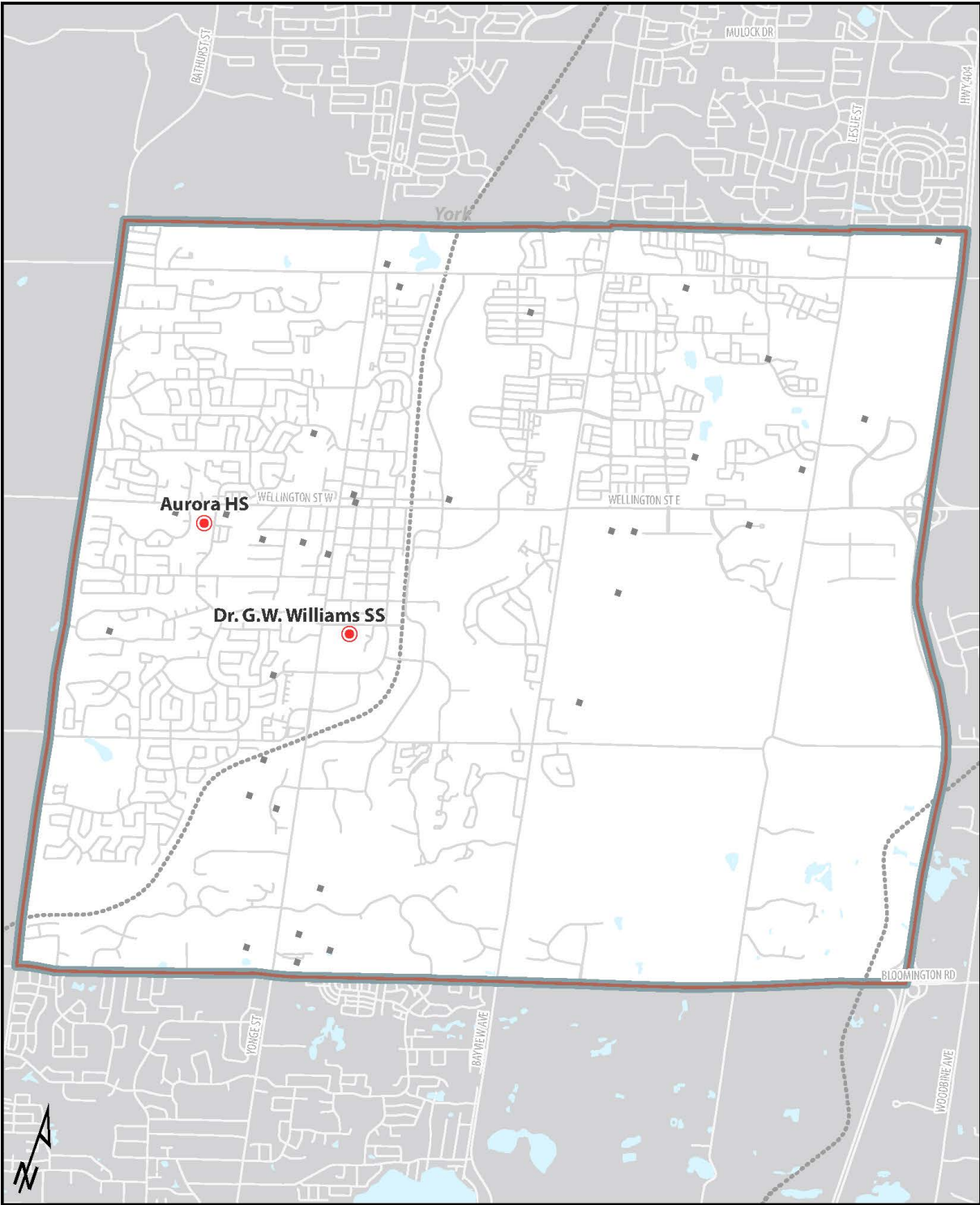
**Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required**

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

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



Review Area Map PS06



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

Secondary Review Area: PS06





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

1. Aurora 2B SS (Block 353 LT23) (also cited as Bayview Northeast SS) (G32)

2.

3.

4.

| Projected Housing Growth          |     | Weighted/<br>Blended<br>Elementary<br>Yield | Total Net New<br>Units 2033/34 | Total Yr. 15<br>Growth-<br>related Pupils |
|-----------------------------------|-----|---|--------------------------------|---|
| Low Density                       | 279 | 0.0898                                      | 1,423                          | 128                                       |
| Medium Density                    |     | 0.0580                                      | 1,807                          | 105                                       |
| High Density - Apartments         |     | 0.0213                                      | 1,748                          | 37  |
| High Density - Stacked Townhouses |     | 0.0476                                      | 183                            | 9   |
| Total Net Dwelling Units          |     | 0.0540                                      | 5,161                          | 279                                       |

**Review Area: PS06 - Aurora**

| Projected Housing Growth          |  | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
|-----------------------------------|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Low Density                       |  | 74                | 153               | 181               | 226               | 143               | 77                | 284               | 144               | 57                | 57                 | 53                 | 67                 | 77                 | 77                 | 83                 |
| Medium Density                    |  | 6                 | 16                | 10                | 103               | 212               | 205               | 284               | 144               | 244               | 47                 | 244                | 47                 | 149                | 48                 | 48                 |
| High Density - Apartments         |  | 86                | 112               | 52                | 140               | 130               | 140               | 130               | 130               | 129               | 90                 | 89                 | 90                 | 140                | 188                | 102                |
| High Density - Stacked Townhouses |  | 13                | 13                | -                 | 7                 | 15                | 15                | 7                 | 7                 | 10                | 10                 | 8                  | 10                 | 10                 | 20                 | 29                 |
| Total Net Dwelling Units          |  | 179               | 294               | 243               | 484               | 492               | 437               | 462               | 341               | 438               | 204                | 394                | 214                | 386                | 342                | 251                |

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

| Review Area Schools        |  | OTG<br>Capacity<br>2018/19 | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
|----------------------------|--|----------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| B1                         |  |                            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B2                         |  |                            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B3                         |  |                            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B4                         |  |                            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B5                         |  |                            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B6                         |  |                            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B7                         |  |                            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B8                         |  |                            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B9                         |  |                            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B10                        |  |                            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| Totals                     |  | -                          | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | -                  | -                  | -                  |
| Total ROND                 |  |                            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| Total Surplus Pupil Spaces |  |                            | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | -                  | -                  | 0                  |

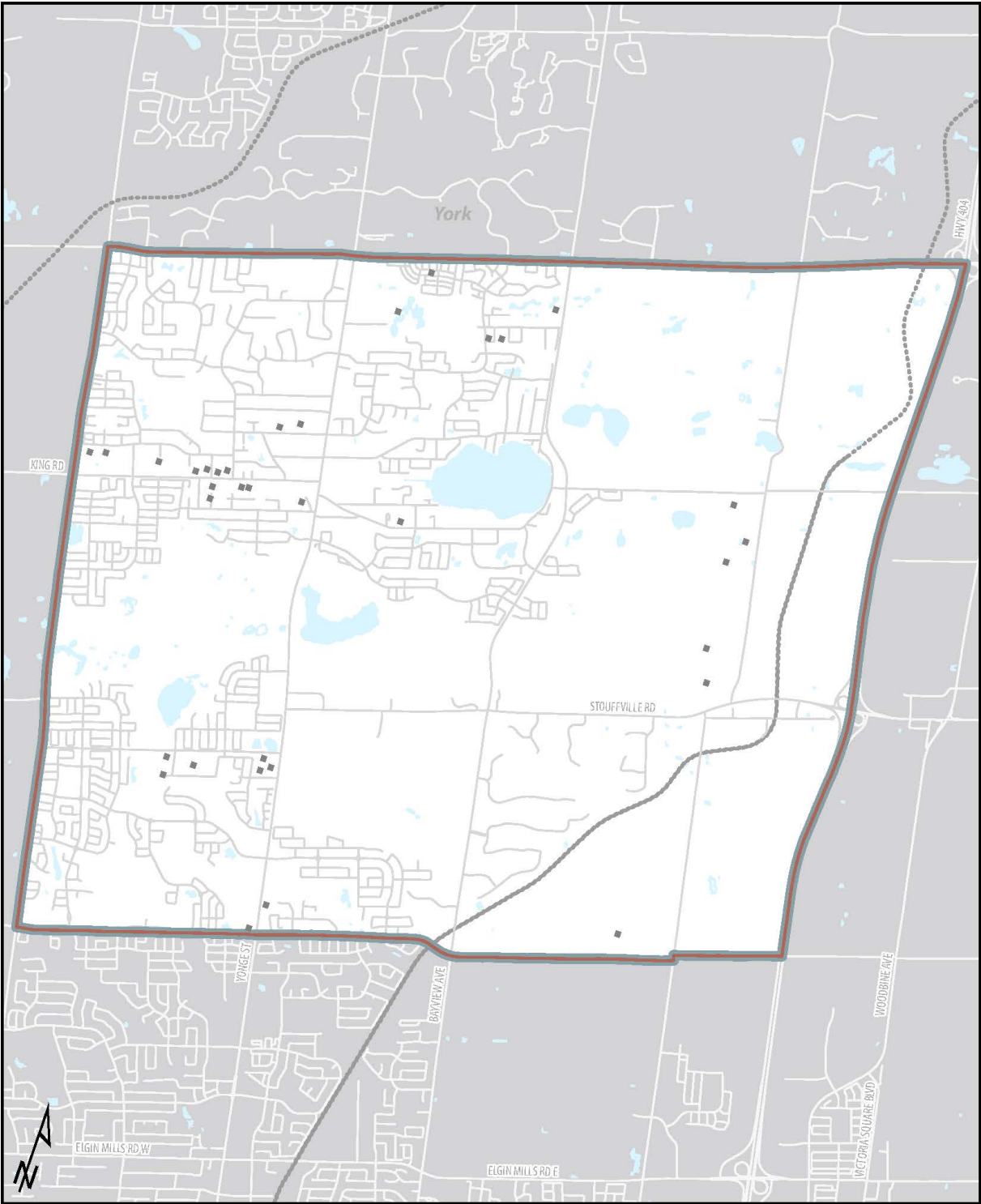
**Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required**

