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group limited

Ottawa-Carleton District School Board

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

Date: February 15, 2024



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FOREWORD

On March 26, 2019, the Ottawa-Carleton District School Board (OCDSB) adopted a successor EDC by-law governing development and redevelopment within the City of Ottawa, and over a 5-year term. The successor by-law rates were imposed beginning April 1, 2019. On March 29, 2019 the Province advised school boards that changes were enacted to the education development charges legislation. As such, the OCDSB adopted an amendment to their EDC by-law on June 24, 2019 to reflect the legislative changes.

The following background study and policy review document provides information respecting legislative changes and how the OCDSB is adapting its EDC policies in response; along with incorporating updates to the City of Ottawa forecast of residential and non-residential development; changes to land values within the City of Ottawa; information respecting the legislative provisions dealing with acquiring an interest in land.

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 Ottawa-Carleton District School Board (OCDSB).

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

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

ACKNOWLEDGEMENTS

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

Further, the consultants wish to acknowledge the assistance of Mr. Yves Ménard, Borden Ladner Gervais LLP, legal counsel for the Board on education development charge matters; the expertise provided by Mr. Stephen Granleese, Altus Group 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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Ottawa-Carleton District School Board– 2024 Education Development Charge Background Study

EXECUTIVE SUMMARY

The purpose of this report is to provide background information with respect to the calculation of the Ottawa-Carleton District School Board’s (OCDSB) Education Development Charges (EDCs) to be implemented in a new EDC by-law on or before April 1, 2024. The Board will seek input from the public, hold a Policy Review public meeting on Tuesday January 16, 2024. Immediately following, and during the same Board meeting, the board will hold a public meeting to disseminate information about the proposed renewed EDC by-law. Finally, the Board will give consideration to the public submissions prior to passage of education development charges proposed for Tuesday March 5, 2024. By-law implementation is proposed to take place on Monday April 1, 2024, subject to Board approval.

Section 257.62 of the *Education Act* states “an education development charge by-law may be passed only within a period of 365 days following the completion of the education development charges background study.” This EDC background study dated February 15, 2024 will be considered as part of the consideration of successor by-law adoption on March 5, 2024.

During the 2019 EDC by-law process, the OCDSB qualified to adopt a successor EDC by-law on the basis of having a deficit in the Board’s EDC account. At the time of by-law passage, the Board had a \$3.5 million deficit in the EDC account.

For the 2019/20 through 2022/23 period, it was expected that the OCDSB’s EDC by-law would derive \$29.78 million in residential and non-residential collections. However, actual collections exceeded \$33.86 million due to higher-than-expected building permit activity.

The City of Ottawa’s (2023) draft development charges housing forecast was used as the basis for deriving the 15-year forecast of new dwelling units for EDC purposes.

ALTERNATIVE PROJECTS AS A MEANS OF SUPPORTING AFFORDABLE HOUSING INITIATIVES

During November 2019, the province introduced Alternative Projects as a means of reducing land and construction costs in support of provincial affordable housing initiatives.

Alternative Projects afford school boards with the flexibility to allocate EDC funds to the acquisition of land; the acquisition of an interest in land; or a leasehold interest as an alternative to the traditional land purchase process for school sites. An Alternative Project requires the approval of the Minister of Education and must have associated costs that are lower than the cost to acquire a conventional

school site. Alternative Projects are not to replace costs that are supported by education funding sources (e.g., operating and facility renewal funds).

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

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

While the OCDSB retains the prerogative to build stand-alone schools on conventional school sites, the Board welcomes the opportunity to consider alternative project delivery of new schools, where feasible, and where the proposed alternative project is approved by the Minister of Education. Strata agreements could include the cost to construct the building superstructure; the tenant fit outs; and potentially a share of underground parking and parkland for a school yard.

On August 15, 2023, the Ottawa coterminous boards met with development community stakeholders to review the proposed EDC Submission elements and to discuss the proposed approach to costing any proposed Alternative Projects. A further meeting is being scheduled for January, 2024.

RATIONALE FOR ADOPTING AN EDC BY-LAW

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

EDCs may be set at any level, provided that:

- The procedures set out in the Regulation and required by the Ministry are followed and only growth-related net education land costs are recovered; and,
- No more than 40% of the applicable cost is financed via non-residential development (including non-exempt commercial, industrial and institutional development). This percentage was established at 20% during the 2019 study process just prior to the legislative amendment to set EDC rate ‘caps’.

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

- building permits will be issued over the fifteen-year forecast period 2024/25 to 2038/39 academic years;
- additional land or site development costs are required to meet growth-related student accommodation needs; and
- education development charges may be imposed on the new dwelling units (i.e., net of any statutory and Board-approved by-law exemptions).

KEY EDC STUDY COMPONENTS

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

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

ELIGIBILITY TO ADOPT A SUCCESSOR EDC BY-LAW

In order to be eligible to adopt a successor EDC by-law the OCDSB must demonstrate that it will either have a deficit in the EDC account as of March 31, 2024, or average enrolment over the next by-law period will exceed school capacity on either the elementary or secondary panel. The OCDSB qualifies to adopt a successor EDC by-law on the basis of a \$8.5 million deficit in the EDC account.

FORECASTING DEVELOPMENT

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

- The City of Ottawa’s 2021 to 2046 ‘draft’ housing projections prepared by Hemson Consulting Ltd., and provided on August 30, 2023. The housing projections were disaggregated at a traffic zone level;
- City of Ottawa development application data as of June, 2023;
- City of Ottawa GRLS mid-2021 development pipeline data;
- City of Ottawa March, 2019 DC forecast of non-residential construction – new space and additions for the 2024 to 2031 period;
- City of Ottawa Official Plan employment targets to 2039 converted to gross floor area using the March 2019 DC employment to GFA factors, by category;
- 2017 through 2022 City of Ottawa building permit activity; as well as starts and completions taken from CMHC reports.

It is important to note that the 15-year EDC housing forecast does not take into consideration any future changes to the City’s Official Plan, arising from the October 23, 2023 announcement by MMAH that the province would introduce legislation to reverse official plan decisions affecting the Ottawa urban boundaries.

A review of each development application was undertaken in order to determine the number of proposed dwelling units by residential typology (e.g., back2back, stacked town, rear lane towns within the medium density category, etc.). A spatial matching of the OCDSB elementary school attendance boundaries against the City’s housing forecast differentiated by ground-related versus apartment units was undertaken by PSTGI. The City of Ottawa also provided, under agreement, shapefiles of the draft housing forecast data, in order to facilitate a matching of the housing forecast to school boundaries. Finally, the ground-related unit forecast was disaggregated by dwelling unit type using the individual GRLS development applications within each traffic zone.

The dwelling unit and phasing of development forecast derived as the basis for the determination of the proposed EDC charge is net of the residential statutory exemptions related to housing intensification as specified in the EDC Regulation. However, EDC statutory exemptions do not

include secondary dwelling units built on the same property and separate from the original dwelling unit. It is noted that there are a number of new townhouse units being constructed in Ottawa with one or more self-contained units within.

The City’s draft DC growth forecast suggests that approximately 123,963 new occupied dwelling units will be added to the existing housing stock in the City of Ottawa over the next fifteen years, at an average of 8,264 units per annum. This average is 25% lower than the average building permits issued during the 2019 to 2022 period, at more than 10,925 net new units (i.e. net of average 3% demolitions). Of the additional dwelling units, approximately just over 28% are anticipated to be low density (single and semi-detached); just under 49% medium density (row houses, townhouses, etc.); and the remaining 23% high density apartment units.

The forecast of non-residential development is based on the March, 2019 DC forecast of new non-residential construction to 2031, as well as the Official Plan forecasted employment from 2031 to 2041 and converted to GFA using the 2019 DC conversion factors. The projection of additional non-residential gross floor area (GFA) over the 15-year forecast period (46.89 million square feet of additional GFA, or 31.176 million square feet of “net” gross floor area - adjusted using historical non-residential building permit data, detailing building permits by type, to determine the quantity of statutorily-exempt GFA).

REVIEW AREA BOUNDARY CHANGES

No modifications were made to the elementary and secondary EDC Review Area boundaries found in the Board’s 2019 EDC study, other than to account for the urban boundary expansions approved by the MMAH prior to the November, 2023 rewind announcement, and school boundary changes approved by the Board in the interim.

FORECASTING STUDENT ACCOMMODATION NEEDS

The capacity of the elementary and secondary facilities in the Board’s existing inventory is reflective of the On-the-Ground (OTG) capacities approved by the Ministry for the purposes of determining successor by-law adoption eligibility, and that, in the opinion of the Board could reasonably be used to accommodate growth-related pupils. Secondary capacity is loaded at 23 pupils per classroom, rather than 21 pupils per classroom requirement during the 2019 by-law study process, as per Ministry directives.

Consultant-prepared 15-year school enrolment projections are used to determine the number of growth-related school sites required as a result of anticipated enrolment growth within the Board’s jurisdiction. The information respecting projected enrolment and growth-related site needs is

compared to, and aligned with, the Board’s capital priority needs, where Board decisions have been made, or are being contemplated.

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

The jurisdiction-wide mid-2024 to mid-2039 projections of enrolment indicate that, for the OCDSB, the number of elementary pupils will increase by 13,219 (64,191 – 50,972). Secondary enrolment is expected to increase by 5,486 pupils (31,179 – 25,693) on a jurisdiction-wide basis.

Ministry of Finance (MoF) Summer, 2023 population projections for the mid-2024 to mid-2039 forecast period determine a 46.3% increase in pre-school age population; a 31.3% increase in elementary school age population (4–13-year-olds); and a 13.3% increase in secondary school age population (14–17-year-olds). However, these projected trends have not been fully accounted for in the EDC student enrolment projections. If the MoF school age projections are realized, then the EDC forecasts of growth-related needs are likely understated and will be reflected in the 2029 successor by-law process.

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

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

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

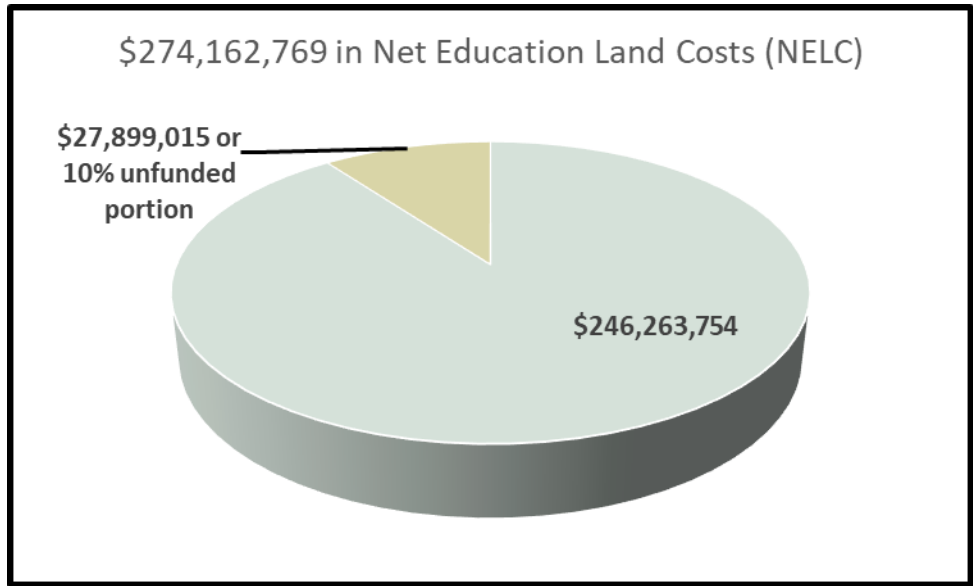
- projected mid-2024 to mid-2039 growth within each of the 21 elementary and 10 secondary review areas, taking into consideration housing development by school and the extent to which individual school enrolment will be affected by that development;
- site costs and site preparation/development costs reflect a combination of the Board’s site acquisition experiences and appraisal research undertaken by Altus Group Ottawa on the Board’s behalf.

RESULTING PROPOSED EDC RATES

Previous EDC study approaches were designed to determine what EDC rates needed to be imposed in order to fund 100% of the forecasted net education land costs – known as the ‘calculated rates’. However, the March 2019 changes to the legislation establish the EDC rates to be imposed at the time of building permit issuance, subject to the rate increases specified in the legislation, and provided that the legislative ‘capped’ rates do not exceed the EDC ‘calculated rates’. Therefore, the proposed education development charge for the OCDSB, where 80% of the costs are recovered from residential development, are as follows:

	2024 EDC Calculated Rates	In-force By-law Rates to March 31, 2024	Year 1 Rates April 1, 2024 to March 31, 2025	Year 2 EDC Rates April 1, 2025 to March 31, 2026	Year 3 EDC Rates April 1, 2026 to March 31, 2027	Year 4 EDC Rates April 1, 2027 to March 31, 2028	Year 5 EDC Rates April 1, 2028 to March 31, 2029
Ottawa-Carleton District School							
<i>Residential EDC Rate per Dwelling Unit</i>	\$1,988	\$787	\$1,087	\$1,387	\$1,687	\$1,987	\$1,988
<i>Non-residential EDC Rate per Sq. Ft. of GFA</i>	\$1.76	\$0.58	\$0.68	\$0.78	\$0.88	\$0.98	\$1.08

Should the legislation cap increases continue over the 2024/25 to 2038/39 forecast period, it is anticipated that the imposition of EDCs would recover no more than \$246 million in residential and non-residential collections. The forecasted expenditures are expected to exceed \$274 million, leaving an end-of-forecast-period shortfall of almost \$28 million when accrued interest and the legislative ‘cap’ are taken into consideration. However, the projected revenue would not cover the additional NGRELC in Year 6, Year 11 and Year 15 as this process moves from one by-law period to another. It is anticipated the total funding shortfall will exceed \$285 million, provided that land costs don’t increase beyond the assumed 5% per annum.



The EDC forms for the Board were submitted to the Ministry of Education for review and approval, on December 4, 2023.

Chapter 1 - INTRODUCTION

1.1 Legislative Background

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

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

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

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

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

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

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

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

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

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

1.2 Ottawa-Carleton District School Board EDC By-law

The Ottawa-Carleton District School Board (OCDSB) has imposed education development charges since January 2, 2002 under the legislative authority of the *Education Act*, R.S.O., 1990. In each of 2002, 2004, 2009, 2014 and 2019, the Ottawa-Carleton District School Board adopted a ‘regional’ EDC by-law that applied to the entire City of Ottawa. While the Board has the legislative authority to consider the adoption of multiple area-specific by-laws, the total EDC rates by residential and non-residential development are lower when averaged across the City.

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

1.3 Acquiring Land and an Interest in Land

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

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

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

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

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

STAND-ALONE SCHOOL SITE -



TCDSB St. Mathias CS - Snyder Architects

ADJACENCY SCHOOL AS PART OF MULTI-USE DEVELOPMENT -



TDSB North Ottawa Collegiate – CSP Architects

VERTICAL SCHOOL AS PART OF A PODIUM STRUCTURE -



TDSB proposed elementary school Pinnacle One Yonge – Hariri Pontarini Architects

1.4 Policy Review Process and By-law Adoption Consultation Requirements

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

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

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

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

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

The purpose of the first public meeting is to ensure that adequate information is made available to the public relative to the Board’s review of the education development charge policies of the Board. This meeting will be held Tuesday January 16, 2024 at 6:00 PM in the Ottawa-Carleton District School Board located at 133 Greenbank Rd., Ottawa. 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’ is found in Appendix C of this document.

The scheduling of the second public meeting requires that the proposed by-law and the new education development charge background study are made available to the public at least two weeks prior to the meeting, and to ensure that any person who attends the meeting “may make representations relating to the by-law” (s.257.63(2)). This meeting will immediately follow the policy review public meeting on Tuesday January 16, 2024 at 6:30 PM, and will also be held in the Board Room.

Finally, the Board is expected to consider the adoption of a new education development charge by-law to replace the Interim By-law on Tuesday March 5, 2024 7:00 PM at the same location. As set out in the following notice, anyone wishing to delegate the Board on EDC matters may make arrangements to do so by contacting the Board.

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



**OTTAWA-CARLETON
DISTRICT SCHOOL BOARD**



Education Development Charges – Notice of Public Meetings

First Meeting – Policy Review Public Meeting
Tuesday, January 16th, 2024 at 6:00 p.m.
Boardroom, 133 Greenbank Road

TAKE NOTICE that on January 16th, 2024, the Ottawa-Carleton District School Board (OCDSB) will hold a public meeting pursuant to Section 257.60 of the Education Act. The purpose of the first meeting will be to review the current education development charge policies of the Board and to solicit public input. Any person who attends the meeting may make a representation to the Board in respect of the policies. The Board will also consider any written submissions.

A Policy Review Document is contained as an Appendix to the Board's 2024 Education Development Charges Background Study report. The Policy Review document sets out the Board's policies for the current education development charge by-law and will be available no later than December 22, 2023, at the Board Offices, during regular office hours or through the following website: www.ocdsb.ca

Second Meeting – Successor By-Law Public Meeting
Tuesday, January 16th, 2024 at 6:30 p.m.
Boardroom, 133 Greenbank Road

Pursuant to Section 257.63 of the Act, the Board will hold a second public meeting to consider the continued imposition of education development charges set out in section 257.63 of the Act, and to inform the public generally about the education development charge proposal. Any person who attends the meeting may make a representation to the Board in respect of the proposal. The Board will also consider any written submissions. All submissions received in writing and those expressed at the public meeting will be considered prior to the passage and enactment of an education development charge by-law.

The education development charge background study required under Section 257.61 of the Act (including the proposed EDC by-law) and setting out the Board's education development charge proposal will be available (i.e. the EDC background Study report and EDC Policy Review document) no later than December 22nd, 2023 at the Board Offices, during regular office hours or through the Board's website.

Finally, it is anticipated that the OCDSB will consider adoption of a successor by-law imposing education development charges in the City of Ottawa on March 5th, 2024.

Third Public Meeting – In Consideration of By-Law Adoption
Committee of the Whole Meeting, Tuesday, March 5th, 2024 at 7:00 p.m.
Boardroom, 133 Greenbank Road

The purpose of this meeting is to entertain the Board's approval to adopt a successor EDC by-law in the City of Ottawa. Any person who attends the meeting may make representation in respect of this matter.

Submissions and requests to address the Board should fill out the delegation's form found at the following link: <https://forms.ocdsb.ca/Forms/Become-A-Delegate>

The Board will receive submissions of delegation forms at any time but would appreciate receiving them one week prior to the Board meeting, so that they may be distributed to trustees in advance. Any questions regarding the delegation process, please contact:

Contact: Darren Gatley, Senior Board Coordinator
Email: darren.gatley@ocdsb.ca

All comments or requests for further information regarding this matter may be directed to Karyn Ostafichuk, Manager of Planning, at 613-596-8211 ext. 8634 or may be sent via e-mail to 2024edcbylaw@ocdsb.ca.

Lynn Scott
Chair of the Board

www.ocdsb.ca

Pino Buffone
Director of Education

Tel: 613-721-1820

1.5 Legislative Requirements to Adopt a New EDC By-law

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

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

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

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

1. The Minister has approved the Board’s estimates of the total number of elementary and secondary pupils over each of the fifteen years of the forecast period and the number of existing pupil places that could reasonably be used to accommodate new school pupils.
2. The Minister has approved the Board’s estimates of the number of elementary and secondary school sites used by the Board to determine the net education land costs.
3. The Board has given a copy of the education development charge background study relating to the by-law (this report) to the Minister and each Board having jurisdiction within the area to which the by-law would apply.
4. The Board meets at least one of the following conditions:
 - Either the estimated average elementary or secondary enrolment over the five-year by-law period exceeds the respective total capacity that, in the Board’s opinion is available to accommodate pupils, throughout the jurisdiction, on the day that the by-law is passed, or
 - At the time of expiry of the Board’s last EDC by-law that applies to all or part of the area in which the charges would be imposed, the balance in the EDC account is less than the amount required to pay outstanding commitments to meet growth-related net education land costs, as calculated for the purposes of determining the EDCs imposed under that by-law.

The OCDSB is eligible to adopt a successor EDC by-law during March 2024 given that the Board continues to have a deficit in the Board’s EDC account.

1.6 Eligibility to Impose Education Development Charges and Form A

Form A of the EDC Submission, which follows, demonstrates that the head count enrolment over the proposed 5-year term of the EDC by-law (2024/2025 to 2028/2029), as measured in October and March of each academic year. The Board’s available permanent capacity on both the elementary and secondary panels is greater than the average 5-year enrolment projections over the time-period referenced above. However, the financial obligations estimated to March 31, 2024 determine that the OCDSB has recovered more than \$135 million in EDC funds since January, 2002 (including accrued interest and net of any interest expense), and has expended more than \$143 million in the same timeframe.

For the OCDSB, the five year (2024/25 to 2028/29) average head count enrolment is 53,494 for the elementary panel and ADE average enrolment of 27,516 on the secondary panel. When these figures are compared to 56,070 permanent spaces in the Board’s existing inventory of elementary facilities and 32,412 permanent spaces on the secondary panel, enrolment is less than capacity on both 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 only meets the legislative “trigger” on only one panel.

OTTAWA-CARLETON DISTRICT SCHOOL BOARD
Education Development Charges Submission 2024
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 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
56,070	51,919	52,778	53,580	54,299	54,896	53,494	-2,576

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 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
32,412	26,322	26,945	27,454	28,115	28,741	27,516	-4,896

A.2: EDC FINANCIAL OBLIGATIONS (Estimated to March 31 2024)

Adjusted Outstanding Principal:	\$143,666,453
Less Adjusted EDC Account Balance:	\$135,141,315
Total EDC Financial Obligations/Surplus:	-\$8,525,137

1.7 Background Study Requirements

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

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

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 February 15, 2024 will be considered for approval by the Board, as part of the meeting on March 5, 2024, which will also consider by-law adoption.

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

1.8 EDC Study Process

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

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

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

1. NGRELC = Net Growth-related Education Land Costs

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Chapter 2 - METHODOLOGICAL APPROACH

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

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

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

2.1 Planning Component

Step 1- Determine the anticipated amount, type, and location of residential development over the 15-year period and for which education development charges would be imposed during the 2024/25 to 2038/2039 forecast period.

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

- The City of Ottawa’s 2021 to 2046 ‘draft’ housing projections prepared by Hemson Consulting Ltd., and provided on August 30, 2023. The housing projections were disaggregated at a traffic zone level;
- City of Ottawa development application data as of June, 2023;
- City of Ottawa GRLS mid-2021 development pipeline data;
- City of Ottawa March, 2019 DC forecast of non-residential construction – new space and additions for the 2024 to 2031 period;
- City of Ottawa employment targets to 2039 converted to gross floor area using the March 2019 DC employment to GFA factors, by category;
- 2017 through 2022 City of Ottawa building permit activity; as well as starts and completions taken from CMHC reports.

A spatial matching of the OCDSB elementary school attendance boundaries against the draft Hemson development charges forecast by density type, was undertaken. The development

applications data as of June, 2023 was used to distinguish between types of ground-related housing and sizes of apartment units.

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

The forecast of non-residential development is based on the 2019 DC forecast of employment and the non-exempt gross floor area that would need to be constructed in the City of Ottawa to accommodate the anticipated employment growth as specified in the City’s Official Plan to 2039, as well as historical non-residential building permit data by type and detailing additions and new construction.

Step 2- The draft by-law structure is based on a jurisdiction-wide rather than an area-specific approach to the by-law structure. The policy reasons for this choice are outlined in Appendix C. The elementary and secondary review areas match the elementary attendance boundaries approved by the Board when the 2019 EDC by-law was adopted. Review Area boundaries continue to consider the accommodation of pupils in their resident areas over the longer term, as well as man-made barriers including major arterial roads, railway crossings and industrial areas, municipal boundaries, travel distances within the Board’s transportation policies, program requirements, etc.

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

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

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

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

Determine net growth-related pupil places by review area and within each review area in accordance with the timing and location of growth.

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

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

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

2.2 Financial Component:

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

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

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

Step 1 - Identify the land acquisition costs (on a per acre basis) in 2023 dollars.

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

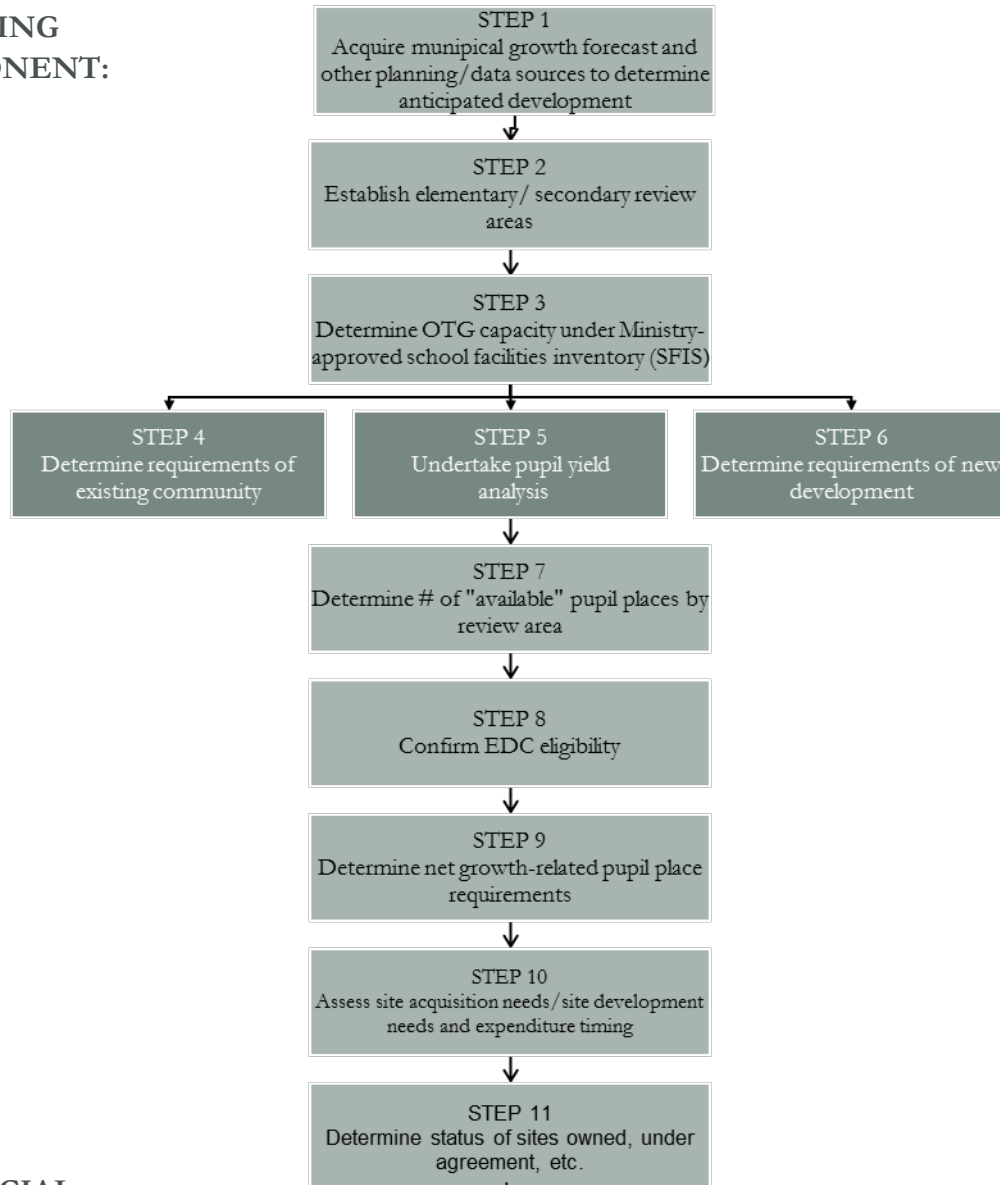
Step 3 - Apply an appropriate indexation factor to site preparation/development costs to recognize increased labour and material costs over the 15-year forecast period. The non-residential construction cost index is also applied to the construction labour and material costs of a strata build. Apply an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

Step 4 - Determine the quantum of the charge (both residential and non-residential if the Board intends to have a non-residential charge), considering borrowing impact (particularly where there is significant deficit EDC account balances) and EDC account interest earnings by undertaking a cash flow analysis of the expenditure program over the 15-year forecast period. From a borrowing perspective, this could include an external Line of Credit specifying the interest rate to be paid and the payback period. The Board's ability to access any Line of Credit specifically for EDCs is dependent upon certainty in the application of the EDC by-law and in-force rates that are sufficient to fund the principal plus borrowing costs over the borrowing term.

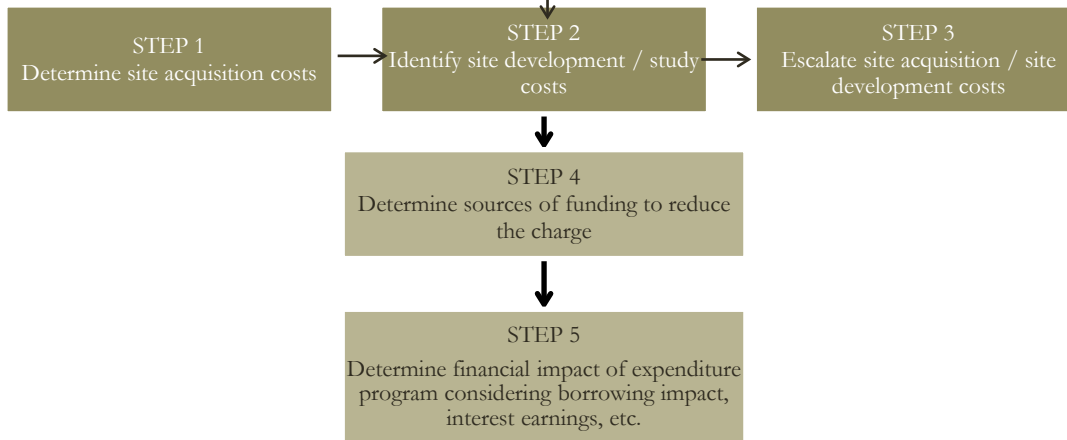
Finally, it is important to understand, given the fact that the EDC revenue stream is fixed, what additional costs are likely to be incurred over the 15-year forecast period and for which there is currently no funding source.

**FIGURE 2-1
EDC METHODOLOGICAL
APPROACH**

**PLANNING
COMPONENT:**



FINANCIAL



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

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Chapter 3 - JURISDICTION OF THE BOARD

3.1 Legislative Provisions

Section 257.54(4) of the *Education Act* states that “an education development charge by-law may apply to the entire area of the jurisdiction of a board or only part of it.” The jurisdiction of the OCDSB comprises a singular ‘region’ outlined in the EDC regulation.

The determination of proposed EDC rates found within this report is based on a singular region-wide by-law charging structure.

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

3.2 Analysis of Pupil Accommodation Needs by “Review Area”

In order to attribute the number of pupil places that would be generated within the areas in which additional residential development is contemplated, the Ottawa portion of the Board’s jurisdiction was divided into sub-areas in 1999, referred to in the EDC submission as “Review Areas.”

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

1. The needs of the existing community (at the end of the 15-year forecast period) must take priority over the needs resulting from new development in the construction of additional pupil places.
2. Pupils generated from new development for the schools impacted by new housing construction fill any surplus available OTG capacity within the development catchment area, taking into consideration that the perpetual busing of students is not a cost effective or efficient system of student accommodation.
3. Pupils generated from new development within the review area must take priority over the “holding” accommodation needs of other review areas.

The remaining pupil spaces required as a result of new development within the review area, or net growth-related pupil place requirements, are to be potentially funded through education development charges, provided that they are consistent with the board’s short and longer-term capital priority

needs and anticipated capital funding approvals. Meeting the growth-related pupil place requirements does not always require the acquisition of land; acquiring an interest in land, or leasing additional pupil places.

The review area concept within education development charges is based on the premise that pupils should, in the longer term, be able to be accommodated in permanent facilities offering standard school programs within their resident area. Therefore, not all existing available capacity within the review area provides a viable solution to accommodating pupils generated by the construction of new homes.

For the purposes of the calculation of education development charges described in this report, pupils of the Board who currently attend school facilities outside of their resident area, have been transferred back if the holding situation is considered to be temporary in nature. Further, proposed boundary adjustments reflecting the provision of new schools, are representative of where students are expected to be accommodated over the forecast period. This is representative of current board-registered pupils that are holding in alternate accommodation awaiting the new school.

The determination of growth-related needs also takes into consideration increased enrolment within the existing community projections. Typically, existing community enrolments will decline over the 15-year forecast period without continued housing development generating additional pupils for the school. Where the existing community enrolment continues to increase, it is due to one or more of the following:

- Delayed permit approvals, construction and occupancy of residential development attributed to the particular school, and occurring prior to the proposed by-law, and resulting in delayed school registrations;
- The actual apportionment shares related to the new school are higher than were projected during a previous by-law;
- Actual births within the catchment area of the new school are higher than originally predicted;
- The residential density mix and related occupancy of homes built prior to the proposed by-law is generating a higher share of family-occupied homes – that is, the pupil yields are higher than projected.

The identification of growth-related site needs as described in the legislation was always intended to allow for transitional replacement of actual accommodation circumstances for previous by-law projections.

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

1. Capacity required to accommodate pupils from existing development should not be utilized to provide “temporary” or “holding” capacity for new development over the longer term; and

2. Pupils generated by new development should not exacerbate each Board’s current accommodation problems (i.e., an increasing portion of the student population being housed in portables for longer periods of time); and
3. Only the projected housing development expected to impact the need for new student accommodation should be taken into consideration in determining the growth-related land needs; and
4. Board transportation costs should be minimized.

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

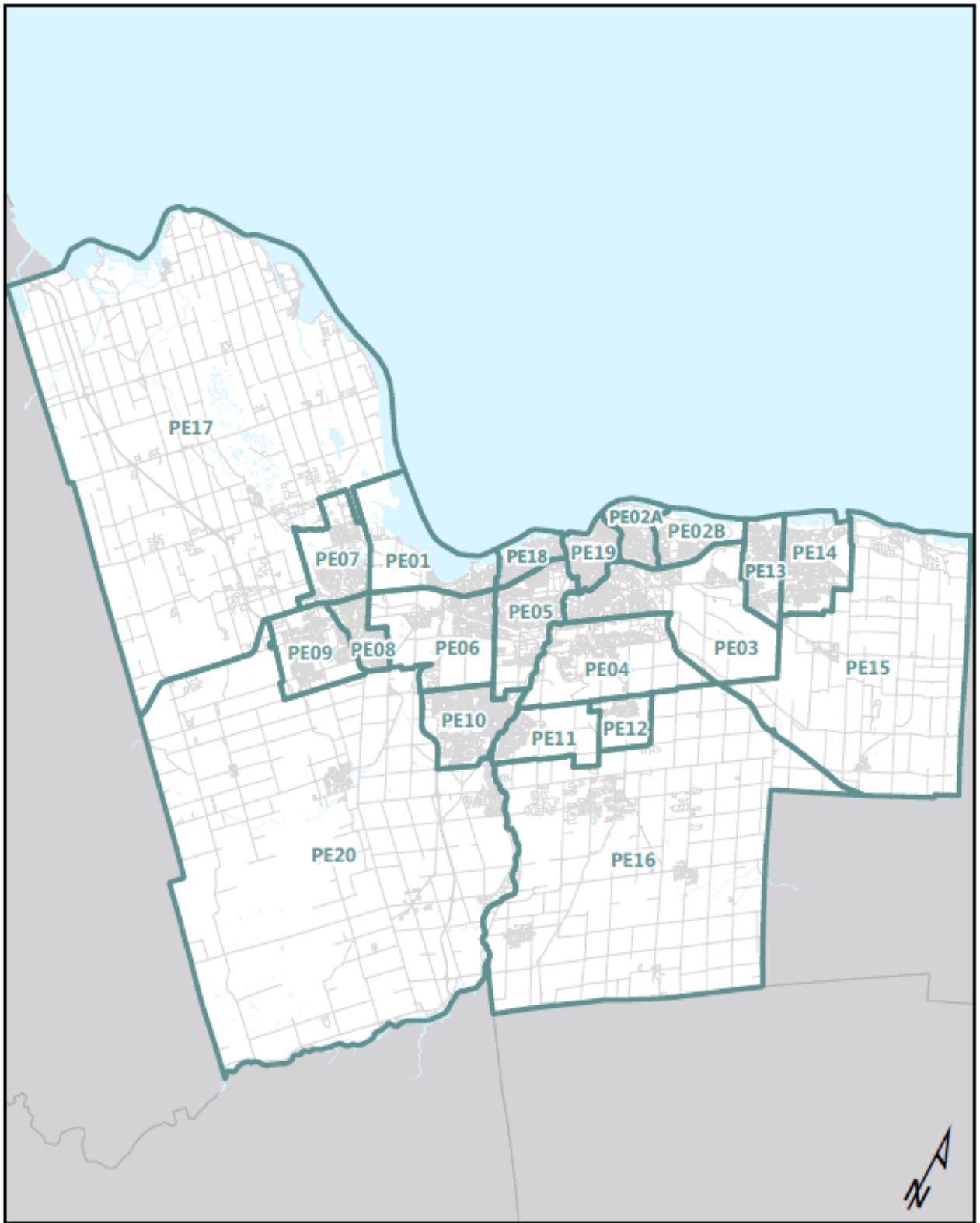
- a. A desire by the Board to align feeder school patterns as students move from kindergarten to elementary and secondary programs;
- b. Board-approved school attendance boundaries and proposed changes to attendance boundaries as new schools open;
- c. Travel distances to schools consistent with the Board’s transportation policies;
- d. Manmade or natural barriers (e.g., existing or proposed major arterial roadways, expressways such as Highway 416 and Highway 417, railway crossings, industrial areas, river valleys, escarpments, woodlots, etc.);
- f. Distance to neighbouring schools.

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

For the purpose of the regional approach to calculating education development charges, the Ottawa-Carleton District School Board has 21 elementary review areas and 10 secondary review areas as shown on Maps 3-1 and 3-2, at the end of the chapter.

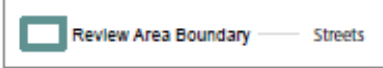
Each review area has been further subdivided in order to determine the net growth-related pupil place needs. The detailed development application database enables the Board to specify which existing and proposed school sites will be impacted by new housing development. The determination of net growth-related 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 requests for capital priorities funding will be assessed by the Ministry of Education.

