



# **Public Meeting #2**

## **The Proposed**

### **New EDC By-laws**

# What Are The Existing Charges & How Are They Applied?



The existing EDC bylaws cover the County of Simcoe. They are jurisdiction-wide bylaws imposed on both residential and non-residential development.

## Existing SCDSB EDC:

### Residential Rates:

- May 27, 2019 to October 29, 2019 - \$1,611.00;
- October 30, 2019 to October 29, 2020 - \$1,911.00;
- October 30, 2020 to October 29, 2021 - \$2,211.00;
- October 30, 2021 to October 29, 2022 - \$2,511.00;
- **October 30, 2022 to October 29, 2023 - \$2,811.00**

### Non-Residential Rates (N.B. only using 5% annual increase):

- May 27, 2019 to October 29, 2019 - \$0.37;
- October 30, 2019 to October 29, 2020 - \$0.39;
- October 30, 2020 to October 29, 2021 - \$0.41;
- October 30, 2021 to October 29, 2022 - \$0.43;
- **October 30, 2022 to October 29, 2023 - \$0.45**

Maximum EDC Rate: \$3,592 (residential) & \$0.97 (non-res)

## Existing SMCDSB EDC:

### Residential Rates:

- June 10, 2019 to October 29, 2019: \$748.00;
- October 30, 2019 to October 29, 2020: \$1,048.00;
- October 30, 2020 to October 29, 2021: \$1,348.00;
- **October 30, 2021 to October 29, 2023: \$1,472.00**

### Non-Residential Rates (N.B. only using 5% annual increase):

- June 10, 2019 to October 29, 2020: \$0.13;
- October 30, 2020 to October 29, 2021: \$0.14;
- **October 30, 2021 to October 29, 2023: \$0.15**

Maximum EDC Rate: \$1,472 (residential) & \$0.40 (non-res)

*The Boards propose to consider passage of new by-laws in October of 2023.*

# A Review Of The Key Elements



Enable  
Recovery Of  
Growth-  
Related Land  
Costs Only

School  
Boards Must  
Meet An  
Eligibility  
Trigger To  
Qualify

Jurisdiction  
Wide Or  
Area  
Specific

Differentiated  
Or Uniform

**School boards Can Allocate Education Land Costs To Both Residential and Non-Residential Developments**

# What Does A School Board Have To Do?



**Prepare an  
EDC  
Background  
Study**

**EDC  
Background  
Study Must Be  
Approved By  
Minister of  
Education**

**Two Public  
Meetings  
Must Be  
Held Prior  
To Passing  
A New EDC  
By-law**

**EDC Study  
Must Be  
Available To  
Public At  
Least 2 Weeks  
Before 1<sup>st</sup> Mtg.**

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



## The Calculation

1. Demographics and enrolment projections determine need.
2. Legislation and Board planning determines the number of school sites required.
3. Land appraisals determine site acquisition costs.
4. Historical expenditures determine site preparation costs.
5. The reserve fund analysis determines existing EDC surplus or deficit.
6. The total costs determined are referred to as the total growth-related net education land costs – this is the amount for which EDC's are collected.
7. Board policies determine how the charge is implemented and collected (exemptions, non-residential allocation etc.)

# The Residential Growth Forecast – 15 Years



<b>County of Simcoe Residential Unit Forecast</b>		
<b>2023/24 - 2037/38</b>		
	<b># of Units</b>	<b>% By Density</b>
Low Density (Singles/Semis)	44,970	<b>53%</b>
Medium Density (Townhouses)	17,118	<b>20%</b>
High Density (Apartments)	22,983	<b>27%</b>
<i>Total</i>	85,071	<b>100%</b>

# The Non-Residential Growth Forecast – 15 Years



<b>County of Simcoe Non-Residential Forecast (Gross Floor Area, sq.ft.)</b>	
	<b>2023/24-2037/38</b>
TOTAL GROSS GFA	49,480,982
TOTAL NET GFA	40,062,038

# Net Growth-Related New Pupil Places



SCDSB			
Elementary		Secondary	
New Pupils:	18,273	New Pupils:	6,686
Less Available Pupil Places:	355	Less Available Pupil Places:	155
<b>Total EDC Pupils:</b>	<b>17,918</b>	<b>Total EDC Pupils:</b>	<b>6,531</b>

SMCDSB			
Elementary		Secondary	
New Pupils:	7,822	New Pupils:	3,002
Less Available Pupil Places:	2,415	Less Available Pupil Places:	860
<b>Total EDC Pupils:</b>	<b>5,407</b>	<b>Total EDC Pupils:</b>	<b>2,142</b>



# Legislated EDC Eligible Site Sizes



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

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

# Appraised Land Values



The Boards retained the firm ATA Real Estate Advisors to provide appraised land values per acre for different areas in the Board’s jurisdiction. The appraisals are based on 2023 land values on recent land sales and other economic factors. Values ranged between \$700,000 and \$2,500,000 per acre.