| Review Area Schools                                |                      | OTG<br>Capacity<br>2018/19 | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
|--|----------------------|----------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| C1   | Aurora HS (ft Dual)  | 966                        | 1,450             | 1,443             | 1,446             | 1,391             | 1,354             | 1,315             | 1,289             | 1,270             | 1,230             | 1,200              | 1,171              | 1,127              | 1,111              | 1,108              | 1,105              |
| C2   | Dr. G.W. Williams SS | 1,098                      | 882               | 986               | 1,121             | 1,155             | 1,120             | 1,103             | 1,081             | 1,077             | 1,056             | 1,039              | 1,030              | 1,014              | 1,017              | 1,018              | 1,016              |
| C3   |                      |                            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C4   |                      |                            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C5   |                      |                            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C6   |                      |                            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C7   |                      |                            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C8   |                      |                            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| Totals   |                      | 2,064                      | 2,332             | 2,429             | 2,566             | 2,546             | 2,474             | 2,417             | 2,370             | 2,347             | 2,286             | 2,239              | 2,202              | 2,140              | 2,128              | 2,126              | 2,122              |
| Total ROND   |                      | -                          | -                 | 5                 | 14                | 23                | 53                | 69                | 89                | 108               | 135               | 155                | 181                | 205                | 228                | 257                | 279                |
| Total Pupil Spaces Available to Accommodate Growth |                      |                            | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | -                  | -                  | -                  |

|          |   |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |
|----------|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| <b>D</b> | <b>Requirements of New Development for Growth Areas</b> | <b>370</b> | <b>517</b> | <b>505</b> | <b>470</b> | <b>463</b> | <b>422</b> | <b>395</b> | <b>390</b> | <b>357</b> | <b>330</b> | <b>318</b> | <b>281</b> | <b>292</b> | <b>319</b> | <b>336</b> |
|----------|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|

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

Review Area Map PS07



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

Secondary Review Area: PS07



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

1. Oak Ridges SS Bette Stephenson addition - site preparation costs only

2.

3.

4.

**Review Area: PS07 - Oak Ridges**

| Projected Housing Growth          |  | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
|-----------------------------------|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Low Density                       |  | -                 | 26                | 52                | 85                | 42                | 61                | 49                | 85                | 85                | 85                 | 137                | 137                | 122                | 113                | 11                 |
| Medium Density                    |  | 101               | 107               | 158               | 194               | 36                | 98                | 86                | 97                | 88                | 43                 | 70                 | 38                 | 120                | 203                | 138                |
| High Density - Apartments         |  | 99                | 48                | -                 | -                 | -                 | -                 | -                 | 100               | 100               | 100                | 100                | 624                | 494                | -                  | 313                |
| High Density - Stacked Townhouses |  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | 24                 | -                  | -                  |
| Total Net Dwelling Units          |  | 200               | 181               | 210               | 279               | 78                | 159               | 135               | 282               | 273               | 228                | 363                | 799                | 760                | 316                | 462                |

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

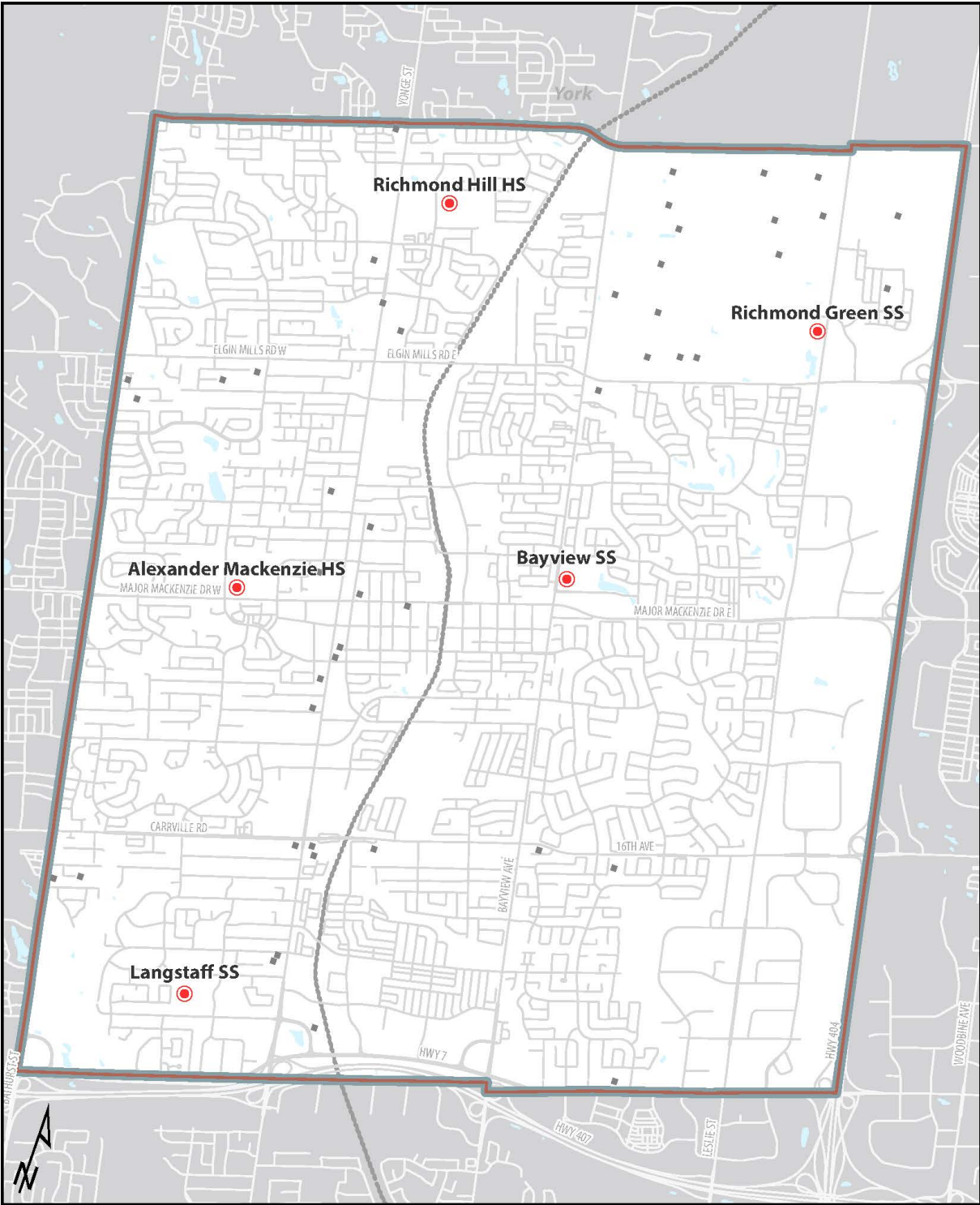
| Review Area Schools        |  | OTG<br>Capacity | Current<br>2018/19 | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
|----------------------------|--|-----------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| B1                         |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B2                         |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B3                         |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B4                         |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B5                         |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B6                         |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B7                         |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B8                         |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B9                         |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B10                        |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| Totals                     |  | -               | -                  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | -                  | -                  | -                  |
| Total ROND                 |  | -               | -                  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | -                  | -                  | -                  |
| Total Surplus Pupil Spaces |  | -               | -                  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | -                  | -                  | -                  |