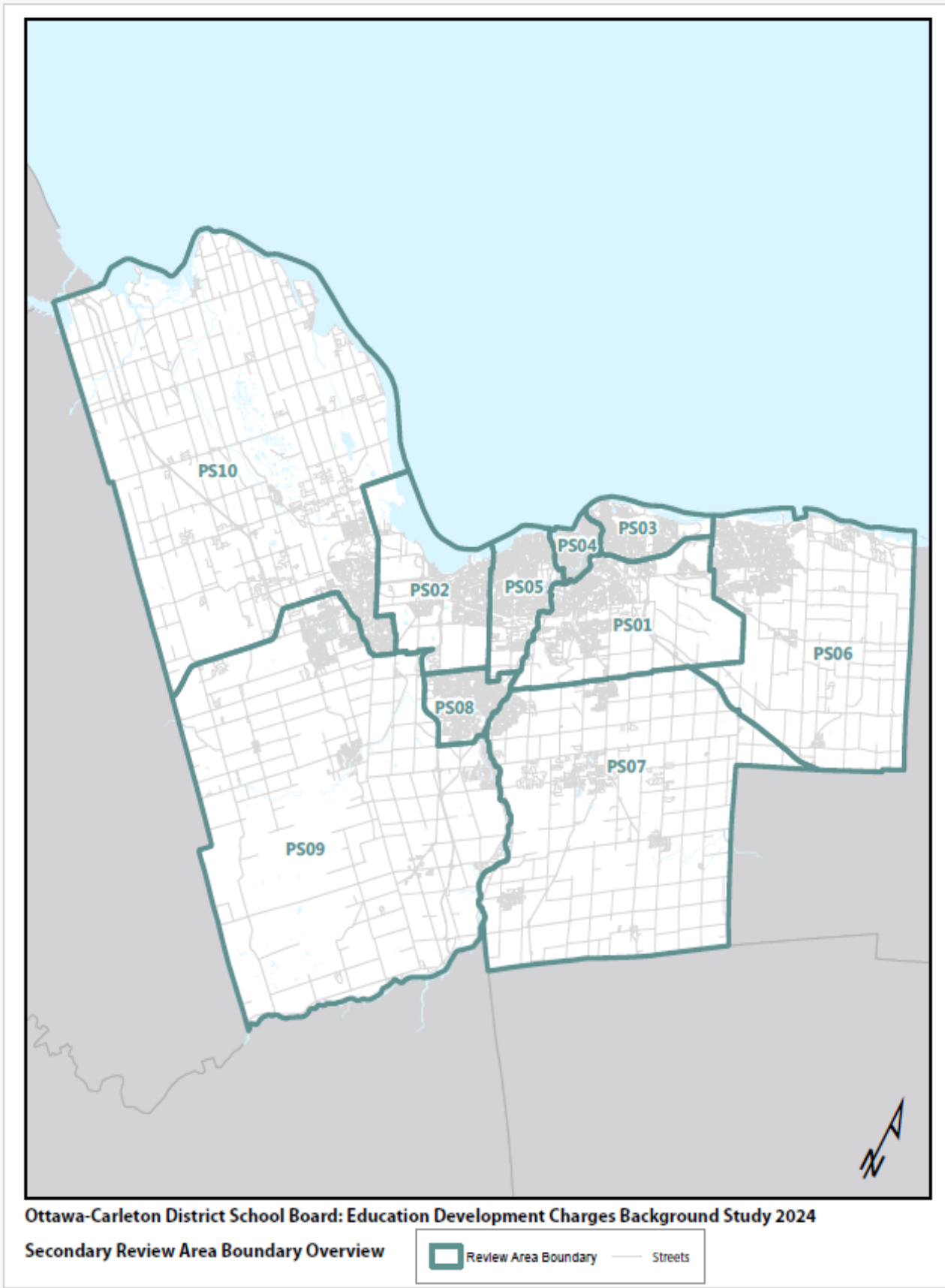


Ottawa-Carleton District School Board: Education Development Charges Background Study 2024

Elementary Review Area Boundary Overview



Map 3-1



Map 3-2

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Chapter 4 - RESIDENTIAL/NON-RESIDENTIAL GROWTH FORECAST

4.1 Background

This section of the report deals with the 15-year forecast of residential and non-residential development for the 2024/25 to 2038/39 forecast period. The legislative requirements respecting EDC growth forecasts cite the need to identify the anticipated timing, location, and type of residential development, which are critical components of the overall EDC process due to the inextricable link between new units and the need for new pupil places. The location of development is particularly important to the determination of additional growth-related site needs. Therefore, every effort was made to consider the most recent residential and non-residential forecast information available.

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

- The City of Ottawa’s 2021 to 2046 ‘draft’ housing projections prepared by Hemson Consulting Ltd., and provided on August 30, 2023. The housing projections were disaggregated at a traffic zone level.;
- City of Ottawa development application data as of June, 2023;
- City of Ottawa GRLS mid-2021 development pipeline data;
- City of Ottawa March, 2019 DC forecast of non-residential construction – new space and additions for the 2024 to 2031 period;
- City of Ottawa employment targets to 2039 (i.e. OP targets) converted to gross floor area using the March 2019 DC employment to GFA factors, by category;
- 2017 through 2022 City of Ottawa building permit activity; as well as starts and completions taken from CMHC reports.

A spatial matching of the OCDSB elementary school attendance boundaries against the draft City DC housing forecast, was undertaken. The determination of ‘net’ new units, or units to which the EDC charges are expected to be applied, is based on a review of historical building permit data. The ‘gross’ to ‘net’ new unit adjustment is 11%, and derives 110,327 ‘net’ new units. The 11% deduction is based on a review of the number of dwelling units for which EDCs were paid during 2018 through 2022, divided into the total number of new units created, net of residential demolitions.

The City’s draft DC growth forecast suggests that approximately 123,963 new occupied dwelling units will be added to the existing housing stock in the City of Ottawa over the next fifteen years, at an average of 8,264 units per annum. This average is 25% lower than the average building permits issued during the 2019 to 2022 period, at more than 10,925 net new units (i.e. net of average 3% demolitions). Of the additional dwelling units, approximately just over 28% are anticipated to be low

density (single and semi-detached); just under 49% medium density (row houses, townhouses, etc.); and the remaining 23% high density apartment units.

4.2 Legislative Requirements

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

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

During the 2019 EDC by-law adoption process, the Board approved 80% of the net education land costs to be funded from residential development, with the remainder to be funded from non-residential development. However, the current legislative ‘cap’ may impact on a school board’s ability to alter the percentage of net education land costs to be recovered from residential versus non-residential development, without additional revenue loss.

4.3 Residential Growth Forecast and Forms B and C

4.3.1 Historical New Residential Units

The City of Ottawa’s Annual Development Reports and building permit data provide a variety of information on residential starts, completions, demolitions and the number of additional units for which building permits were approved. Table 4-1 below, summarizes the number of new units by type for the period 2017 through 2022. Approximately 30% of the units were single and semi-detached, as well as coach houses; 28% were medium density townhouses of various typologies and just under 43% apartments, including apartments in mixed use developments.

Table 4-1

City of Ottawa Total New Residential Units				
	Single & semi-detached & Coach houses	Medium Density Towns	Apartments	Totals
Jan 2017 - Dec 2017	2,405	2,035	2,096	6,536
Jan 2018 - Dec 2018	2,798	2,241	2,524	7,563
Jan 2019 - Dec 2019	2,869	2,955	3,764	9,588
Jan 2020 - Dec 2020	3,102	3,104	6,133	12,339
Jan 2021 - Dec 2021	3,407	3,064	3,551	10,022
Jan 2022 - Dec 2022	2,455	2,552	6,322	11,329
% of Total Units	29.7%	27.8%	42.5%	100%

4.3.2 Methodological Approach

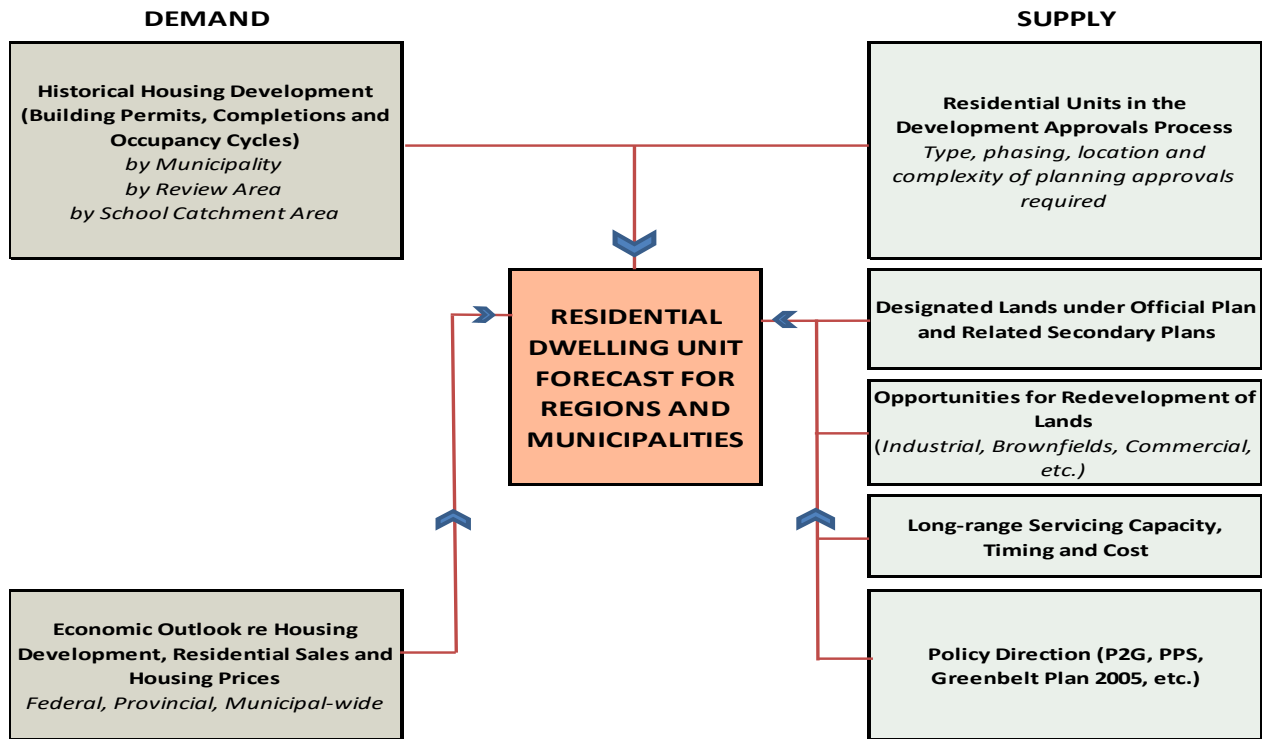
Municipal forecasts of residential development generally give consideration to: underlying demographic trends, timing and location of infrastructure emplacement, local planning policies (Official Plan and Secondary Plans), Provincial planning policies, considerations of demand (including recent and projected 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.

In order to prepare 15-year projections of new occupied dwelling units in the City of Ottawa, for which education development charges are to be imposed, the process outlined below was followed. Primarily, the process involved the following steps:

1. Take the draft Ottawa DC housing forecast by traffic zone which was provided in 5-year increments and create annual forecast totals by ground-related versus apartment units.
2. Use the City’s GRLS database and information taken from the individual development applications to breakout the ground-related forecast by density type and the projected apartment units by # of bedrooms. Spatially match the traffic zone geographies to the GRLS development applications by Ward.
3. Distinguish the additional MMAH units by density type and add to the appropriate traffic zone data.
4. Disaggregate the MMAH data provided in 5-year increments, as an annual forecast by density type.

FIGURE 4-1

Residential Growth Forecast: Proposed Methodology
Household Formation Projection Model



Statutory Residential Exemptions:

Additional Dwelling Unit Exemption –

Section 257.54 (3) of the *Education Act* exempts, from the imposition of education development charges, the creation of two additional dwelling units within an existing single detached dwelling (i.e., the conversion of a single unit to a duplex or triplex), or one additional dwelling unit within a semi-detached, row dwellings and other residential building. The municipal development charge legislation exempts both secondary units within the principal residence, as well accessory dwellings that are constructed on the same property as the original building. The EDC legislation does not. At this time, there is limited available data that would allow for distinguishing between secondary dwelling units within the existing primary residence and those constructed as stand-alone units on the same property.

Replacement Dwelling Unit Exemption –

Section 4 of O. Reg 20/98 requires that the Board exempt from the payment of education development charges, the ‘replacement, on the same site, a dwelling unit that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it uninhabitable’, provided that the replacement building permit is issued within two years that the dwelling unit was destroyed or became uninhabitable. As shown on Table 4-2, and according to the

City’s building permit data, an average of 364 residential demolition permits were issued annually over the period 2017 to 2022. It is important to note, as a higher percentage of residential development occurs through redevelopment, providing a one-for-one exemptions of all dwelling units replaced, will result in additional unfunded net education land costs that are difficult to quantify, as it is more difficult to predict how much residential redevelopment will occur over a 15-year forecast period.

Table 4-2

City of Ottawa Residential Demolitions	
	# of Residential Demolitions
Jan 2017 - Dec 2017	331
Jan 2018 - Dec 2018	443
Jan 2019 - Dec 2019	491
Jan 2020 - Dec 2020	298
Jan 2021 - Dec 2021	348
Jan 2022 - Dec 2022	273
Average Annual Demolitions	364

4.3.3 Net New Units and Forms B and C

Table 4-3 summarizes the City of Ottawa’s housing forecast by unit type for the 2024/25 through 2038/39 period – Forms B and C of the EDC Submission. The table also provides a summary of the housing forecast by OCDSB elementary and secondary review area.

TABLE 4-3
OTTAWA-CARLETON DISTRICT SCHOOL BOARD
Education Development Charges Submission 2024
Forms B/C - Dwelling Unit Summary

PROJECTION OF NET NEW DWELLING UNITS ¹

	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039	Total All Units
City of Ottawa																
Singles & Semi detached	1,840	1,959	2,690	2,690	2,690	2,695	2,693	2,650	2,652	2,667	2,673	2,655	1,502	1,500	1,501	35,057
Townhouses & Row Housing	2,353	2,321	2,546	2,561	2,559	2,557	2,550	2,785	2,781	2,784	2,780	2,782	1,683	1,680	1,682	36,404
Apartments	2,583	2,583	1,848	1,848	1,848	1,848	1,848	1,898	1,898	1,898	1,898	1,898	1,423	1,423	1,423	28,165
Stacked Towns	1,601	1,533	1,688	1,686	1,688	1,685	1,684	1,748	1,748	1,748	1,747	1,746	1,345	1,346	1,344	24,337
Total	8,377	8,396	8,772	8,785	8,785	8,785	8,775	9,081	9,079	9,097	9,098	9,081	5,953	5,949	5,950	123,963
PE01 (Bayshore)																
Singles & Semi detached	18	18	18	17	17	18	18	17	17	17	18	18	22	17	17	265
Townhouses & Row Housing	74	74	82	83	83	82	82	98	98	98	98	98	92	92	92	1,325
Apartments	58	58	41	41	41	41	41	102	102	102	102	102	81	81	81	1,073
Stacked Towns	21	21	24	24	24	23	23	29	29	29	28	28	28	28	28	385
Total	170	170	165	165	165	165	165	245	245	245	245	245	223	218	218	3,048
PE02A (Ottawa East)																
Singles & Semi detached	31	31	28	28	28	28	28	35	35	35	35	35	30	30	30	469
Townhouses & Row Housing	34	35	29	30	29	29	30	50	50	51	50	50	39	38	38	582
Apartments	308	308	234	234	234	234	234	62	62	62	62	62	0	0	0	2,095
Stacked Towns	230	229	164	163	164	164	163	292	292	291	292	292	67	68	68	2,939
Total	603	603	455	455	455	455	455	439	439	439	439	439	136	136	136	6,085
PE02B (Beacon Hill)																
Singles & Semi detached	16	17	13	14	16	15	13	16	18	17	17	16	14	15	17	234
Townhouses & Row Housing	30	30	36	36	34	34	36	48	46	46	46	48	39	37	37	583
Apartments	8	8	9	9	9	9	9	0	0	0	0	0	125	125	125	436
Stacked Towns	27	26	33	32	32	33	33	53	53	54	54	53	35	36	34	588
Total	81	81	91	91	91	91	91	117	117	117	117	117	213	213	213	1,841
PE03 (Alta Vista)																
Singles & Semi detached	165	165	147	147	146	146	146	124	124	124	123	123	43	43	42	1,803
Townhouses & Row Housing	249	249	214	214	214	214	214	245	245	245	245	245	118	120	121	3,150
Apartments	259	259	131	131	131	131	131	84	84	84	84	84	94	94	94	1,877
Stacked Towns	163	163	139	139	140	140	140	164	164	164	165	165	83	82	82	2,093
Total	836	836	631	631	631	631	631	617	617	617	617	617	337	338	338	8,923
PE04 (Hunt Club)																
Singles & Semi detached	24	24	26	27	27	27	28	29	29	28	29	29	22	23	23	397
Townhouses & Row Housing	43	43	39	38	38	38	37	50	50	51	50	50	34	33	33	627
Apartments	71	71	107	107	107	107	107	0	0	0	0	0	0	0	0	675
Stacked Towns	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	30
Total	152	152	172	172	172	172	172	79	79	79	79	79	56	56	56	1,729
PE05 (Merivale)																
Singles & Semi detached	17	16	9	10	10	15	14	9	10	10	15	14	9	10	10	178
Townhouses & Row Housing	92	93	87	86	86	84	85	141	140	140	139	140	125	124	124	1,686
Apartments	29	29	0	0	0	0	0	52	52	52	52	52	59	59	59	495
Stacked Towns	73	73	64	64	64	61	61	105	105	105	103	103	92	92	92	1,257
Total	211	211	160	160	160	160	160	307	307	307	309	309	285	285	285	3,616
PE06 (Cedarview)																
Singles & Semi detached	15	15	15	15	15	16	16	16	16	16	17	17	15	15	15	232
Townhouses & Row Housing	76	76	88	88	88	88	88	111	111	111	110	110	104	104	104	1,457
Apartments	14	14	19	19	19	19	19	72	72	72	72	72	85	85	85	738
Stacked Towns	5	5	6	6	6	6	6	8	8	8	8	8	8	8	8	103
Total	110	110	128	128	128	128	128	207	207	207	207	207	212	212	212	2,530
PE07 (West Urban Centre North)																
Singles & Semi detached	216	259	502	502	502	502	502	388	388	388	388	388	55	55	55	5,090
Townhouses & Row Housing	155	163	321	321	321	321	321	253	253	253	253	253	64	64	64	3,380
Apartments	108	108	47	47	47	47	47	99	99	99	99	99	19	19	19	1,003
Stacked Towns	208	156	158	158	158	158	158	101	101	101	101	101	0	0	0	1,659
Total	687	686	1,028	1,028	1,028	1,028	1,028	841	841	841	841	841	138	138	138	11,132
PE08 (West Urban Centre South)																
Singles & Semi detached	18	14	20	20	20	20	20	22	22	22	22	22	24	24	24	314
Townhouses & Row Housing	5	7	11	11	11	11	11	13	13	13	13	13	14	14	14	174
Apartments	11	11	7	7	7	7	7	5	5	5	5	5	4	4	4	94
Stacked Towns	30	32	40	40	40	40	40	33	33	33	33	33	31	31	31	520
Total	64	64	78	78	78	78	78	73	73	73	73	73	73	73	73	1,102
PE09 (Stittsville & Kanata West)																
Singles & Semi detached	322	289	366	366	366	366	366	425	425	425	425	425	73	73	73	4,788
Townhouses & Row Housing	534	529	548	548	548	548	548	322	322	322	322	322	35	35	35	5,520
Apartments	145	145	110	110	110	110	110	123	123	123	123	123	31	31	31	1,545
Stacked Towns	144	175	189	189	189	189	189	96	96	96	96	96	30	30	30	1,834
Total	1,145	1,138	1,213	1,213	1,213	1,213	1,213	966	966	966	966	966	169	169	169	13,687

TABLE 4-3 cont'd
OTTAWA-CARLETON DISTRICT SCHOOL BOARD
Education Development Charges Submission 2024
Forms B/C - Dwelling Unit Summary

PROJECTION OF NET NEW DWELLING UNITS ¹

PE10 (South Urban Centre West)																	
Singles & Semi detached	332	416	233	233	233	233	233	28	28	28	28	28	28	139	139	139	2,470
Townhouses & Row Housing	265	267	156	156	156	156	156	23	23	23	23	23	23	173	173	173	1,946
Apartments	85	85	83	83	83	83	83	68	68	68	68	68	68	113	113	113	1,264
Stacked Towns	362	275	162	162	162	162	162	2	2	2	2	2	2	87	87	87	1,718
Total	1,044	1,043	634	634	634	634	634	121	121	121	121	121	121	512	512	512	7,398
PE11 (South Urban Centre East)																	
Singles & Semi detached	127	128	218	218	218	218	218	416	416	431	428	416	416	141	141	141	3,875
Townhouses & Row Housing	140	144	239	239	239	239	239	629	629	629	629	629	629	100	100	100	4,924
Apartments	70	70	48	48	48	48	48	46	46	46	46	46	46	68	68	68	814
Stacked Towns	50	63	121	121	121	121	121	265	265	265	265	265	265	265	265	265	2,838
Total	387	405	626	626	626	626	626	1,356	1,356	1,371	1,368	1,356	1,356	574	574	574	12,451
PE12 (Leitrim)																	
Singles & Semi detached	83	58	287	287	287	287	287	262	262	262	262	262	262	60	60	60	3,066
Townhouses & Row Housing	127	125	101	101	101	101	101	56	56	56	56	56	56	0	0	0	1,037
Apartments	21	21	16	16	16	16	16	108	108	108	108	108	108	10	10	10	692
Stacked Towns	108	135	243	243	243	243	243	199	199	199	199	199	199	311	311	311	3,386
Total	339	339	647	647	647	647	647	625	625	625	625	625	625	381	381	381	8,181
PE13 (EUC West - Gloucester)																	
Singles & Semi detached	73	73	66	66	66	66	66	52	52	52	52	52	52	16	16	16	784
Townhouses & Row Housing	141	141	143	143	143	143	143	125	125	125	125	125	125	84	84	84	1,874
Apartments	21	21	22	22	22	22	22	103	103	103	103	103	103	22	22	22	733
Stacked Towns	44	44	38	38	38	38	38	30	30	30	30	30	30	2	2	2	434
Total	279	279	269	269	269	269	269	310	310	310	310	310	310	124	124	124	3,825
PE14 (EUC East - Cumberland)																	
Singles & Semi detached	85	85	96	96	96	96	96	89	89	89	89	89	89	393	393	393	2,274
Townhouses & Row Housing	97	97	123	136	136	136	126	124	124	124	124	124	124	429	429	429	2,758
Apartments	29	29	9	9	9	9	9	29	29	29	29	29	29	7	7	7	269
Stacked Towns	59	59	125	125	125	125	125	101	101	101	101	101	101	235	235	235	1,953
Total	270	270	353	366	366	366	356	343	343	343	343	343	343	1,064	1,064	1,064	7,254
PE15 (Rural Northeast)																	
Singles & Semi detached	22	22	22	22	22	22	22	19	19	19	19	19	19	7	7	7	270
Townhouses & Row Housing	26	26	26	26	26	26	26	22	22	22	22	22	22	8	8	8	316
Apartments	4	4	6	6	6	6	6	6	6	6	6	6	6	4	4	4	80
Stacked Towns	18	18	17	17	17	17	17	14	14	14	14	14	14	5	5	5	206
Total	70	70	71	71	71	71	71	61	61	61	61	61	61	24	24	24	872
PE16 (Rural Southeast)																	
Singles & Semi detached	45	49	305	305	305	305	305	347	345	345	347	345	345	117	117	117	3,699
Townhouses & Row Housing	20	20	197	197	197	197	197	241	241	241	241	241	241	66	66	66	2,428
Apartments	8	8	52	52	52	52	52	102	102	102	102	102	102	14	14	14	828
Stacked Towns	0	0	156	156	156	156	156	182	182	182	182	182	182	38	38	38	1,804
Total	73	77	710	710	710	710	710	872	870	870	872	870	870	235	235	235	8,759
PE17 (Rural Northwest)																	
Singles & Semi detached	33	44	50	50	50	50	50	43	43	46	46	46	43	50	50	51	699
Townhouses & Row Housing	14	9	10	10	10	10	10	8	8	8	8	8	8	4	4	4	125
Apartments	5	5	12	12	12	12	12	22	22	22	22	22	22	11	11	11	213
Stacked Towns																	-
Total	52	58	72	72	72	72	72	73	73	76	76	76	73	65	65	66	1,037
PE18 (Ottawa West)																	
Singles & Semi detached	43	43	41	40	39	39	39	47	47	46	49	49	49	44	44	43	651
Townhouses & Row Housing	92	92	39	41	42	42	42	102	102	103	101	101	101	82	82	83	1,145
Apartments	465	465	391	391	391	391	391	532	532	532	532	532	532	424	424	424	6,814
Stacked Towns	11	11	4	4	4	4	4	12	12	12	12	12	12	11	11	11	135
Total	611	611	475	475	475	475	475	693	693	693	693	693	693	561	561	561	8,744
PE19 (Central & Inner Ottawa)																	
Singles & Semi detached	49	49	36	35	35	34	34	57	58	58	56	57	57	38	38	38	673
Townhouses & Row Housing	62	62	4	5	5	6	6	64	63	63	65	64	64	15	15	15	510
Apartments	859	859	499	499	499	499	499	278	278	278	278	278	278	247	247	247	6,344
Stacked Towns	33	33	4	4	4	4	4	61	61	61	61	61	61	17	17	17	442
Total	1,002	1,002	543	543	543	543	543	460	460	460	460	460	460	316	316	316	7,969
PE20 (Rural Southwest)																	
Singles & Semi detached	107	145	192	192	192	192	192	209	209	209	209	209	209	191	191	191	2,827
Townhouses & Row Housing	79	41	53	53	53	53	53	60	60	60	60	60	60	58	58	58	857
Apartments	5	5	6	6	6	6	6	5	5	5	5	5	5	5	5	5	83
Stacked Towns	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	13
Total	191	191	252	252	252	252	252	275	275	275	275	275	275	255	255	255	3,780

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

Grand Total Gross New Units in By-Law Area	123,963
Less: Statutorily Exempt Units in By-Law Area (11%)	-13,636
Total Net New Units in By-Law Area	110,327

4.4 Non-Residential Growth Forecast and Form D

The non-residential growth forecast (Tables 4-4 and 4-5) indicates that a total of 46,894,856 square feet of non-residential gross floor area (GFA) space and additions is anticipated within the City of Ottawa over the 15-year forecast period. A review of recent building permit data determined 34% of all non-residential development is exempted from the payment of EDCs. Industrial and institutional additions, municipal and school board properties, which are exempt under the legislation, are expected to total 15,717,940 square feet of GFA over the same forecast period. Therefore, an education development charge by-law can be applied against a net of 31,176,916 square feet of net gross floor area. The non-residential growth forecast was derived from the City's March 15, 2019 DC forecast of new construction of space and employees prepared by Hemson Consulting Ltd. for the 2018/19 through 2030/31 portion of the forecast period. For the forecast period 2031/32 through 2038/39, the consultants utilized the City's Official Plan target of 796,605 employees by the Year 2036, interpolated and using the Hemson DC employment density assumptions of:

- Commercial – 385 square feet per employee
- Industrial – 990 square feet per employee
- Institutional – 400 square feet per employee

Additional statutory exemptions have been added to the legislation since the Board's EDC by-law was adopted in 2019.

As of November 8, 2019, non-residential statutory exemptions include:

- h. land owned by, and used for the purposes of, a board or a municipality
- i. the construction or erection of any building or structure, or addition/alteration to a building or structure¹ in the case of:
 - a. private schools, the owner of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*
 - b. a long-term care home, as defined in the *Long-Term Care Homes Act, 2007*
 - c. a retirement home as defined in the *Retirement Homes Act, 2010*
 - d. a hospice or other facility that provides palliative care services
 - e. a child care centre, as defined in the *Child Care and Early Years Act, 2014*
 - f. a memorial homes, clubhouse or athletic grounds owned by the Royal Canadian Legion
 - g. a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education

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

**Table 4-4
City of Ottawa**

Non-Residential Forecast of Net Gross Floor Area

Forecast of Space Construction, New and Additions (sq ft)					
	Year	Commercial	Industrial	Institutional	Total
Projected (based on March, 2019 DC Forecast)	2024/25	1,948,485	1,056,330	524,000	3,528,815
	2025/26	1,970,430	1,068,210	530,000	3,568,640
	2026/27	1,993,145	1,081,080	536,000	3,610,225
	2027/28	2,015,860	1,092,960	542,000	3,650,820
	2028/29	2,038,575	1,106,820	548,400	3,693,795
	2029/30	1,603,910	870,210	431,200	2,905,320
	2030/31	1,617,770	877,140	435,200	2,930,110
	2031/32	1,600,283	867,949	430,361	2,898,593
	2032/33	1,600,283	867,949	430,361	2,898,593
	2033/34	1,600,283	867,949	430,361	2,898,593
	2034/35	1,600,283	867,949	430,361	2,898,593
	2035/36	1,600,283	867,949	430,361	2,898,593
	2036/37	1,566,861	849,822	421,373	2,838,055
	2037/38	1,566,861	849,822	421,373	2,838,055
	2038/39	1,566,861	849,822	421,373	2,838,055
	Average Annual	1,726,000	936,100	464,200	3,126,300
	TOTAL NEW SPACE (SQ FT)	25,890,172	14,041,961	6,962,723	46,894,856
	As a % of GFA	55.2%	29.9%	14.8%	100.0%
	Less Statutorily Exempt GFA	598,063	9,688,953	5,430,924	15,717,940
	Net Projected GFA	25,292,109	4,353,008	1,531,799	31,176,916

Source: 2019 to 2031 taken from City of Ottawa DC Background Study, Hemson Consulting Ltd. March 15, 2019 and 2031 to 2039 interpolated based on OP target of 796,605 employees by 2041, using the DC employment density assumptions.

- h. the owner of an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*
- i. expansions to industrial buildings (gross floor area)
- j. replacement, on the same site, of a non-residential building that was destroyed by fire, demolition or otherwise, so as to render it unusable and provided that the building permit for the replacement building was issued less than 5 years after the date the building became unusable or the date the demolition permit was issued

The non-residential growth forecast indicates that a total of 46.9 million square feet of non-residential gross floor area (GFA) space and additions is anticipated for the City of Ottawa 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 15.7 million square feet of GFA over that same time period. Therefore, an education development charge by-law can be applied against a net of 31.17 million square feet of net gross floor area.

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

TABLE 4-5
OTTAWA-CARLETON DISTRICT SCHOOL BOARD
Education Development Charges Submission 2024
Form D - Non-Residential Development

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

Total Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years From Date of By-Law Passage	46,894,856
Less: Board-Determined Gross Floor Area From Exempt Development (34%)	15,717,940
Net Estimated Board-Determined Gross Floor Area	31,176,916

Chapter 5 - DEMOGRAPHIC TRENDS AND FUTURE ENROLMENT EXPECTATIONS

5.1 Demographic and Enrolment Trends

The Ottawa-Carleton District School Board provides exemplary education services in the City of Ottawa. During the 2022/23 school year, the OCDSB had a total enrolment of 76,665 students (based on average daily enrolment) within the City of Ottawa.

5.1.1 Overview

The determination of growth-related land needs over a 15-year forecast period begins with undertaking by school and by grade 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 OCDSB student data with MPAC housing data (i.e. by period of occupancy), in order to derive the number of OCDSB pupils to be generated by new housing development and to determine appropriate by school and by grade enrolments.

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

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

More importantly, what has been the *change in pre-school and school age population per household*? It is possible to experience significant new housing construction and yet experience a decline in school age population per household due to an aging population driving the demand for a portion of the new housing. As noted throughout this report, it is possible to experience an increase 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 the French language school boards 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. Higher interest rates and reduced availability of affordable housing will have a negative impact on births.

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

- a. 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?
- b. Have changes in *program delivery* affected the Board's enrolment)?
- c. How has the Board's *share of elementary/secondary enrolment* changed vis-à-vis the coterminous boards and private school and secular enrolment?

5.1.2 Population and Housing

Statistics Canada released the population and dwelling unit data related to the 2021 Census undertaking. This data provides insights into demographic shifts by City dissemination areas¹ and for the City as a whole. This information is the primary source of the school and pre-school age population trends discussed herein as they relate to the Ottawa jurisdiction.

Table 5-1 compares the pre-school and school age population between 2011-2016 and 2016-2021 Census periods, illustrating the changing trends which will impact future enrolment growth for the Board. The information is provided for each of the twenty-four (24) City Wards.

As shown in the table, from a City-wide perspective, the pre-school age population (ages 0-3) decreased by 1,600 persons or 3.3% between 2011 and 2021. The elementary school age population (ages 4-13) increased by 18,145 persons or 18.4% from 2011 to 2021. From 2011 to 2021 the secondary school age population (ages 14-17) increased by 3,535 persons or 8%. Within the pre-school population category, the highest increase 2011 to 2021 occurred in Ward 19 – Orléans South-Navan, with the largest decrease in Ward 4 – Kanata North. Within the elementary school aged population category there was an increase of more than 3,100 persons between 2011 and 2021. An increase of more than 1,100 secondary school age persons occurred within: Orléans South-Navan; Riverside South-Findlay Creek and Barrhaven East. Finally, the largest increase in females of primary child bearing age (25-39 years) occurred in Ward 19 – Orléans South-Navan.

The highest number of births in the 2021 Census year occurred in Ward 19 – Orléans South-Navan.

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

Table 5-1
City of Ottawa Change in Pre-school & School Age Population by Ward (Census 2011 to 2021)

Ward	2011 Census				2016 Census				2021 Census				Census 2011 - 2021 Change Females of Primary Child Bearing Age		
	Pre School Age 0-3 years	Elementary School Age 4-13 years	Secondary School Age 14-17 years	Females of Primary Child Bearing Age 25-39 years	Pre School Age 0-3 years	Elementary School Age 4-13 years	Secondary School Age 14-17 years	Females of Primary Child Bearing Age 25-39 years	Pre School Age 0-3 years	Elementary School Age 4-13 years	Secondary School Age 14-17 years	Females of Primary Child Bearing Age 25-39 years		Census 2011-2021 Change 0 to 3 years	Census 2011-2021 Change 4-13 years
City of Ottawa															
Ward 1	2,450	5,760	3,150	4,405	2,295	5,670	2,530	4,025	2,065	5,680	2,555	4,140	-385	-80	-595
Ward 2	2,755	5,810	3,010	4,825	2,400	5,730	2,420	4,360	2,040	5,180	2,060	4,000	-715	-630	-950
Ward 3	2,760	4,755	2,020	4,240	3,445	7,255	2,340	5,465	2,860	7,940	2,940	5,425	100	3,185	920
Ward 4	2,600	5,255	1,940	3,740	2,095	6,020	2,275	3,395	1,540	5,965	2,760	3,290	-1,060	710	820
Ward 5	1,085	3,080	1,450	1,800	1,140	3,070	1,380	1,885	1,105	3,100	1,335	2,030	20	20	-115
Ward 6	1,670	3,925	1,740	2,385	1,575	4,370	1,760	2,360	2,335	5,770	2,280	4,100	665	1,845	540
Ward 7	2,495	4,795	1,905	4,530	2,280	4,830	1,890	4,530	2,180	4,850	1,930	5,240	-315	55	25
Ward 8	2,335	4,640	2,305	4,635	2,250	4,645	1,945	4,740	2,015	4,900	1,840	5,430	-320	260	-465
Ward 9	1,930	4,165	2,150	3,775	2,085	4,700	1,985	4,040	1,930	4,515	1,805	4,015	0	350	-345
Ward 10	2,945	6,095	3,095	5,090	2,785	5,885	2,560	4,860	2,565	6,005	2,475	5,185	-380	-90	-620
Ward 11	1,635	3,250	1,755	3,125	1,645	3,490	1,605	3,085	1,615	3,980	1,620	3,390	-20	730	-135
Ward 12	1,645	2,285	920	5,180	1,700	2,385	1,000	5,370	1,590	2,885	1,270	6,195	-55	600	350
Ward 13	1,835	3,530	1,525	3,520	1,740	3,580	1,475	3,360	1,690	3,825	1,645	3,900	-145	295	120
Ward 14	1,045	1,335	570	6,365	1,105	1,470	615	7,060	1,145	1,665	680	7,870	100	330	110
Ward 15	1,900	3,210	1,260	4,200	1,860	3,550	1,110	4,625	1,580	3,730	1,370	5,030	-320	520	110
Ward 16	2,535	4,575	2,085	4,980	2,410	4,555	1,915	4,890	2,370	5,010	1,885	5,195	-165	435	-200
Ward 17	1,445	3,030	1,090	4,095	1,280	3,035	1,300	3,710	1,190	3,105	1,320	4,240	-255	75	230
Ward 18	2,500	4,610	2,035	4,375	2,395	4,530	1,785	4,225	2,250	4,960	1,925	5,035	-250	350	-110
Ward 19	1,675	3,620	1,635	2,540	2,275	5,320	2,060	3,950	2,840	7,320	2,925	5,435	1,165	3,700	1,290
Ward 20	1,440	3,670	1,780	2,235	1,590	3,870	1,655	2,520	1,755	4,135	1,635	2,775	315	465	-145
Ward 21	1,370	3,145	1,515	1,895	1,105	3,390	1,255	1,780	1,375	3,905	1,615	2,245	5	760	100
Ward 22	1,765	2,975	755	2,630	1,810	4,095	1,415	2,725	1,980	4,785	1,910	3,455	215	1,810	1,155
Ward 23	2,400	5,680	2,520	4,115	2,900	6,010	2,490	4,775	2,830	6,900	2,545	5,330	430	1,220	25
Ward 24	2,380	5,505	1,950	3,740	1,600	5,085	2,280	2,885	2,150	6,735	3,370	4,675	-230	1,230	1,420
Total City of Ottawa	48,595	98,700	44,160	92,420	47,765	106,540	43,045	94,620	46,995	116,845	47,695	107,625	-1,600	18,145	3,535

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

5.1.3 Enrolment Overview and Apportionment

Historical elementary and secondary enrolments (2014/15 to 2023/24 actual projections) for the OCDSB, OCSB, CECCE and CEPEO have been summarized in Table 5-2. The historical enrolment for the French-language boards reflects enrolment in the City of Ottawa only. This table summarizes the change in elementary and secondary enrolment for each Board over this time period, as well as English-language apportionment shares (i.e., the percentage of students who choose to attend OCDSB and OCSB schools). The information is taken from the Ministry-reported enrolments and found in the annual Funding Projections report for each Ontario school board.

On the elementary panel, the OCDSB has lost apportionment shares to both the OCSB and the CEPEO (and to a lesser extent the CECCE). Both French boards continued to gain apportionment shares until 2020/21, and have declined since. The French-language school boards indicate a loss of enrolment due to virtual learning during the pandemic. On the secondary panel however, the French-language school boards are gaining in apportionment shares when compared to the OCSB and the OCDSB, particularly the CECCE. On the elementary panel, it is also interesting to note that only the OCSB and the CEPEO have experienced annual enrolment increases most years since the 2014/15 school year. On the secondary panel, only the CECCE has continued to experience annual enrolment increases since 2014/15.

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 OCDSB.

5.2.1 Methodology

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

elementary to secondary school programs. This element of the enrolment projection methodology is known as the “Requirements of the Existing Community.”

