Watch the EDC Successor By-Law Meeting STREAM event on our YCDSB TV Channel: http://bit.ly/YCDSB -TV

YORK REGION DISTRICT SCHOOL BOARD

And

YORK CATHOLIC DISTRICT SCHOOL BOARD

EDUCATION DEVELOPMENT CHARGE SUCCESSOR BY -LAW PUBLIC MEETING

Tuesday April 9, 2024 , 7:00 PM (immediately following the EDC Policy Review Meeting)
YCDSB Board Room, 320 Bloomington Road West, Aurora, Ontario

PAGE

Agenda

1. Introduction/Roll Call by Elizabeth Crowe, Chair of the Board ±YCDSB

2. Introduction/Roll Call by Ron Lynn, Chair of the Board ±YRDSB

2 3. Opening Prayer and Land Acknowledgement ±On Reverse

4. Call to Order and Approval of the Agenda
   - x Approval of Agenda by YRDSB (including invitation for motion to waive delegation requirements by YRDSB)
   - x Approval of Agenda by YCDSB (including invitation for motion to waive delegation requirements by YCDSB)

5. Declaration of Conflicts of Interest by each Board

6. Opening Remarks by Chairs of both Boards

3 7. Invitation by Chair of the YRDSB to Jack Ammendolia of Watson & Associates to make a presentation re existing EDC's

Invitation by Chair of the YRDSB to hear any delegations

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11. Motion by YRDSB Trustees to receive the reports of the consultant, submissions and delegations

12. Motion by YCDSB Trustees to receive the reports of the consultant, submissions and delegations

13. Closing Remarks by both Chairs

14. Motion to Adjourn by Trustees of both Boards

Lord,
Unite us so that our lives are submerged
in Your will.
Remember all peoples, for it is Your will to gather
them into your kingdom.
Amen.

LAND ACKNOWLEDGEMENT

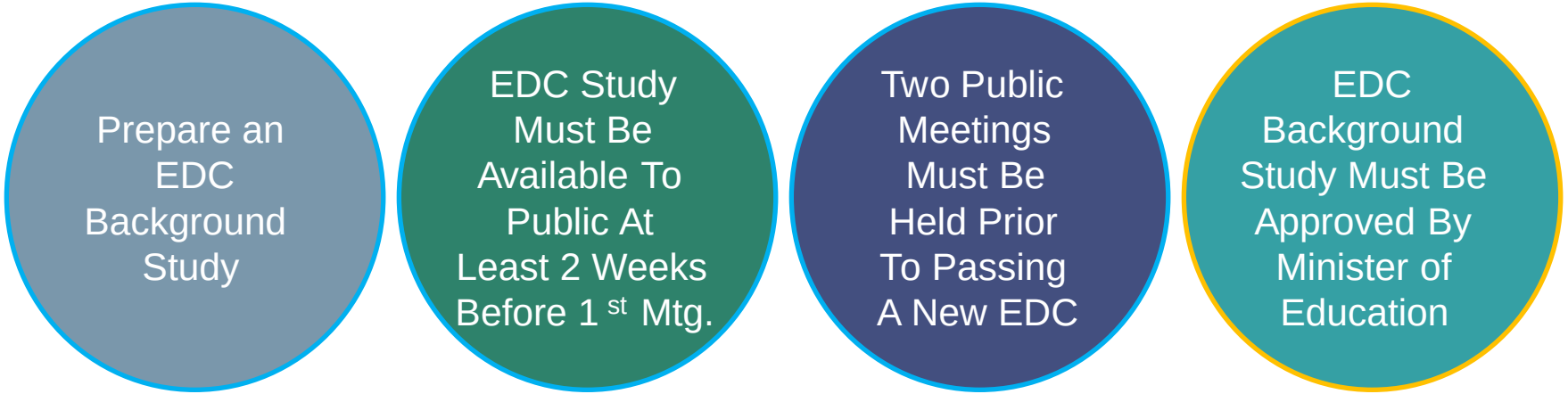
We are gathered on the ancestral lands and waters of all Indigenous Peoples, who have left their footprints on Mother Earth before us.
We respectfully acknowledge, those who have walked on it, those who walk on it now, and future generations who have yet to walk upon it.
We pray to the Creator for strength and wisdom that all may continue to serve as stewards of the earth.