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

| Review Area Schools                                |                              | OTG<br>Capacity | Current<br>2018/19 | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
|--|------------------------------|-----------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| C1   | Unnamed Oak Ridges SS (King) | -               | -                  | 62                | 123               | 198               | 277               | 284               | 287               | 268               | 247               | 239               | 226                | 218                | 208                | 200                | 195                | 194                |
| C2   | Unnamed Oak Ridges SS (KG)   | -               | -                  | 115               | 214               | 311               | 395               | 379               | 367               | 352               | 341               | 318               | 296                | 281                | 275                | 279                | 280                | 281                |
| C3   | Unnamed Oak Ridges SS (RH)   | -               | -                  | 56                | 118               | 185               | 240               | 235               | 222               | 192               | 167               | 153               | 130                | 123                | 124                | 120                | 124                | 125                |
| C4   |                              |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C5   |                              |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C6   |                              |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C7   |                              |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C8   |                              |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| Totals   |                              | -               | -                  | 234               | 455               | 694               | 911               | 898               | 876               | 811               | 754               | 710               | 653                | 623                | 607                | 598                | 600                | 600                |
| Total ROND   |                              | -               | -                  | 11                | 24                | 42                | 66                | 73                | 89                | 105               | 129               | 156               | 172                | 195                | 220                | 251                | 279                | 305                |
| Total Pupil Spaces Available to Accommodate Growth |                              | -               | -                  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | -                  | -                  | -                  |

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

Review Area Map PS08



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

Secondary Review Area: PS08



|    | No growth-related site needs | 0 | Medium Density | High Density - Apartments | High Density - Stacked Townhouses | Total Net Dwelling Units |
|----|------------------------------|---|----------------|---------------------------|-----------------------------------|--------------------------|
| 1. | No growth-related site needs | 0 | 0.0091         | 3,127                     | 341                               | 3,468                    |
| 2. |                              |   | 0.0242         | 7,928                     | 192                               | 8,262                    |
| 3. |                              |   | 0.0476         | 38                        | 2                                 | 40                       |
|    |                              |   |                |                           |                                   | 13,965                   |
|    |                              |   |                |                           |                                   | 943                      |

| Review Area: PS08 - Richmond Hill |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
|-----------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Projected Housing Growth          |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
|                                   | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
| Low Density                       | 341               | 455               | 269               | 317               | 178               | 243               | 288               | 300               | 126               | 121                | 82                 | 37                 | -                  | 109                | 6                  |
| Medium Density                    | 338               | 332               | 208               | 225               | 204               | 436               | 353               | 197               | 90                | 118                | 122                | 119                | 90                 | 163                | 132                |
| High Density - Apartments         | 325               | 882               | 221               | 221               | 293               | 622               | 622               | 638               | 764               | 722                | 661                | 992                | 764                | 472                | 195                |
| High Density - Stacked Townhouses |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| Total Net Dwelling Units          | 1,004             | 1,669             | 698               | 763               | 675               | 1,106             | 1,263             | 1,147             | 992               | 975                | 865                | 148                | 583                | 744                | 333                |

|     |  | OTG Capacity | Current | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
|-----|--|--------------|---------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|     | <b>Review Area Schools</b>               |              |         |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B1  | Alexander Mackenzie HS                   | 1,233        | 1,255   | 1,341             | 1,376             | 1,322             | 1,255             | 1,231             | 1,239             | 1,206             | 1,185             | 1,167             | 1,134              | 1,115              | 1,099              | 1,074              | 1,069              | 1,070              |
| 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              |
| B3  | Langstaff SS (El Dual)                   | 1,014        | 854     | 781               | 744               | 749               | 756               | 759               | 764               | 736               | 743               | 721               | 700                | 688                | 666                | 662                | 660                | 659                |
| B4  | Richmond Green SS                        | 1,074        | 1,220   | 1,066             | 951               | 884               | 794               | 798               | 788               | 777               | 782               | 761               | 733                | 707                | 671                | 653                | 655                | 658                |
| B5  | Richmond Hill HS                         | 942          | 1,683   | 1,565             | 1,400             | 1,326             | 1,214             | 1,167             | 1,097             | 1,070             | 1,042             | 998               | 997                | 970                | 943                | 945                | 933                | 931                |
| B6  | Dr. Betty Stephenson Centre for Learning | 0            | -       | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | -                  | -                  | -                  |
| B7  |  |              |         |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B8  |  |              |         |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B9  |  |              |         |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B10 |  |              |         |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
|     | Totals                                   | 5,844        | 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              |
|     | Total ROND                               |              | 66      |                   | 153               | 201               | 254               | 293               | 379               | 478               | 555               | 612               | 662                | 734                | 805                | 854                | 912                | 943                |
| B   | Total Surplus Pupil Spaces               |              | -       |                   | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | 28                 | 70                 | 130                | 132                | 96                 | 65                 |

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A-83



Review Area Map PS09



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

Secondary Review Area: PS09





## 1. No growth-related site needs

[illegible]