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

**Table 5-2
Ottawa Boards - Historical Apportionment Shares**

	OCDSB Elementary Panel	OCSB Elementary Panel	CECCE Elementary Panel (Ottawa only)	CEPEO Elementary Panel (Ottawa only)	TOTALS	OCDSB Elementary Panel	OCSB Elementary Panel	CECCE Elementary Panel (Ottawa only)	CEPEO Elementary Panel (Ottawa only)	TOTALS
2014/15	47,990	26,269	12,377	5,865	92,501	51.9%	28.4%	13.4%	6.3%	100.0%
2015/16	47,659	27,082	12,564	6,183	93,488	51.0%	29.0%	13.4%	6.6%	100.0%
2016/17	48,273	27,973	12,849	6,663	95,758	50.4%	29.2%	13.4%	7.0%	100.0%
2017/18	49,091	28,602	13,308	7,120	98,121	50.0%	29.1%	13.6%	7.3%	100.0%
2018/19	49,723	29,657	13,773	7,445	100,598	49.4%	29.5%	13.7%	7.4%	100.0%
2019/20	50,480	30,692	14,161	7,763	103,096	49.0%	29.8%	13.7%	7.5%	100.0%
2020/21	49,214	30,698	13,932	7,847	101,691	48.4%	30.2%	13.7%	7.7%	100.0%
2021/22	50,109	30,963	13,553	7,585	102,210	49.0%	30.3%	13.3%	7.4%	100.0%
2022/23	51,450	31,732	13,766	7,700	104,648	49.2%	30.3%	13.2%	7.4%	100.0%
2023/24	52,250	32,315	14,384	7,689	106,638	49.0%	30.3%	13.5%	7.2%	100.0%
2014/15- 2023/24	49.7%	29.6%	13.5%	7.2%	100.0%					
Projected 2023/24	49.0%	30.3%	13.5%	7.2%	100.0%					
	OCDSB Secondary Panel	OCSB Secondary Panel	CECCE Secondary Panel (Ottawa only)	CEPEO Secondary Panel (Ottawa only)	TOTALS	OCDSB Secondary Panel	OCSB Secondary Panel	CECCE Secondary Panel (Ottawa only)	CEPEO Secondary Panel (Ottawa only)	TOTALS
2014/15	22,149	12,724	6,937	4,243	46,053	48.1%	27.6%	15.1%	9.2%	100.0%
2015/16	21,956	12,596	7,132	4,111	45,795	47.9%	27.5%	15.6%	9.0%	100.0%
2016/17	21,999	12,580	7,485	4,130	46,194	47.6%	27.2%	16.2%	8.9%	100.0%
2017/18	22,351	12,721	7,969	4,385	47,426	47.1%	26.8%	16.8%	9.2%	100.0%
2018/19	22,866	13,093	8,354	4,297	48,610	47.0%	26.9%	17.2%	8.8%	100.0%
2019/20	22,926	13,350	8,827	4,541	49,644	46.2%	26.9%	17.8%	9.1%	100.0%
2020/21	23,014	13,719	9,235	4,570	50,538	45.5%	27.1%	18.3%	9.0%	100.0%
2021/22	23,259	13,750	9,572	4,959	51,540	45.1%	26.7%	18.6%	9.6%	100.0%
2022/23	24,212	14,099	9,827	5,202	53,340	45.4%	26.4%	18.4%	9.8%	100.0%
2023/24	24,503	14,625	10,026	5,080	54,234	45.2%	27.0%	18.5%	9.4%	100.0%
2014/15- 2023/24	46.5%	27.0%	17.3%	9.2%	100.0%					
Projected 2023/24	45.2%	27.0%	18.5%	9.4%	100.0%					

Requirements of the Existing Community

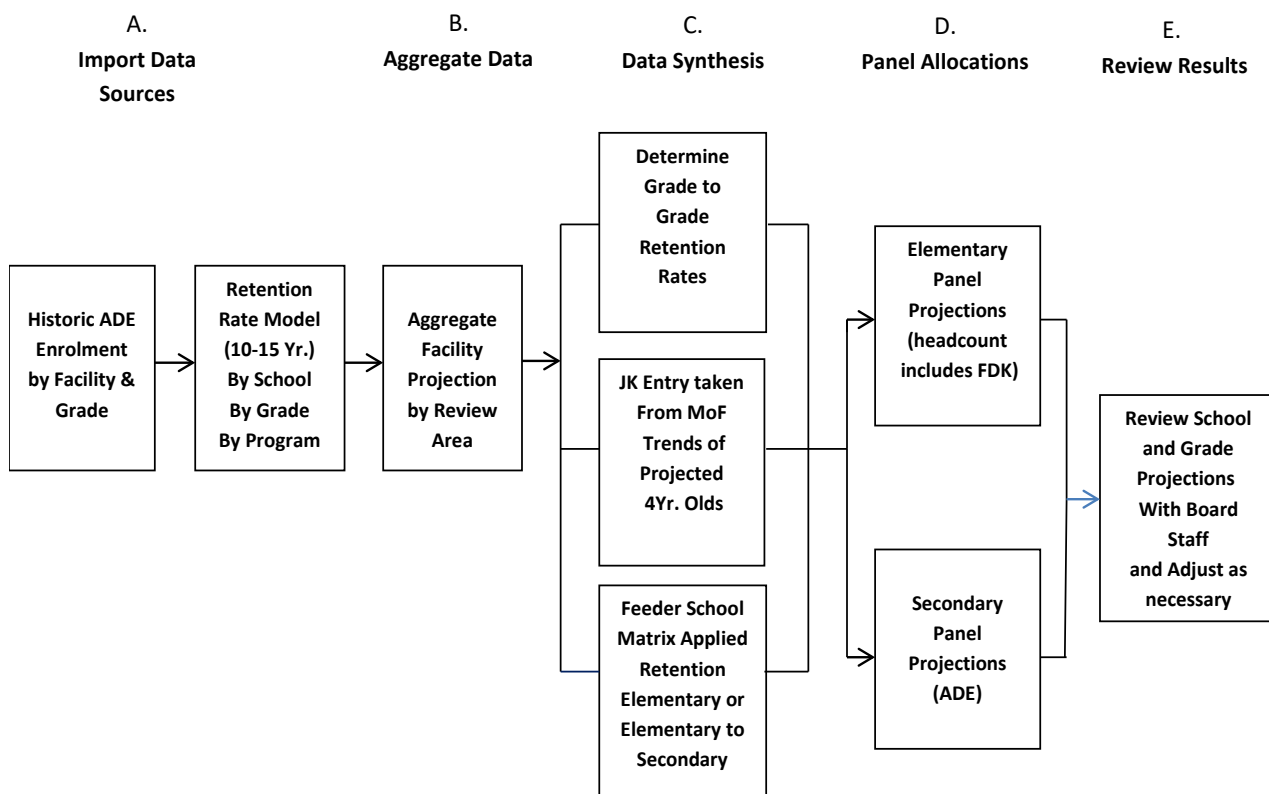
The enrolment projections of the existing community are intended to reflect the predicted change in enrolment pertaining to housing units that have previously been constructed and occupied within the Board’s jurisdiction. Existing community projections may also include some pupils who live outside of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

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

1. Enrolment projections disaggregated by sub-geography (i.e., review areas and within review areas) and by school.
2. Historic average daily enrolment by school, by grade and by program. This information is verified against the Board’s Financial Statements. The enrolment summaries are used to determine how changes in the provision of facilities and programs, as well as school choice, have affected student enrolment to date. This information also provides perspectives on how board apportionment has changed throughout the jurisdiction and by sub-area. Finally, this information provides an indication of holding situations where pupils are provided with temporary accommodation awaiting the construction of additional pupil spaces.

FIGURE 1

PUPIL REQUIREMENTS OF THE EXISTING COMMUNITY



3. Historic retention rates by school, by grade and by program -- has the number of students moving through from grade to grade been more or less than previous years? Have changes

to program offering affected the Boards' share of enrolment at any particular school, or more recent retention rates of any school or particular grade?

4. Feeder school retentions for each elementary and secondary school -- this includes pupils feeding into specialized programs (e.g., French Immersion, Extended French, Gifted, etc. where applicable) 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 coterminous board's secondary school).
5. Historical enrolment anomalies and the ability to document unusual shifts in enrolment at any individual school due to changes in program, staffing, transportation policies, capital improvements, etc.

Requirements of New Development

The projected enrolment supporting the "Requirements of New Development" is intended to determine the number of pupils that would occupy new housing development, and the percentage of these pupils that are likely to attend schools of the Board. Some of these pupils may be held in existing schools of the Board, awaiting the opening of new resident-area schools.

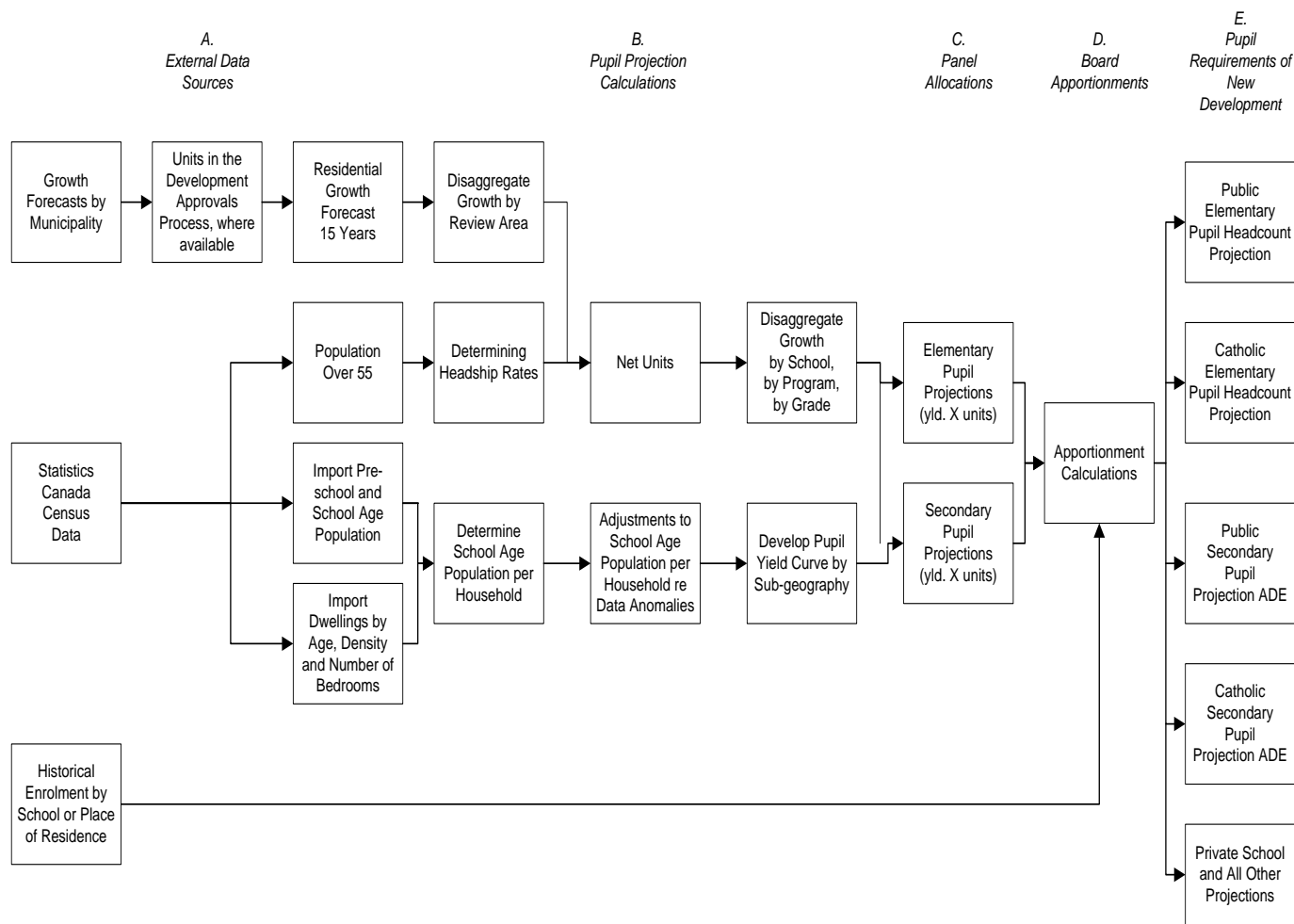
The key components of the new development projection model are outlined in Figure 2.

1. Units in the development approvals process – a spatial matching of the City's development forecast by traffic zone and development applications by municipal address, as well as Board-approved elementary attendance boundaries, is used as one of the considerations in deriving the detailed fifteen-year housing forecast by school catchment area, by unit type and for the majority of the high-rise development applications - the number of proposed bedrooms per unit. The development applications were disaggregated within the DC forecast (which is provided in 5-year increments) to matching to the City's draft DC forecast of 123,963 units over the 2024/25 to 2038/39 forecast period.
2. Municipal growth forecast – the City of Ottawa's draft 2023 DC housing forecast was used as the basis for the City-wide 15-year control totals, 5-year increments and density mix.
3. Pupil yield cycles derived from historical OCDSB student data spatially matched to MPAC housing data by period of housing construction over the last 15-years (to derive 15-year pupil yield cycles), by density type and by Review Area. The pupil yields cycles were subsequently applied to each of the development application comprising the housing forecast by school.
4. Age-specific Ministry of Finance (MoF) population projections for the City of Ottawa were reviewed and the historical OCDSB apportionment share applied to determine the order of magnitude of projected enrolment increases, consistent with fertility and net migration assumptions underlying the MoF projections. The total Requirements of New Development plus Requirements of the Existing Community were peer-reviewed against the MoF

projections. Although it is noted that the MoF projections are higher than the projected enrolment increases for the coterminous Ottawa boards, over the forecast period.

5. The draft student enrolment projections were reviewed with Board staff and compared to internal enrolment projections and assumptions respecting apportionments shares, retention rate and phasing of residential development.
6. 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

suburban communities are constructed over periods of 5 to 15 years, so that the aggregated overall pupil yield of even a community comprised entirely of single detached units will represent an amalgamation of units at different points on the pupil yield cycle. It is important to note however, the length of time taken to secure building permit approvals; ensure that local infrastructure is available to accommodate the development; demand for new residential development and economic conditions affecting the timing of development can all affect the length of the pupil yield cycle.

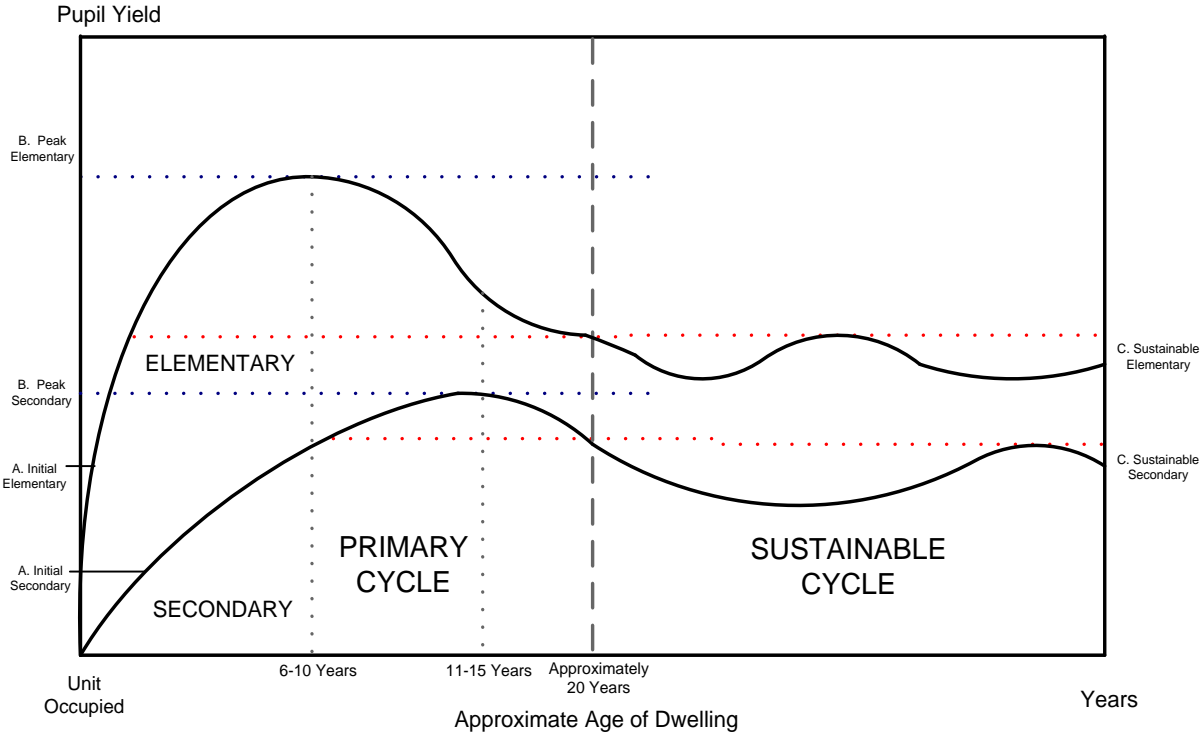
It should be noted that new communities are generally comprised of:

- Units constructed and occupied at different times;
- Development of varying densities (low, medium or high, and increased mixed-use development);
- Transit-oriented developments and MTSA's;
- There are particular types of units with low or no yield occupancies (e.g., adult lifestyle, permanent recreational, granny flats, etc.).

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

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

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



“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.

Total Student Enrolment Projections

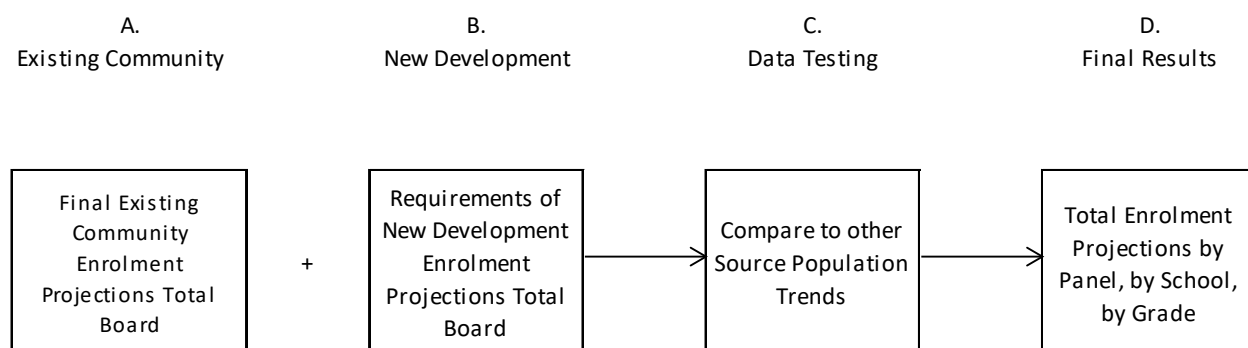
The second phase, the sustainable yield cycle for both the elementary and secondary panels appears to maintain similar, but flatter, peaks and valleys. However, the peak of the sustainable cycle is considerably lower than the primary peak for the community.

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.

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. Moreover, there is a need to track the regentrification of more established neighbourhoods.

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 OCDSB, 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 64,191 students for an increase of 13,219 students from the 2023/24 enrolment of 50,972. The Board is expected to experience a decrease of about 1,357 students in the existing community, which is projected to be enhanced by an additional 14,576 pupils from new housing development, which is an overall pupil yield of 0.1176.

On the secondary panel, the OCDSB EDC projections forecast a decrease of 81 students in the existing community and 5,567 additional students to come from new development over the next 15 years. This results in a total projected year 15 enrolment of 31,179 students on the secondary panel, an increase of 5,486 students from the 2023/24 enrolment.

Table 5-3
OTTAWA-CARLETON DISTRICT SCHOOL BOARD
 Historical and Projected Enrolment

	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
	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039
Elementary Panel	50,972	51,064	51,048	50,818	50,503	50,065	49,917	49,595	49,231	49,032	48,895	48,931	49,075	49,198	49,386	49,615
Requirement of New Development		855	1,730	2,763	3,796	4,831	5,898	6,961	8,044	9,126	10,210	11,313	12,416	13,135	13,856	14,576
Total	50,972	51,919	52,778	53,580	54,299	54,896	55,815	56,556	57,274	58,158	59,106	60,244	61,491	62,333	63,241	64,191

13,219

	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
	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039
Secondary Panel	25,693	26,040	26,371	26,563	26,907	27,215	27,329	27,360	27,513	27,306	27,418	27,156	26,596	26,190	25,795	25,612
Requirement of New Development		283	575	891	1,208	1,526	1,912	2,300	2,687	3,073	3,460	3,920	4,385	4,779	5,173	5,567
Total	25,693	26,322	26,945	27,454	28,115	28,741	29,241	29,660	30,200	30,379	30,878	31,076	30,981	30,969	30,968	31,179

5,486

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 (unless approved by the Minister of Education as part of an Alternative Project);
2. Costs that are attributable to excess land of a site that are “not education land costs.” (section 2 subsection 1 of O. Reg. 20/98).

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

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

The exception to this is:

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

Finally, the Regulation specifies the following maximum site sizes:

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

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

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

6.2 Increased Site Size Requirements

The EDC Guidelines (Section 2.3.8) require that “when the area of any of the proposed sites exceeds the site designations in this table (i.e. table above), justification as to the need for the excess land is required.” 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; setbacks related to hydro or pipeline corridors, the potential to accommodate increased portables and a larger building footprint, etc. Where school site sizes include undevelopable table lands or lands that cannot be severed and sold off; or include the requirement for larger site sizes to address program or municipal site plan requirements; the entire site size can be considered EDC-eligible, provided that the appropriate explanation is given in the EDC Background Study report.

The OCDSB has several designated sites whose acreage exceeds the EDC maximums cited above. They are: Fernbank ES #2 in PE09; Riverside South ES #2 and Riverside South ES #3 in PE11; Esprit Drive SS in PS06 and Kanata West SS in PS09. However, the site sizes allocated to the Board through the subdivision and community design planning processes, may not always conform to the EDC standards developed more than twenty-five years ago.

6.3 Reduced Site Size Considerations and Acquiring an Interest in Land

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

The legislative definition of education land costs included:

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

As such, the costs related to constructing a school building could not be funded from the imposition of education development charges. However, in 2018, underground parking costs were included as EDC-eligible costs, where it could be demonstrated that the cost of the underground parking was less than the cost of surface parking.

Legislative changes in November 2019 incorporating Alternative Projects afforded school boards with the flexibility to allocate EDC funds to the acquisition of land; the acquisition of an interest in land; or a leasehold interest as an alternative to the traditional land purchase process for school sites. An Alternative Project requires the approval of the Minister of Education and must have associated costs that are lower than the cost to acquire a conventional school site. Alternative Projects are not

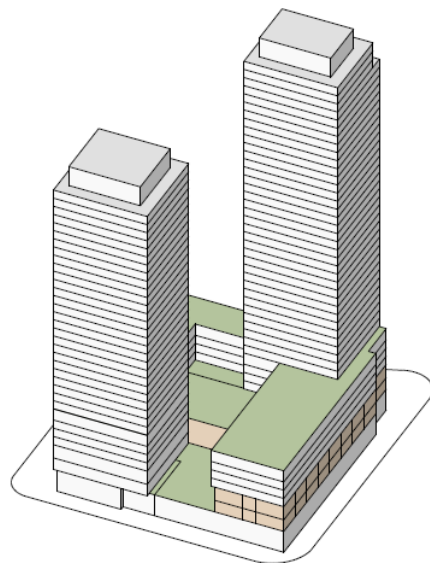
to replace costs that are supported by education funding sources (e.g., operating and facility renewal funds). It is noted that an ‘interest in land’ is not defined in the *Education Act*.

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

Board staff and the consultants worked with the Altus Group Ottawa who provided conventional (i.e., fee simple) land valuations for each identified growth-related site.

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

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



Rendering courtesy of CS&P Architects

In the case of a podium school, the timing of the high-rise development will dictate the timing necessary to fund and construct the school. The development construction timing may not necessarily align with the school board's student accommodation needs for the area.

6.4 Site Requirements

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

6.5 Land Valuation Approach for School Sites

The coterminous Ottawa school boards retained the services of the firm Altus Group Ottawa 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:

- (a) a prospective estimate the land value rate per acre for proposed elementary and secondary school sites to be acquired by the Ottawa area public school boards, as at the effective date of April 1, 2024, as if the lands were to be acquired through conventional site acquisition means;
- (b) within the following geographic locations in the City of Ottawa:
 - A. Suburban Growth Areas:
 - i. Orleans (Mer Bleue, Cardinal Creek, EUC)
 - ii. South Nepean
 - iii. Kanata, Stittsville (Fernbank)
 - iv. Riverside South
 - v. Findlay Creek

vi. Tewin Community

B. Villages:

- i. Manotick
- ii. Greely
- iii. Richmond

C. Central Urban Areas

- i. Wateridge
- ii. Gladstone Station District
- iii. Lebreton Flats

According to Altus’s Appraisal Report filed with the boards, the valuation is established on the basis that the sites have appropriate land use planning designations for school use, are fully serviced to the lot line (i.e. water, sanitary, storm, hydro, natural gas, hydro, and telecom, and other typical infrastructure depending on location), rough graded, and free of environmental, soil or other latent defects, and that there are no impediments that would prevent development for a school use.

- (c) an annual land escalation rate to be applied to the market value in order to estimate the likely site acquisition costs over the next 5 years (i.e. April 1, 2024 - March 31, 2029)
- (d) suburban site sizes were assumed to be between 5 and 7 acres for elementary school sites and 12 to 18 acres for secondary school sites
- (e) central urban locations for elementary schools were based on:
 - Wateridge elementary: assumptions of 50,000 sq ft buildings with parking and playground space – 5.0 acres;
 - Gladstone Village elementary: +/- 20,000 sq ft of floor plate with parking and playground access – 2.0 acres;
 - Lebreton Flats composite school site: +/- 140,000 sq ft building with +/- 40,000 sq ft floor plate with parking, playground and playfields – 9.45 acre site

Land Valuation Process

6.5.1 Valuation Approach

According to section 1.2 of the October 17, 2023 ‘draft’ Altus report, the scope of work included:

- “A review of the geographical locations / neighbourhoods, where the proposed school sites are to be situated.
- Review of typical land use planning designations and policies applicable to public school sites
- Review of publicly available physical, legal, social, political, economic and other factors that could affect the value of a public-school site.

- Research of transactional data on sites acquired for development of elementary and secondary public schools. Market information was obtained from Ottawa Area School Boards, RealTrack, GeoWarehouse, The Multiple Listing Service (MLS), and Altus Data Studio. Data derived from these sources has been verified whenever possible and is believed to be accurate.
- Valuation of the interest in the subject property utilizing the most appropriate appraisal methodology; in this regard, the Direct Market Comparison Approach have been applied and later reconciled to provide final estimates of value.
- Economic and Market Overview Date has been sourced from the Conference Board of Canada, Canada Mortgage & Housing Corporation and the Altus Group Limited in-house database.
- We have also contacted knowledgeable stakeholders among the developers and real estate brokers active in the land market to gauge their opinions on residential land pricing and identify any emerging trends.
- Completion of a summary narrative report outlining background, descriptions, analyses and value conclusions.
- The analysis set out in this report relied on written and verbal information obtained from a variety of sources that are considered to be reliable. Unless otherwise stated herein, client-supplied information was not verified and is believed to be correct. The mandate for the appraisal did not require a report prepared to the standard appropriate for court purposes or for arbitration; full documentation or confirmation of all information by reference to primary sources was not completed.”

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

Land Value Unit Rate Estimates - April 1, 2024		
Suburban Growth Areas		
Location	Elementary School Site	Secondary School Site
Orleans	\$990,000 p.a.	\$990,000 p.a.
South Nepean	\$990,000 p.a.	\$990,000 p.a.
Kanata / Stittsville	\$990,000 p.a.	\$990,000 p.a.
Riverside South	\$990,000 p.a.	\$990,000 p.a.
Findlay Creek	\$990,000 p.a.	\$990,000 p.a.
Tewin Community	\$990,000 p.a.	\$990,000 p.a.
Villages		
Location	Elementary School Site	Secondary School Site
Manotick	\$900,000 p.a.	\$900,000 p.a.
Greely	\$875,000 p.a.	\$875,000 p.a.
Richmond	\$875,000 p.a.	\$875,000 p.a.
Central Urban Areas		
Location	Elementary School Site	Secondary School Site
Wateridge Village	\$2,500,000 p.a.	n/a.
Gladstone Station District	\$4,000,000 p.a.	n/a
Lebreton Flats	n/a	\$3,000,000 p.a.

6.6 Land Escalation over the Forecast Period

The Appraiser’s report also estimates an annual land escalation rate to be applied to the acreage values in order to sustain the likely site acquisition costs over the next 5 years. The Appraisers recommended an escalation factor of 5.0% per annum for the purposes of projecting the land values over the five-year by-law period. However, for the purposes of determining the potential unfunded net education land costs the escalation factor has been applied over the entire 15-year forecast period. Doing so, does not affect the EDC by-law rates as they are derived from the legislative ‘cap’.

6.7 Site Preparation/Development Costs

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

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

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

in consideration of being paid “fair market value” for the land. Where un-serviced land is acquired by the board, the cost to “provide services to the land” is properly included in the education development charge. In the case of redevelopment sites, many will require extensive soils remediation, potential demolition of existing buildings on the site, servicing infrastructure that needs replacement due to age (e.g., water services, sewer services, gas and utilities, transformers, etc.), on-site storm water management, off-site sidewalk and traffic upgrades, road service remediation and service crossing requirements, often as municipal site development requirements.

Prior to 2009, a board who qualified for pupil accommodation grants received \$4.50 per square foot to provide a cost allowance for: landscaping, seeding and sodding (which includes rough grade and spreading stock-piled top soil), fencing and screening, asphalt and concrete (play areas, parking and curbs), as well as some excavation and backfilling. However, the current capital funding model requires that a school board submit a capital priorities business case for funding approval once such an initiative is announced by the Ministry. The Ministry’s “Leading Practices Manual for School Construction” states that, “Ministry funding for capital construction assumes soil conditions that would result in strip foundations or similar and other routine site costs, such as final grading, backfilling, landscaping, parking and curbs, hard and soft play areas, and on-site services.”

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

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

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

- an agent or commission fee paid to acquire a site or to assist in negotiations to acquire a site;
- costs to fulfill municipal requirements to properly maintain the school site prior to construction of the school facility;
- land appraisal reports and legal fees;
- transportation studies related to site accessibility;
- soils tests;

- environmental studies related to the condition of the school site;
- preliminary site plan/fit studies;
- stormwater management studies related to the site;
- archaeological studies precedent to site plan approval of the site;
- planning studies aimed at ensuring municipal approval of the site plan;
- expropriation costs;
- site option agreement costs;
- rough grading, removal of dirt and rubble, engineered fill;
- removal of buildings on the site;
- land transfer taxes.

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

6.7.1 Conclusions on Average Site Preparation/Development Costs

The Board concluded that an average of \$179,700 per acre for both elementary and secondary school sites is reasonable based on a combination of average costs expended by both the OCDSB and the OCSB actual costs. Given the need to predict the unfunded net education land costs, the land acquisition escalation factor is applied to the entire forecast period.

An escalation factor of 2% per annum for site preparation/development costs has been applied, based on the Statistics Canada Quarterly Construction Price Index for Ottawa. 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 2024 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.

**Table 6-1
OTTAWA-CARLETON DSB & OTTAWA CATHOLIC SCHOOL BOARD
AVERAGE SITE PREPARATION COSTS PER ACRE**

	Current Review Area Reference	EDC Eligible Site Name	Address	Year Site Acquired	Site Size in acres	Net Site Preparation Costs to Date	Net Site Preparation Costs Per Acre	Net Site Preparation Costs per Acre 2024\$	Total Site Preparation Costs 2024\$
1.	PE07	Kanata Highlands PS (Kanata North) SFIS# 24466	425 Terry Fox Dr, Kanata	2014	8.08	\$ 1,342,093.00	\$ 166,100.62	\$ 194,613.35	\$ 1,572,475.85
2.	PE07	South March (Briarbrook) SFIS# 10997	1032 Klondike Rd, Kanata	2007	7.36	\$ 1,097,101.00	\$ 149,062.64	\$ 200,618.68	\$ 1,476,553.50
3.	PE08	Roth Carrier ES (Bridlewood D01) SFIS# 10697	401 Stonehaven Dr, Kanata	2005	7.29	\$ 594,047	\$ 81,487.93	\$ 114,102.77	\$ 831,809.21
4.	PE09	Stittsville PS (Granite Ridge) SFIS# 10698	40 Granite Ridge Dr, Stittsville	2003	7.31	\$ 499,228	\$ 68,293.84	\$ 99,491.24	\$ 727,280.93
5.	PE09	Westwind PS (South Stittsville) SFIS# 11334	111 Hartsmere Dr, Stittsville	2009	6.94	\$ 660,400	\$ 95,158.50	\$ 123,097.67	\$ 854,297.82
6.	PE10	Berrigan ES (D12) SFIS# 10610	199 Berrigan Dr, Nepean	2005	5.41	\$ 924,656	\$ 170,916.08	\$ 239,323.78	\$ 1,294,741.63
7.	PE10	Farley Mowat PS (Longfield-Davidsons D11) SFIS# 10700	75 Waterbridge Dr, Nepean	2005	7.02	\$ 305,961	\$ 43,584.19	\$ 61,028.39	\$ 428,419.26
8.	PE10	Half Moon Bay PS SFIS# 24467	3525 River Run Ave, Ottawa	2013	7.54	\$ 749,127	\$ 99,353.71	\$ 118,736.88	\$ 895,276.11
9.	PE11	Steve Madigan PS (New Riverside site) SFIS# 10699	4175 Spratt Rd, Gloucester	2005	7.81	\$ 551,394	\$ 70,601.02	\$ 98,858.48	\$ 772,084.72
10.	PE14	Avalon PS (D23) SFIS# 10701	2080 Portobello Blvd, Cumberland	2006	7.48	\$ 1,033,429	\$ 138,158.96	\$ 189,662.64	\$ 1,418,676.56
11.	PS08	Longfields-Davidson Heights SS (D10) SFIS# 10996	149 Berrigan Dr, Nepean	2008	15.07	\$ 1,303,036	\$ 86,465.56	\$ 114,089.47	\$ 1,719,328.33
12.	PE12	Vimy Ridge PS (Findlay Creek site)	4180 Kelly Farm Dr., Gloucester	2012	7.41	\$ 751,022	\$ 101,352.50	\$ 123,548.13	\$ 915,491.63
13.	PS10	Earl of March Secondary	4 The Parkway, Kanata	2015	23.97	\$ 2,578,043	\$ 107,552.90	\$ 123,544.47	\$ 2,961,361.04
14.	PE10	Wazonon PS (Half Moon Bay #2)	989 Kilbirnie Drive	2018	7.00	\$ 1,132,926	\$ 161,846.57	\$ 175,187.93	\$ 1,226,315.54
15.	PE07	Shingwākons PS (Fembank ES site)	480 Cope Drive	2019	7.00	\$ 945,551	\$ 135,078.71	\$ 143,346.61	\$ 1,003,426.29
16.	PS07	Stittsville Secondary School	700 Cope Drive	2018	16.22	\$ 1,513,978	\$ 93,340.20	\$ 101,034.43	\$ 1,638,778.48
17.	CE06	St. Gabriel CES	400 Keyrock Drive, Kanata	2010	7.41	\$ 819,495	\$ 110,593.12	\$ 140,258.81	\$ 1,039,317.81
18.	CE04	St. Emily CES	500 Chapman Mills Drive, Nepean	2005	6.00	\$ 493,823	\$ 82,303.83	\$ 115,245.24	\$ 691,471.42
19.	CE05	St. Stephen CES	1145 Main St., Stittsville	2007	6.54	\$ 450,801	\$ 68,929.82	\$ 92,770.46	\$ 606,718.79
20.	CS02	St. Francis Xavier High School (Riverside South)	3749 Spratt Rd., Gloucester	2008	20.00	\$ 2,428,708	\$ 121,435.40	\$ 160,231.43	\$ 3,204,628.63
21.	CE01	St. Dominic CES	2300 Esprit Drive, Orleans	2014	6.00	\$ 650,585	\$ 108,430.83	\$ 127,044.00	\$ 762,264.02
22.	CE04	St. Cecilia CES	3490 Cambrian Rd., Nepean	2012	6.00	\$ 379,445	\$ 63,240.81	\$ 77,090.19	\$ 462,541.15
23.	CE04	St. Benedict CES	2525 River Mist Blvd., Nepean	2015	6.84	\$ 985,393	\$ 144,063.30	\$ 165,483.45	\$ 1,131,906.82
24.	CE05	St. Bernadette CES		2014	7.00	\$ 2,167,818	\$ 309,688.26	\$ 362,849.16	\$ 2,539,944.09
25.	CE04	St. Juan Diego CES (Barhaven South ES site)	135 Main Halyard Lane	2020	5.93	\$ 4,141,621	\$ 698,418.31	\$ 726,634.41	\$ 4,308,942.03
26.	CE06	St. Isabel CES	785 Goulbourn Forest Rd.	2017	7.41	\$ 3,249,850	\$ 438,576.23	\$ 484,223.59	\$ 3,588,096.83
TOTALS					228.04	\$ 31,749,530	\$ 139,228	\$ 179,697	\$ 38,072,148.48

Value to be Included in 2024 EDC Submission	\$ 179,700
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Chapter 7 - -EDUCATION DEVELOPMENT CHARGE CALCULATION

The basis for the calculation of the jurisdiction-wide schedule of education development charges for the Ottawa-Carleton District School Board is documented in the Board's Education Development Charges Submission forwarded 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 2024/25 to 2038/39 period, as detailed in Chapter 4 of this report:

RESIDENTIAL:

New Units	123,963
Average units per annum	8,264
Net new Units	110,327

NON-RESIDENTIAL:

The forecast of non-residential (includes commercial, industrial and institutional development) building permit value over the 2024/25 to 2038/39 period, as detailed in Chapter 4 of this report, is summarized as follows:

Net Gross Floor Area (GFA)	31,176,916 square feet
Average annual GFA	2,078,461 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 OCDSB based on a spatial matching of OCDSB student data and MPAC housing data.