SCDSB EDC SITES BY REVIEW AREA

ELEMENTARY PANEL				
Site	Cost Per Acre		Site	Cost Per Acre
PE01 Site #1	Owned		PE08 Site #2	\$1,812,000
PE01 Site #2	Owned		PE08 Site #3	\$1,812,000
PE01 Site #3	\$1,800,000		PE08 Site #4	\$1,812,000
PE01 Site #4	\$1,450,000		PE09 Site #1	Owned
PE01 Site #5	\$1,800,000		PE09 Site #2	\$1,812,000
PE02 Site #1	\$1,580,000		PE09 Site #3	\$1,812,000
PE02 Site #2	Owned		PE09 Site #4	\$1,812,000
PE02 Site #3	\$1,184,000		PE09 Site #5	\$1,812,000
PE02 Site #4	\$700,000		PE09 Site #6	\$1,812,000
PE03 Site #1	\$750,000		PE10 Site #1	\$1,700,000
PE04 Site #1	\$1,184,000		PE10 Site #2	\$1,700,000
PE04 Site #2	\$700,000		PE10 Site #3	\$1,700,000
PE05 Site #1	\$1,650,000		PE10 Site #4	\$1,700,000
PE05 Site #2	\$750,000		PE11 Site #1	\$2,500,000
PE05 Site #3	\$1,650,000		PE11 Site #2	\$2,500,000
PE07 Site #1	\$1,812,000		PE11 Site #3	\$2,500,000
PE08 Site #1	\$1,812,000		PE11 Site #4	\$2,500,000

SMCDSB EDC SITES BY REVIEW AREA

ELEMENTARY PANEL	
Site	Cost Per Acre
CE01 Site #1	\$1,450,000
CE01 Site #2	\$1,800,000
CE01 Site #3	\$1,400,000
CE02 Site #1	\$1,184,000
CE06 Site #1	\$1,400,000
CE06 Site #2	\$1,812,000
CE07 Site #1	\$1,812,000
CE08 Site #1	\$1,700,000
CE08 Site #2	\$1,700,000
CE09 Site #1	\$2,500,000
CE09 Site #2	\$2,500,000
CE09 Site #3	\$2,500,000

# Proposed Charges



## SCDSB PROPOSED EDC:

<b>Residential Growth-Related Net Education Land Costs (90%)</b>		<b>\$ 743,422,684</b>
<b>Net New Dwelling Units (Form C)</b>		<b>83,965</b>
<b>Uniform Residential EDC per Dwelling Unit</b>		<b>\$ 8,854</b>
<b><u>Calculation of Non-Residential Charge - Board Determined GFA</u></b>		
<b>Non-Residential Growth-Related Net Education Land Costs (10%)</b>		<b>\$ 82,602,520</b>
<b>GFA Method:</b>	<b>Non-Exempt Board-Determined GFA (Form D)</b>	<b>40,062,038</b>
	<b>Non-Residential EDC per Square Foot of GFA</b>	<b>\$ 2.06</b>

## SMCDSB PROPOSED EDC

<b>Residential Growth-Related Net Education Land Costs (90%)</b>		<b>\$ 289,938,995</b>
<b>Net New Dwelling Units (Form C)</b>		<b>83,965</b>
<b>Uniform Residential EDC per Dwelling Unit</b>		<b>\$ 3,453</b>
<b><u>Calculation of Non-Residential Charge - Board Determined GFA</u></b>		
<b>Land Costs (10%)</b>		<b>\$ 32,215,444</b>
<b>GFA Method:</b>	<b>Non-Exempt Board-Determined GFA (Form D)</b>	<b>40,062,038</b>
	<b>Non-Residential EDC per Square Foot of GFA</b>	<b>\$ 0.80</b>

# Recent EDC Legislative Changes – A Summary



On October 12, 2018, the Provincial government made a change to the legislation that pertains to education development charges;

- ❖ Ontario Regulation 438/18 amended Ontario Regulation 20/98 and namely;
- ❖ Maintained EDC rates at the levels in existing EDC by-laws as of August 31, 2018
- ❖ Limited the ability of school boards to change the areas in their by-law that are subject to EDCs

On March 29, 2019 the Ontario Government further amended the EDC legislation.

- ❖ Ontario Regulation 55/19 amended Ontario Regulation 20/98.
- ❖ *O. Reg 55/19, essentially lifted the EDC rate freeze by implementing a provisional phase-in of proposed EDC rates.*

***Other changes:***

- ❖ *Alternative projects*
- ❖ *Local developer agreements (LEDA)*

## 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. The non-residential rate can similarly be increased by \$0.10 or 5% of the existing non-residential EDC rate;**
- **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. Again, the non-residential rate can also be increased by another \$0.10 or 5% of the previous year's non-residential EDC rate.**
- **Both the residential and non-residential rates are subject to maximum rates, which are the proposed EDC rates in the EDC Background Study.**

# Proposed Phase-In Of EDC Rates



## SCDSB

Type of Development	Current 2023 EDC Rate	Year 1	Year 2	Year 3	Year 4	Year 5	MAXIMUM RATE
Residential	\$ 2,811	\$ 3,111	\$ 3,411	\$ 3,711	\$ 4,011	\$ 4,311	\$ 8,854
Non-Residential	\$ 0.45	\$ 0.55	\$ 0.65	\$ 0.75	\$ 0.85	\$ 0.95	\$ 2.06

## SMCDSB

Type of Development	Current 2023 EDC Rate	Year 1	Year 2	Year 3	Year 4	Year 5	MAXIMUM RATE
Residential	\$ 1,472	\$ 1,772	\$ 2,072	\$ 2,372	\$ 2,672	\$ 2,972	\$ 3,453
Non-Residential	\$ 0.15	\$ 0.25	\$ 0.35	\$ 0.45	\$ 0.55	\$ 0.65	\$ 0.80

# The Public Process



- 2 Public Meetings (Notice Given)
- EDC Background Study Released To The Public & Submitted To Ministry Of Education For Review/Approval
- The Boards corresponded with stakeholders throughout process (2 stakeholder information sessions).
- The Boards encourage additional and continued feedback from area stakeholders.





## Next Steps & Important Dates

- Ongoing discussions with the Ministry of Education regarding approvals.
- Continued dialogue with stakeholders.
- Staff recommendations and reports.
- **Bylaw passage consideration public meetings – October 16, 2023**



QUESTIONS?