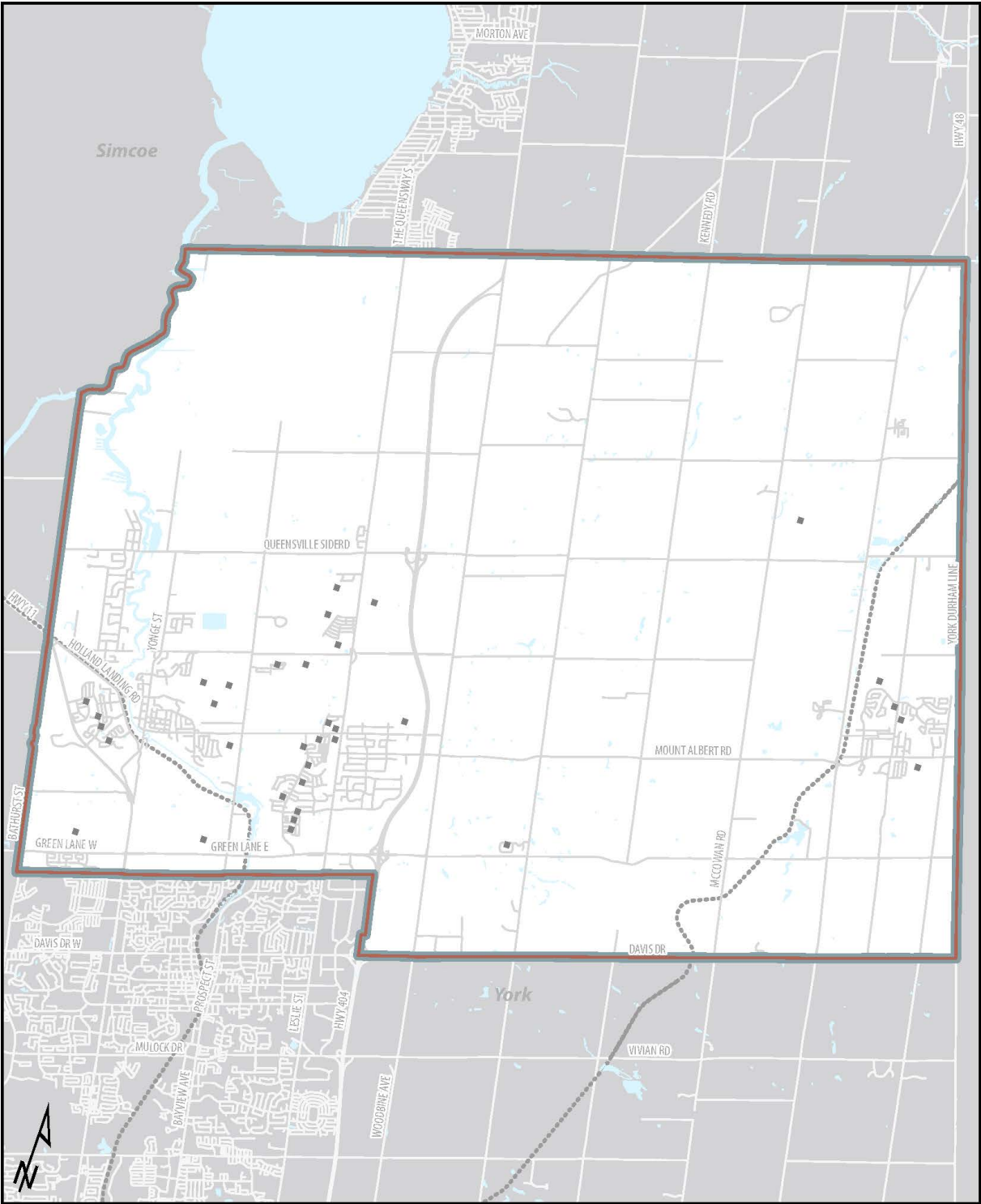
**Review Area Schools not Ir**

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

|   |  |
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| D | Requirements of New Development for Growth Areas |
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A-85

Review Area Map PS10



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

Secondary Review Area: PS10

Secondary Schools

Housing Development

PS10 Boundary

Streets

Rails

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

| YORK REGION DISTRICT SCHOOL BOARD - FORMS E AND F |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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**Review Area: PS10 - East Gwillimbury**

| Review Area: PS10 - East Gwillimbury |                          |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
|--------------------------------------|--------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                                      | Projected Housing Growth |         |         | Year 4  | Year 5  | Year 6  | Year 7  | Year 8  | Year 9  | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 |
|                                      | 2019/20                  | 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 |
| Low Density                          | 941                      | 1,034   | 1,171   | 869     | 802     | 956     | 736     | 737     | 463     | 557     | 548     | 479     | 504     | 416     | 444     |
| Medium Density                       | 193                      | 97      | 171     | 84      | 75      | 271     | 363     | 589     | 636     | 658     | 569     | 577     | 425     | 515     | 438     |
| High Density - Apartments            | -                        | -       | -       | -       | -       | -       | 63      | 56      | 209     | 228     | 188     | 215     | 215     | 215     | 173     |
| High Density - Stacked Townhouses    | -                        | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| A Total Net Dwelling Units           | 1,134                    | 1,131   | 1,342   | 953     | 877     | 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**

| Review Area Schools        | OTG<br>Capacity | Current<br>2018/19 | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 | # of Portables |
|----------------------------|-----------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------|
| B1                         |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| B2                         |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| B3                         |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| B4                         |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| B5                         |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| B6                         |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| B7                         |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| B8                         |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| B9                         |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| B10                        |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| Totals                     |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| Total ROND                 |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    | 0              |
| Total Surplus Pupil Spaces |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |

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

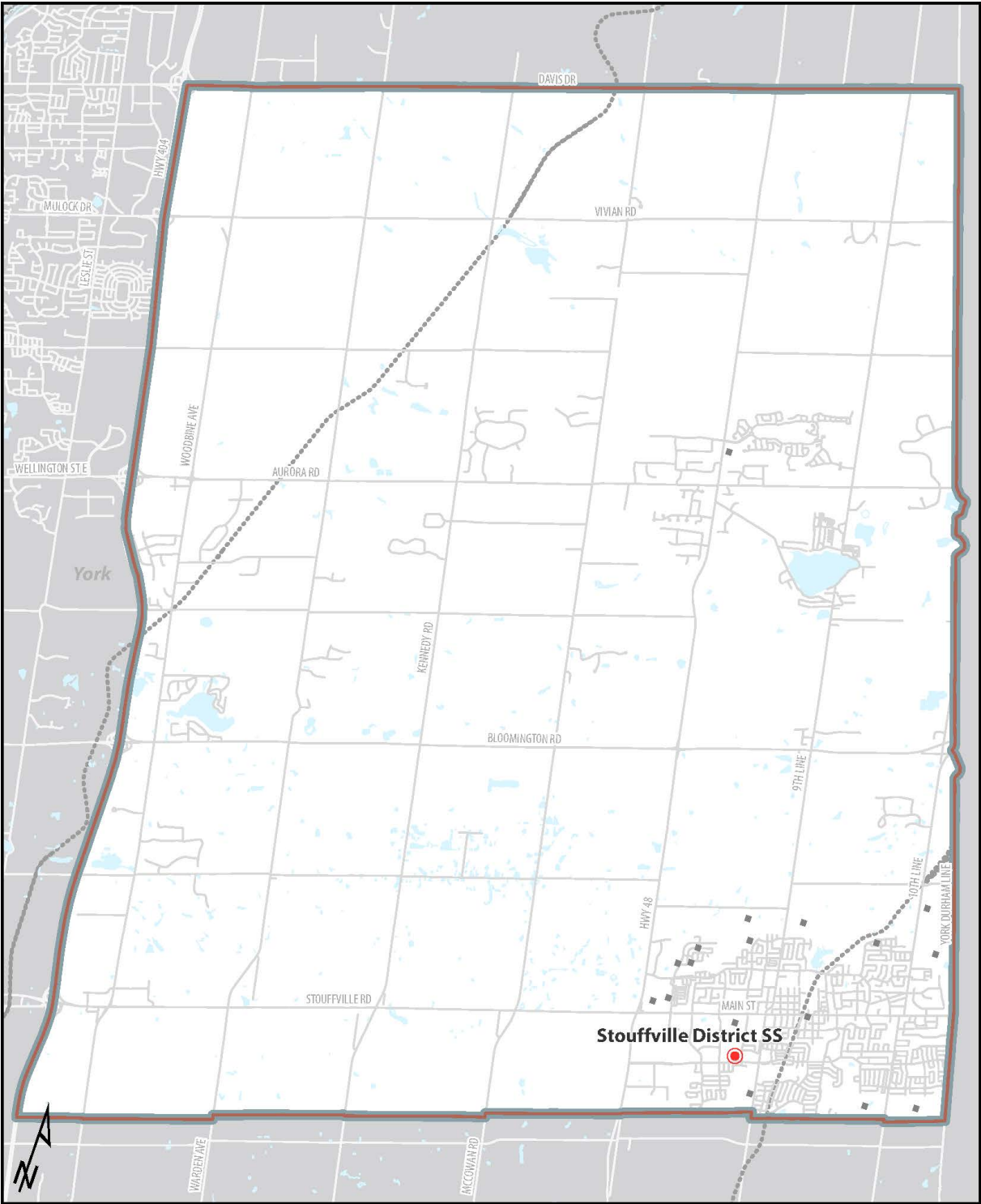
| Review Area Schools                                | OTG<br>Capacity | Current<br>2018/19 | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 | # of Portables |
|--|-----------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------|
| C1   |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    | 0              |
| C2   |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    | 0              |
| C3   |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| C4   |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| C5   |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| C6   |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| C7   |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| C8   |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| Totals   |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |
| Total ROND   |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    | 0              |
| Total Pupil Spaces Available to Accommodate Growth |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |                |

**D Requirements of New Development for Growth Areas**

Note: The Board is excluding any available capacity utilised for holding situations and where a permanent accommodation solution is sought, as well as any available capacity that doesn't meet longer term capital priority needs due to distance.

|  | 273 | 540 | 862 | 1,125 | 1,241 | 1,378 | 1,447 | 1,575 | 1,644 | 1,758 | 1,904 | 2,024 | 2,171 | 2,289 | 2,405 |
|--|-----|-----|-----|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
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Review Area Map PS11