TABLE 7-1

FORM E
OTTAWA-CARLETON DISTRICT SCHOOL BOARD
Education Development Charges Submission 2024
Net Growth-related Pupil Places
Elementary Panel

OCDSB EDC 2024 Weighted Blended Pupil Yields

Review Area	Total Cumulative 15 Year New Net Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	SINGLE and SEMI- DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose- built seniors housing and student housing)	STACKED TOWNHOUSES	TOTAL UNITS
PE01 (Bayshore)	3,048	2%	0.1635	0.0648	0.0192	0.0480	0.0552
PE02A (Ottawa East)	6,085	5%	0.1360	0.0844	0.0093	0.0397	0.0409
PE02B (Beacon Hill)	1,841	1%	0.1310	0.0810	0.0090	0.0380	0.0566
PE03 (Alta Vista)	8,923	7%	0.0797	0.0589	0.0073	0.0278	0.0450
PE04 (Hunt Club)	1,729	1%	0.1816	0.1274	0.0139	0.0870	0.0949
PE05 (Merivale)	3,616	3%	0.1911	0.0791	0.0238	0.0575	0.0695
PE06 (Cedarview)	2,530	2%	0.2127	0.0833	0.0241	0.0771	0.0777
PE07 (West Urban Centre North)	11,132	9%	0.2682	0.1907	0.0240	0.0600	0.1916
PE08 (West Urban Centre South)	1,102	1%	0.2650	0.1865	0.0240	0.0600	0.1353
PE09 (Stittsville & Kanata West)	13,687	11%	0.2508	0.1894	0.0234	0.0559	0.1742
PE10 (South Urban Centre West)	7,398	6%	0.2460	0.2013	0.0450	0.0870	0.1630
PE11 (South Urban Centre East)	12,451	10%	0.2538	0.1790	0.0527	0.1083	0.1779
PE12 (Leitrim)	8,181	7%	0.1689	0.1318	0.0360	0.0696	0.1119
PE13 (EUC West - Gloucester)	3,825	3%	0.2567	0.1771	0.0122	0.0869	0.1516
PE14 (EUC East - Cumberland)	7,254	6%	0.1547	0.1248	0.0077	0.0380	0.1064
PE15 (Rural Northeast)	872	1%	0.1852	0.1237	0.0090	0.0380	0.1120
PE16 (Rural Southeast)	8,759	7%	0.1700	0.1017	0.0090	0.0339	0.1078
PE17 (Rural Northwest)	1,037	1%	0.2059	0.1922	0.0240	0.0000	0.1669
PE18 (Ottawa West)	8,744	7%	0.2060	0.0976	0.0222	0.0965	0.0469
PE19 (Central & Inner Ottawa)	7,969	6%	0.1390	0.0874	0.0102	0.0647	0.0291
PE20 (Rural Southwest)	3,780	3%	0.2224	0.2211	0.0353	0.0425	0.2195
TOTAL	123,963	100%	0.2118	0.1419	0.0187	0.0598	0.1176

Secondary Panel

Review Area	Total Cumulative 15 Year New Net Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	SINGLE and SEMI- DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose- built seniors housing and student housing)	STACKED TOWNHOUSES	TOTAL UNITS
PS01 (Alta Vista & Hunt Club)	5,990	4.8%	0.0794	0.0336	0.0039	0.0109	0.0274
PS02 (Bayshore & Cedarview)	6,037	4.9%	0.0999	0.0336	0.0108	0.0228	0.0311
PS03 (Beacon Hill & Ottawa East)	6,574	5.3%	0.0856	0.0336	0.0036	0.0104	0.0192
PS04 (Central & Inner Ottawa)	12,142	9.8%	0.0864	0.0336	0.0094	0.0192	0.0174
PS05 (Ottawa West & Merivale)	9,081	7.3%	0.0994	0.0336	0.0108	0.0228	0.0250
PS06 (EUC & Rural Northeast)	16,613	13.4%	0.0692	0.0427	0.0036	0.0104	0.0387
PS07 (Leitrim, SUC East & Rural So	29,391	23.7%	0.0538	0.0369	0.0101	0.0245	0.0375
PS08 (South Urban Centre West)	7,398	6.0%	0.1485	0.0797	0.0136	0.0288	0.0796
PS09 (Stittsville, Kanata West & Rural Southwest)	17,467	14.1%	0.1047	0.0709	0.0108	0.0228	0.0749
Northwest)	13,271	10.7%	0.1135	0.0683	0.0108	0.0228	0.0760
TOTAL	123,963	100.0%	0.0876	0.0485	0.0091	0.0196	0.0449

Notes: 1. Includes Gr 7/8 middle schools as part of Gr 7-12 secondary schools

7.3 Determination of Net Growth-Related Pupil Place Requirement

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

1. Populate each Review Area model with each of the schools having attendance boundaries within the individual Review Area.
2. Determine the Requirements of New Development, which is the number of pupils generated from the dwelling units forecasted to be constructed over the forecast period.
3. Determine the Requirements of the Existing Community which is total permanent capacity (net of any temporary leased space or non-operational capacity) of all school facilities in the Board's inventory measured against the projected enrolment (i.e., headcount enrolment for the elementary panel and ADE enrolment for the secondary panel) from the existing community at the end of the fifteen-year forecast period. For schools that will experience a change in school boundaries and are holding pupils to new schools, their existing community enrolment is shown separately as explained below.
4. Distinguish between schools whose existing community enrolment will continue to be impacted by housing development that has previously been constructed and occupied. These schools typically experience increased existing community enrolment and are those for which the school board expects to modify the school's boundaries once additional student accommodation is built. That is - distinguish between schools having new residential development within the school's attendance boundary and for which additional student accommodation will be required, and schools having no relevance to the residential growth area requiring additional pupil accommodation, and having sufficient surplus spaces to accommodate existing enrolment. This determines whether there are any surplus pupil places available and accessible for pupils generated by new development.
5. Determine Net Growth-related Pupil Place Requirements which is the Requirements of New Development plus Year 15 enrolment less the number of available pupil places in existing facilities (OTG capacity).
6. In determining the NGRPP entitlement going forward, account for all additional school capacity previously funded from capital and for which the Board is in the process of assembling the land parcels necessary to create a new school site or school site expansion. The net growth-related pupil place entitlement is subsequently

incorporated into the Form G to determine the appropriate net education land costs based on aligning the EDC identified needs with the OCDSB's long-term student accommodation strategies.

In determining the net growth-related land needs, the Board is entitled to remove any OTG capacity that is not considered to be available to serve new development (e.g., surplus space in areas that are not within the resident catchment areas of new residential development, leased space, closed non-operational space, temporary holding space, etc.). In this regard, the OCDSB has taken into consideration all permanent and operational capacity that provides regular programs to elementary and secondary students.

Excluding Capacity from the Determination of Accommodation Needs

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

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

Determining Net Growth-related Pupil Place Requirements

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

OTTAWA-CARLETON DISTRICT SCHOOL BOARD

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

	JK-8	Gr 9-12	TOTALS
OTG Capacity	56,070	32,412	88,482
Projected 2038/2039 Enrolment (Existing Community)	49,615	25,612	75,226
Requirements of New Development 2038/2039 (Headcount Elementary)	14,576	5,567	20,144
Less: NGRPP to be Accommodated in Existing Facilities	6,869	(435)	6,434
# of NGRPP Included in EDC Rate	7,707	6,003	13,710

Notes: Gr 9-12 # of NGRPP included in EDC rate includes Gr7/8 middle school components of Gr 7-12 secondary schools

7.4 Approved Capital Cost Per Pupil

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

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

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

The total net education land costs for the Ottawa-Carleton District School Board, escalation of land, site acquisition costs, site development costs, associated financing costs and study costs, less any EDC account balances, are \$274,162,769 to be recovered from 110,321 “net” new units and 31,176,916 non-residential GFA.

Should the legislation cap increases continue over the 2024/25 to 2038/39 forecast period, it is anticipated that the imposition of EDCs would recover no more than \$246 million in residential and non-residential collections (assuming the actual building permits match the projected). The forecasted expenditures are expected to exceed \$274 million, leaving an end-of-forecast-period shortfall of almost \$28 million when accrued interest and the legislative ‘cap’ are taken into consideration. However, the projected revenue would not cover the additional NGRELC in Year 6, Year 11 and Year 15 as this process moves from one by-law period to another. It is anticipated the total funding shortfall will exceed \$285 million, provided that land costs don’t increase beyond the assumed 5% per annum.

EDC Submission (Form E, F and G):

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

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

7.6 EDC Accounts

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

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

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

Table 7-3 summarizes the EDC account collections from January 2, 2002 to August 31, 2023, as well as projected collections to March 31, 2024, for the OCDSB. The collections cover the period which corresponds to implementation of the original EDC by-law and includes collections from residential and non-residential development, any interest earned on the account to date, any interest expense on account deficits to date and any refunds or overpayments during this time period. The total collections for the period January 2, 2002 to August 31, 2023 are \$128.2 million as shown in Table 7-3.

Section 7(5) of O. Reg 20/98 requires that a board estimate the EDC account collections and eligible expenditures on the day immediately before the day the board intends to have the new by-law come into force. This “estimate” is typically undertaken several months in advance of the implementation of the new by-law. Actual collections for the period September, 2023 through March 31, 2024 during the 2019 through 2023 period was used as the basis for estimating additional EDC collections to March 31, 2024. Additional revenue of \$6.9 million is assumed prior to successor by-law implementation.

Table 7-4 summarizes the EDC expenditures to date. It is noted that a credit has been applied to the EDC account in respect of the Innovation Drive site acquired prior to March, 2019 and originally intended to be to accommodate a new school in north Kanata. The EDC funds originally expended to acquire this site, or \$7,577,682 has been credited back to the EDC account.

When EDC expenditures are taken into consideration, the account balance as of March 31, 2024 is expected to be a deficit of \$8.5 million.

TABLE 7-3
OTTAWA-CARLETON DISTRICT SCHOOL BOARD

EDC ACCOUNT RECONCILIATION - EDC Collections

January 2, 2002 to March 31, 2024 Continuity Statement to Determine Current EDC Account Balance and any Unfunded Financial Obligations

Date	EDC Funds	Cumulative EDC Funds
Balance Carried Forward from DCA, 1989	\$14,162,290.00	\$14,162,290.00
<i>EDC Collections September 1, 2000 to August 31, 2001 (less refunds & interest expense plus accrued interest)</i>	\$1,221,152.00	\$15,383,442.00
<i>EDC Collections September 1, 2001 to August 31, 2002 (less refunds & interest expense plus accrued interest)</i>	\$2,338,375.25	\$17,721,817.25
<i>EDC Collections September 1, 2002 to August 31, 2003 (less refunds & interest expense plus accrued interest)</i>	\$2,727,048.00	\$20,448,865.25
<i>EDC Collections September 1, 2003 to August 31, 2004 (less refunds & interest expense plus accrued interest)</i>	\$3,226,174.00	\$23,675,039.25
<i>EDC Collections September 1, 2004 to August 31, 2005 (less refunds & interest expense plus accrued interest)</i>	\$3,270,287.00	\$26,945,326.25
<i>EDC Collections September 1, 2005 to August 31, 2006 (less refunds & interest expense plus accrued interest)</i>	\$3,220,842.00	\$30,166,168.25
<i>EDC Collections September 1, 2006 to August 31, 2007 (less refunds & interest expense plus accrued interest)</i>	\$3,943,129.00	\$34,109,297.25
<i>EDC Collections September 1, 2007 to August 31, 2008 (less refunds & interest expense plus accrued interest)</i>	\$4,056,084.00	\$38,165,381.25
<i>EDC Collections September 1, 2008 to August 31, 2009 (less refunds & interest expense plus accrued interest)</i>	\$3,465,684.00	\$41,631,065.25
<i>EDC Collections September 1, 2009 to August 31, 2010 (less refunds & interest expense plus accrued interest)</i>	\$3,997,147.00	\$45,628,212.25
<i>EDC Collections September 1, 2010 to August 31, 2011 (less refunds & interest expense plus accrued interest)</i>	\$5,081,335.00	\$50,709,547.25
<i>EDC Collections September 1, 2011 to August 31, 2012 (less refunds & interest expense plus accrued interest)</i>	\$4,883,190.00	\$55,592,737.25
<i>EDC Collections September 1, 2012 to August 31, 2013 (less refunds & interest expense plus accrued interest)</i>	\$4,642,996.00	\$60,235,733.25
<i>EDC Collections September 1, 2013 to August 31, 2014 (less refunds & interest expense plus accrued interest)</i>	\$4,125,289.00	\$64,361,022.25
<i>EDC Collections September 1, 2014 to August 31, 2015 (less refunds & interest expense plus accrued interest)</i>	\$4,890,056.00	\$69,251,078.25
<i>EDC Collections September 1, 2015 to August 31, 2016 (less refunds & interest expense plus accrued interest)</i>	\$5,179,230.00	\$74,430,308.25
<i>EDC Collections September 1, 2016 to August 31, 2017 (less refunds & interest expense plus accrued interest)</i>	\$5,453,636.00	\$79,883,944.25
<i>EDC Collections September 1, 2017 to August 31, 2018 (less refunds & interest expense plus accrued interest)</i>	\$6,950,705.00	\$86,834,649.25
<i>EDC Collections September 1, 2018 to August 31, 2019 (less refunds & interest expense plus accrued interest)</i>	\$6,625,823.00	\$93,460,472.25
<i>EDC Collections September 1, 2019 to August 31, 2020 (less refunds & interest expense plus accrued interest)</i>	\$9,245,262.00	\$102,705,734.25
<i>EDC Collections September 1, 2020 to August 31, 2021 (less refunds & interest expense plus accrued interest)</i>	\$8,836,118.00	\$111,541,852.25
<i>EDC Collections September 1, 2021 to August 31, 2022 (less refunds & interest expense plus accrued interest)</i>	\$9,195,877.00	\$120,737,729.25
<i>EDC Collections September 1, 2022 to August 31, 2023 (less refunds & interest expense plus accrued interest)</i>	\$7,477,014.00	\$128,214,743.25
Plus:	\$0.00	\$128,214,743.25
Projected EDC Collections September 1, 2023 - March 31, 2024		\$6,926,572.00
Total Net EDC Collections January 2, 2002 to March 31, 2024		\$135,141,315.25
Projected EDC Account Balance as of March 31, 2024		-\$8,525,137.32

TABLE 7-4
OTTAWA-CARLETON DISTRICT SCHOOL BOARD
EDC ACCOUNT RECONCILIATION - EDC Expenditures

	Date	Property Acquired	Property Size (acres)	Review Area Reference	% Growth-related	Cumulative Expenditures
By-law #1 January 2, 2002 to August 24, 2004	EDC Expenditures September 1, 1999 to August 31, 2004					
		Study Costs			100%	\$ 59,914.00
		DCA acquisition of Longfields/Davidson Heights site SFIS # 10996		PS08	100%	\$ 1,348,142
		DCA capital Longfield/Davidson Heights ES (Farley Mowat) SFIS# 10700		PE10	100%	\$ 10,104,278
		DCA capital Stonecrest ES Phase II SFIS # 9537		PE17	100%	\$ 13,152,107
		Jack Donahue PS (Morgan's Grant) SFIS# 10569	7.26	PE07	100%	\$ 14,770,048
		Stittsville PS (Granite Ridge) SFIS# 10698	7.31	PE09	100%	\$ 16,322,630
	Greely PS SFIS# 1727	5.93	PE16	100%	\$ 18,089,420	
By-law #2 August 25, 2004 to May 31, 2009	EDC Expenditures September 1, 2004 to August 31, 2009					
		Study Costs			100%	\$ 18,183,622
		South March (Briarbrook) SFIS# 10997	7.36	PE07	100%	\$ 21,878,530
		Roch Carrier ES (Bridlewood D01) SFIS# 10697	7.29	PE08	100%	\$ 24,141,240
		Stittsville PS (Granite Ridge) SFIS# 10698	7.31	PE09	100%	\$ 24,640,468
		Berrigan ES (D12) SFIS# 10610	5.41	PE10	100%	\$ 26,815,258
		Chapman Mills SFIS# 18890	6.92	PE10	100%	\$ 29,282,615
		Farley Mowat PS (Longfield-Davidsons D11) SFIS# 10700	7.02	PE10	100%	\$ 31,185,726
		Steve MacLean PS (New Riverside site) SFIS# 10699	7.81	PE11	100%	\$ 33,825,541
		Vimy Ridge PS (Findlay Creek) (Leitrim) SFIS# 24546	7.36	PE12	100%	\$ 34,175,099
		Avalon PS (D23) SFIS# 10701	7.48	PE14	100%	\$ 37,311,090
		Heritage PS (D13) SFIS# 10702	6.03	PE15	100%	\$ 37,311,090
		Longfields-Davidson Heights (D10) SFIS# 10996	15.07	PS08	100%	\$ 41,631,065
By-law #3 June 1, 2009 to March 31, 2014	EDC Expenditures September 1, 2009 to August 31, 2014					
		Study Costs			100%	\$ 41,820,966
		Kanata North (Innovation Drive) SFIS# 24466	16.60	PE07	100%	\$ 46,605,950
		Westwind PS (South Stittsville) SFIS# 11334	6.94	PE09	100%	\$ 49,272,751
		Half Moon Bay PS SFIS# 24467	7.41	PE10	100%	\$ 52,318,028
		Vimy Ridge PS (Findlay Creek) (Leitrim) SFIS# 24546	7.36	PE12	100%	\$ 54,585,023
		Avalon PS (D23) SFIS# 10701	7.48	PE14	100%	\$ 57,644,618
		New Avalon #3	7.00	PE14	100%	\$ 59,347,035
		Orleans SS (new Avalon SS?) future school	17.80	PS06	100%	\$ 66,043,754
		West Carleton SS SFIS # 5734	100.08	PS10	100%	\$ 66,843,753
By-law #4 April 1, 2014 to March 31, 2019	EDC Expenditures September 1, 2014 to August 31, 2019					
		Study Costs & Other Eligible Expenses			100%	\$ 67,074,583
		Other Eligible Expenses			100%	\$ 67,112,214
		Kanata North (Innovation Dr.) SFIS# 24466	16.60	PE07	100%	\$ 71,247,005
		Half Moon Bay PS SFIS# 24467	7.41	PE10	100%	\$ 71,996,132
		Vimy Ridge PS (Findlay Creek) (Leitrim) SFIS# 24546	7.36	PE12	100%	\$ 72,746,132
		Summerside PS (Avalon #2) SFIS# 24465	7.66	PE14	100%	\$ 73,496,133
		Longfields-Davidson Heights SS (D10) SFIS# 10996	15.07	PS08	100%	\$ 73,761,133
		Earl of March SS SFIS# 5322	23.97	PS10	100%	\$ 76,068,540
		Stittsville SS site	16.22	PS09	100%	\$ 83,101,121
		Half Moon Bay #2 (Wazason)	7.00	PE10	100%	\$ 86,134,775
		John Young ES (SFIS# 1217)	7.17	PE08	100%	\$ 86,526,855
		John McCrae SS (SFIS # 9536)	15.96	PS08	100%	\$ 86,690,004
		Fernbank ES new site	7.00	PE09	100%	\$ 86,740,004
		Spring Valley Trails (EUC#1)	6.997	PE13	100%	\$ 89,811,878
	East Urban Centre ES #2 new site	7.00	PE13	100%	\$ 89,811,878	
	West Carleton SS SFIS # 5734	100.08	PS10	100%	\$ 90,661,878	
By-law #5 April 1, 2019 to March 31, 2024	EDC Expenditures September 1, 2019 to August 31, 2024					
		Study Costs & Other Eligible Expenses			100%	\$ 90,961,591
		Stittsville SS site	16.22	PS09	100%	\$ 92,475,569
		Half Moon Bay #2 (Wazason)	7.00	PE10	100%	\$ 93,608,495
		John Young ES (SFIS# 1217)	7.17	PE08	100%	\$ 93,608,495
		Earl of March SS SFIS# 5322	23.97	PS10	100%	\$ 93,879,131
		Merivale HS	16.26	PS05	100%	\$ 94,061,394
		Fernbank ES new site	7.00	PE09	100%	\$ 98,029,922
		Riverside South SS	19.70	PS07	100%	\$ 119,077,453
		Longfields-Davidson Heights SS (D10) SFIS# 10996	15.07	PS08	100%	\$ 119,275,824
		Vimy Ridge PS (Findlay Creek) (Leitrim) SFIS# 24546	7.36	PE12	100%	\$ 119,286,574
		New Findlay Creek #2	6.29	PE12	100%	\$ 124,583,825
		East Urban Centre ES #2 new site	7.00	PE13	100%	\$ 130,517,398
		Kanata West ES	6.09	PE09	100%	\$ 136,114,625
		Mer Bleue ES	7.00	PE14	100%	\$ 142,706,375
	Wateridge PS	5.26	PE2A	100%	\$ 151,244,135	
	Innovation Drive surplus to growth-related needs	8.08	PE07	100%	\$ 143,666,453	
	Total Expenditures January 2, 2002 to March 31, 2024					

7.7 Cash Flow Analysis and Forms H1 and H2

Table 7-5 set out a fifteen-year cash flow analysis of the proposed capital expenditure program for school sites.

The quantum of the charge is determined on the basis of an 80%/20% residential/non-residential share, for the Board. As well, a sensitivity analysis is provided, for various non-residential ratios ranging between 0% and 40%.

The OCDSB has an external Line of Credit which is available to cover any annual account deficits. School board finance staff advise that the current rate of borrowing is prime less 0.50% and interest is accrued on annual surplus funds in the account at 5.45%. Should the OCDSB have the opportunity to accelerate the acquisition of land or an interest in land, in advance the timelines set out in the following cash flow analysis, then additional external borrowing may be required.

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

Cash Flow Assumptions:

- site acquisition costs, are assumed to escalate by 5.0% and site development costs are assumed to escalate at 2% per annum consistent with the background information provided in Chapter 6.
- site acquisition costs and site development costs are escalated over the full fifteen-year forecast period, in order to determine the potential funding shortfall related to the legislative rate cap, should it not be lifted during the forecast period;
- the education development charge account accrues 5.45% interest earnings per annum.

Scenario Comments:	
OTTAWA-CARLETON DISTRICT SCHOOL BOARD	
BOTH PANELS	

Cashflow Assumptions	
A. EDC Account interest earnings (per annum)	5.45%
B. Credit Line Borrowing Rate	6.70%

TABLE 7-5
OTTAWA-CARLETON DISTRICT SCHOOL BOARD
 Cashflow Analysis for Both Panels (Total Jurisdiction)
 Current (2024) \$

FORM H2 - Using Pupils per Dwellings Unit					
Type of Development (Form B/C)	Net New Units	Total Requirements of New Development	Distribution Factor	Net Education Land Cost by Development Type	Differentiated Residential EDC Per Unit
Low Density	35,057	10,496	52.11%	\$ 114,287,363	\$ 3,260
Medium Density	36,404	8,865	44.01%	\$ 96,520,361	\$ 2,651
High Density	52,502	783	3.89%	\$ 8,522,492	\$ 162
TOTALS	123,963	20,144	100%	\$ 219,330,215	\$ 1,769

OTTAWA-CARLETON DISTRICT SCHOOL BOARD Proposed EDC Rates		
Non-Residential Share	Residential Rate	Non-Residential Rate
0%	\$2,485	\$0.00
5%	\$2,361	\$0.44
10%	\$2,237	\$0.88
15%	\$2,112	\$1.32
20%	\$1,988	\$1.76
25%	\$1,864	\$2.20
40%	\$1,491	\$3.52

	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
Revenues															
1 Credit Line Borrowing	\$ -	\$ -	\$ -	\$ 9,000,000	\$ 5,000,000	\$ 4,000,000	\$ -	\$ -	\$ 7,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 Subtotal	\$ -	\$ -	\$ -	\$ 9,000,000	\$ 5,000,000	\$ 4,000,000	\$ -	\$ -	\$ 7,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 Estimated EDC Revenue (Residential) Per Unit \$ 1,988	\$ 14,821,594	\$ 14,855,211	\$ 15,520,475	\$ 15,543,476	\$ 15,543,476	\$ 15,543,476	\$ 15,525,783	\$ 16,067,195	\$ 16,063,656	\$ 16,095,504	\$ 16,097,273	\$ 16,067,195	\$ 10,532,762	\$ 10,525,685	\$ 10,527,454
4 Estimated EDC Revenue (Non-Residential) Per Sq.Ft \$ 1.76	\$ 4,126,123	\$ 4,172,689	\$ 4,221,313	\$ 4,268,779	\$ 4,319,028	\$ 3,397,091	\$ 3,426,078	\$ 3,389,226	\$ 3,389,226	\$ 3,389,226	\$ 3,389,226	\$ 3,389,226	\$ 3,318,441	\$ 3,318,441	\$ 3,318,441
5 Subtotal EDC Revenue	\$ 18,947,716	\$ 19,027,900	\$ 19,741,788	\$ 19,812,255	\$ 19,862,505	\$ 18,940,568	\$ 18,951,861	\$ 19,456,421	\$ 19,452,882	\$ 19,484,730	\$ 19,486,499	\$ 19,456,421	\$ 13,851,203	\$ 13,844,126	\$ 13,845,895
6 Total Revenue	\$ 18,947,716	\$ 19,027,900	\$ 19,741,788	\$ 28,812,255	\$ 24,862,505	\$ 22,940,568	\$ 18,951,861	\$ 19,456,421	\$ 26,452,882	\$ 19,484,730	\$ 19,486,499	\$ 19,456,421	\$ 13,851,203	\$ 13,844,126	\$ 13,845,895
7 Expenditures															
8 Site acquisition costs (escalated at 5% per annum over 15 years)	\$ 7,230,940	\$ 7,230,940	\$ 20,192,288	\$ 30,873,536	\$ 18,005,815	\$ 14,350,676	\$ 14,474,239	\$ 9,751,206	\$ 27,718,859	\$ 12,907,224	\$ -	\$ 11,852,652	\$ 17,381,456	\$ 14,489,867	\$ 10,552,877
9 Site preparation costs (escalated at 2% per annum to date of acquisition) ¹	\$ -	\$ -	\$ 9,239,739	\$ 3,090,084	\$ 3,598,492	\$ 5,472,550	\$ 3,281,453	\$ 2,344,444	\$ 2,297,070	\$ 1,503,307	\$ 4,329,337	\$ 1,877,777	\$ -	\$ 1,627,228	\$ 5,527,081
10 Study Costs	\$ 144,000	\$ -	\$ -	\$ -	\$ -	\$ 144,000	\$ -	\$ -	\$ -	\$ -	\$ 144,000	\$ -	\$ -	\$ -	\$ 144,000
11 Subtotal Projected Expenditures	\$ 7,374,940	\$ 7,230,940	\$ 29,432,027	\$ 33,963,620	\$ 21,604,307	\$ 19,967,226	\$ 17,755,692	\$ 12,095,650	\$ 30,015,929	\$ 14,410,531	\$ 4,473,337	\$ 13,730,429	\$ 17,381,456	\$ 16,117,095	\$ 16,223,958
12 Credit Line Borrowing Costs - Principal	\$ -	\$ -	\$ -	\$ 2,011,286	\$ 1,734,527	\$ 1,560,429	\$ 1,597,998	\$ 1,708,414	\$ 1,465,723	\$ 1,444,061	\$ 1,543,840	\$ 1,650,514	\$ 1,764,558	\$ 1,886,482	\$ 2,016,831
13 Credit Line Borrowing Costs - Interest	\$ -	\$ -	\$ -	\$ 388,714	\$ 665,473	\$ 839,571	\$ 802,002	\$ 691,586	\$ 934,277	\$ 955,939	\$ 856,160	\$ 749,486	\$ 635,442	\$ 513,518	\$ 383,169
14 Subtotal Borrowing Expenditures	\$ -	\$ -	\$ -	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000
15 Total Expenditures	\$ 7,374,940	\$ 7,230,940	\$ 29,432,027	\$ 36,363,620	\$ 24,004,307	\$ 22,367,226	\$ 20,155,692	\$ 14,495,650	\$ 32,415,929	\$ 16,810,531	\$ 6,873,337	\$ 16,130,429	\$ 19,781,456	\$ 18,517,095	\$ 18,623,958
16 Net Revenues/(Expenditures)	\$ 11,572,776	\$ 11,796,960	\$ (9,690,239)	\$ (7,551,365)	\$ 858,198	\$ 573,342	\$ (1,203,831)	\$ 4,960,771	\$ (5,963,047)	\$ 2,674,199	\$ 12,613,162	\$ 3,325,992	\$ (5,930,253)	\$ (4,672,969)	\$ (4,778,063)
17 EDC Account, Opening Balance	\$ (8,525,137)	\$ 3,047,639	\$ 15,010,695	\$ 6,138,539	\$ (1,078,276)	\$ (220,078)	\$ 353,265	\$ (831,313)	\$ 4,129,457	\$ (1,608,534)	\$ 1,065,665	\$ 13,736,906	\$ 17,811,559	\$ 12,852,036	\$ 8,879,503
18 Revenue Minus Expenditures	\$ 11,572,776	\$ 11,796,960	\$ (9,690,239)	\$ (7,551,365)	\$ 858,198	\$ 573,342	\$ (1,203,831)	\$ 4,960,771	\$ (5,963,047)	\$ 2,674,199	\$ 12,613,162	\$ 3,325,992	\$ (5,930,253)	\$ (4,672,969)	\$ (4,778,063)
19 Sub total	\$ 3,047,639	\$ 14,844,599	\$ 5,320,456	\$ (1,412,826)	\$ (220,078)	\$ 353,265	\$ (850,566)	\$ 4,129,457	\$ (1,833,589)	\$ 1,065,665	\$ 13,678,827	\$ 17,062,898	\$ 11,881,306	\$ 8,179,067	\$ 4,101,440
20 Credit Line - Principal Due at year end	\$ -	\$ -	\$ -	\$ (6,988,714)	\$ (10,254,187)	\$ (12,693,758)	\$ (11,095,760)	\$ (9,387,347)	\$ (14,921,624)	\$ (13,477,563)	\$ (11,933,722)	\$ (10,283,209)	\$ (8,518,651)	\$ (6,632,168)	\$ (4,615,337)
21 Sub total	\$ 3,047,639	\$ 14,844,599	\$ 5,320,456	\$ (8,401,540)	\$ (10,474,265)	\$ (12,340,494)	\$ (11,946,327)	\$ (5,257,889)	\$ (16,755,213)	\$ (12,411,897)	\$ 1,745,105	\$ 6,779,689	\$ 3,362,656	\$ 1,546,899	\$ (513,897)
22 Interest Earnings (12 months on Sub-total)		\$ 166,096	\$ 818,083	\$ 334,550	\$ -	\$ -	\$ 19,253	\$ -	\$ 225,055	\$ -	\$ 58,079	\$ 748,661	\$ 970,730	\$ 700,436	\$ 483,933
23 EDC 15-Year Forecast Account Closing Balance (includes O/S Principal owed)	\$ 3,047,639	\$ 15,010,695	\$ 6,138,539	\$ (8,066,989)	\$ (10,474,265)	\$ (12,340,494)	\$ (11,927,074)	\$ (5,257,889)	\$ (16,530,157)	\$ (12,411,897)	\$ 1,803,184	\$ 7,528,351	\$ 4,333,386	\$ 2,247,335	\$ (29,964)
24 EDC Unfunded Financial Obligation Account Closing Balance ²	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25 EDC 15-Year Forecast Account Closing Balance (includes O/S Principal owed)	\$ 3,047,639	\$ 15,010,695	\$ 6,138,539	\$ (8,066,989)	\$ (10,474,265)	\$ (12,340,494)	\$ (11,927,074)	\$ (5,257,889)	\$ (16,530,157)	\$ (12,411,897)	\$ 1,803,184	\$ 7,528,351	\$ 4,333,386	\$ 2,247,335	\$ (29,964)
26 EDC 15-Year Forecast Cash Closing Balance (excludes O/S Principal owed)	\$ 3,047,639	\$ 15,010,695	\$ 6,138,539	\$ (1,078,276)	\$ (220,078)	\$ 353,265	\$ (831,313)	\$ 4,129,457	\$ (1,608,534)	\$ 1,065,665	\$ 13,736,906	\$ 17,811,559	\$ 12,852,036	\$ 8,879,503	\$ 4,585,373
27 Less: Reduction in EDC Revenue until Legislative 'cap' rate equals 'calculated rate'	\$ (9,248,243)	\$ (6,813,056)	\$ (4,459,093)	\$ (1,897,981)	\$ (1,666,839)	\$ (1,117,884)	\$ (932,621)	\$ (729,883)	\$ (537,177)	\$ (344,471)	\$ (151,765)	\$ -	\$ (0)	\$ (0)	\$ (0)
28 Net Projected EDC Funding Available Annually	\$ (6,200,604)	\$ 8,197,639	\$ 1,679,446	\$ (2,976,257)	\$ (1,886,917)	\$ (764,619)	\$ (1,763,934)	\$ 3,399,574	\$ (2,145,711)	\$ 721,194	\$ 13,585,141	\$ 17,811,559	\$ 12,852,036	\$ 8,879,503	\$ 4,585,373
A EDC Growth-related Share related to post by-law period additional housing development						\$ (94,433,430)					\$ (75,920,542)				\$ (87,067,045)
B Additional funding shortfall based on increased growth Years 6, 11, and 15 ³															\$ (257,421,017)

¹ No escalation applied beyond the 15-year timeframe.

² Includes any EDC account surplus or deficit accruing from the Board's existing EDC by-law

³ Assumes limit of 5% annual increases in land values and 2% annual increase in site prep labour & materials, as well as no change in legislative 'cap' provisions over the forecast period

Total debt (principal only):	20,384,663
Total debt payments (principal and interest):	28,800,000
Debt at end of forecast period (principal only):	4,615,337
Year in which outstanding debt is fully funded:	2038/39

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Explanation of the Cash Flow Analysis:

A. Revenues

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

B. Expenditures

- Line 8 brings forward into the calculation the annual site acquisition costs. The timing of the capital expenditures determines the number of years to which the land escalation factor of 5% is applied.
- Line 9 incorporates the site preparation/development costs, and escalates these costs at 2% per annum over the entire 15-year forecast period.
- Line 10 incorporates projected future study costs based on average historical expenditures.
- Line 11 totals all projected expenditures.
- Line 12 sets out the annual principal payments against any Line of Credit borrowing.
- Line 13 incorporates annual cost of borrowing (interest payments) against the Line of Credit and ensures that the principal borrowed can be paid back at the end of the 15-year forecast period.
- Line 14 totals the annual principal and interest payments required.
- Line 15 calculates total expenditures, including borrowing requirements by totaling Lines 11 and 14.
- Line 16 determines projected EDC collections less expenditures.

C. Cash Flow Analysis

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

- Line 21 indicates the total financial obligations including any principal payments outstanding
- Line 22 accrues EDC account interest earnings at 5.45% on the sub-total on the annual closing balance.
- Line 23 is the total financial obligations outstanding including any principal payments less any interest earned to date.
- Line 24 is the annual closing balance
- Line 25 replicates Line 23
- Line 26 indicates the total financial obligations excluding principal payments outstanding, if any.
- Line 27 determines the annual revenue shortfall due to the legislative cap.
- Line 28 indicates the net projected EDC funding available.
- Row ‘A’ projects the additional net education land costs that would accrue moving from one by-law period to another should the legislative rate cap remain in place.
- Row ‘B’ totals the additional funding shortfall in Years 6, 11 and 15 found in Row ‘A’.

It is noted the determination of the unfunded net education land costs in Rows A and B are based on the following calculation:

1. Determine the percentage additional growth-related share of the proposed school sites in Years 6, 11 and 15 as additional eligible acres, for both elementary and secondary sites, and apply the average appraised values per acre. Calculate the increase site acquisition and site preparation costs for each
2. Divide the total net eligible growth-related pupil places into the total net new units to derive a NGRPP per unit factor (both panels combined)
3. Multiply #2 above times the projected net new dwellings Yrs 6 to 10; Yrs 11 to 15 and average over 15 years to determine the additional NGRPP that the board would reasonably derive as additional growth-related needs within these time periods
4. Multiply the total 15-year average site acquisition costs per pupil and the average site preparation costs per pupil times #4 above and subtract the values derived in #1 above.

7.8 Non-Residential Share

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

The apportionment of net education capital costs to determine the residential education development charge per unit and the non-residential rate per square foot of gross floor area was based on the residential/non-residential share approved by the Board in March, 2019 (i.e., 80% residential and 20% non-residential share). A sensitivity analysis outlining a range of possible residential EDC rates and comparable non-residential rates is set out in the top right-hand corner of

the cash flow analysis. Non-residential shares ranging from 0% to 40% are determined for this purpose. However, it must be noted, while the Board has the ability to choose different percentage shares as a policy decision, any choice other than the 80% residential and 20% non-residential would be outside of the legislative cap rates by the end of the by-law period and would therefore result in additional revenue loss.

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.