Education Development Charges Public Meetings

York Region District School Board
York Catholic District School Board
April 9, 2024

Public Meeting #2
The Proposed
New EDC By-law

What Does A School Board Have To Do?



Notice Of Public Meetings Must Be Provided At Least 20 Days Prior To Said Meetings

1. Demographics and enrolment projections determine need.
2. Legislation and Board planning determines the numbe5 (ec)bTm(2.)TjEMC /LBody /MCID 15

Projected Enrolment - YRDSB

Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment less Capacity
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
99,439.0	87,056	87,643	87,413	88,194	88,727	87,806	-11,633

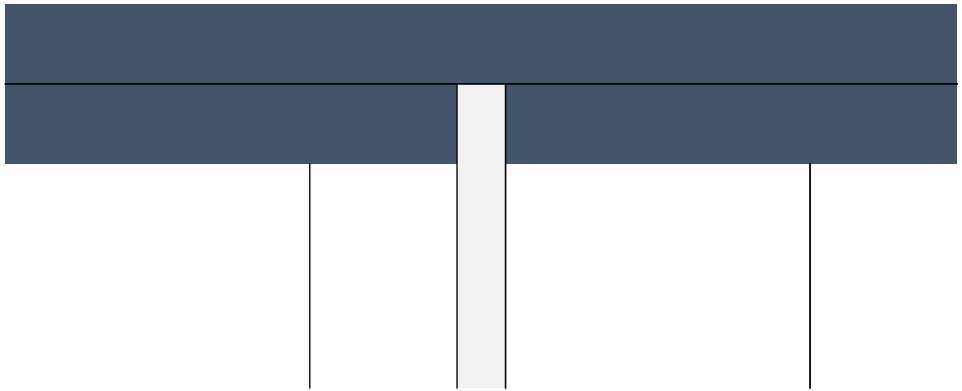
Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Projected Enrolment less Capacity
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
39,092.0	44,958	44,991	45,959	45,902	46,477	45,657	6,565

Projected Enrolment - YCDSB

Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Fi76123 0 Tw 4.8 0 Td [(Average (ro)1.9 (Year 1	

Net Growth-Related New Pupil Places

YRDSB			
Elementary		Secondary	
New Pupils:	28,421	New Pupils:	10,598
Less Available Pupil Places:	11,188	Less Available Pupil Places:	1,988
Total EDC Pupils:	17,233	Total EDC Pupils:	8,610



Legislated EDC Eligible 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

Appraised Land Values

Land values are based on appraisals by gsi Real Estate & Planning Advisors Inc. Land values were provided for low/medium density and high- density school sites.
There was significant variation in site values due to geography and density.

- Low /medium density sites ranged from ~$2M to over $6M per acre
- Higher density sites ranged from ~$7.5M to over ~$20M per acre.

Proposed Charges: YRDSB

Total:	Growth-Related Net Education Land Costs	$ 1,932,982,32

Apportionment of Total Growth-Related Net Education Land Costs

Total Growth-Related Net Education Land Costs to be Attributed to Non-Residential Development (Maximum 40%)	10%	$ 193,298,232
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	90%	$1,739,684,089

Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	$1,739,684,089
Net New Dwelling Units (Form C)	135,673
Uniform Residential EDC per Dwelling Unit	$ 12,823

Calculation of Non-Residential Charge Board Determined GFA

Non-Residential Growth-Related Net Education Land Costs	$ 193,298,232

GFA Method:	Non-Exempt Board-Determined GFA (Form D)	49,465,558
	Non-Residential EDC per Square Foot of GFA	$ 3.91

Proposed Charges: YCDSB

Total:	Growth-Related Net Education Land Costs	$ 131,520,04

Apportionment of Total Growth-Related Net Education Land Costs

Total Growth-Related Net Education Land Costs to be Attributed to New Residential Development	96.6%	$ 127,040,343

Reminder: Phased In EDC Rates

- In year 1, the existing EDC rate could be increased by $300 or 5% of the existing residential EDC rate, whichever is greater. In the second year of the by-law and in each subsequent year, the rate could be increased by another $300 or 5% of the previous year's residential EDC rate, whichever is greater. For non-residential rates, the EDC rate could be increased by a maximum of $0.10 or 5%.
- The EDC rates are subject to maximum rates, which are the proposed EDC rates in the EDC Background Study.