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

Secondary Review Area: PS11



1. Stouffville addition - site preparation costs only

**Review Area: PS11 - Whitchurch-Stouffville**

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

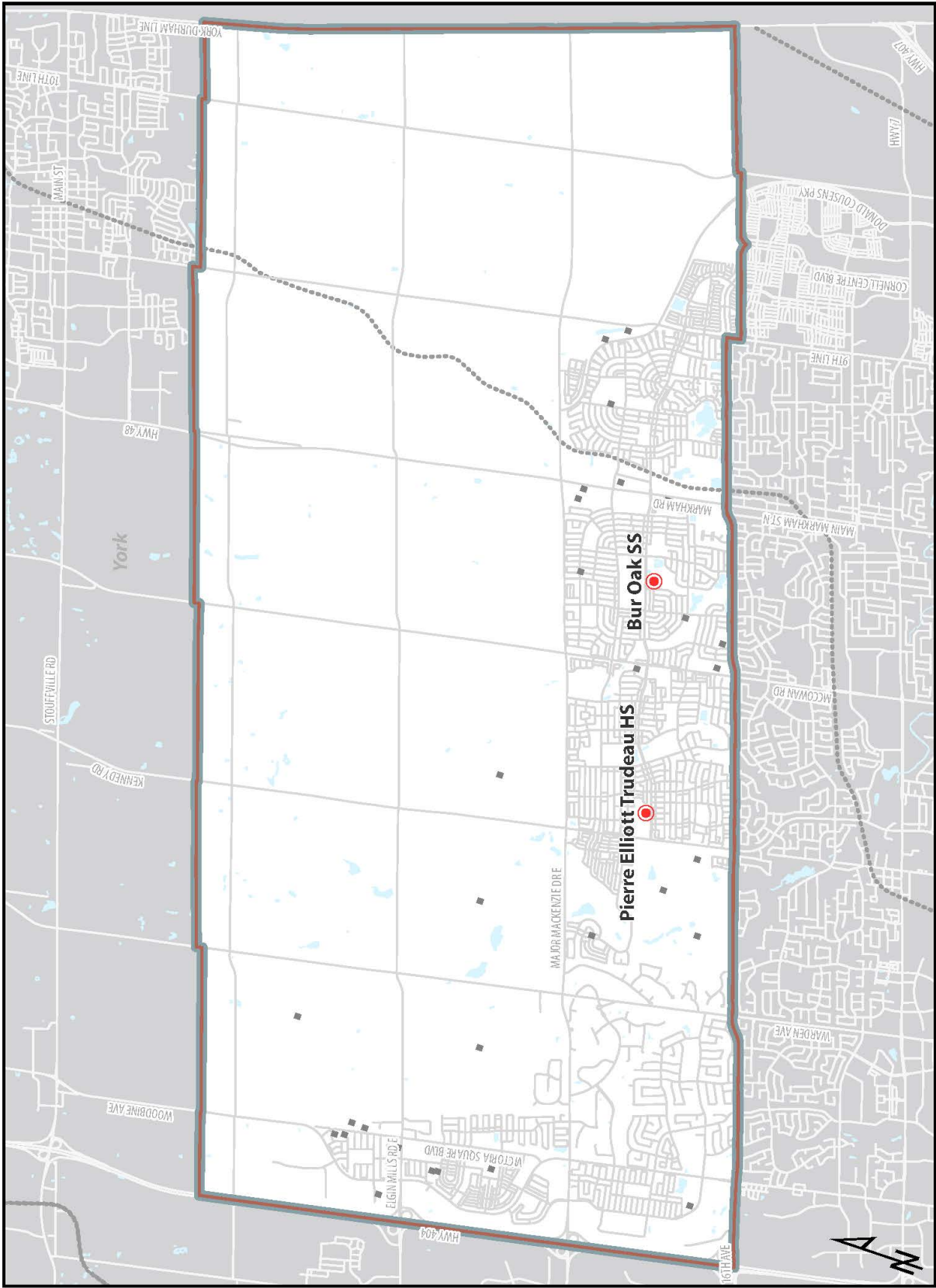
*Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required*

|   |  |
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| D | Requirements of New Development for Growth Areas |
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A-89



Review Area Map PS12



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

Secondary Review Area: PS12





|                                 |       |  |               |               |              |
|---------------------------------|-------|--|---------------|---------------|--------------|
| 1. Berry Glen SS site           | 1,200 |  | 0.0939        | 7,808         | 733          |
| 2. Robinson Glen SS site        | 1,200 |  | 0.0683        | 2,000         | 137          |
| 3. Markham North SS site        | 135   |  | 0.0476        | 415           | 20           |
| <b>Total Net Dwelling Units</b> |       |  | <b>0.1195</b> | <b>21,572</b> | <b>2,578</b> |

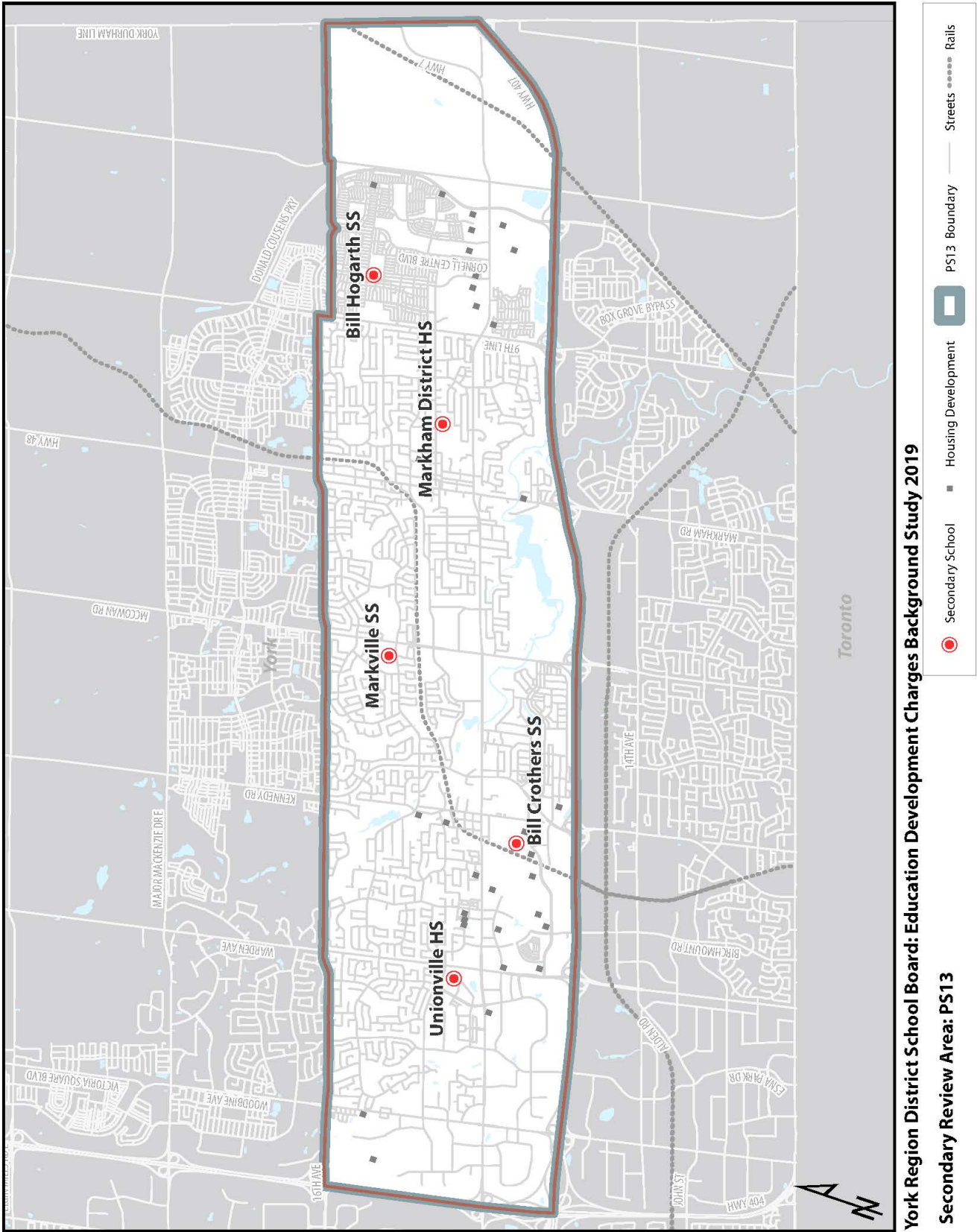
**Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required**

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

[illegible]

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

Review Area Map PS13



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

Secondary Review Area: PS13

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

1. Addition to Bill Crothers - site preparation costs only

2. Addition to Markville SS - site preparation costs only

3.

4.