CALCULATION OF EDUCATION DEVELOPMENT CHARGES	
Total Growth-Related Net Education Land Costs (over 15-year forecast period including associated financing and study costs)	\$ 274,162,769
Site Acquisition Costs	\$ 161,182,159
Land Escalation Costs	\$ 55,830,416
Site Preparation Costs	\$ 38,755,682
Site Preparation Escalation Costs	\$ 5,432,878
Credit Line Interest Payments	\$ 8,415,337
Study Costs	\$ 576,000
Financial Obligations/Surplus (projected EDC Account Balance as of March 31, 2019)	\$ 8,525,137
Interest Earnings	\$ (4,524,877)
Closing Account Balance	\$ (29,964)
Total Net New Units	110,327
Total Non-Residential, Non-Exempt Board-Determined GFA	31,176,916
Residential Education Development Charge Per Unit based on 80% of Total Growth-Related Net Education Land Costs	\$ 1,988
Non-Residential Education Development Charge Per Sq. Ft. of GFA based on 20% of Total Growth-Related Net Education Land Costs	\$ 1.76

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APPENDIX A - EDC SUBMISSION 2024

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

OTTAWA-CARLETON DISTRICT SCHOOL BOARD Education Development Charges Submission 2024 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 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
56,070	51,919	52,778	53,580	54,299	54,896	53,494	-2,576

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 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
32,412	26,322	26,945	27,454	28,115	28,741	27,516	-4,896

A.2: EDC FINANCIAL OBLIGATIONS (Estimated to March 31 2024)

Adjusted Outstanding Principal:	\$143,666,453
Less Adjusted EDC Account Balance:	\$135,141,315
Total EDC Financial Obligations/Surplus:	-\$8,525,137

**OTTAWA-CARLETON DISTRICT SCHOOL BOARD
Education Development Charges Submission 2024
Forms B/C - Dwelling Unit Summary**

PROJECTION OF NET NEW DWELLING UNITS ¹

	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039	Total All Units
City of Ottawa																
Singles & Semi detached	1,840	1,959	2,690	2,690	2,690	2,695	2,693	2,650	2,652	2,667	2,673	2,655	1,502	1,500	1,501	35,057
Townhouses & Row Housing	2,353	2,321	2,546	2,561	2,559	2,557	2,550	2,785	2,781	2,784	2,780	2,782	1,683	1,680	1,682	36,404
Apartments	2,583	2,583	1,848	1,848	1,848	1,848	1,848	1,898	1,898	1,898	1,898	1,898	1,423	1,423	1,423	28,165
Stacked Towns	1,601	1,533	1,688	1,686	1,688	1,685	1,684	1,748	1,748	1,748	1,747	1,746	1,345	1,346	1,344	24,337
Total	8,377	8,396	8,772	8,785	8,785	8,785	8,775	9,081	9,079	9,097	9,098	9,081	5,953	5,949	5,950	123,963

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

Grand Total Gross New Units in By-Law Area	123,963
Less: Statutorily Exempt Units in By-Law Area (11%)	-13,636
Total Net New Units in By-Law Area	110,327

OTTAWA-CARLETON DISTRICT SCHOOL BOARD
Education Development Charges Submission 2024
Form D - Non-Residential Development

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

Total Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years From Date of By-Law Passage	46,894,856
Less: Board-Determined Gross Floor Area From Exempt Development (34%)	15,717,940
Net Estimated Board-Determined Gross Floor Area	31,176,916

FORM E
OTTAWA-CARLETON DISTRICT SCHOOL BOARD
Education Development Charges Submission 2024
Net Growth-related Pupil Places
Elementary Panel

OCSDB EDC 2024 Weighted Blended Pupil Yields

Review Area	Total Cumulative 15 Year New Net Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	Weighted Blended EDC Pupil Yield (3)	2024/25-2038/39 Pupil Requirements of New Development (4)=(3) x (1)	2023/24 OTG Capacity (5)	2038/39 ADE Existing Community Projections (6)	Net Growth Related Pupil Place Requirements (7)	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose-built seniors housing and student housing)	STACKED TOWNHOUSE \$	TOTAL UNITS	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose-built seniors housing and student housing)	STACKED TOWNHOUSE \$	TOTAL UNITS
PE101 (Bayshore)	3,048	2%	0.0552	168	1,739	1,184	-	265	1,325	1,073	385	3,048	0.1635	0.0648	0.0192	0.0480	0.0552
PE102A (Ottawa East)	6,085	5%	0.0409	249	2,174	1,712	411	469	582	2,095	2,939	6,085	0.1360	0.0844	0.0093	0.0397	0.0490
PE102B (Beacon Hill)	1,841	1%	0.0566	104	1,935	1,366	-	234	583	456	588	1,841	0.1310	0.0810	0.0090	0.0380	0.0566
PE103 (Alta Vista)	8,923	7%	0.0450	401	5,125	3,709	-	397	627	1,877	2,093	8,923	0.0797	0.0589	0.0073	0.0278	0.0450
PE104 (Hunt Club)	1,729	1%	0.0949	164	3,738	2,711	-	178	1,686	495	1,257	1,729	0.1911	0.0791	0.0238	0.0575	0.0949
PE105 (Genvale)	3,616	3%	0.0695	251	3,138	2,741	-	232	1,457	738	1,03	3,616	0.2127	0.0833	0.0241	0.0771	0.0695
PE106 (Cedarvale)	2,530	2%	0.0777	196	3,239	2,482	-	3,090	3,380	1,003	1,659	2,530	0.2682	0.1907	0.0240	0.0600	0.1916
PE107 (West Urban Centre North)	11,132	9%	0.1916	2,133	3,938	3,333	1,145	314	1,74	94	520	11,132	0.2650	0.1865	0.0240	0.0600	0.1353
PE108 (West Urban Centre South)	1,102	1%	0.1533	149	1,788	2,616	-	784	1,874	733	454	1,102	0.2567	0.1771	0.0122	0.0869	0.1516
PE109 (Stittsville & Kanata West)	13,687	11%	0.1742	2,385	2,776	3,177	1,529	4788	5,520	1,545	1,834	13,687	0.2508	0.1894	0.0234	0.0539	0.1742
PE110 (South Urban Centre West)	7,398	6%	0.1630	1,206	6,258	5,822	1,396	2,470	1,946	1,264	1,718	7,398	0.2460	0.2013	0.0450	0.0870	0.1630
PE111 (South Urban Centre East)	12,451	10%	0.1779	2,215	1,123	2,735	2,995	3,875	4,924	814	2,838	12,451	0.1689	0.1318	0.0360	0.0696	0.1119
PE112 (Leitrim)	8,181	7%	0.1119	915	1,348	910	477	3,066	1,037	692	3,386	8,181	0.2567	0.1771	0.0122	0.0869	0.1119
PE113 (EUC West - Gloucester)	3,825	3%	0.1516	580	885	1,851	1,680	784	1,874	733	454	3,825	0.2567	0.1771	0.0122	0.0869	0.1516
PE114 (EUC East - Cumberland)	7,254	6%	0.1064	772	2,587	2,426	409	2,274	2,738	269	1,953	7,254	0.1852	0.1237	0.0090	0.0380	0.1120
PE115 (Rural Northeast)	872	1%	0.1120	98	360	220	-	270	316	80	206	872	0.1700	0.1017	0.0090	0.0339	0.1078
PE116 (Rural Southwest)	8,759	7%	0.1078	944	1,439	1,317	835	3,699	2,428	828	1,804	8,759	0.2059	0.1922	0.0240	0.0000	0.1669
PE117 (Rural Northwest)	1,037	1%	0.1669	173	1,274	1,409	-	699	125	213	80	1,037	0.2460	0.0976	0.0222	0.0965	0.0469
PE118 (Ottawa West)	8,744	7%	0.0469	410	4,895	3,635	-	651	1,145	6814	135	8,744	0.2460	0.0976	0.0222	0.0965	0.0469
PE119 (Central & Inner Ottawa)	7,969	6%	0.0291	232	4,272	2,681	-	673	510	6,344	442	7,969	0.2224	0.0874	0.0102	0.0647	0.0291
PE120 (Rural Southwest)	3,800	3%	0.2195	830	1,959	1,440	902	2,827	857	83	13	3,800	0.2224	0.0874	0.0102	0.0647	0.2195
TOTAL	123,963	100%	0.1176	14,376	56,070	49,615	11,780	35,057	36,404	28,165	24,337	123,963	0.2118	0.1419	0.0187	0.0598	0.1176

Secondary Panel

Review Area	Total Cumulative 15 Year New Net Unit Projections (1)	% Total Forecast Municipal Residential Growth (2)	Weighted Blended EDC Pupil Yield (3)	2024/25-2038/39 Pupil Requirements of New Development (4)=(3) x (1)	2023/24 OTG Capacity (5)	2038/39 ADE Existing Community Projections (6)	Net Growth Related Pupil Place Requirements (7)	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose-built seniors housing and student housing)	STACKED TOWNHOUSE \$	TOTAL UNITS	SINGLE and SEMI-DETACHED	MEDIUM DENSITY	APARTMENTS (includes purpose-built seniors housing and student housing)	STACKED TOWNHOUSE \$	TOTAL UNITS
PS101 (Alta Vista & Hunt Club)	5,990	4.8%	0.0274	164	5,017	3,054	-	896	2,208	1,830	1,056	5,990	0.0794	0.0336	0.0039	0.0109	0.0274
PS102 (Bayshore & Cedarvale)	6,037	4.9%	0.0311	188	3,754	2,732	-	559	2,944	2,046	488	6,037	0.0999	0.0336	0.0108	0.0228	0.0511
PS103 (Beacon Hill & Ottawa East)	6,574	5.3%	0.0192	126	3,982	2,297	-	544	1,165	1,519	3,346	6,574	0.0856	0.0336	0.0036	0.0104	0.0192
PS104 (Central & Inner Ottawa)	12,142	9.8%	0.0174	211	4,119	2,534	-	964	710	9,845	623	12,142	0.0864	0.0336	0.0094	0.0192	0.0174
PS105 (Ottawa West & Merivale)	9,981	7.3%	0.0250	227	2,606	2,727	-	634	2,469	4,586	1,392	9,981	0.0994	0.0336	0.0108	0.0228	0.0250
PS106 (EUC & Rural Northwest)	16,613	13.4%	0.0387	643	2,205	2,129	1,129	4,632	6,517	1,804	3,660	16,613	0.0692	0.0427	0.0036	0.0104	0.0387
PS107 (Leitrim, SUC East & Rural SW)	29,391	23.7%	0.0375	1,102	2,011	1,468	1,511	10,640	8,389	2,334	8928	29,391	0.0538	0.0369	0.0101	0.0245	0.0375
PS108 (South Urban Centre West)	7,398	6.0%	0.0796	589	2,624	2,782	1,471	2,470	1,946	1,264	1,718	7,398	0.1485	0.0797	0.0136	0.0288	0.0796
PS109 (Stittsville, Kanata West & Rural Southwest)	17,467	14.1%	0.0749	1,309	3,005	2,337	1,664	7,615	6,377	1,628	1,847	17,467	0.1047	0.0799	0.0108	0.0228	0.0749
PS110 (Northwest)	13,271	10.7%	0.0760	1,008	3,089	3,533	1,357	6,003	3,679	1,310	2,179	13,271	0.1135	0.0683	0.0108	0.0228	0.0760
TOTAL	123,963	100.0%	0.0449	5,567	32,412	25,012	7,132	35,057	36,404	28,165	24,337	123,963	0.0876	0.0485	0.0091	0.0196	0.0449

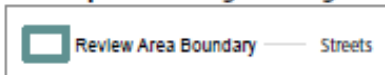
Notes: 1. Includes Gr 7/8 middle schools as part of Gr 7-12 secondary schools

ELEMENTARY REVIEW AREAS

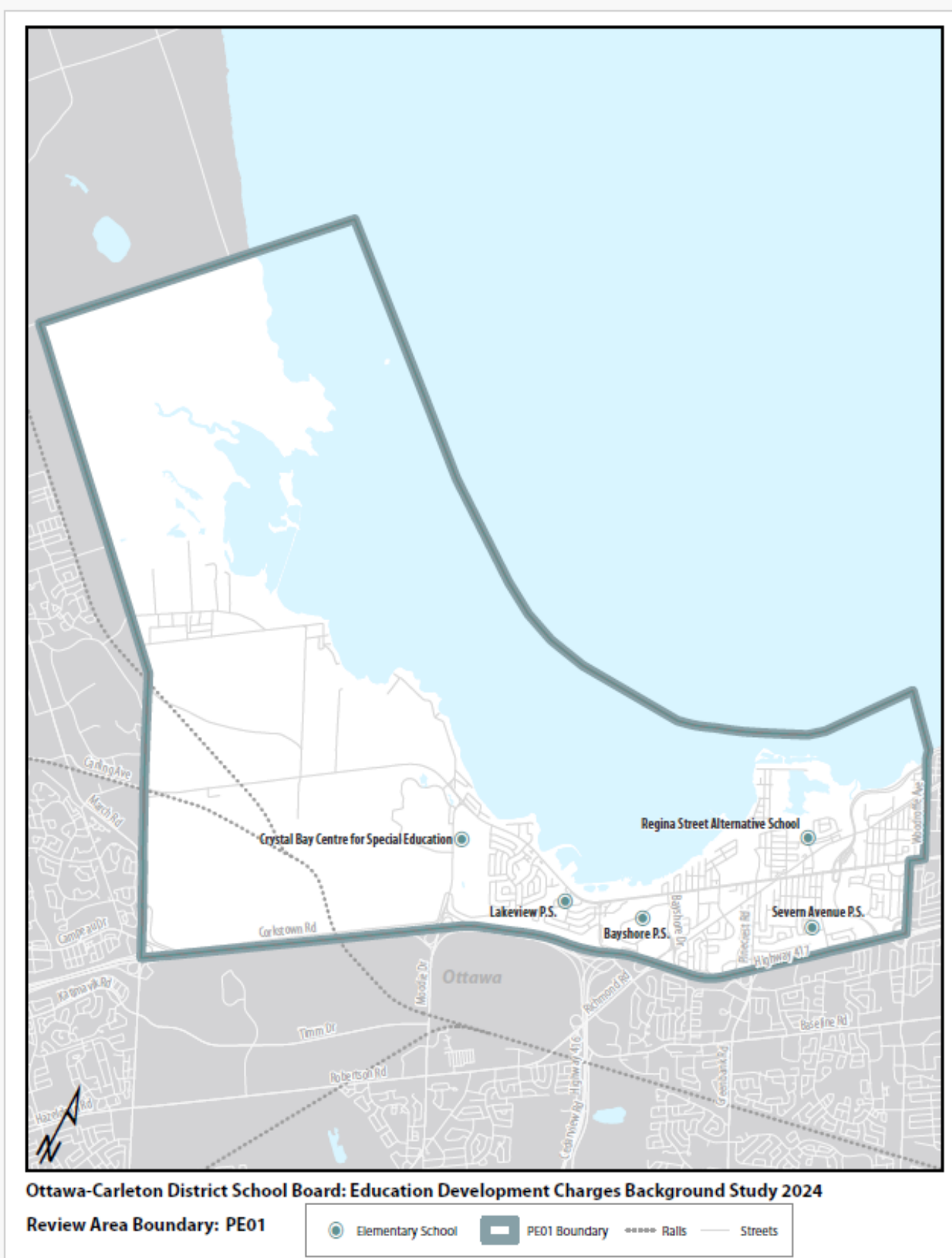


Ottawa-Carleton District School Board: Education Development Charges Background Study 2024

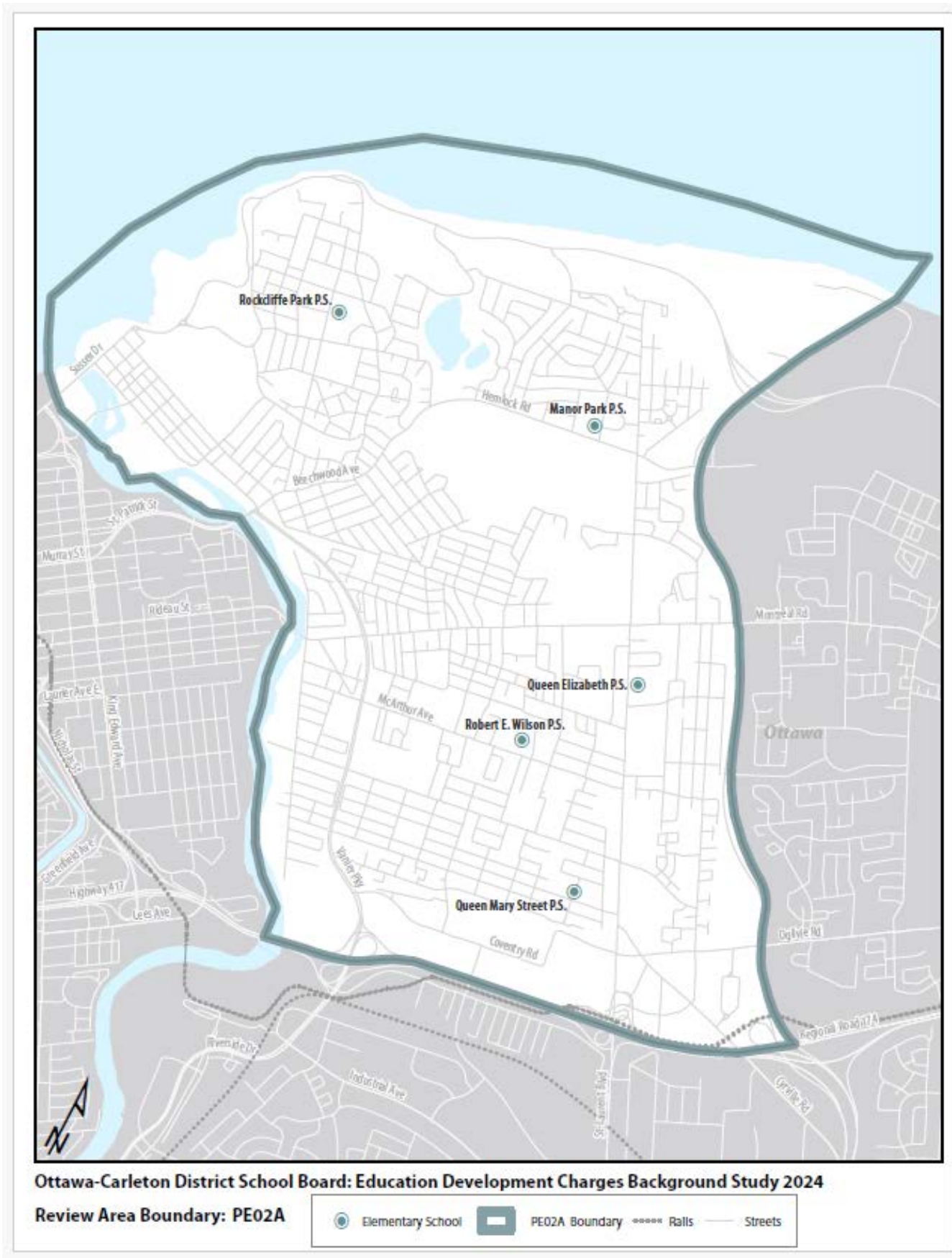
Elementary Review Area Boundary Overview



Review Area Map PE01



Review Area Map PE02A



**OTTAWA-CARLETON DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

1. Wateridge Village (former CFB Rockcliffe) new elementary school includes redirected PED2B growth	Projected Housing Growth															Weighted/ Blended Elementary Yield	Total Net New Units 2038/39	Total Yr. 15 Growth-related Pupils
	Total NGPP	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38			
2.	411	31	31	28	28	28	28	28	28	35	35	35	35	30	30	30		
3.		34	35	29	30	29	30	29	30	50	50	50	50	39	38	38		
4.		308	308	234	234	234	234	234	234	62	62	62	62	-	-	-		
		230	229	164	163	164	164	163	164	292	291	292	292	67	68	68		
		603	603	455	455	455	455	455	439	439	439	439	136	136	136	136		

Review Area: PED2A (Ottawa East)

Review Area Schools not Impacted by New Housing Development, or for which no Growth-related Accommodation Solutions are Required																	
Review Area Schools	OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
B1 Queen Elizabeth PS (JK-8 ENG, 7-8 EFL, 4-8 MFL)	606	396	408	397	387	382	370	388	375	375	372	359	358	358	358	358	360
B2 Queen Mary Street PS (JK-6 ENG)	329	196	193	189	185	190	184	176	178	166	166	166	166	166	166	166	166
B3 Robert E. Wilson PS (JK-6 ENG)	275	240	238	218	211	208	212	198	195	188	189	190	190	191	192	193	195
B4																	
B5																	
B6																	
B7																	
B8																	
B9																	
B10																	
Totals	1,210	832	838	804	783	780	765	761	747	729	727	714	714	715	716	717	720
Total ROND																	
B Total Surplus Pupil Spaces		378	372	406	427	430	445	449	463	481	483	486	496	495	494	493	490

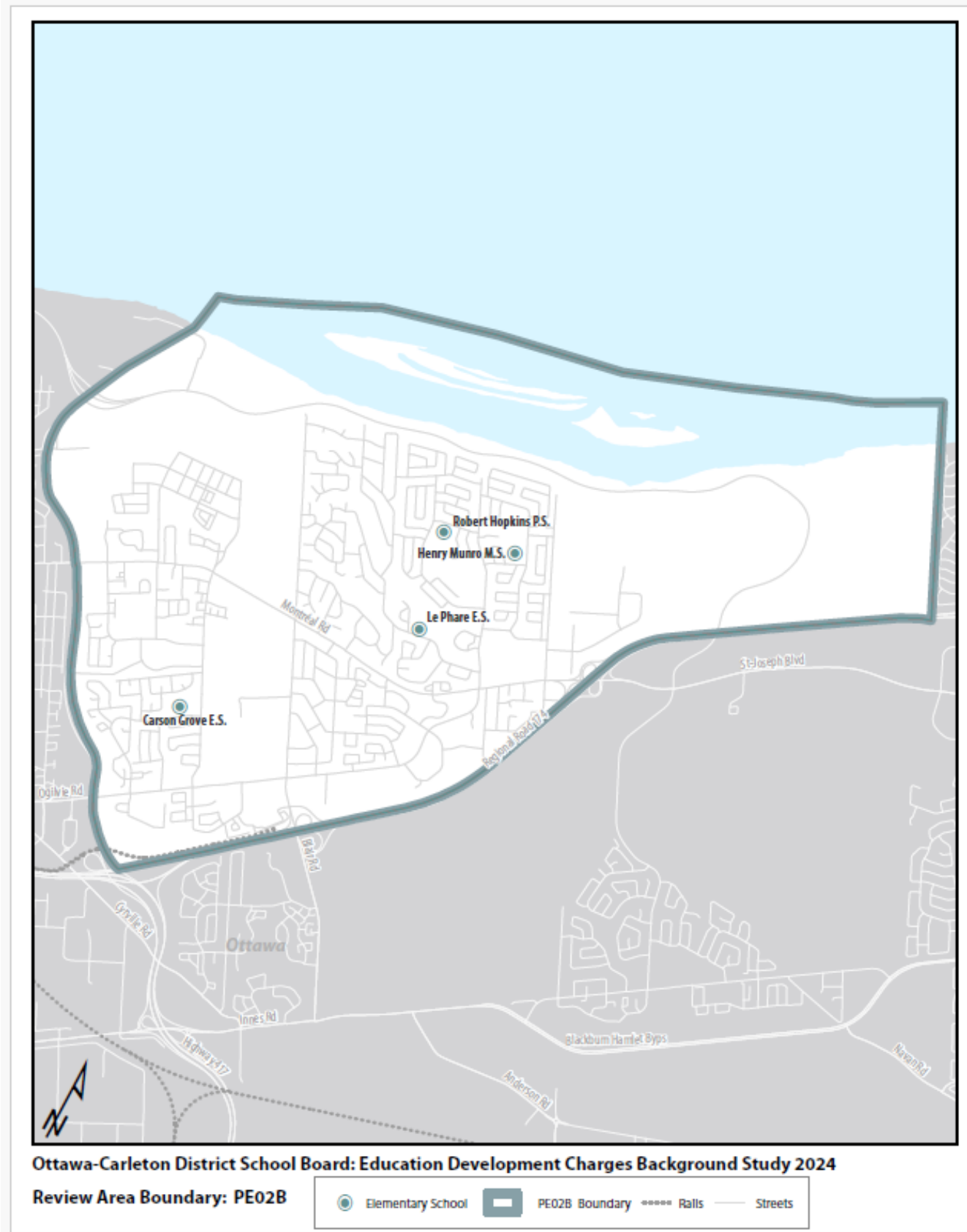
C1 Manor Park PS (JK-6 ENG, JK-6 EFL)	OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	# of Portables	Existing Site Size	
																				ROND
C2 Rockcliffe Park PS (JK-6 ENG, JK-6 EFL) [revised]	366	407	387	372	363	350	340	338	336	340	339	340	341	342	343	345	347	0	10.25	
C3 Wateridge ES		60	61	60	60	59	59	58	57	57	57	57	57	57	58	58	58	0	5.04	
C4			18	37	51	66	82	97	112	133	154	176	197	218	228	239	249	249	0	0.00
C5																				
C6																				
C7																				
C8																				
Totals	564	1,071	1,081	1,078	1,077	1,071	1,075	1,077	1,061	1,108	1,127	1,151	1,174	1,197	1,210	1,225	1,241	249	10	15.29
C Total Pupil Spaces Available to Accommodate Growth																				

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

Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required																			
Review Area Schools	OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	# of Portables	Existing Site Size
D Requirements of New Development for Growth Areas (Cumulative)																			
D																			

Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

Review Area Map PE02B



**OTTAWA-CARLETON DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

1. No growth-related site needs	Projected Housing Growth										Weighted/ Blended Elementary Yield	Total Net New Units 2088/39	Total Yr. 15 Growth-related Pupils			
	Total HGRPP	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33				Year 10 2033/34	Year 11 2034/35	Year 12 2035/36
		165	165	147	147	146	146	124	124	124	123	123	43	43	1,803	144
		249	249	214	214	214	214	245	245	245	245	245	118	120	3,150	186
		259	259	131	131	131	131	84	84	84	84	84	94	94	1,877	14
		163	163	139	139	140	140	164	164	164	165	165	83	82	2,093	58
		836	836	631	631	631	631	617	617	617	617	617	337	338	8,923	401

Review Area: PE03 (Alta Vista)

Projected Housing Growth	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	
Low Density	165	165	147	147	146	146	124	124	124	123	123	43	43	1,803	144	
Medium Density	249	249	214	214	214	214	245	245	245	245	245	118	120	3,150	186	
High Density - Apartments	259	259	131	131	131	131	84	84	84	84	84	94	94	1,877	14	
Stacked Townhouses	163	163	139	139	140	140	164	164	164	165	165	83	82	2,093	58	
Total Net Dwelling Units	836	836	631	631	631	631	617	617	617	617	617	617	337	338	8,923	401

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

Review Area Schools	OTG Capacity 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	# of Portables	Existing Site Size	
B1 Alta Vista PS (JK-8 ENG, JK-8 EFI)	704	658	659	647	634	627	593	584	577	578	573	572	573	574	577	579	12	11.05	
B2 Arch Street PS (JK-6 ENG)	320	143	145	144	137	129	128	129	119	119	119	119	119	119	119	119	9	0	9.44
B3 Charles H. Hulise PS (JK-6 ENG)	503	283	280	284	279	274	272	269	262	261	261	261	261	262	262	263	3	0	9.44
B4 Emily Carr MS (6-8, ENG & EFI)	412	295	249	255	253	264	280	310	316	298	279	274	273	271	272	271	55	0	4.94
B5 Featherston Drive PS (JK-8 ENG, 4-8 MFI)	425	282	288	285	303	314	310	301	307	299	290	289	289	289	291	292	7	0	9.79
B6 General Vanier PS (JK-3 ENG)	211	159	158	146	140	145	145	145	145	145	145	145	145	145	146	147	13	0	10.28
B7 Glen Ogilvie PS (JK-5 ENG, JK-5 EFI)	596	533	382	398	406	409	400	384	382	383	385	386	388	390	392	395	116	2	6.92
B8 Hawthorne PS (JK-8 ENG)	511	285	287	285	290	300	300	279	289	274	248	248	249	249	249	250	12	0	10.63
B9 Pleasant Park PS (JK-6 EFI)	366	520	522	515	506	510	504	507	506	506	507	508	508	510	513	516	52	9	9.96
B10 Riverview Alternative School (JK-6 ALT)	384	213	229	228	235	238	248	254	251	251	252	254	255	256	257	260	0	0	8.50
B11 Vincent Massey PS (JK-8 ENG, JK-8 EFI)	693	766	730	736	742	712	693	668	645	638	611	609	610	612	613	616	58	0	8.23
Totals	5,125	4,189	3,912	3,932	3,926	3,922	3,874	3,830	3,793	3,741	3,672	3,671	3,671	3,678	3,692	3,709	401	0	99.18
Total ROND		976	976	976	976	976	976	976	976	976	976	976	976	976	976	976	0	0	0.00
Total Surplus Pupil Spaces		1,184	1,130	1,108	1,088	1,067	1,089	1,107	1,107	1,134	1,171	1,105	1,109	1,083	1,050	1,015	0	0	0.00

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

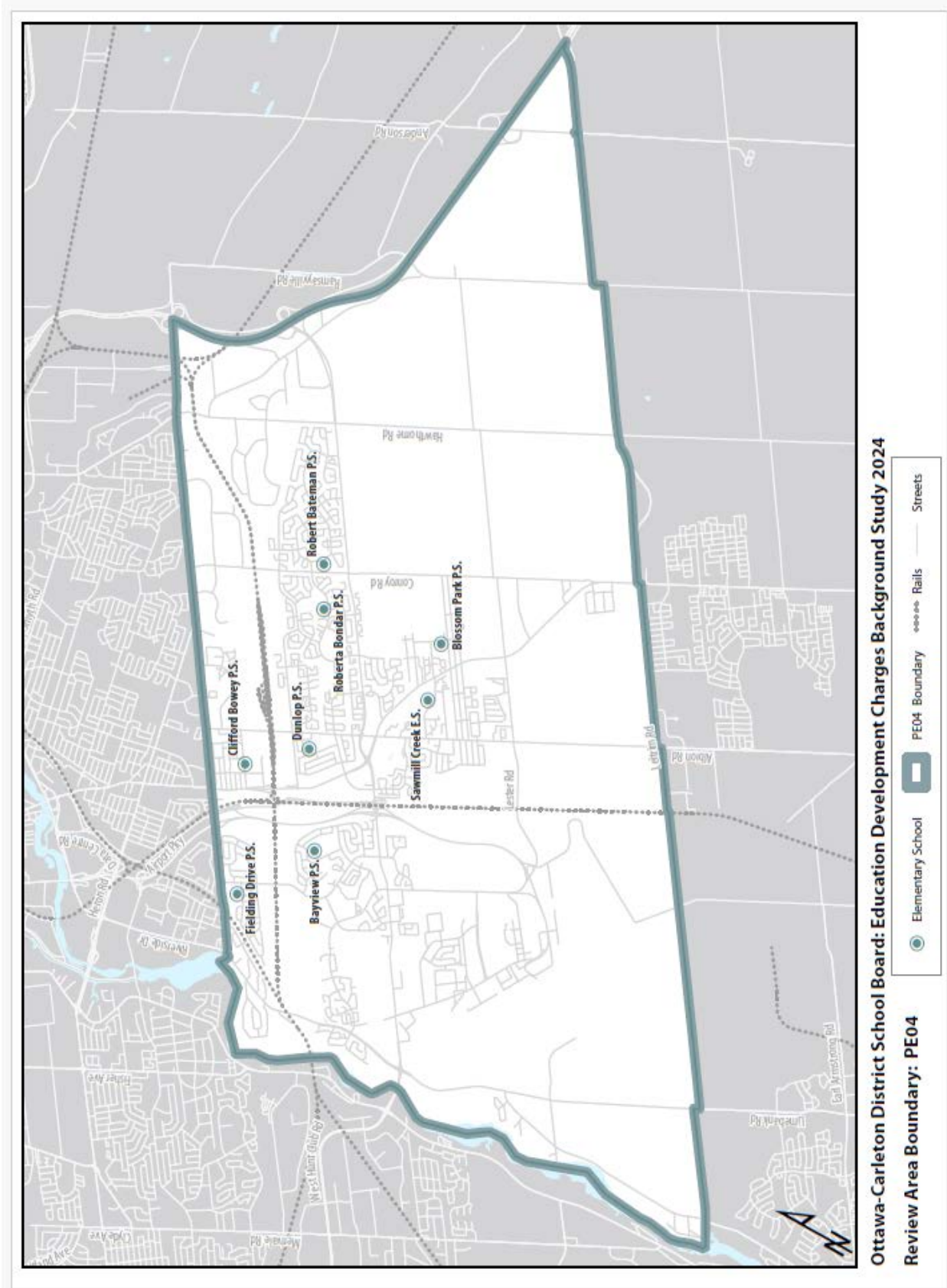
Review Area Schools	OTG Capacity 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	# of Portables	Existing Site Size	
C1																			
C2																			
C3																			
C4																			
C5																			
C6																			
C7																			
C8																			
Totals																	0	0	0.00

C Total Pupil Spaces Available to Accommodate Growth

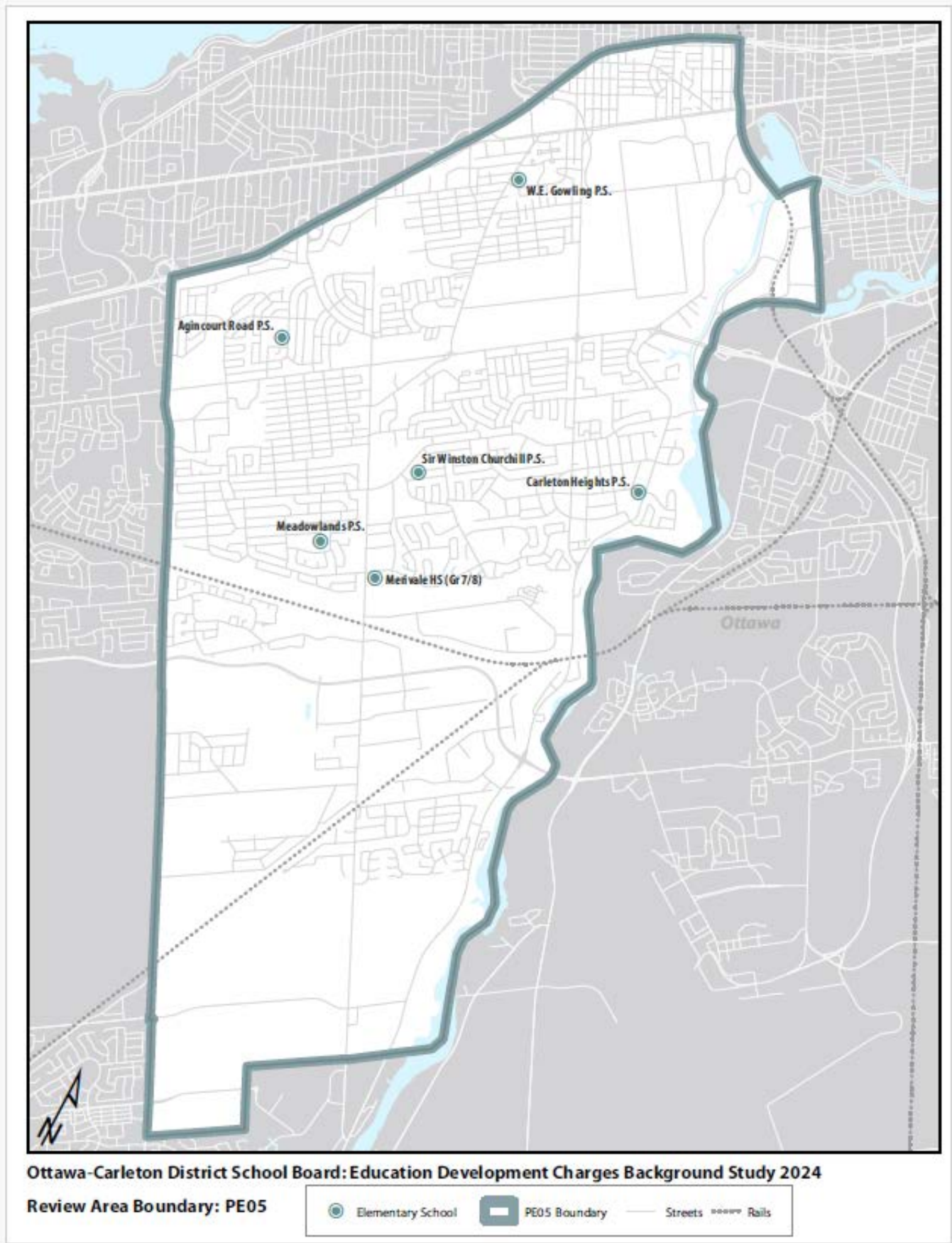
D Requirements of New Development for Growth Areas (Cumulative)

Note: The Board is excluding any available capacity found in Section E (above) in that projected housing development is outside of the catchment areas of these schools.

Review Area Map PE04



Review Area Map PE05



**OTTAWA-CARLETON DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

1. No growth-related site needs	Projected Housing Growth															Weighted/ Blended Elementary Yield	Total Net New Units 2038/39	Total Yr. 15 Growth-related Pupils	
	Total (NRPP)	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38				Year 15 2038/39
2.	0	17	16	9	10	10	15	14	85	141	140	139	140	125	124	124	0.0791	1,686	133
3.		29	29	87	86	84	-	-	52	52	52	52	52	52	59	59	0.0238	495	12
4.		73	64	64	64	61	61	61	105	105	105	103	103	103	92	92	0.0575	1,257	72
		211	211	160	160	160	160	160	307	307	307	309	309	285	285	285	0.0695	3,616	251

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

Review Area Schools	OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	# of Portables	Existing Site Size	
																				Year 15 2038/39
B1 Agincourt Road PS (JK-8 EPI)	783	623	614	605	595	590	589	588	588	585	577	575	574	575	576	579	582	0	9.69	
B2 Carleton Heights PS (JK-6 ENG, 4-6 MFI)	369	528	537	537	543	500	566	553	541	528	528	529	531	532	534	537	539	25	8	4.94
B3 Meadowlands PS (JK-6 ENG, JK-6 EPI)	486	479	465	446	442	432	416	409	413	404	403	403	403	404	405	407	409	89	1	4.94
B4 Merivale IS (7-8 ENG, 7-8 EPI, 7-8 MFI)	253	361	340	357	356	332	348	368	363	365	357	334	331	331	331	331	332	43	0	0.00
B5 St. Winston Churchhill PS (JK-6 EPI)	642	433	431	427	422	414	409	409	408	409	410	411	412	413	414	416	418	59	0	2.97
B6 W.E. Gowling PS (JK-6 ENG, JK-6 EPI)	615	446	458	464	460	473	468	472	468	466	455	455	455	455	456	459	461	36	0	7.39
B7																				
B8																				
B9																				
B10																				
B11																				
Totals	3,158	2,870	2,845	2,836	2,819	2,803	2,795	2,799	2,781	2,748	2,730	2,707	2,705	2,709	2,716	2,727	2,741	252	9	29.93
B Total Surplus Pupil Spaces		288	292	292	297	302	297	279	284	297	295	298	278	253	228	198	165			

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

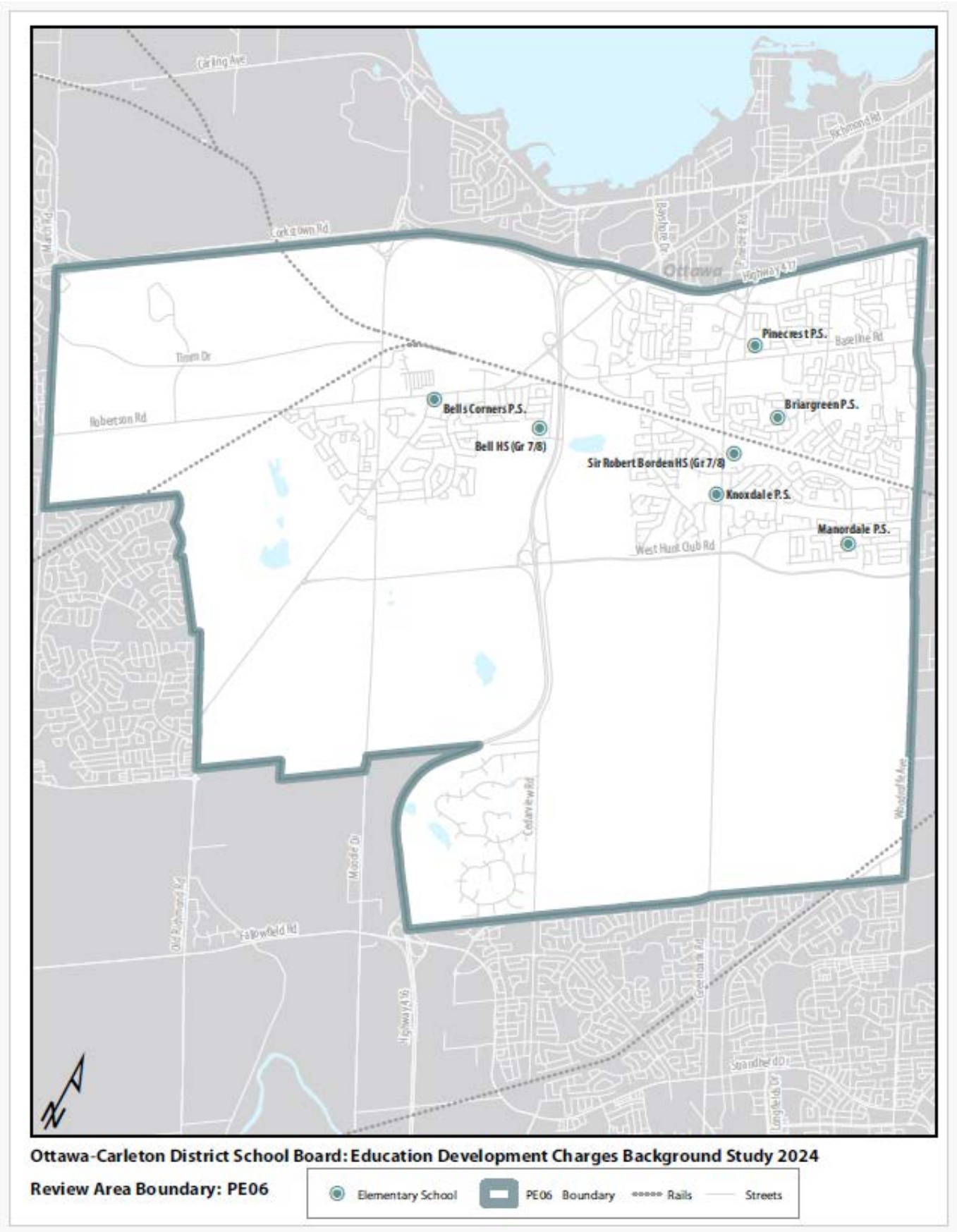
C1	OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	# of Portables	Existing Site Size	
																				Year 15 2038/39
C2																				
C3																				
C4																				
C5																				
C6																				
C7																				
C8																				
Totals																		0	0	0.00

D Requirements of New Development for Growth Areas (Cumulative)

Requirements of New Development for Growth Areas (Cumulative)	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Note: The Board is excluding any available capacity found in Section 8 (above) in that projected housing development is outside of the catchment areas of these schools.