- 2 Legislated Public Meetings (Notice Provided)
- EDC Background Study Released To The Public & Submitted To Ministry Of Education For Review/Approval
- The Board corresponded with area stakeholders and had multiple stakeholder meetings (4 total).
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Next Steps & Important Dates

- Awaiting approval of the EDC Background Study from the Ministry of Education.
- Staff recommendations and reports provided to trustees prior to the passage consideration meeting.
- Bylaw Passage Consideration Public Meeting: May 21, 2024

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ZKHUH

([HPSWHG SRUWLRQ PHDQV WKH SHUFHQWDJH RI WKH
FKDUJHDEOH ERDUG LQVXUHG WR

*)$ ROG PHDQV JURVV DIOHRDRUWKRQ UHVLGHQWLDO SDU
EXLOGLQJV SHUDQJHG

*)$ QHZ PHDQV WKH JURVV IORRRDUHDWKRHD RI W
UHSODFEHPHQWQJ

('& PHDQV WKH HSXFQWLRQDGHHYHORERWHZRXOG
LQWKDEVHQFH RI WKH H[HPSWLRQ

F 7KH H[HPSWLRQ LQGRSHVUDJRUWDSKSJ\SHUPWKWHERXLO
UHSODFHPHQW EXLOGLQJ LVDLWWXHG PRUH WKDQ IL

L WKH GDWH WQKHZDRUVUHVWEXRVHGL RRUEHFDPH X

LL LI WKH IRUPER EXLOGLQJ ZDV GWRQLVKH
SHUPLW LVVXHG EHIRUH WKH IRHPHU E
XQXVDEHGHDWH WKH GHPROLWXRQ SHUPLW ZDV

G $Q HGXFDWLRQDUGHYHKOSPHEHWLPKRVZGWKLRFR
ZKHUH WKH UHVEGHYQWUXFWXEXLOGLQJ HSODFHG E
LQ ZKROH RU LQ SDUW D QWRQXFWXLGHQWLDO EXLO

7KH HGXFDWLRQ JGHWRORERSPHQVHKDLQGUHVHOPRQW
VKDOO EH WKH DJJUHJDWH RI WKHDPRXQWDOSSRQQHQW
WKH DPRXQW DSSOLFDEOH WR FKSEQWHVLGHQWLDO GH

&UHGLWV

7KLV VHFWLRQ DSSOLHVWLZKHGHYHORSPHQWRFKDUJHH
LQ UHVSHFW RI GHYHORSPHQW RQRSEQG HDEHWKHDGVH
DQG DQG RU VHFWLRSQV DQG

D 7KH HGXFDWLRQ GHYHORSPHQWUHGDUJHZSDPDEQW
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E 7KH HGXFDWLRQ GHYHORSPHQW FKDZEL8DHG XHWHGUPL
E\ D FUHGLW HTXLYDOHQWQ WGRYMKUHSPLRXWGKQUJH
UHVSHFW RI WKH ODQG SURYLGHGWKHDXFDWKLRQF
GHYHORSPHQWUFLQHUGHXQEWU7KDURQXDSLV RQ WKH
IRU D FUHGLW WR SURGXFH HYLGHQGHZKLFKVLRFKWK
HVWDEOLVKHV WKH DPRXQW RI WKLHRXGXFDWLRQL
UHVSHFW RI WKHKODWQKGH DPRXLQQWWKRDEHO]EHUR GHHP

F :KHUH WKH UHGHYHORSPHQW DXSQWOLRIVWKRSDOHW
EH FDOFXODWHG RQEDVLSURKSRYLQQLRQEWHUGRSPRHQW
SHUPLVVLRQV EHLQJ GLVSODFHG E\ WKH LQHZ GHY
RQRQ UHVLGHQWLDO DUQRVQ UHKRGLHQWHLDQJEGXLVSGLD
E\UHVLGHQWLDO GJHKYHFORQSYHHUQWLRQ KUWRXFDWLVQH
GHYHORSPHQW FKDUJH RQ WKH DSSOEL&FGXEOOQHRSQ@OP`E

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