**Review Area: PS13 - Markham Centre**

| Projected Housing Growth          |  | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
|-----------------------------------|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Low Density                       |  | 112               | 173               | 187               | 110               | 110               | 110               | -                 | 183               | -                 | -                  | -                  | -                  | -                  | 34                 | -                  |
| Medium Density                    |  | 150               | 81                | 174               | 272               | 136               | 47                | 183               | 183               | -                 | -                  | -                  | -                  | -                  | 25                 | -                  |
| High Density - Apartments         |  | 670               | 200               | 775               | 1,279             | 939               | 1,123             | 648               | 650               | 563               | 344                | 319                | 328                | 564                | 371                | 575                |
| High Density - Stacked Townhouses |  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | -                  | -                  | -                  |
| <b>Total Net Dwelling Units</b>   |  | <b>932</b>        | <b>454</b>        | <b>1,136</b>      | <b>1,561</b>      | <b>1,185</b>      | <b>1,280</b>      | <b>831</b>        | <b>833</b>        | <b>563</b>        | <b>344</b>         | <b>319</b>         | <b>328</b>         | <b>623</b>         | <b>401</b>         | <b>594</b>         |

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

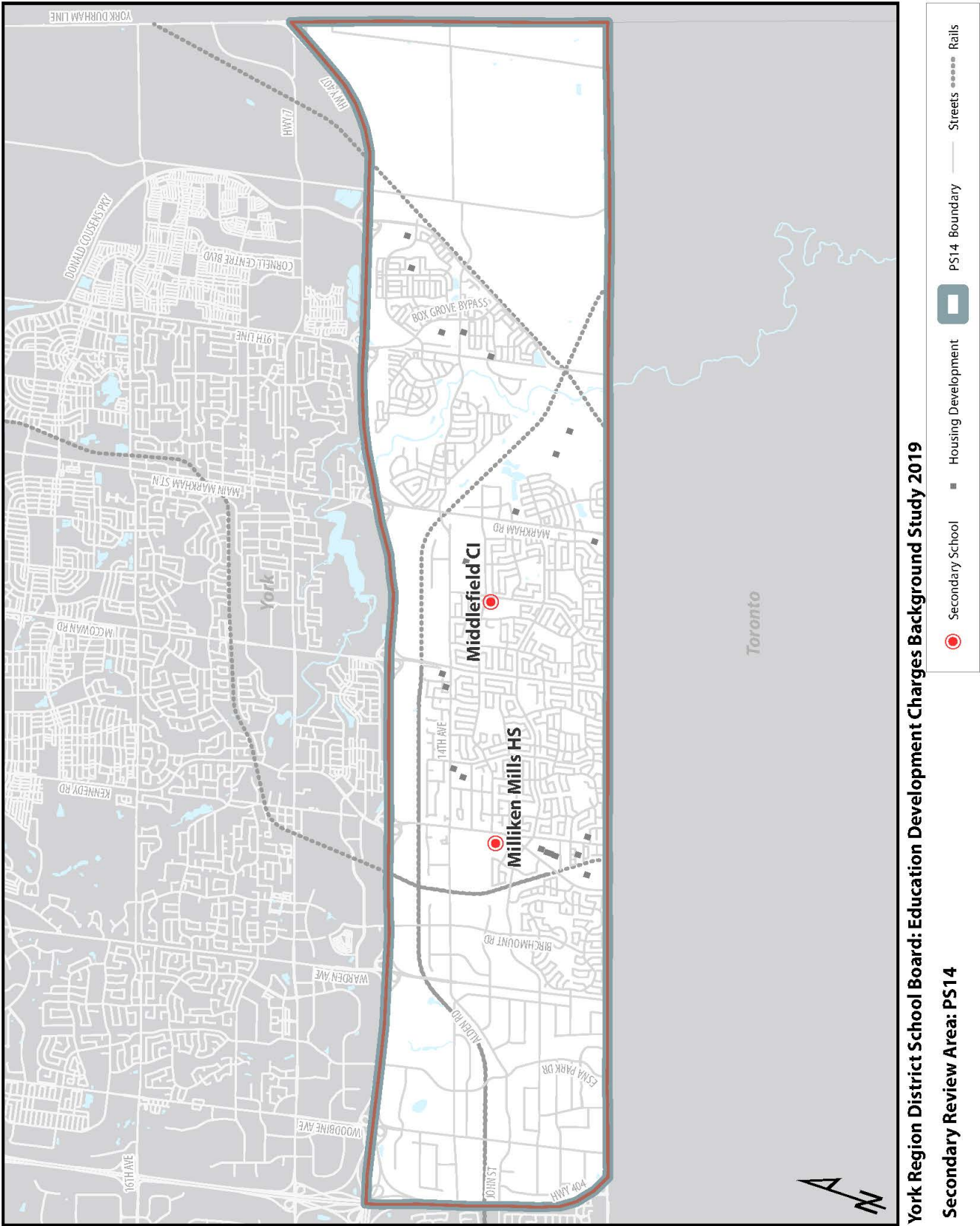
| Review Area Schools               |  | OTG<br>Capacity | Current<br>2018/19 | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
|-----------------------------------|--|-----------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| B1                                |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B2                                |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B3                                |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B4                                |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B5                                |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B6                                |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B7                                |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B8                                |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B9                                |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| B10                               |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| <b>Totals</b>                     |  | -               | -                  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                  | -                  | -                  | -                  | -                  | -                  |
| <b>Total ROND</b>                 |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| <b>Total Surplus Pupil Spaces</b> |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    | 0                  |

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

|   |  | OTG<br>Capacity | Current<br>2018/19 | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
|---|--|-----------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| C1 Bill Crothers SS                                       |  | 1,290           | 1,490              | 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 Unionville 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              |
| C5  |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C6  |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C7  |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| C8  |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| <b>Totals</b>   |  | 4,869           | 5,963              | 5,825             | 5,620             | 5,535             | 5,417             | 5,399             | 5,298             | 5,220             | 5,278             | 5,122             | 5,102              | 5,041              | 4,857              | 4,801              | 4,752              | 4,745              |
| <b>Total ROND</b>   |  | -               | -                  | 29                | 49                | 97                | 151               | 188               | 245               | 284               | 334               | 384               | 416                | 485                | 526                | 615                | 717                | 794                |
| <b>Total Pupil Spaces Available to Accommodate Growth</b> |  |                 |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| <b>Requirements of New Development for Growth Areas</b>   |  |                 | 985                | 800               | 762               | 699               | 719               | 674               | 635               | 743               | 636               | 649               | 658                | 514                | 547                | 600                | 671                | 671                |

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

Review Area Map PS14





1. To be accommodated in existing facilities

| Review Area: PS14 - Markham South |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
|-----------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Projected Housing Growth          |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
|                                   | Year 1<br>2019/20 | Year 2<br>2020/21 | Year 3<br>2021/22 | Year 4<br>2022/23 | Year 5<br>2023/24 | Year 6<br>2024/25 | Year 7<br>2025/26 | Year 8<br>2026/27 | Year 9<br>2027/28 | Year 10<br>2028/29 | Year 11<br>2029/30 | Year 12<br>2030/31 | Year 13<br>2031/32 | Year 14<br>2032/33 | Year 15<br>2033/34 |
| Low Density                       | 69                | 125               | 69                | 38                | 94                | 56                | -                 | -                 | -                 | -                  | -                  | -                  | 93                 | 80                 | 83                 |
| Medium Density                    | -                 | 71                | 217               | 230               | 202               | 330               | 347               | 72                | 78                | 145                | 78                 | 68                 | 126                | 163                | 105                |
| High Density - Apartments         | 131               | 207               | 136               | 138               | -                 | -                 | -                 | -                 | -                 | 110                | 110                | 105                | 109                | 173                | 65                 |
| High Density - Stacked Townhouses | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | 40                 | 40                 | 40                 | 41                 | 41                 | -                  |
| Total Net Dwelling Units          | 200               | 403               | 422               | 406               | 296               | 386               | 347               | 72                | 78                | 295                | 228                | 218                | 369                | 457                | 253                |
| A                                 |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |

|                            | 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 |
|----------------------------|-------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>Review Area Schools</b> | Canandaigua | 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 |

[illegible]

|  |  | 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 |
|--|--|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|  |  | 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 |

[illegible]

|   | 57   | 125 | 163 | 174 | 211 | 266 | 268 | 299 | 284 | 275 | 266 | 230 | 236 | 270 | 307 |
|---|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| D | Requirements of New Development for Growth Areas |     |     |     |     |     |     |     |     |     |     |     |     |     |     |