Review Area Map PE06



**OTTAWA-CARLETON DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

1. No growth-related site needs	Projected Housing Growth															Total Yr. 15 Growth-related Pupils
	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	
	15	15	15	15	15	16	16	16	16	16	17	17	15	15	15	
	76	76	88	88	88	88	88	111	111	111	110	110	104	104	104	
	14	14	19	19	19	19	19	72	72	72	72	72	85	85	85	
	5	5	6	6	6	6	6	8	8	8	8	8	8	8	8	
A. Total Net Dwelling Units	110	110	128	128	128	128	128	207	207	207	207	207	212	212	212	

Review Area: PE06 (Cedarview)

1. No growth-related site needs	Projected Housing Growth															Total Yr. 15 Growth-related Pupils
	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	
	15	15	15	15	15	16	16	16	16	16	17	17	15	15	15	
	76	76	88	88	88	88	88	111	111	111	110	110	104	104	104	
	14	14	19	19	19	19	19	72	72	72	72	72	85	85	85	
	5	5	6	6	6	6	6	8	8	8	8	8	8	8	8	
A. Total Net Dwelling Units	110	110	128	128	128	128	128	207	207	207	207	207	212	212	212	

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

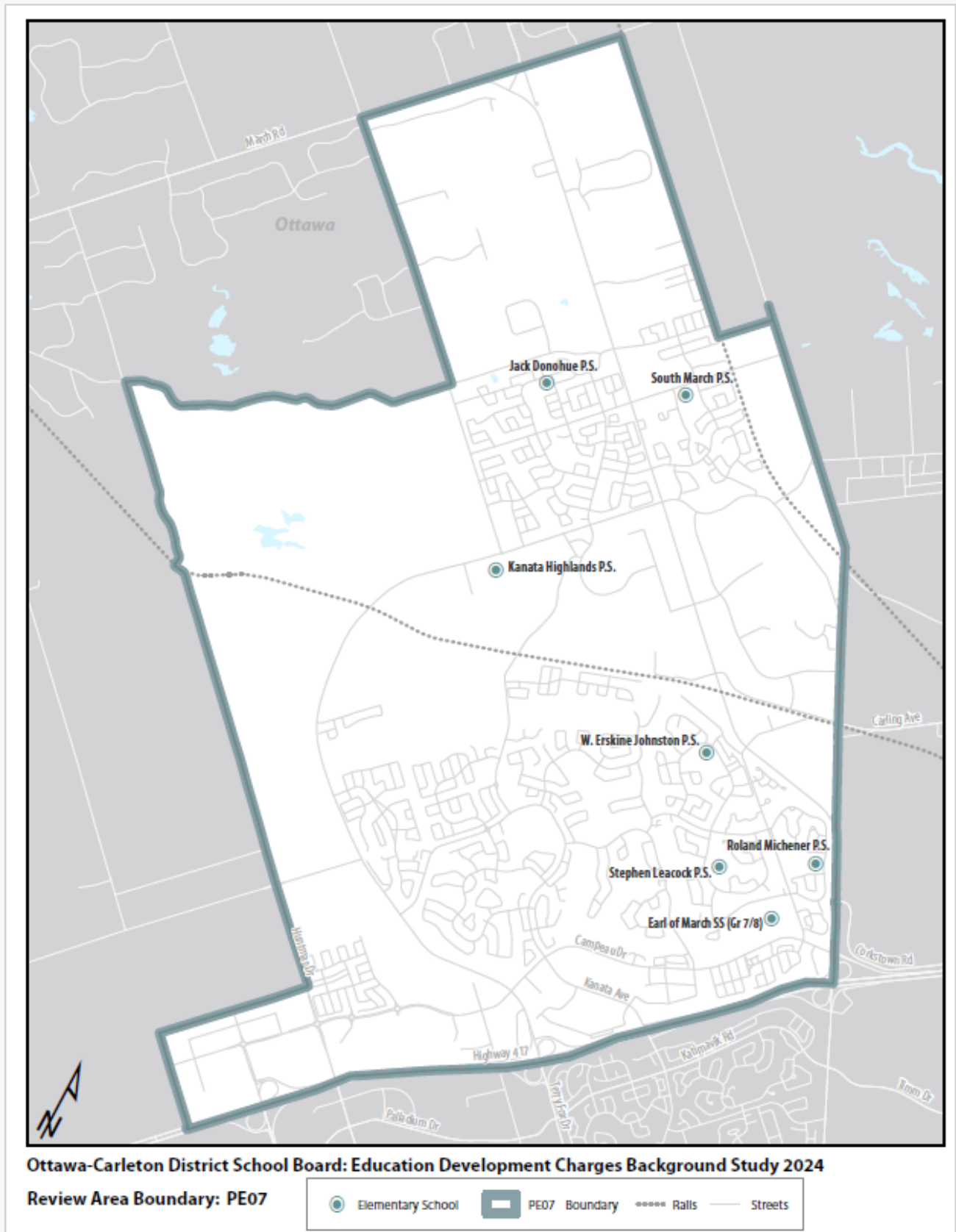
Review Area Schools	OTG Capacity	Current	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site Size
B1 Bell IS (7-8 ENG, 7-8 EFL, 7-8 WFL)	253	269	258	259	247	238	230	235	245	241	244	238	237	237	238	239	239	0.00
B2 Bell's Corners PS (JK-6 ENG, 4-6 MFL)	488	272	269	255	248	248	254	250	251	248	247	248	248	248	248	249	250	5.19
B3 Briargreen PS (JK-6 ENG)	409	291	285	293	285	281	279	275	273	268	268	268	268	268	268	269	271	5.19
B4 Knoxdale PS (JK-6 EFL, 4-6 MFL)	938	632	604	588	585	579	571	571	564	565	564	564	564	565	566	568	570	13.84
B5 Manorvale PS (JK-6 ENG, JK-6 EFL)	373	310	305	300	297	298	300	303	293	300	300	301	302	303	305	306	308	4.45
B6 Pinecrest PS (JK-8 ENG)	525	480	482	482	482	491	495	497	501	504	508	514	512	512	513	514	515	9.98
B7 Sir Robert Borden IS (7-8 ENG, 7-8 EFL, 7-8 MFL)	253	367	385	387	364	362	353	345	352	346	331	332	330	330	330	330	330	0.00
B8																		
B9																		
B10																		
B11																		
Totals	3,239	2,621	2,587	2,564	2,507	2,497	2,481	2,475	2,480	2,471	2,461	2,464	2,460	2,462	2,467	2,474	2,482	
Total ROND			10	20	31	42	53	65	77	92	107	122	137	152	167	182	197	
B. Total Surplus Pupil Spaces		618	642	655	701	700	705	699	682	676	671	653	642	624	605	588	561	

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

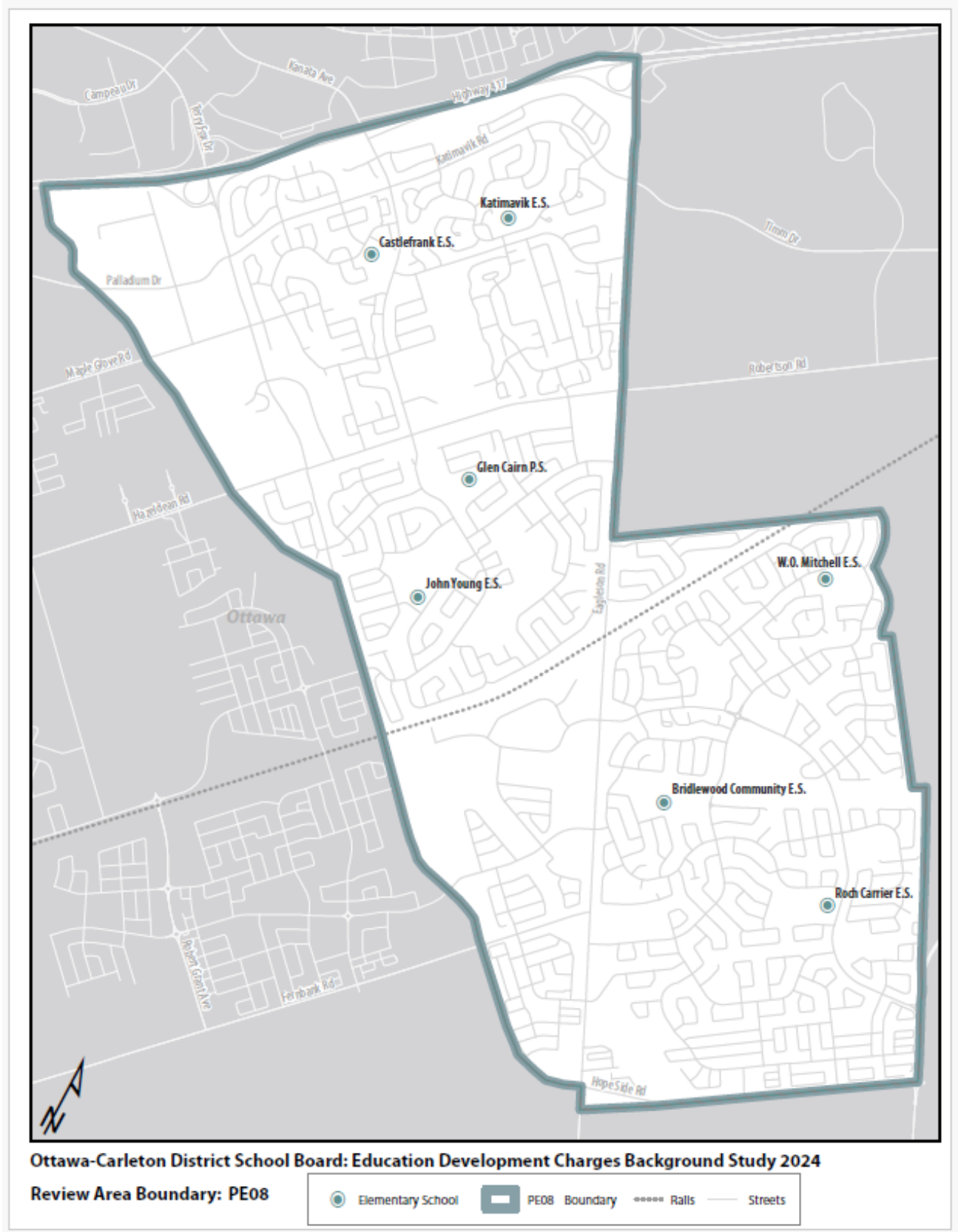
Review Area Schools	OTG Capacity	Current	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site Size
C1 ROND																		
C2 ROND																		
C3 ROND																		
C4 ROND																		
C5 ROND																		
C6 ROND																		
C7 ROND																		
C8 ROND																		
Totals																		
C. Total Pupil Spaces Available to Accommodate Growth																		
D. Requirements of New Development for Growth Areas (Cumulative)																		
Total ROND																		
Total																		

Note: The Board is excluding any available capacity found in Section E (above) in that projected housing development is outside of the catchment areas of these schools.

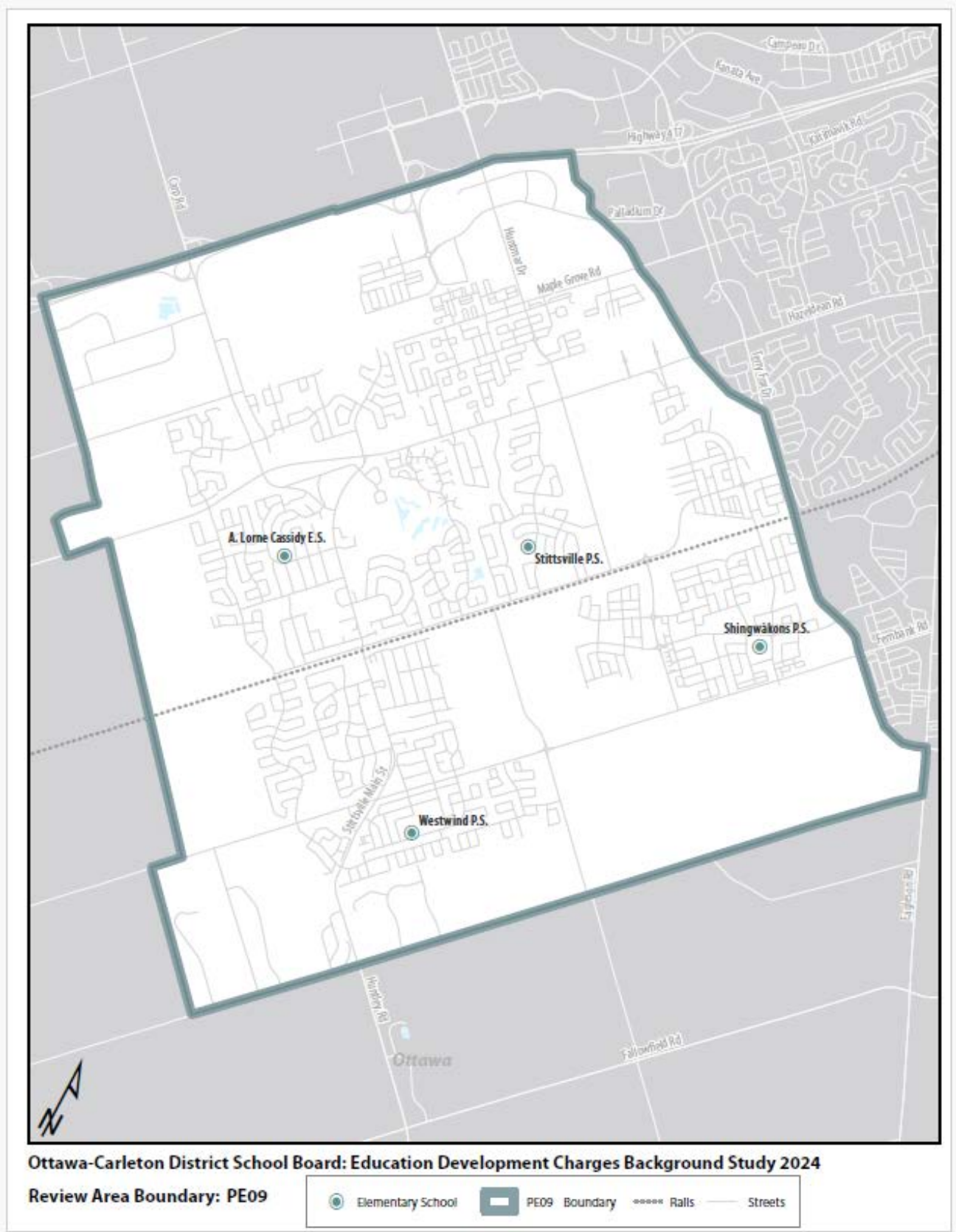
Review Area Map PE07



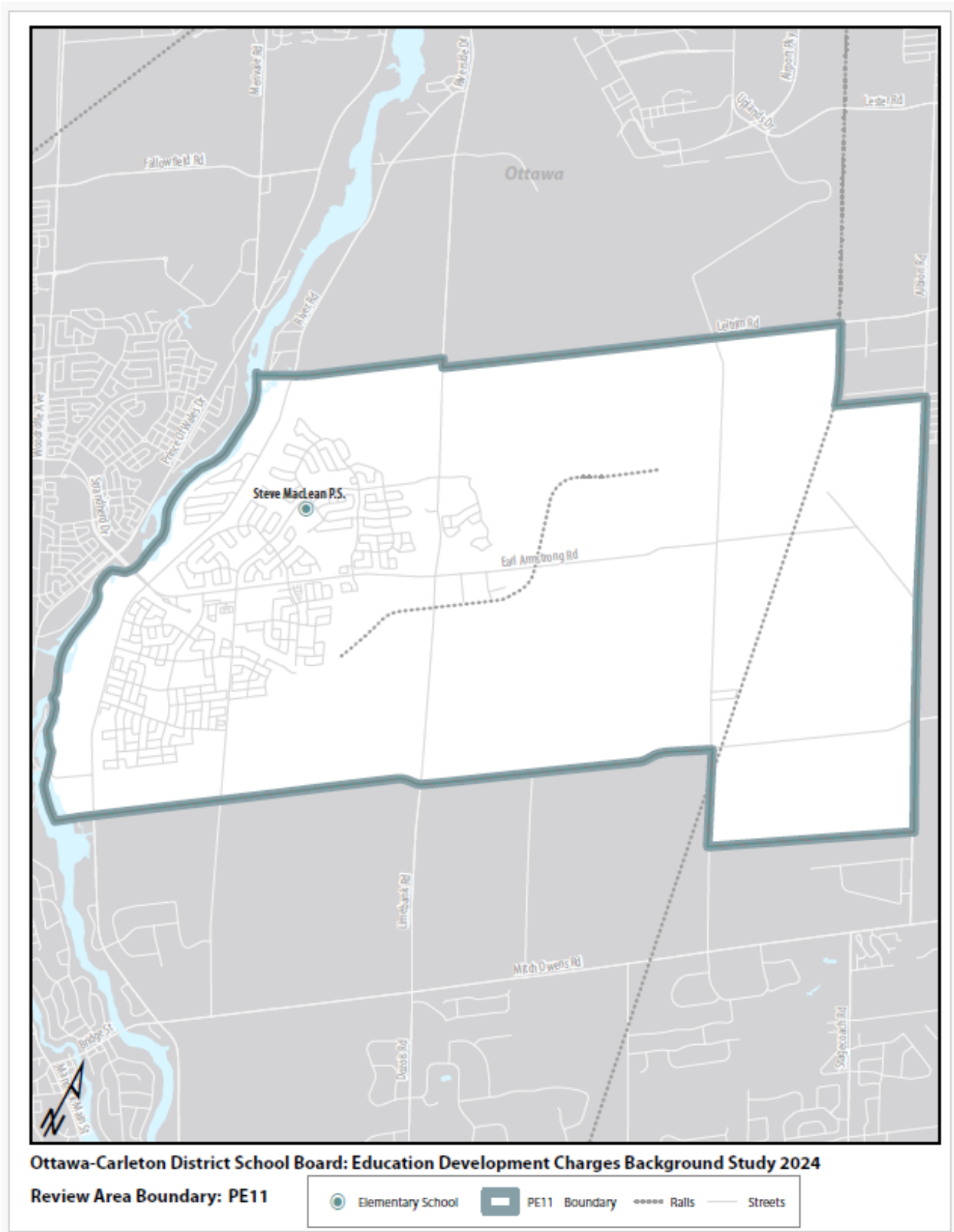
Review Area Map PE08



Review Area Map PE09



Review Area Map PE11



**OTTAWA-CARLETON DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

	Projected Housing Growth															Total Yr. 15 Growth-related Pupils
	Projected Housing Growth															
	Total NGRPP															
	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	
1. Riverside South ES #2																983
2. Riverside South ES #3																882
3. Riverside South ES #4																43
4. Riverside South ES #5 & Riverside South ES #6																307
Total Net Dwelling Units	387	405	626	626	626	626	626	626	626	1,356	1,356	1,356	1,356	1,356	1,356	2,215

Review Area PE11 (South Urban Centre East)

Review Area Schools	OTG Capacity 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site Size	
																		ROND
B1																		
B2																		
B3																		
B4																		
B5																		
B6																		
B7																		
B8																		
B9																		
B10																		
Totals																		
Total Surplus Pupil Spaces																		

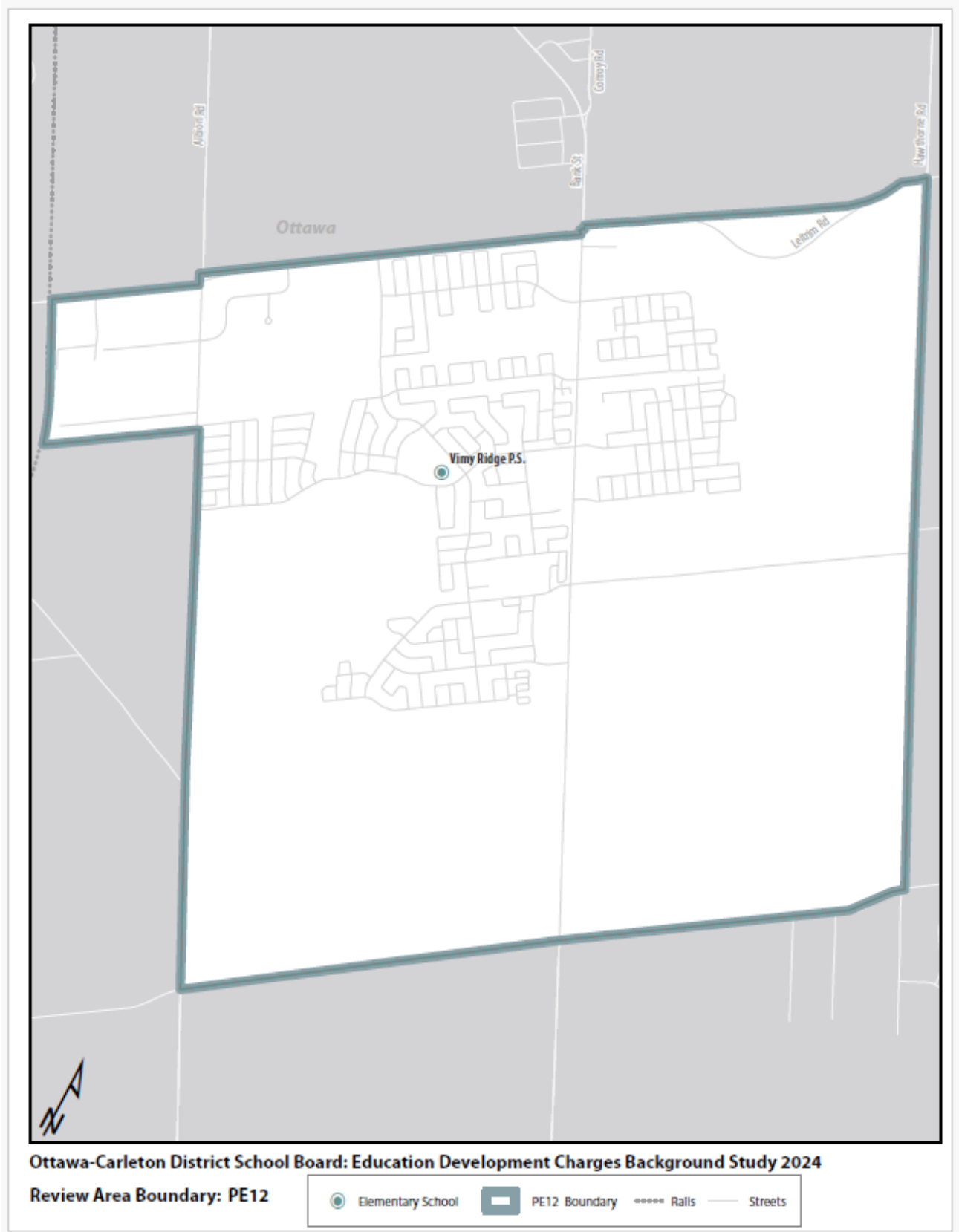
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

Review Area Schools	OTG Capacity 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site Size	
																		ROND
C1 Steve MacLean PS (JK-8 ENG, JK-8 EFL)	789	758	923	966	1,003	1,075	1,126	1,206	1,270	1,516	1,702	1,865	2,028	2,113	2,159	2,205	7,831	
C2 New Riverside South MS	334	18	387	459	522	498	482	479	437	438	470	471	466	460	454	450	7,000	
C3 New Riverside South HZ PS																	0.000	
C4 New Riverside South HZ PS																	0.000	
C5																		
C6																		
C7																		
C8																		
Totals	1,123	814	1,423	1,646	1,854	2,008	2,165	2,365	2,722	3,124	3,561	3,960	4,349	4,548	4,747	4,950	14,811	

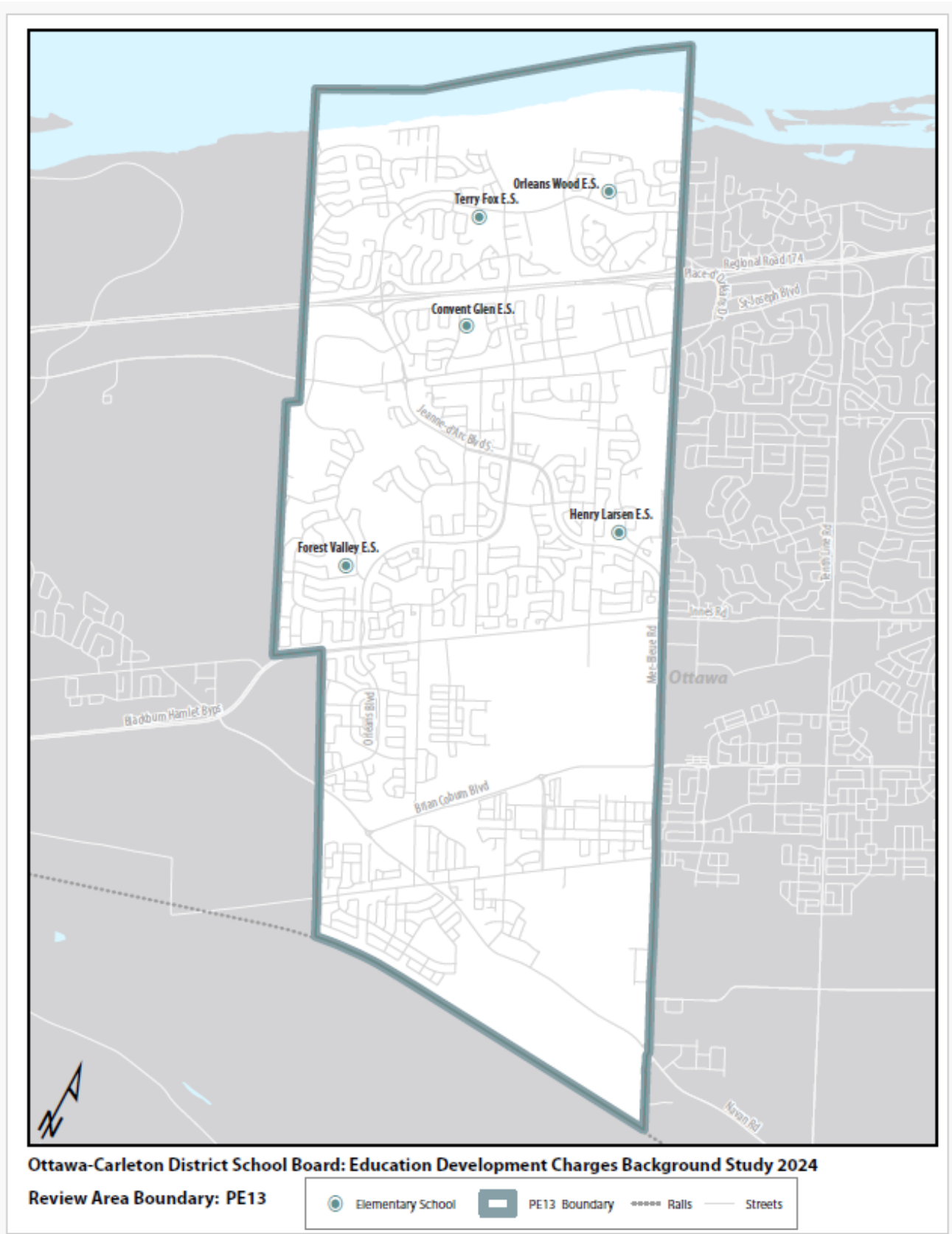
Requirements of New Development for Growth Areas (Cumulative)	114	221	328	455	557	679	915	1,151	1,389	1,623	1,856	1,975	2,095	2,215				
D. Requirements of New Development for Growth Areas (Cumulative)																		

Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

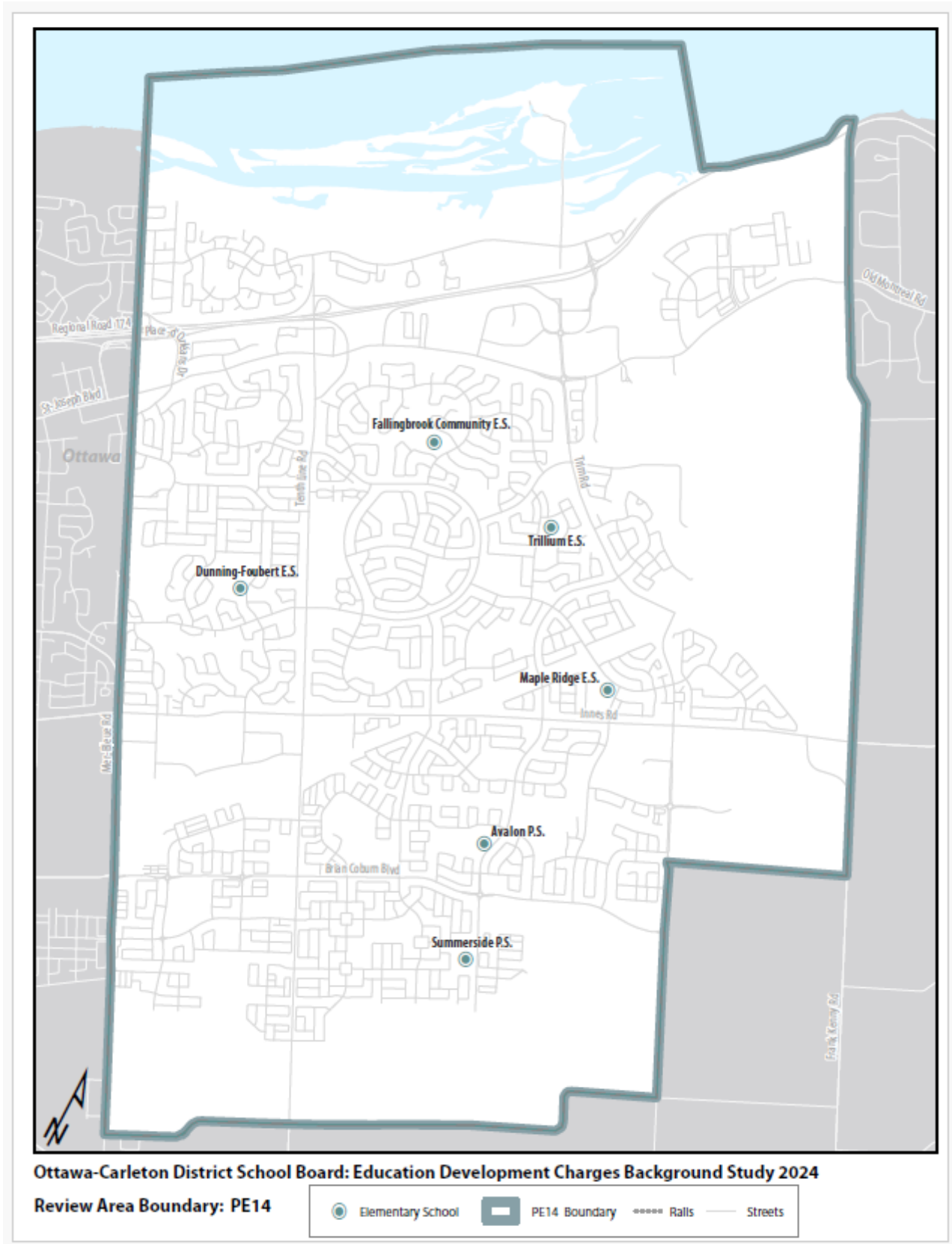
Review Area Map PE12



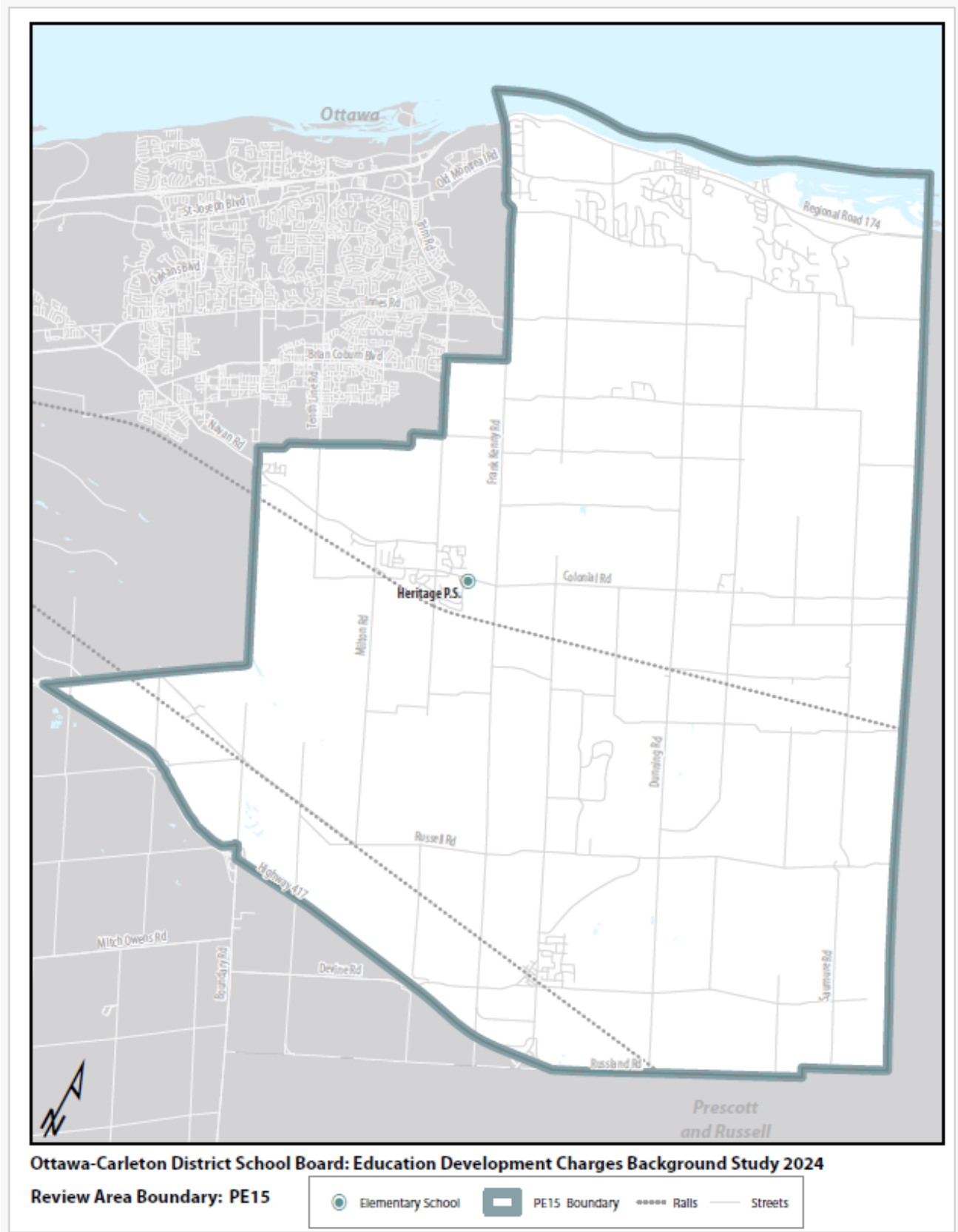
Review Area Map PE13



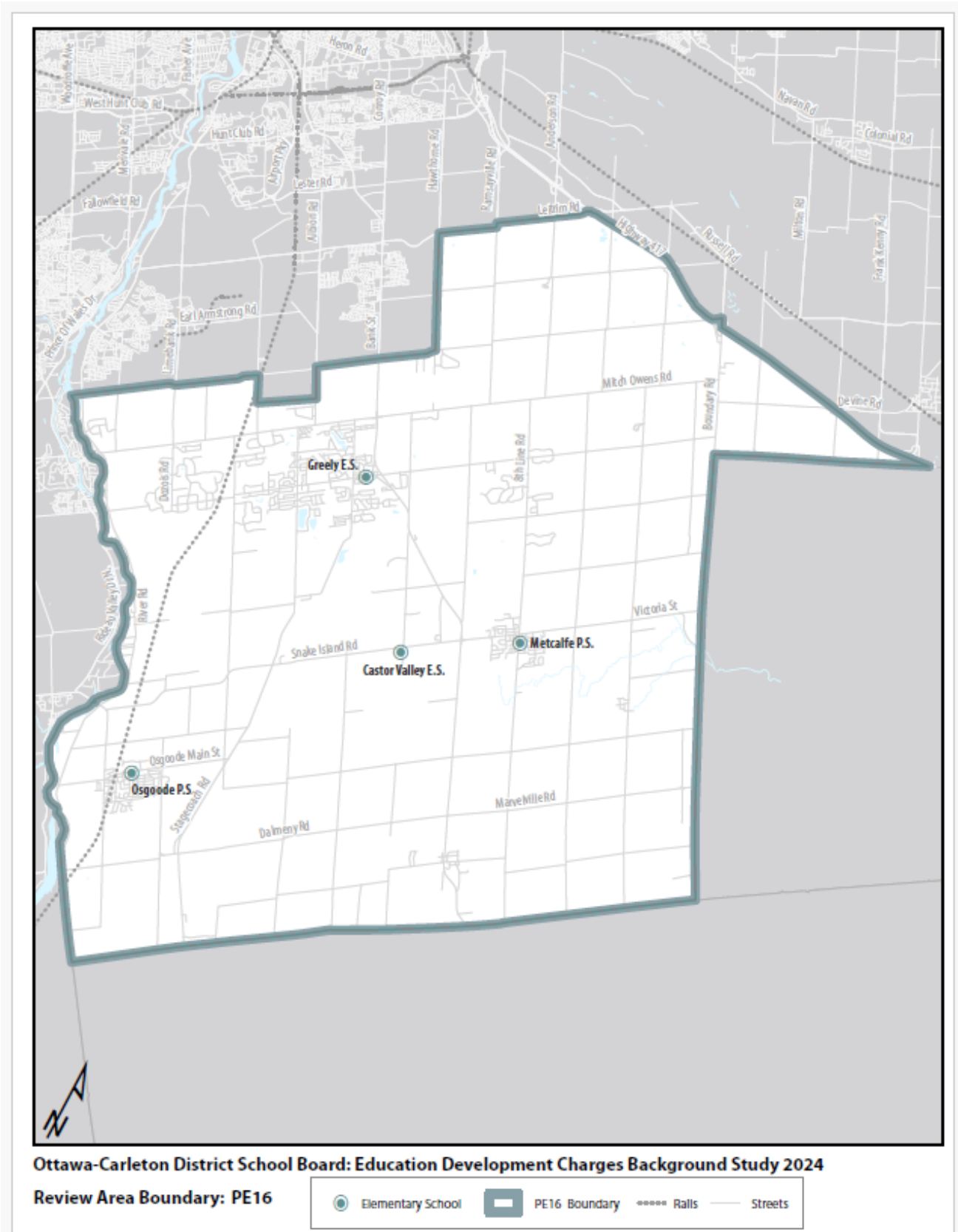
Review Area Map PE14



Review Area Map PE15



Review Area Map PE16



**OTTAWA-CARLETON DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

1. Villages of Greenly ES site (includes Gr-1,8 EPI & RT students attending Castor Valley ES and residing within proposed Greenly Village ES boundary)
2. Tewin #1 elementary site
3. Tewin #2 elementary site
- 4.

	Projected Housing Growth										Weighted/ Blended Elementary Yield	Total Net New Units 2038/39	Total Yr. 15 Growth- related Pupils	
	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34				Year 11 2034/35
	Total NGRPP										0.1700	3,699	629	
	Low Density										0.1017	2,428	247	
	Medium Density										0.0090	828	7	
	High Density - Apartments										0.0339	1,804	61	
	Stacked Townhouses										0.1078	8,759	944	
	Total Net Dwelling Units													

Review Area: PE16 (Rural Southeast)

Review Area Schools	OTG Capacity	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site Size
B1	Metcalf Public School (JK-8 ENG, 4-8 MFI)	455	294	297	312	316	312	316	318	316	309	308	308	308	309	310	4.94
B2	Osgoode Public School (JK-6 ENG, JK-6 EPI)	298	277	272	268	272	270	262	262	262	262	262	262	263	264	265	7.66
B3																	
B4																	
B5																	
B6																	
B7																	
B8																	
B9																	
B10	Totals	753	551	569	580	588	582	578	580	579	571	570	570	571	573	575	
B	Total Surplus Pupil Spaces	202	199	177	155	140	138	134	122	113	111	103	94	87	80	72	

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

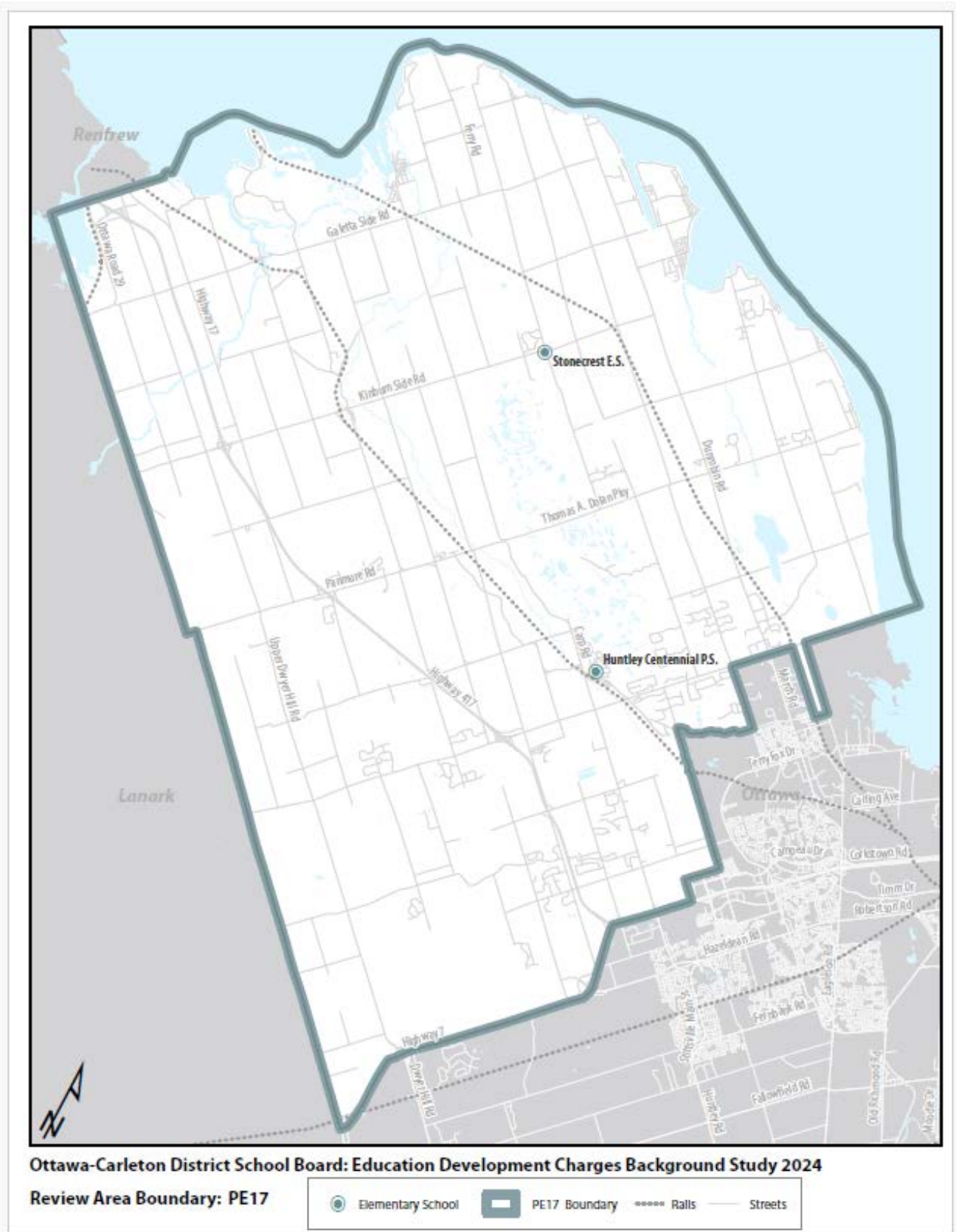
Review Area Schools	OTG Capacity	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site Size
C1	Castor Valley Elementary School (JK-8 EPI)	441	659	641	616	594	584	607	584	588	586	586	587	588	590	592	
C2	Greenly Elementary School (JK-6 ENG)	245	148	147	149	151	151	152	148	147	147	147	147	148	149	150	
C3																	
C4																	
C5																	
C6																	
C7																	
C8																	
C	Total Pupil Spaces Available to Accommodate Growth	686	815	859	893	932	992	1,067	1,127	1,217	1,301	1,387	1,473	1,508	1,544	1,580	

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

Review Area Schools	OTG Capacity	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site Size
C1	Castor Valley Elementary School (JK-8 EPI)	441	659	641	616	594	584	607	584	588	586	586	587	588	590	592	
C2	Greenly Elementary School (JK-6 ENG)	245	148	147	149	151	151	152	148	147	147	147	147	148	149	150	
C3																	
C4																	
C5																	
C6																	
C7																	
C8																	
C	Total Pupil Spaces Available to Accommodate Growth	686	815	859	893	932	992	1,067	1,127	1,217	1,301	1,387	1,473	1,508	1,544	1,580	
D	Requirements of New Development for Growth Areas (Cumulative)	13	71	129	187	247	308	395	482	569	654	740	773	806	838	888	

Note: The Board is excluding any available capacity found in Section 8 (above) in that projected housing development is outside of the catchment areas of these schools.

Review Area Map PE17



**OTTAWA-CARLETON DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

	Projected Housing Growth											Weighted/ Blended Elementary Yield	Total Net New Units 2038/39	Total Yr. 15 Growth- related Pupils
	Total Net DPP													
1. Rural West Carleton development to be redirected to Kanata North in PE07	216											0.269	699	144
2.												0.192	125	24
3.												0.0240	213	5
4.														
												0.1669	1,037	173

Review Area: PE17 (Rural Northwest)

Projected Housing Growth	Year															Year 15 2038/39
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	
Low Density	33	44	50	50	50	50	50	43	43	46	46	43	50	50	51	
Medium Density	14	9	10	10	10	10	10	8	8	8	8	8	4	4	4	
High Density - Apartments	5	5	12	12	12	12	12	22	22	22	22	22	11	11	11	
Stacked Townhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
A Total Net Dwelling Units	52	58	72	72	72	72	72	73	73	76	76	73	65	65	66	

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 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
B1																
B2																
B3																
B4																
B5																
B6																
B7																
B8																
B9																
B10																
Totals																
B Total Surplus Pupil Spaces																

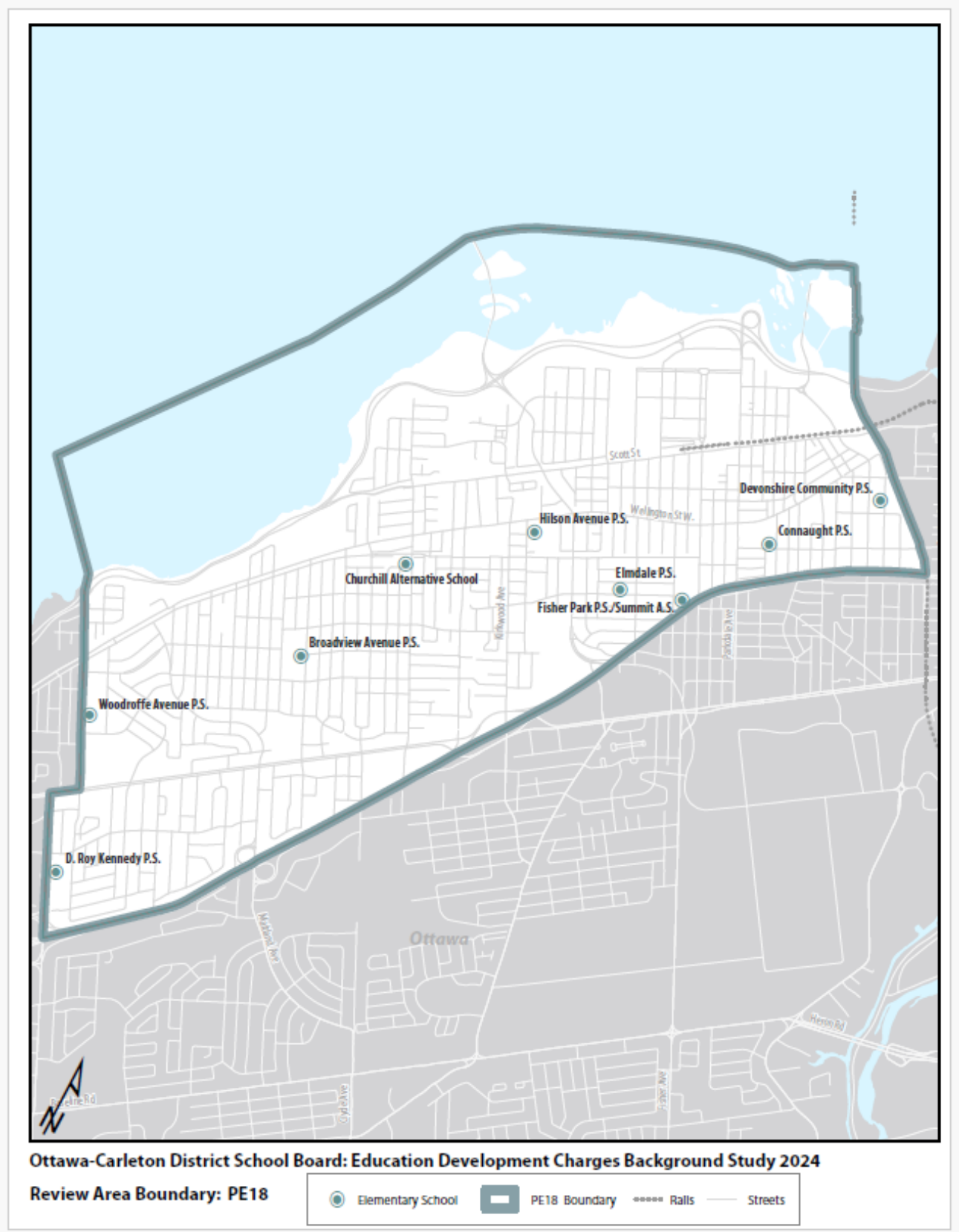
Review Area Schools Impacted by Housing Growth and for which additional Growth-related Accommodation Solutions are Required

Review Area Schools	OTG Capacity	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
C1 Huntley Centennial Public School (JK-8 ENG, F)	574	607	628	637	644	646	653	644	637	632	615	615	616	617	620	622
BOND		5	11	18	26	33	40	46	52	57	63	71	79	87	95	103
C2 Stonecrest Elementary School (JK-8 ENG, JK-8)	700	691	703	723	720	748	753	760	759	774	777	776	777	780	783	787
BOND		4	8	13	38	23	27	31	34	38	41	46	51	58	64	70
C3																
C4																
C5																
C6																
C7																
C8																
Totals	1,274	1,307	1,330	1,392	1,434	1,450	1,473	1,481	1,481	1,500	1,497	1,508	1,524	1,541	1,561	1,582
C Total Pupil Spaces Available to Accommodate Growth																

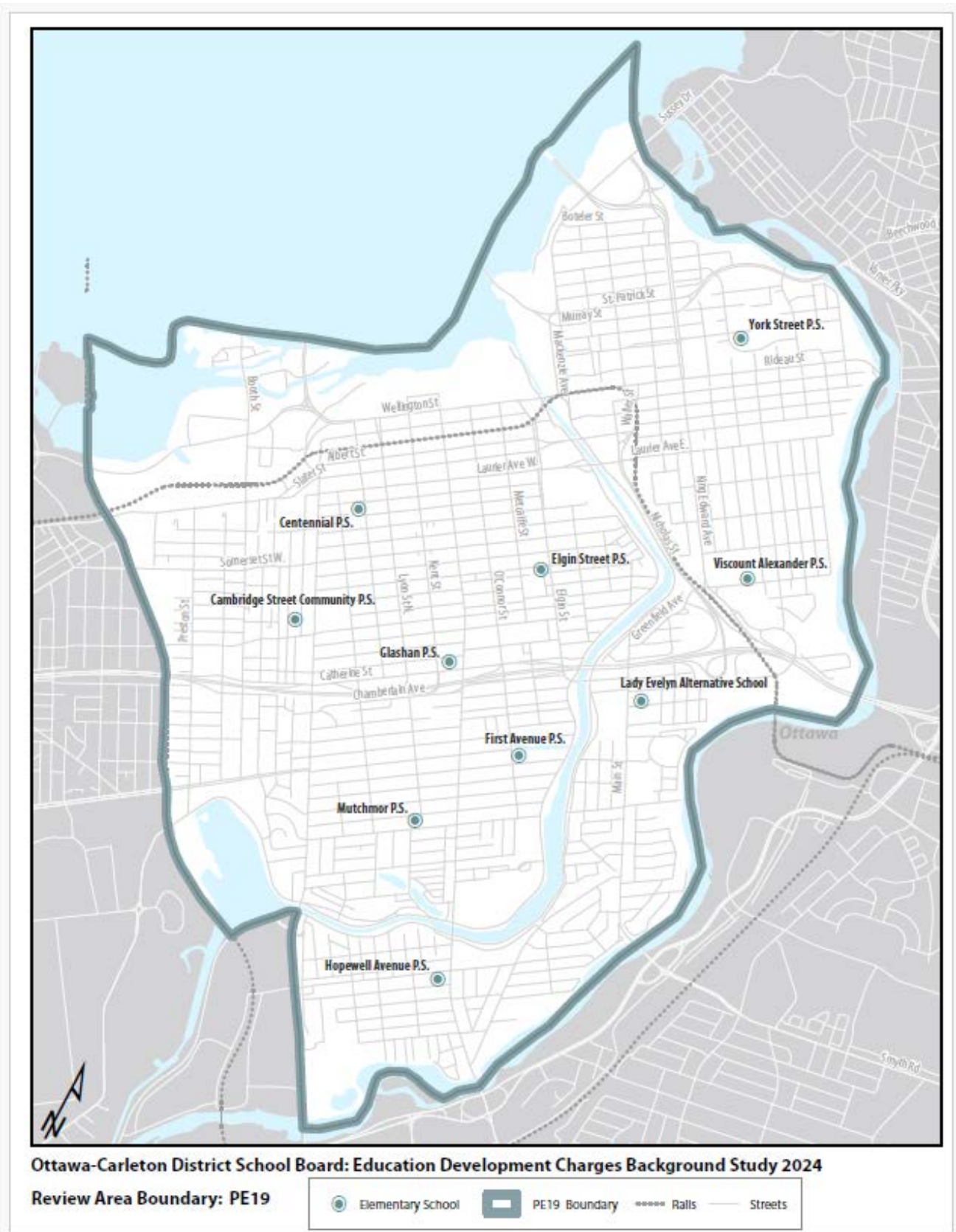
	OTG Capacity	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39
D Requirements of New Development for Growth Areas (Cumulative)		20	32	44	56	66	77	86	95	104	117	130	144	159	173	

Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

Review Area Map PE18



Review Area Map PE19



**OTTAWA-CARLETON DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

I. No growth-related site needs	Projected Housing Growth															Weighted/ Blended/ Elementary Yield	Total Net New Units 2038/39	Total Yr. 15 Growth- related Pupils	
	Total MGRPP	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38				Year 15 2038/39
2.		49	62	859	49	35	34	6	57	58	56	57	38	38	36	38	0.1390	673	94
3.		62	859	49	499	499	499	499	499	499	499	499	499	499	499	499	0.0874	510	45
		33	33	4	4	4	4	4	4	4	4	4	4	4	4	4	0.0102	6,344	65
A. Total Net Dwelling Units		1,002	1,002	543	543	543	543	543	543	543	543	460	460	460	460	460	0.0291	7,969	232

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

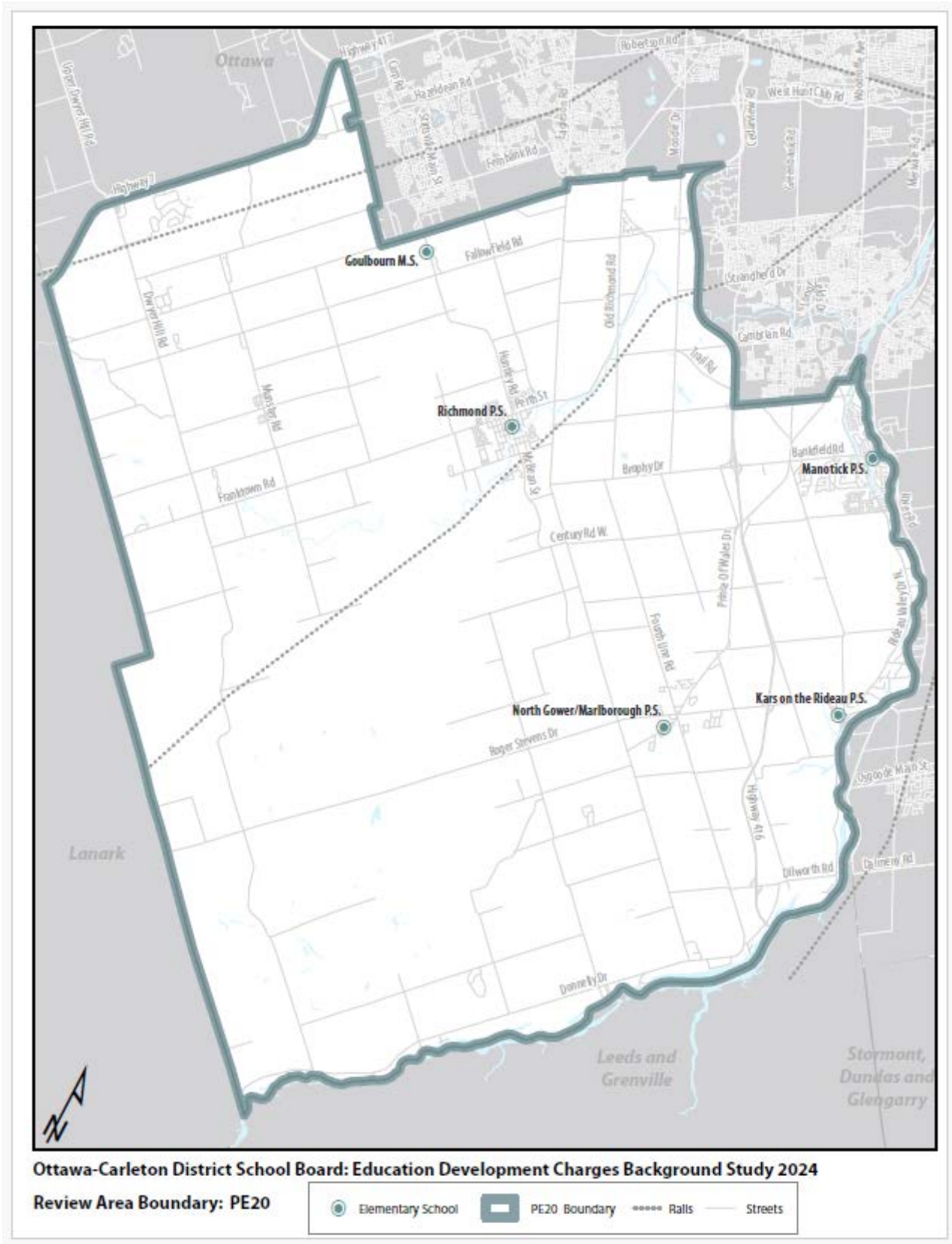
Review Area Schools	OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	# of Portables	Existing Site Size
B1. Cambridge Street Community Public School (JK-6 ENG)	323	86	86	83	78	83	84	85	83	86	86	86	86	86	86	86	86	10	2.22
B2. Centennial Public School (JK-6 ENG, 4-6 MFI)	327	288	283	288	298	306	309	300	301	293	293	293	293	293	293	294	295	46	3.09
B3. Elgin Street Public School (JK-6 EFL)	254	337	343	349	341	337	331	328	329	335	336	337	338	338	339	341	343	30	1.41
B4. First Avenue Public School (JK-6 ENG, 4-6 MFI)	429	202	190	185	181	188	180	188	177	161	157	153	153	153	153	153	154	20	1.43
B5. Glushan Public School (7-8 ENG, 7-8 EFL, 7-8 MFI)	410	332	350	368	357	323	319	337	325	336	333	319	304	288	288	288	288	35	1.63
B6. Hopewell Avenue Public School (JK-8 ENG, JK-8 EFL, 4-8 MFI)	873	778	748	720	685	663	662	658	647	639	632	628	627	628	630	633	636	24	2.35
B7. Lady Evelyn Alternative School (JK-6 ALT)	361	114	101	93	88	82	78	77	83	79	79	79	79	79	79	79	79	0	1.04
B8. Mulhonnor Public School (JK-6 EFL)	669	407	399	382	373	370	365	360	364	367	367	368	369	370	371	373	375	0	2.52
B9. Viscount Alexander Public School (JK-6 ENG, JK-6 EFL)	188	191	197	201	191	188	191	186	179	179	179	180	181	182	183	184	185	43	2.35
B10. York Street Public School (JK-8 ENG)	438	263	259	280	291	297	285	293	290	285	251	240	239	239	239	239	240	24	2.74
Totals	4,272	2,998	2,954	2,950	2,883	2,837	2,805	2,812	2,779	2,760	2,657	2,684	2,669	2,657	2,662	2,670	2,681	24	20.78
B. Total Surplus Pupil Spaces		1,274	1,295	1,277	1,333	1,368	1,389	1,371	1,393	1,393	1,400	1,429	1,423	1,415	1,399	1,381	1,399	232	0

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

Review Area Schools	OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	# of Portables	Existing Site Size
C1. ROND																			
C2. ROND																			
C3. ROND																			
C4. ROND																			
C5. ROND																			
C6. ROND																			
C7. ROND																			
C8. ROND																			
Totals																		0	0.00

Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

Review Area Map PE20



Elementary Form G

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	Proposed School Capacity	% of Capacity Attributable to NGRPP Requirements	Total # of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Costs
PE02A	Wateridge Village ES (former CFB Rockcliffe) (site prep costs based on entire site size as not part of Land Priorities funding)	Option Agreement	2024	411	628	66%	6.12	4.01	\$ 2,129,555	\$ 8,537,760
PE07	Kanata North ES #2	Designated	2031	628	628	100%	7.00	7.00	\$ 990,000	\$ 6,930,000
PE07	Kanata North ES #3	TBD	2032	517	628	82%	7.00	5.76	\$ 990,000	\$ 5,706,215
PE09	Kanata West ES #1 (2 separate land parcels)	Owned	2024	628	628	100%	6.10	6.10	\$ 917,578	\$ 5,597,227
PE09	Fernbank ES #3	Draft Approved	2027	628	628	100%	7.00	7.00	\$ 990,000	\$ 6,930,000
PE09	Fernbank ES #2	Option Agreement	2029	273	628	43%	8.00	3.48	\$ 990,000	\$ 3,442,930
PE10	Half Moon Bay ES #3	Option Agreement	2030	674	674	100%	6.91	6.91	\$ 990,000	\$ 6,840,900
PE10	South Nepean Town Centre ES	Option in Progress	2030	722	674	100%	4.00	4.00	\$ 990,000	\$ 3,960,000
PE11	Riverside South ES #2	Option Agreement	2026	628	628	100%	9.50	9.50	\$ 990,000	\$ 9,405,000
PE11	Riverside South ES #3	Option Agreement	2029	628	628	100%	7.88	7.88	\$ 990,000	\$ 7,801,200
PE11	Riverside South ES #4	TBD	2032	628	628	100%	7.00	7.00	\$ 990,000	\$ 6,930,000
PE11	Riverside South ES #5	TBD	2035	628	628	100%	7.00	7.00	\$ 990,000	\$ 6,930,000
PE11	Riverside South ES #6	TBD	2038	483	628	77%	7.00	5.38	\$ 990,000	\$ 5,329,920
PE12	Findlay Creek South ES #3	TBD	2033	477	674	71%	7.00	4.95	\$ 990,000	\$ 4,902,409
PE13	East Urban Centre ES #2 (funded from EDC account)	Owned	2024	674	674	100%	7.05	7.00	\$ 841,642	\$ 5,933,573
PE13	Spring Valley Trail ES/Joshua St. (EUC #1)	Owned	2024	674	674	100%	7.00	7.00	\$ 439,027	\$ 3,071,874
PE13	EUC ES #3	Designated	2033	332	674	49%	7.00	3.45	\$ 990,000	\$ 3,417,703
PE14	Avalon ES #3 (2nd parcel 2.27 acres)	Own a 4.0 acre portion	2028	0	674	0%	2.27	0.00	\$ 990,000	\$ -
PE14	Mer Bleue ES (acquired Sept 2023)	Owned	2024	409	674	61%	7.00	4.25	\$ 941,679	\$ 6,591,750
PE14	Cardinal Creek ES	Option agreement	2027	0	674	0%	6.52	0.00	\$ 990,000	\$ -
PE16	Village of Greely ES	Designated	2028	678	674	100%	7.00	7.00	\$ 875,000	\$ 6,125,000
PE16	Tewin ES #1	TBD	2036	157	674	23%	7.00	1.63	\$ 990,000	\$ 1,610,145
PE20	Village of Manotick ES	Option Agreement	2027	228	674	34%	7.00	2.37	\$ 900,000	\$ 2,131,157
PE20	Village of Richmond ES	Option Pending	2032	674	674	100%	7.00	7.00	\$ 875,000	\$ 6,125,000
Total Elementary Education Land Costs				11,780	15,670		162.3	125.7		\$ 124,249,765

Form G - Growth-related Elementary Net Education Lands Costs

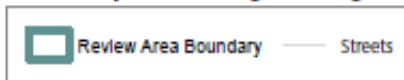
Review Area	Description of Growth-related Site Acquisition Needs	Education Land Costs previously funded from EDC account	Eligible Site Preparation Costs	Site Preparation Costs previously funded from EDC account	Land Escalation Costs	Site Preparation Escalation Costs	Financing Costs	Total Education Land Costs Underlying the Proposed EDC Rates
PE02A	Wateridge Village ES (former CFB Rockcliffe) (site prep costs based on entire site size as not part of Land Priorities funding)	\$ (8,537,760)	\$ 1,099,764	\$ -	\$ -	\$ 44,430	\$ 36,863	\$ 1,181,057
PE07	Kanata North ES #2	\$ -	\$ 1,257,900	\$ -	\$ 2,821,206	\$ 245,407	\$ 362,596	\$ 11,617,109
PE07	Kanata North ES #3	\$ -	\$ 1,035,764	\$ -	\$ 2,724,463	\$ 226,827	\$ 312,296	\$ 10,005,565
PE09	Kanata West ES #1 (2 separate land parcels)	\$ (5,597,227)	\$ 1,096,170	\$ -	\$ -	\$ 44,285	\$ 36,743	\$ 1,177,198
PE09	Fernbank ES #3	\$ -	\$ 1,257,900	\$ -	\$ 1,092,341	\$ 130,923	\$ 303,207	\$ 9,714,371
PE09	Fernbank ES #2	\$ -	\$ 624,944	\$ -	\$ 951,218	\$ 92,920	\$ 164,698	\$ 5,276,710
PE10	Half Moon Bay ES #3	\$ -	\$ 1,241,727	\$ -	\$ 2,326,560	\$ 213,154	\$ 342,229	\$ 10,964,570
PE10	South Nepean Town Centre ES	\$ -	\$ 718,800	\$ -	\$ 1,346,779	\$ 123,389	\$ 198,106	\$ 6,347,074
PE11	Riverside South ES #2	\$ -	\$ 1,707,150	\$ -	\$ 964,013	\$ 140,724	\$ 393,602	\$ 12,610,489
PE11	Riverside South ES #3	\$ -	\$ 1,416,036	\$ -	\$ 2,155,328	\$ 210,544	\$ 373,183	\$ 11,956,291
PE11	Riverside South ES #4	\$ -	\$ 1,257,900	\$ -	\$ 3,308,766	\$ 275,473	\$ 379,273	\$ 12,151,412
PE11	Riverside South ES #5	\$ -	\$ 1,257,900	\$ -	\$ 4,922,652	\$ 369,328	\$ 434,293	\$ 13,914,173
PE11	Riverside South ES #6	\$ -	\$ 967,461	\$ -	\$ 5,222,957	\$ 309,084	\$ 381,118	\$ 12,210,541
PE12	Findlay Creek South ES #3	\$ -	\$ 889,862	\$ -	\$ 2,702,836	\$ 216,569	\$ 280,671	\$ 8,992,348
PE13	East Urban Centre ES #2 (funded from EDC account)	\$ (5,933,573)	\$ 1,257,900	\$ -	\$ -	\$ 50,819	\$ 42,164	\$ 1,350,883
PE13	Spring Valley Trail ES/Joshua St. (EUC #1)	\$ (3,071,874)	\$ 1,257,361	\$ -	\$ -	\$ 50,797	\$ 42,146	\$ 1,350,304
PE13	EUC ES #3	\$ -	\$ 620,365	\$ -	\$ 1,884,276	\$ 150,981	\$ 195,669	\$ 6,268,995
PE14	Avalon ES #3 (2nd parcel 2.27 acres)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PE14	Mer Bleue ES (acquired Sept 2023)	\$ (6,591,750)	\$ 1,257,900	\$ -	\$ -	\$ 50,819	\$ 42,164	\$ 1,350,883
PE14	Cardinal Creek ES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PE16	Village of Greely ES	\$ -	\$ 1,257,900	\$ -	\$ 1,319,976	\$ 158,700	\$ 285,501	\$ 9,147,077
PE16	Tewin ES #1	\$ -	\$ 292,266	\$ -	\$ 1,281,444	\$ 93,372	\$ 105,585	\$ 3,382,813
PE20	Village of Manotick ES	\$ -	\$ 425,521	\$ -	\$ 335,924	\$ 44,289	\$ 94,620	\$ 3,031,512
PE20	Village of Richmond ES	\$ -	\$ 1,257,900	\$ -	\$ 2,924,415	\$ 275,473	\$ 340,955	\$ 10,923,743
Total Elementary Education Land Costs		\$ (29,732,184)	\$ 23,456,391	\$ -	\$ 38,285,154	\$ 3,518,307	\$ 5,147,684	\$ 164,925,117

SECONDARY REVIEW AREAS

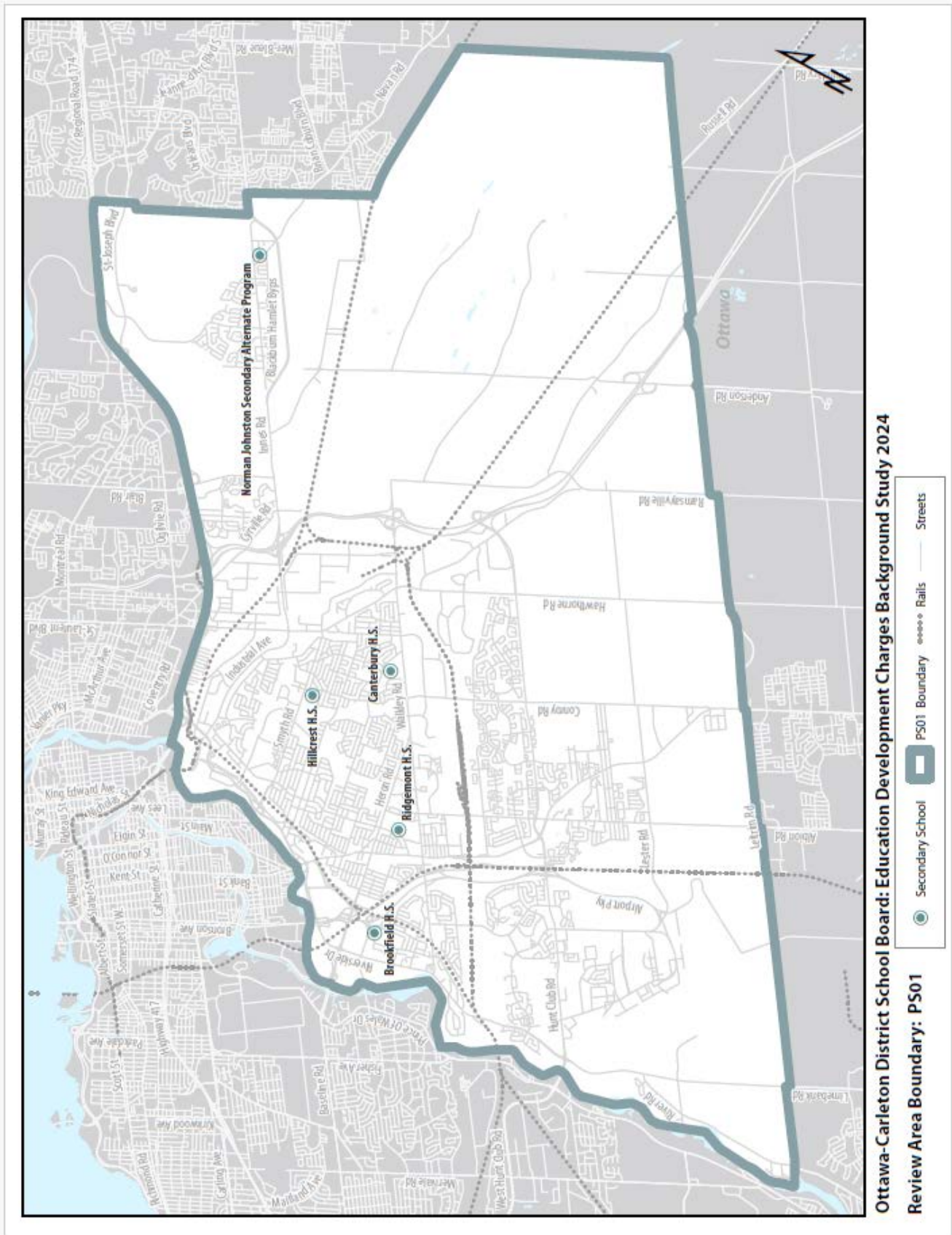


Ottawa-Carleton District School Board: Education Development Charges Background Study 2024

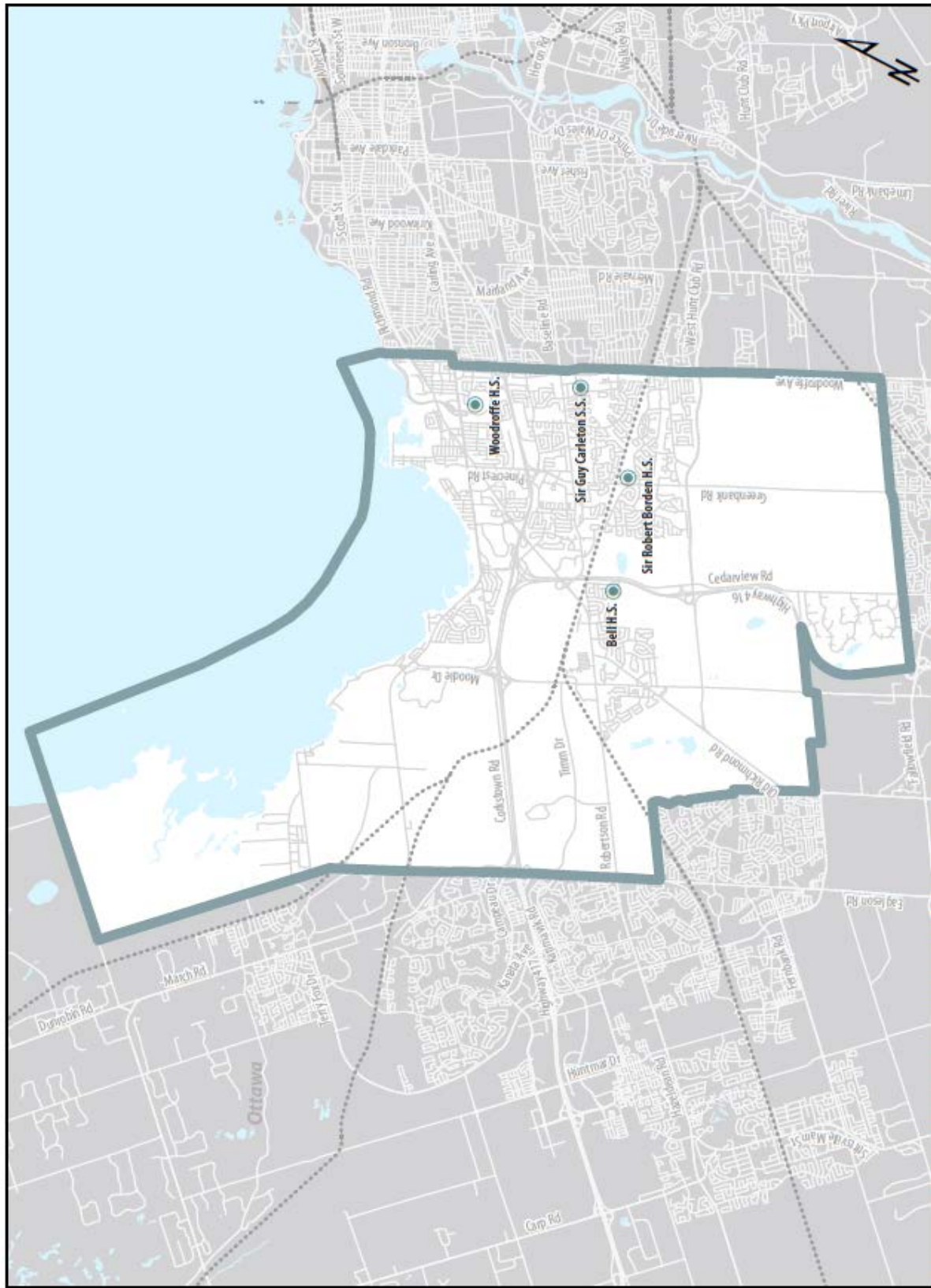
Secondary Review Area Boundary Overview



Review Area Map PS01



Review Area Map PS02



Ottawa-Carleton District School Board: Education Development Charges Background Study 2024