**Form G - Growth-related Secondary Net Education Lands Costs**

| Review Area                          | Description of Growth-related Site Acquisition Needs                                | Site Status  | Proposed Year of Acquisition | NGRPP Requirements Included in EDC Rate 2019 | Proposed School Capacity | % of Capacity Attributable to NGRPP Requirements | 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 funded from EDC account | Land Escalation Costs | Site Preparation Escalation Costs | Financing Costs | Total Education Land Costs |
|--------------------------------------|---|--------------|------------------------------|--|--------------------------|--|---------------------------|--------------------|----------------|----------------------|---|---------------------------------|---|-----------------------|-----------------------------------|-----------------|----------------------------|
| PS02                                 | Block 27 SS site (NEL Credit given for East secondary site Block 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                    | \$ -  | \$ 3,895,151          | \$ 93,733                         | \$ 478,750      | \$ 41,321,924              |
| PS03                                 | Block 11 Vaughan SS (638)   | Optioned     | 2019                         | 1,142  | 1,200                    | 95%  | 18.68                     | 17.78              | \$ 4,848,789   | \$ 86,227,400        | \$ (60,082)   | \$ 1,678,971                    | \$ (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)           | Owned        | 2023                         | -  | 1,200                    | 23%  | 15.79                     | 3.67               | \$ 391,135     | \$ 1,433,866         | \$ (6,176,020)  | \$ 345,665                      | \$ (279,918)  | \$ -                  | \$ 9,040                          | \$ 877          | \$ 75,694                  |
| PS07                                 | Oak Ridges SS Bette Stephenson addition - 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        | \$ -  | \$ 1,538,800                    | \$ (106,365)  | \$ 1,594,000          | \$ 100,707                        | \$ 407,526      | \$ 35,174,449              |
| PS10                                 | Geen Lane SS site   | DNA          | 2032                         | 341  | 1,400                    | 24%  | 16.00                     | 3.90               | \$ 1,980,000   | \$ 7,718,606         | \$ -  | \$ 367,608                      | \$ -  | \$ 2,906,733          | \$ 117,443                        | \$ 130,221      | \$ 11,239,610              |
| PS11                                 | Stouffville DHS addition  | Owned        | 2026                         | 0  | 352                      | 100%   | 2.00                      | 2.00               | \$ -           | \$ -                 | \$ -  | \$ 188,386                      | \$ -  | \$ -                  | \$ 30,004                         | \$ 2,665        | \$ 230,155                 |
| PS12                                 | Geersborough SS site (641)  | Owned        | 2021                         | 0  | 1200                     | 100%   | 16.00                     | 16.00              | \$ 494,006     | \$ 7,916,889         | \$ (7,916,889)  | \$ 1,538,800                    | \$ (38,775)   | \$ -                  | \$ 137,089                        | \$ 18,838       | \$ 1,625,962               |
| PS12                                 | Berry 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         | \$ 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          | \$ 50,562                         | \$ 115,436      | \$ 9,963,624               |
| 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                              | Owned        | 2025                         | 0  | 335                      | 100%   | 2.00                      | 2.00               | \$ -           | \$ -                 | \$ -  | \$ 188,600                      | \$ -  | \$ -                  | \$ 34,585                         | \$ 2,616        | \$ 225,801                 |
| Total Secondary Education Land Costs |   |              |                              | 5,122  | 11,964                   |  | 134.5                     | 91.3               | \$ 245,327,576 | \$ (19,352,734)      | \$ 8,613,642  | \$ (458,640)                    | \$ 34,198,721   | \$ 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**

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

**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-Residential Growth-Related Net Education Land Costs |  | \$ 119,676,795 |
| GFA Method  | Non-Exempt Board-Determined GFA (Form D)   | 54,068,656     |
|   | 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**

| Type of Development (Form B) | Net New Units<br>(Form B & C) | 15-Year<br>Elementary<br>Pupil Yield<br>(Form E) | Elementary Gross<br>Requirements of<br>New Development | Distribution of<br>Elementary Gross<br>Requirements of<br>New Development | 15-Year<br>Secondary Pupil<br>Yield (Form E) | Secondary Gross<br>Requirements of New<br>Development | Distribution of<br>Secondary Gross<br>Requirements of<br>New Development | Total Gross<br>Requirements of<br>New Development | Distribution Factor |
|------------------------------|-------------------------------|--|--|---|--|---|--|---|---------------------|
| Low Density                  | 50,242                        | 0.3550   | 17,837   | 57.87%  | 0.1241                                       | 6,257   | 56.38%   | 24,074  | 57.48%              |
| Medium Density               | 38,720                        | 0.2320   | 8,982  | 29.14%  | 0.0771                                       | 2,986   | 26.99%   | 11,967  | 28.57%              |
| Apartments                   | 52,259                        | 0.0728   | 3,805  | 12.34%  | 0.0336                                       | 1,755   | 15.86%   | 5,559   | 13.27%              |
| Stacked Townhouses           | 1,800                         | 0.1100   | 198  | 0.64%   | 0.0476                                       | 86  | 0.77%  | 284   | 0.68%               |
| <b>Total Units</b>           | <b>143,021</b>                | <b>0.2155</b>                                    | <b>30,822</b>  | <b>100.00%</b>  | <b>0.0773</b>                                | <b>11,063</b>   | <b>100.00%</b>   | <b>41,885</b>                                     | <b>100.00%</b>      |

Jurisdiction-wide Cost per Dwelling Unit \$7,531

Calculation of Differentiated Charge Based on Pupil Yields per Unit:

| Type of Development (Form B)        | Apportionment<br>of Residential<br>Net Education<br>Land Cost by<br>Development<br>Type | Net New Units  | Differentiated<br>Residential EDC<br>per Unit by<br>Development<br>Type | Differential to<br>Apt. Rate | Type of Development (Form B)<br>Singles and Semi-Detached (3.74 PPU)<br>Medium Density (3.01 PPU)<br>Apartments (incl. Stacked Townhouses) | Apportionment of<br>Residential Net<br>Education Land<br>Cost by<br>Development<br>Type | Net New Units  | Differentiated<br>Residential EDC<br>per Unit by<br>Development<br>Type | Differential<br>to<br>Apartment<br>Rate |
|-------------------------------------|---|----------------|---|------------------------------|--|---|----------------|---|---|
| Low Density                         | \$619,086,369   | 50,242         | \$ 12,322   | <b>4.50</b>                  |  | \$527,763,726   | 50,242         | <b>\$ 10,504</b>  | <b>2.24</b>                             |
| Medium Density                      | \$307,752,019   | 38,720         | \$ 7,948  | <b>2.91</b>                  |  | \$295,407,157   | 38,720         | <b>\$ 7,629</b>   | <b>1.62</b>                             |
| Apartments                          | \$142,957,696   | 52,259         | \$ 2,736  | <b>1.00</b>                  |  | \$253,920,268   | 54,059         | <b>\$ 4,697</b>   | <b>1.00</b>                             |
| Stacked Townhouses                  | \$7,295,068   | 1,800          | \$ 4,053  | <b>1.48</b>                  |  |   |                |   |   |
| <b>Total EDC Revenue Generated:</b> | <b>\$1,077,091,151</b>  | <b>143,021</b> |   |                              | <b>Total EDC Revenue Generated:</b>  | <b>\$1,077,091,151</b>  | <b>143,021</b> |   |   |

Calculation of Differentiated Charge Based on Persons per Unit:

## 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;

- (i) "gross floor area" means in the case of a non-residential building or structure or the 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 non-residential 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 non-residential 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;
- (l) "non-residential use" means lands, buildings or structures or portions thereof used, or designed or intended for all uses other than residential use, and includes, but is not limited to, an office, retail, industrial or institutional use;
- (m) "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 another class of residential building described in this table | One | The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building |
|-----------------------------|---|-----|---|

(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.

14.

- (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:

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

where,

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

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

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

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

- (c) The exemption in paragraph (a) does not apply if the building permit for the replacement building is issued more than 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 Development Charges By-law No. 2019- ●●.

ENACTED AND PASSED this 23<sup>rd</sup> day of April, 2019.

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Chair

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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 growth-related net education land costs attributed to or resulting from development in the area to

which the education development charge by-law applies (section 16 of O. Reg 20/98). Therefore, monies collected in one by-law area could not be spent outside of that by-law area and this is particularly problematic given school choice at the secondary level 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 on-going basis to ensure that the board does not subsequently find itself in a position where it was unable to fully fund growth-related site needs over the longer term. Where this situation has the potential to occur, a new by-law structure should be considered by the board as soon as possible, because there is no ability to make up the funding shortfall once building permits are issued;

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

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

### C.2.3 Non-Statutory Residential Exemptions

#### Legislative Provisions:

Under the legislation, residential statutory exemptions include:

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

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

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

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

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

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 from the Ministry of Education to make up the shortfall.

The second alternative would be to differentiate the residential charge by type to establish a lower EDC rate for dwelling units that would typically be occupied by fewer school age children per household. However, the same unit type (e.g., single detached), with the same number of bedrooms, or square footage, could exhibit vastly different school age occupancies. The same difficulties prevail in trying to define a unit type that segregates various levels of school occupancy that is definable and can be easily implemented under by-law application. Finally, as noted earlier, there is no legislative ability to restrict the level of occupancy, and occupancy status could change over time.

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

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

#### **Existing EDC by-law Provisions:**

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

1. Under the legislative provisions dealing with housing intensification as part of the *Education Act*, 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

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##### **Background:**

The Board is currently in the process of replacing its current Education Development Charge By-law 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 growth-related 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:

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.*

- (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 “growth-related 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

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

TOTAL YRDSB & YCDSB COMPARISON OF CUMULATIVE IMPACT OF CAPPED and DIFFERENTIATED EDC RATES

|   | Residential EDC Rate | Non-residential EDC Rate | Res/Non-res Share % | PROJECTED EDC REVENUE            |                  |                  |                  |                  | Year 15 Residual Balance   |
|---|----------------------|--------------------------|---------------------|----------------------------------|------------------|------------------|------------------|------------------|--|
|   |                      |                          |                     | Year 1 2019/20                   | Year 2 2020/21   | Year 3 2021/22   | Year 4 2022/23   | Year 5 2023/24   |  |
| YRDSB <i>Calculated</i> Rates   | \$ 7,531             | \$ 2.21                  | 90/10               | \$ 77,571,729                    | \$ 77,441,889    | \$ 78,108,422    | \$ 77,695,324    | \$ 77,017,534    | Year 15 Residual Balance includes interest costs on additional financing requirements based on \$106.0 million in external borrowing |
| YCDSB <i>Calculated</i> Rates   | \$ 1,463             | \$ 0.43                  | 90/10               | \$ 15,069,372                    | \$ 15,044,149    | \$ 15,173,632    | \$ 15,093,382    | \$ 14,961,712    |  |
| TOTAL <i>Calculated</i> Rates   | \$ 8,994             | \$ 2.64                  | 90/10               | \$ 92,641,101                    | \$ 92,486,038    | \$ 93,282,053    | \$ 92,788,706    | \$ 91,979,246    | \$ (133,559)   |
|   |                      |                          |                     | PROJECTED ANNUAL ACCOUNT BALANCE |                  |                  |                  |                  |  |
|   |                      |                          |                     | \$ (15,854,237)                  | \$ (63,375,320)  | \$ 37,034,014    | \$ 3,671,132     | \$ 10,660,989    |  |
|   |                      |                          |                     | PROJECTED EDC REVENUE            |                  |                  |                  |                  |  |
|   |                      |                          |                     | Year 1 2019/20                   | Year 2 2020/21   | Year 3 2021/22   | Year 4 2022/23   | Year 5 2023/24   | Year 15 Residual Balance   |
| YRDSB <i>Capped</i> Rates   | \$ 5,416             | \$ 0.90                  | 94/6                | \$ 52,299,096                    | \$ 52,477,029    | \$ 53,593,194    | \$ 53,655,970    | \$ 53,168,530    | Year 15 Residual Balance includes interest costs on additional financing requirements based on \$560.5 million in external borrowing |
| YCDSB <i>Capped</i> Rates   | \$ 991               | \$ 0.17                  | 94/6                | \$ 9,594,915                     | \$ 9,625,495     | \$ 9,825,086     | \$ 9,833,950     | \$ 9,744,760     |  |
| TOTAL <i>Capped</i> Rates   | \$ 6,407             | \$ 1.07                  | 94/6                | \$ 61,894,011                    | \$ 62,102,524    | \$ 63,418,280    | \$ 63,489,919    | \$ 62,913,289    | \$ (609,936,374)   |
|   |                      |                          |                     | PROJECTED ANNUAL ACCOUNT BALANCE |                  |                  |                  |                  |  |
|   |                      |                          |                     | \$ (46,601,327)                  | \$ (93,758,834)  | \$ 7,170,241     | \$ (25,627,655)  | \$ (18,404,968)  |  |
|   |                      |                          |                     | PROJECTED EDC REVENUE            |                  |                  |                  |                  |  |
|   |                      |                          |                     | Year 1 2019/20                   | Year 2 2020/21   | Year 3 2021/22   | Year 4 2022/23   | Year 5 2023/24   | Year 15 Residual Balance   |
| YRDSB <i>Capped &amp; Differentiated</i> Rates                                |                      |                          |                     | \$ 46,166,754                    | \$ 45,201,369    | \$ 45,659,260    | \$ 46,325,284    | \$ 46,119,088    |  |
| Low Density (Based on PPLUs) Calculated Rate of \$7,554                       | \$ 5,416             | \$ 0.90                  | 94/6                |                                  |                  |                  |                  |                  |  |
| Medium Density (based on PPLUs) Calculated Rate of \$5,487                    | \$ 5,416             | \$ 0.90                  | 94/6                |                                  |                  |                  |                  |                  |  |
| High Density (based on PPLUs) Calculated Rate of \$3,378                      | \$ 3,378             | \$ 0.90                  | 94/6                |                                  |                  |                  |                  |                  |  |
| YCDSB <i>Capped &amp; Differentiated</i> Rates                                |                      |                          |                     | \$ 8,472,558                     | \$ 8,293,885     | \$ 8,372,997     | \$ 8,492,269     | \$ 8,454,553     |  |
| Low Density (Based on PPLUs) Calculated Rate of \$1,382                       | \$ 991               | \$ 0.17                  | 94/6                |                                  |                  |                  |                  |                  |  |
| Medium Density (based on PPLUs) Calculated Rate of \$1,004                    | \$ 991               | \$ 0.17                  | 94/6                |                                  |                  |                  |                  |                  |  |
| High Density (based on PPLUs) Calculated Rate of \$618                        | \$ 618               | \$ 0.17                  | 94/6                |                                  |                  |                  |                  |                  |  |
| TOTAL <i>Capped &amp; Differentiated</i> Rates                                |                      |                          |                     | \$ 54,639,312                    | \$ 53,495,254    | \$ 54,032,257    | \$ 54,817,552    | \$ 54,573,640    | Year 15 Residual Balance includes interest costs on additional financing requirements based on \$560.5 million in external borrowing |
| Low Density (Based on PPLUs) Calculated Rate of \$8,936                       | \$ 6,407             | \$ 1.07                  | 94/6                |                                  |                  |                  |                  |                  |  |
| Medium Density (based on PPLUs) Calculated Rate of \$6,491                    | \$ 6,407             | \$ 1.07                  | 94/6                |                                  |                  |                  |                  |                  |  |
| High Density (based on PPLUs) Calculated Rate of \$3,996                      | \$ 3,996             | \$ 1.07                  | 94/6                |                                  |                  |                  |                  |                  |  |
|   |                      |                          |                     | PROJECTED ANNUAL ACCOUNT BALANCE |                  |                  |                  |                  |  |
|   |                      |                          |                     | \$ (53,856,026)                  | \$ (102,366,104) | \$ (2,215,782)   | \$ (34,300,022)  | \$ (26,744,617)  |  |
|   |                      |                          |                     | Year 1 2019/20                   | Year 2 2020/21   | Year 3 2021/22   | Year 4 2022/23   | Year 5 2023/24   |  |
| TOTAL Calculated Rate Cumulative shortfall against Capped Rate                |                      |                          |                     | \$ (30,747,090)                  | \$ (61,130,604)  | \$ (90,994,377)  | \$ (120,293,164) | \$ (149,359,120) |  |
| TOTAL Capped Rate cumulative shortfall against Differentiated Rate            |                      |                          |                     | \$ (7,254,699)                   | \$ (15,861,969)  | \$ (25,247,992)  | \$ (33,920,359)  | \$ (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) |  |