Review Area Boundary: PS02

- Secondary School
- PS02 Boundary
- Rails
- Streets

**OTTAWA-CARLETON DISTRICT SCHOOL BOARD - FORMS E AND F
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2024**

1. No growth-related site needs	Projected Housing Growth										Weighted/ Blended Elementary Yield	Total Net New Units 2038/39	Total Yr. 15 Growth-related Pupils			
	Total NGRPP	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33				Year 10 2033/34	Year 11 2034/35	Year 12 2035/36
2.	0															
3.																
4.																
Review Area: PS02 (Baysshore & Cedarview)																
Projected Housing Growth																
		37	37	36	36	38	38	37	37	37	38	38	41	36	36	36
	Low Density	158	158	182	182	181	181	220	220	220	220	220	207	207	207	207
	Medium Density	84	84	60	60	60	60	195	195	195	195	195	201	201	201	201
	High Density - Apartments	26	26	30	30	29	29	37	37	37	36	36	35	35	35	35
	High Density - Stacked Townhouses	305	305	308	308	308	308	489	489	489	489	489	489	489	489	489
	Total Net Dwelling Units															

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

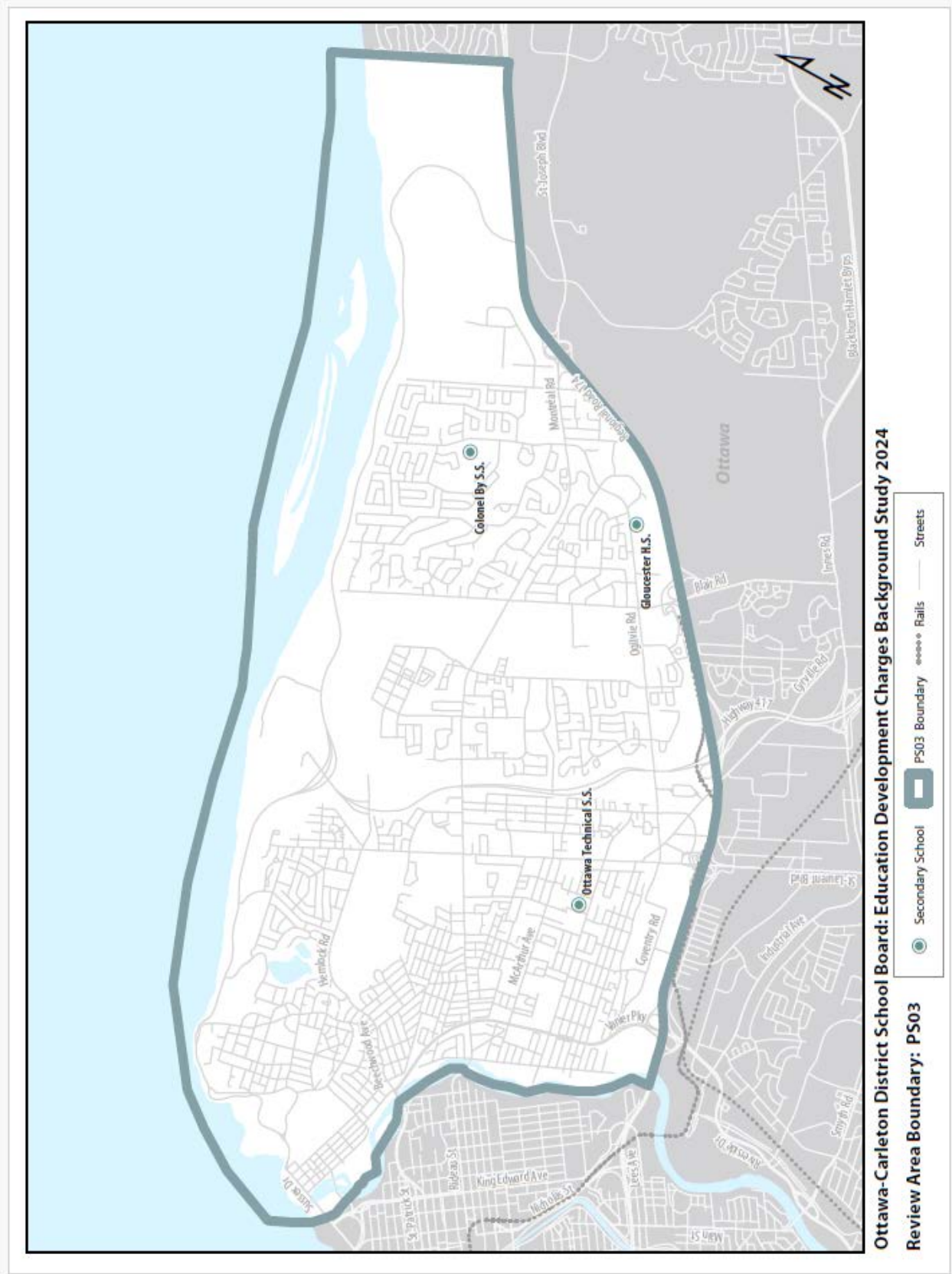
Review Area Schools	OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site Size	# of Portables
B1 Bell High School (9-12 ENS, IMM)	941	760	771	792	755	770	762	763	761	767	775	759	798	771	782	770	768	18.04	10
B2 Sir Guy Carleton Secondary School (9-12)	843	307	373	416	412	363	365	367	367	367	366	357	343	333	318	309	305	18.04	0
B3 Sir Robert Borden High School (9-12 ENS, IMM)	953	776	798	788	804	787	782	784	752	745	740	729	720	716	699	701	698	26.81	9
B4 Woodroffe High School (9-12 ENS, IMM)	1,017	959	927	962	969	1,002	1,014	1,006	1,014	1,016	1,014	1,036	1,019	1,010	999	985	979	17.99	7
B5																			
B6																			
B7																			
B8																			
B9																			
B10																			
Totals	3,754	2,802	2,870	2,957	2,939	2,922	2,923	2,920	2,894	2,894	2,895	2,881	2,880	2,831	2,799	2,764	2,752	80.88	26
Total ROND			9	18	27	36	46	57	68	82	96	110	126	142	157	173	188		
B Total Surplus Pupil Spaces		952	875	779	788	796	785	777	792	778	763	763	748	782	798	817	815		

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

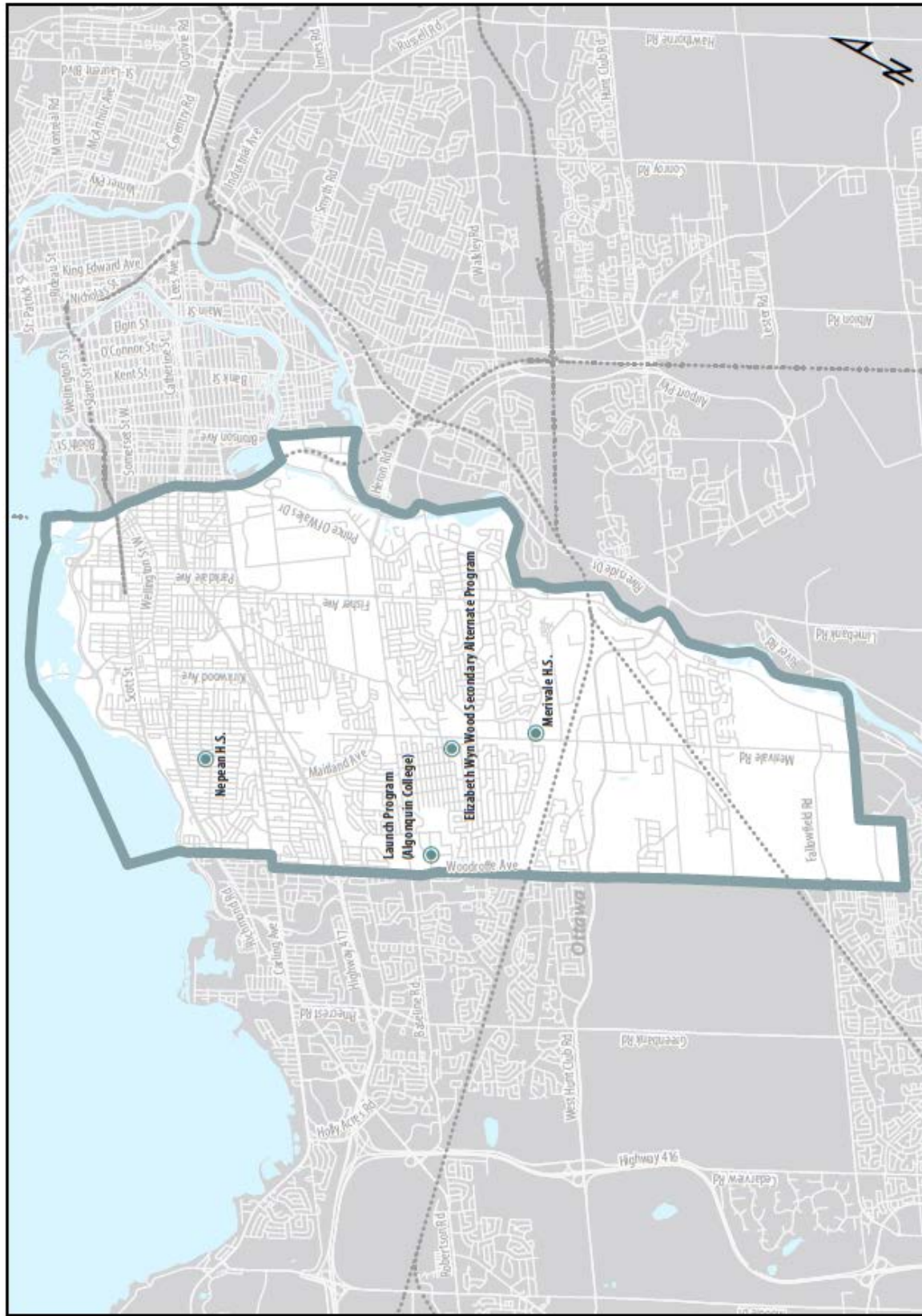
Review Area Schools	OTG Capacity	Current 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	Year 6 2029/30	Year 7 2030/31	Year 8 2031/32	Year 9 2032/33	Year 10 2033/34	Year 11 2034/35	Year 12 2035/36	Year 13 2036/37	Year 14 2037/38	Year 15 2038/39	Existing Site Size	# of Portables
C1																			
C2																			
C3																			
C4																			
C5																			
C6																			
C7																			
C8																			
Totals																			
C Total Pupil Spaces Available to Accommodate Growth																			
D Requirements of New Development for Growth Areas (Cumulative)																			

Note: The Board is excluding any available capacity found in Section B (above) in that projected housing development is outside of the catchment areas of these schools.

Review Area Map PS03



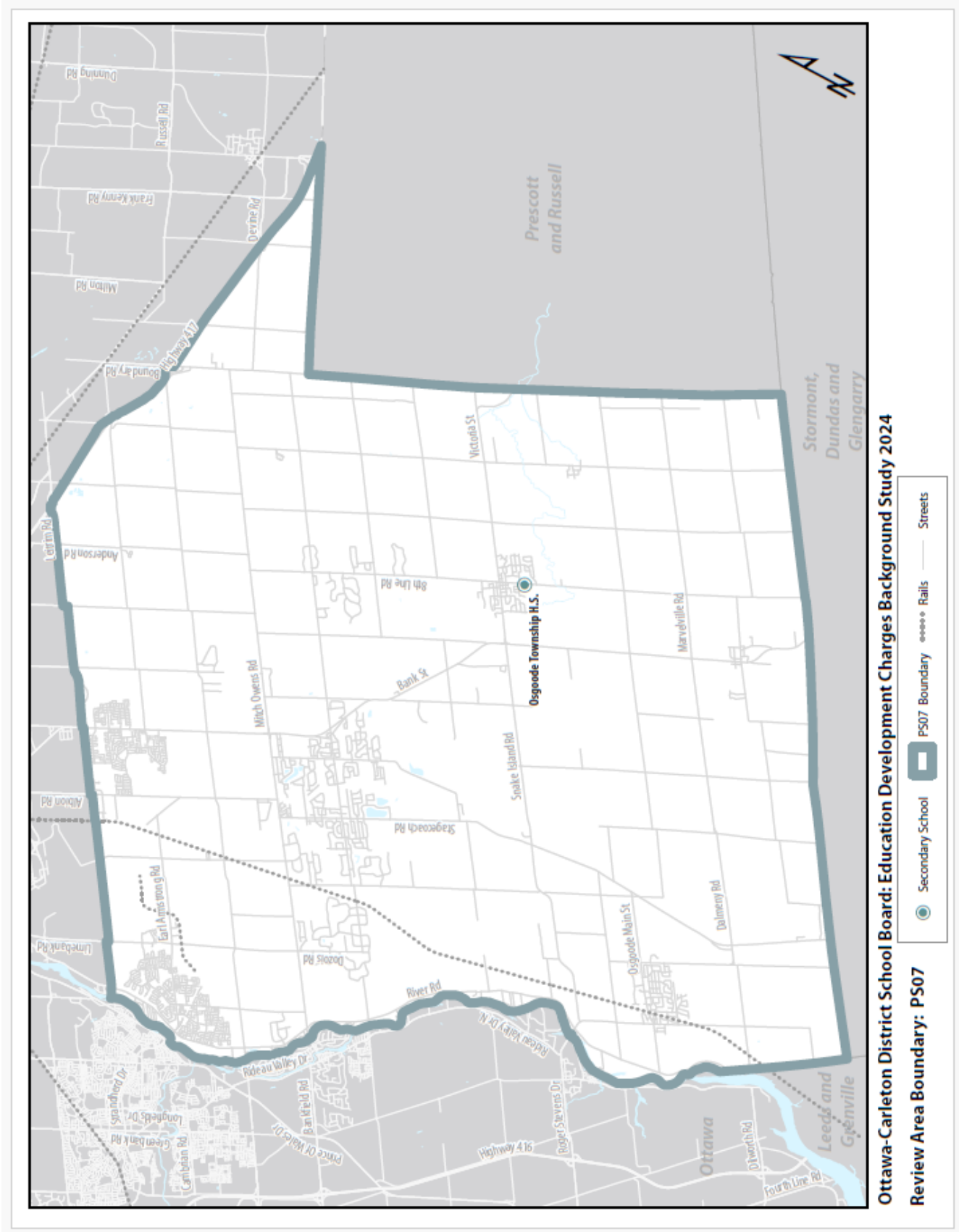
Review Area Map PS05



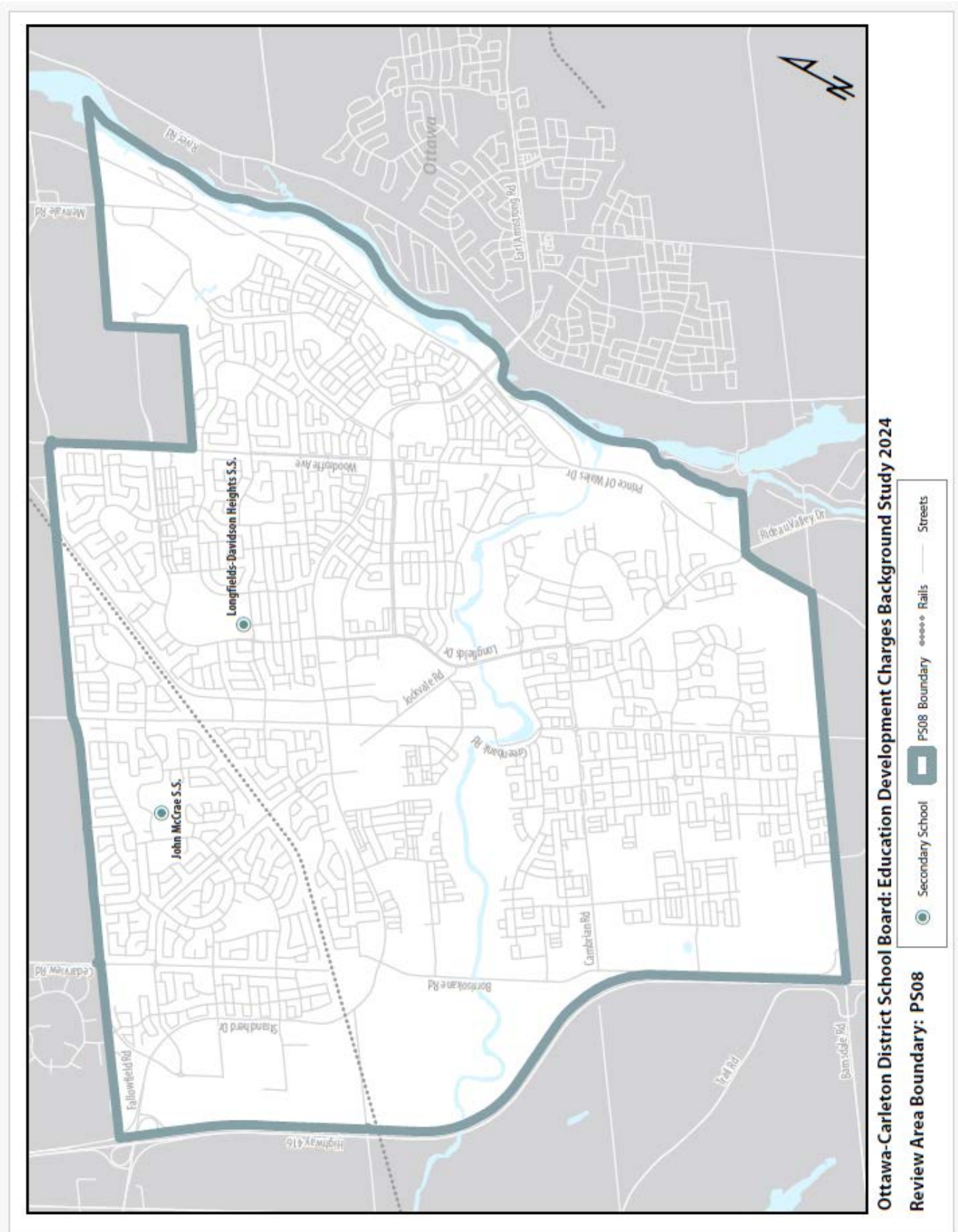
Ottawa-Carleton District School Board: Education Development Charges Background Study 2024

Review Area Boundary: PS05

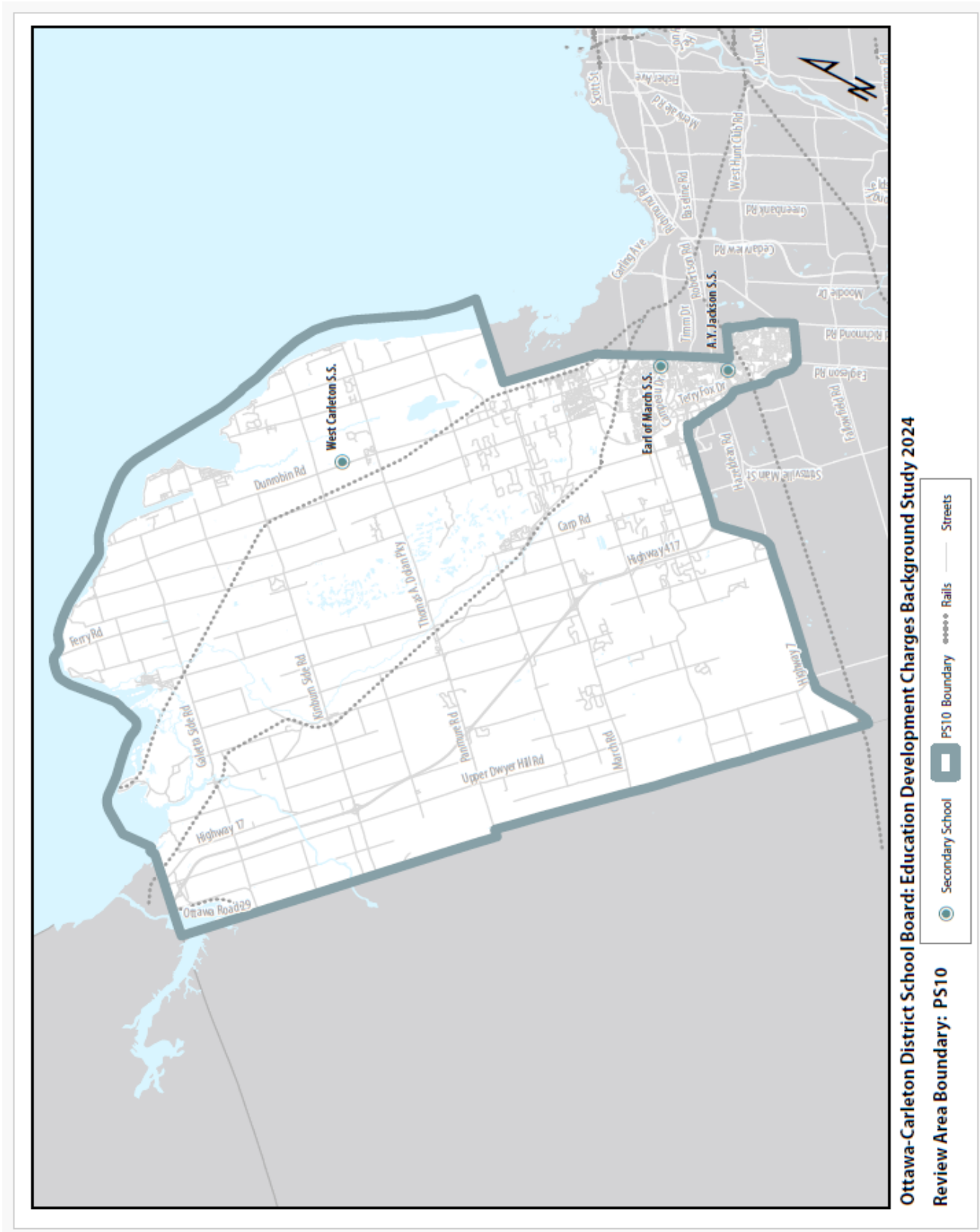
Review Area Map PS07



Review Area Map PS08



Review Area Map PS10



Secondary Form G

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	Proposed School Capacity	% of Capacity Attributable to NGRPP Requirements	Total # of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Costs
PS06	Esprit Drive SS site (Orleans SS) (Gr 7-12)	Owned	2024	1,129	1,350	84%	17.80	14.89	\$ 376,220	\$ 6,696,719
PS07	Riverside South Secondary #2 (Gr 7-12)	Designated	2036	1,511	1,350	100%	16.30	16.30	\$ 990,000	\$ 16,137,000
PS08	Half Moon Bay SS site (Gr 7-12)	Designated	2024	1,471	1,500	98%	14.90	14.61	\$ 990,000	\$ 14,461,880
PS09	Kanata West SS (Gr 7-12)	Designated/Opti on Agreeemnt	2027	1,664	1,350	100%	18.43	18.43	\$ 990,000	\$ 18,245,700
PS10	Kanata North SS (Phase 8) (Gr 7-12)	TBD	2026	1,357	1,350	100%	18.00	18.00	\$ 990,000	\$ 17,820,000
Total Secondary Education Land Costs				7,132	6,900		85.4	82.2		\$ 73,361,299

Form G - Growth-related Secondary Net Education Lands Costs

Review Area	Description of Growth-related Site Acquisition Needs	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 Underlying the Proposed EDC Rates
PS06	Esprit Drive SS site (Orleans SS) (Gr 7-12)	\$ (6,696,719)	\$ 3,198,660	\$ -	\$ -	\$ 162,505	\$ 108,289	\$ 3,469,454
PS07	Riverside South Secondary #2 (Gr 7-12)	\$ -	\$ 2,929,110	\$ -	\$ 12,842,734	\$ 935,788	\$ 1,058,183	\$ 33,902,815
PS08	Half Moon Bay SS site (Gr 7-12)	\$ -	\$ 2,625,050	\$ -	\$ -	\$ 133,363	\$ 554,801	\$ 17,775,094
PS09	Kanata West SS (Gr 7-12)	\$ -	\$ 3,311,871	\$ -	\$ 2,875,978	\$ 381,268	\$ 799,480	\$ 25,614,297
PS10	Kanata North SS (Phase 8) (Gr 7-12)	\$ -	\$ 3,234,600	\$ -	\$ 1,826,550	\$ 301,648	\$ 746,900	\$ 23,929,697
Total Secondary Education Land Costs		\$ (6,696,719)	\$ 15,299,291	\$ -	\$ 17,545,262	\$ 1,914,571	\$ 3,267,653	\$ 104,691,358

OTTAWA-CARLETON DISTRICT SCHOOL BOARD
Education Development Charges Submission 2024
Form H1 - EDC Calculation - Uniform Residential and Non-Residential

Determination of Total Growth-Related Net Education Land Costs

Total	15-Year Education Land Costs (Form G)	\$ 265,061,632
Add:	EDC Financial Obligations (Form G)	\$ 8,525,137
Less	Operating Budget Savings	\$ -
	Alternative Accommodation Arrangements	\$ -
	Positive EDC Account Balance	\$ -
Subtotal	Growth-Related Net Education Land Costs	\$ 273,586,769
Add	EDC Study Costs	\$ 576,000
Total	Growth-Related Net Education Land Costs	\$ 274,162,769

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%)	20%	\$ 54,832,554
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	80%	\$ 219,330,215

Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	\$ 219,330,215
Net New Dwelling Units (Form C)	110,327
Uniform Residential EDC per Dwelling Unit	\$ 1,988

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

Non-Residential Growth-Related Net Education Land Costs		\$ 54,832,554
GFA Method	Non-Exempt Board-Determined GFA (Form D)	31,176,916
	Non-Residential EDC per Square Foot of GFA	\$ 1.76

Financing costs related to 15-year Projected EDC-eligible expenditures (to be distributed proportionately through EDC Submission Sheets)
\$ 8,415,337

OTTAWA-CARLETON DISTRICT SCHOOL BOARD
Ontario Ministry of Education
Education Development Charges Submission 2024
Form H2 - EDC Calculation - Differentiated Residential and Non-Residential

Residential Growth-Related Net Education Land Cost \$ 219,330,215

City of Ottawa Differentiated Jurisdiction-wide Rate
Determination of Distribution of New Development

Type of Development (Form B)	Net New Units (Form B & C)	15-Year Elementary Pupil Yield (Form E)	Elementary Gross Requirements of New Development	Distribution of Elementary Gross Requirements of New Development	15-Year Secondary Pupil Yield (Form E)	Secondary Gross Requirements of New Development	Distribution of Secondary Gross Requirements of New Development	Total Gross Requirements of New Development	Distribution Factor
Low Density	35,057	0.2118	7,427	50.95%	0.0876	3,070	55.14%	10,496	52.11%
Medium Density	36,404	0.1659	6,022	45.43%	0.0563	2,242	40.28%	8,865	44.01%
High Density	52,502	0.0187	527	3.62%	0.0091	255	4.59%	783	3.89%
Total Units	123,963	0.1176	14,576	100.00%	0.0449	5,567	100.00%	20,144	100.00%

Jurisdiction-wide Cost per Dwelling Unit \$1,769

Calculation of Differentiated Charge Based on Pupil Yields per Unit:

Type of Development (Form B)	Apportionment of Residential Net Education Land Cost by Development Type	Net New Units	Differentiated Residential EDC per Unit by Development Type
Low Density	\$114,287,363	35,057	\$ 3,260
Medium Density	\$96,520,361	36,404	\$ 2,651
High Density	\$8,522,492	52,502	\$ 162
Total EDC Revenue Generated:	\$219,330,215	123,963	

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APPENDIX B - DRAFT EDC BY-LAW

EDUCATION DEVELOPMENT CHARGES BY-LAW OTTAWA-CARLETON DISTRICT SCHOOL BOARD

BY-LAW No. 01-2024

A By-Law for the imposition of education development charges

WHEREAS the Education Act, R.S.O. 1990, c. E.2, as amended or a successor statute (hereinafter the “**Act**”) authorizes a district school board to pass By-Laws for the imposition of education development charges against land undergoing residential and non-residential development in the area of jurisdiction of the board where residential development in such area would increase education land costs;

AND WHEREAS on [●], 2024, the Minister of Education approved the estimates of the Ottawa-Carleton District School Board (hereinafter the “**Board**”) which are prescribed under Section 10, paragraph 1 of Ontario Regulation 20/98;

AND WHEREAS the Board has determined that residential and non-residential development in its area of jurisdiction will result in increased education land costs;

AND WHEREAS the Board has unmet financial obligations on the day prior to the day this By-law is passed;

AND WHEREAS the Board has complied with the conditions prescribed by Section 10 of Ontario Regulation 20/98;

AND WHEREAS the Board has conducted a review of its education development charge policies, made sufficient information available to the public, and held a public meeting on January 16, 2024, in accordance with Section 257.60 of the *Education Act*;

AND WHEREAS the Board has given a copy of the education development charge background study relating to this By-Law to the Minister of Education and to each school board having jurisdiction within the area to which this By-Law applies;

AND WHEREAS the Board has given notice and held a public meeting on January 16, 2024, in accordance with Section 257.63(1) of the *Education Act* and permitted any person who attended the public meeting to make representations in respect of the proposed education development charges;

AND WHEREAS the Board has determined in accordance with Section 257.63(3) of the *Education Act* that no additional public meeting is necessary in respect of this By-Law;

NOW THEREFORE THE OTTAWA-CARLETON DISTRICT SCHOOL BOARD
HEREBY ENACTS AS FOLLOWS:

PART I

APPLICATION

Definitions

1. The definitions and terms contained in this By-Law shall have the same meanings as those contained in the Act and the Regulation (as hereinafter defined), as amended from time to time. In the event of ambiguity, the definitions contained in this By-Law shall prevail.
2. In this By-Law,
 - a. “Act” means the Education Act, R.S.O. 1990, c.E.2, as amended, or a successor statute;
 - b. “alternative project” means a project, lease or other prescribed measure, approved by the Minister of Education under Section 257.53.1 of the Act, that would address the needs of the Board for pupil accommodation and would reduce the education land costs;
 - c. “Board” means the Ottawa-Carleton District School Board;
 - d. “development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the gross floor area, number of dwelling units or usability thereof, and includes redevelopment;
 - e. “dwelling unit” means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, and shall include, but is not limited to, a dwelling unit or units in an apartment, group home, mobile home, duplex, triplex, semi-detached dwelling, single detached dwelling, stacked row dwelling (townhouse), back-to-back townhouses, rear lane townhouses, row dwelling (townhouse), the residential portion of a mixed-use building or structure, secondary dwelling unit, and a cottage or seasonal dwelling unit that is capable of being occupied year-round. Notwithstanding the foregoing, (i) a unit or room in a temporary accommodation to the travelling or vacationing public and (ii) living accommodation in a nursing home as defined in and governed by the provisions of the *Long-Term Care Homes Act, 2007*, S.O. 2007, c.8, shall not constitute dwelling units for purposes of this By-Law;
 - f. “education development charge” means charges imposed pursuant to this By-Law in accordance with the Act;
 - g. “education land costs” means costs incurred or proposed to be incurred by the Board,
 - i. to acquire land or an interest in land, including a leasehold interest, to be used by the Board to provide pupil accommodation;

- ii. to provide services to the land or otherwise prepare the site so that a building or buildings may be built on the land to provide pupil accommodation;
 - iii. to prepare and distribute education development charge background studies as required under the Act;
 - iv. as interest on money borrowed to pay for costs described in paragraphs (i) and (ii);
 - v. to undertake studies in connection with an acquisition referred to in paragraph (i); and
 - vi. in connection with alternative projects approved by the Minister of Education pursuant to s. 257.53.1 of the Act;
- h. “existing industrial building” means a building used for or in connection with,
- i. manufacturing, producing, processing, storing or distributing something;
 - ii. research or development in connection with manufacturing, producing or processing something;
 - iii. retail sales by a manufacturer, producer or processor of something they manufactured, produced 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; and
 - B. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- i. “farm buildings” are defined as a building or structure located on a bona fide farm which is necessary and ancillary to a bona fide 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 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;
- j. “gross floor area” means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground

- adjoining the building at its exterior walls and for the purpose of this definition, the non-residential portion of a mixed-use building or structure is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure;
- k. “local board” means a local board as defined in the Municipal Affairs Act, other than a district school board;
 - l. “localized education development agreement” means an agreement between a board and an owner described in subsection 257.53.2(1) of the Act;
 - m. “mixed use development” means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
 - n. “non-residential development” means a development other than a residential development and includes commercial, industrial and institutional development;
 - o. “Planning Act” means the Planning Act, R.S.O. 1990, c. P.13, as amended;
 - p. “Region” means the Local Municipality of Ottawa;
 - q. “Regulation” means Ontario Regulation 20/98, *Education Development Charges – General* as amended, made under the Act;
 - r. “residential development” means a development comprised of land or buildings or structures of any kind whatsoever, used, designed or intended to be used as living accommodations for one or more individuals and includes land or a building or part thereof used, designed or intended for a use in connection therewith;
 - s. “secondary dwelling unit” means a dwelling unit contained within a single detached dwelling, semi-detached dwelling, or row dwelling which:
 - i. comprises an area less than the gross floor area of the primary dwelling unit; and
 - ii. is not capable of being legally conveyed as a separate parcel of land from the primary dwelling unit.

Application of By-Law and Exemptions

3. (1) Subject to any exemption contained herein, this By-Law applies to all lands in the Region.
- (2) This By-Law shall not apply to lands subject to a localized education development agreement approved by the Minister of Education pursuant to Section 257.53.2 of the Act.
- (3) This By-Law shall not apply to lands that are owned by and are used for the purpose of:

- a. the Region or a local board thereof;
 - b. a municipality or a local board thereof;
 - c. a district school board;
 - d. residential development on lands designated as a farm retirement lots being a lot adjacent to a farming lot on which a dwelling unit is to be built for the residence of a person who had conducted farming on the adjacent farming lot;
 - e. a place of worship and land used in connection therewith, and every churchyard, cemetery or burying ground, if such is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c. A.31 as amended;
 - f. farm buildings as defined herein.
- (4) Subject to subsection (5), an owner shall be exempt from education development charges if a development on its lands would construct, erect, or place a building or structure, or make an addition or alteration to a building or structure for one of the following purposes:
- a. a private school;
 - b. a long-term care home, as defined in the *Fixing Long-Term Care Act, 2021*;
 - c. a retirement home, as defined in the *Retirement Homes Act, 2010*;
 - d. a hospice or other facility that provides palliative care services;
 - e. a child care centre, as defined in the *Child Care and Early Years Act, 2014*;
 - f. a memorial home, clubhouse or athletic grounds owned by the Royal Canadian Legion.
- (5) If only a portion of a building or structure, or an addition or alteration to a building or structure, referred to in subsection (4) will be used for a purpose identified in that subsection, only that portion of the building, structure, addition or alteration is exempt from an education development charge.
- (6) An owner shall be exempt from education development charges if the owner is,
- a. a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*;
 - b. a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education;
 - c. an Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act, 2017*.

Development Approvals

4. In accordance with the Act and this By-Law, education development charges shall be imposed against all lands, buildings or structures undergoing residential development within the By-Law charging area, if the development requires any one of those actions set out in subsection 257.54(2) of the Act (or any successor provision thereto) as follows:
 - a. the passing of a zoning By-Law or of an amendment thereto under Section 34 of the *Planning Act* (or any successor provision thereto);
 - b. the approval of a minor variance under Section 45 of the *Planning Act* (or any successor provision thereto);
 - c. a conveyance of land to which a By-Law passed under subsection 50(7) of the *Planning Act* (or any successor provision thereto) applies;
 - d. the approval of a plan of subdivision under Section 51 of the *Planning Act* (or any successor provision thereto);
 - e. a consent under Section 53 of the *Planning Act* (or any successor provision thereto);
 - f. the approval of a description under Section 9 of the *Condominium Act, 1998*, S.O. 1998, c. 19 (or any successor provision thereto); or
 - g. the issuing of a permit under the *Building Code Act, 1992*, S.O. 1992, c. 23 in relation to a building or structure.

5. In accordance with the Act and this By-Law, education development charges shall be imposed against all lands, buildings or structures undergoing non-residential development within the By-Law charging area, which has the effect of creating gross floor area of non-residential development or of increasing existing gross floor area of non-residential development if the development requires any one of those actions set out in subsection 257.54(2) of the Act (or any successor provision thereto) as follows:
 - a. the passing of a zoning By-Law or of an amendment thereto under Section 34 of the *Planning Act* (or any successor provision thereto);
 - b. the approval of a minor variance under Section 45 of the *Planning Act* (or any successor provision thereto);
 - c. a conveyance of land to which a By-Law passed under subsection 50(7) of the *Planning Act* (or any successor provision thereto) applies;
 - d. the approval of a plan of subdivision under Section 51 of the *Planning Act* (or any successor provision thereto);
 - e. a consent under Section 53 of the *Planning Act* (or any successor provision thereto);

- f. the approval of a description under Section 9 of the *Condominium Act, 1998*, S.O. 1998, c. 19 (or any successor provision thereto); or
- g. the issuing of a permit under the *Building Code Act, 1992*, S.O. 1992, c. 23 in relation to a building or structure.

PART II

EDUCATION DEVELOPMENT CHARGES

A. Residential Education Development Charges

- 6. Subject to the provisions of this By-Law, an education development charge per dwelling unit shall be imposed upon all categories of residential development and all 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. An education development charge will be collected once in respect of a particular residential development, but the foregoing does not prevent the application of this By-law to future development of the same property. The schedule of residential rate is as follows:

	2024 EDC Calculated Rates	In-force By-law Rates to March 31, 2024	Year 1 Rates April 1, 2024 to March 31, 2025	Year 2 EDC Rates April 1, 2025 to March 31, 2026	Year 3 EDC Rates April 1, 2026 to March 31, 2027	Year 4 EDC Rates April 1, 2027 to March 31, 2028	Year 5 EDC Rates April 1, 2028 to March 31, 2029
Ottawa-Carleton District School							
<i>Residential EDC Rate per Dwelling Unit</i>	\$1,988	\$787	\$1,087	\$1,387	\$1,687	\$1,987	\$1,988

Exemptions from Residential Education Development Charges

- 7. 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 that does not create an additional 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 dwelling unit already in the building.
Semi-detached dwellings or row dwellings	Residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
Other residential buildings	A residential building not in another class of residential building described in this table.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.

8. Pursuant to Section 4 of the Regulation:

- (1) Education development charges under Section 6 of this By-Law 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 Section 8(1) of this By-Law, education development charges shall be imposed in accordance with Section 6 of this By-Law if the building permit for the replacement dwelling unit is issued more than two (2) 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 Section 8(1) of this By-Law, education development charges shall be imposed in accordance with Section 6 of this By-Law against any dwelling unit or units on the same site which are built 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) An education development charge shall be imposed in accordance with Section 9 of this By-Law where the dwelling unit described in section 8(1) is replaced or converted to, in whole or in part, non-residential development.

B. Non-Residential Development

9. Subject to the provisions of this By-Law, an education development charge per square foot of gross floor area of non-residential development shall be imposed 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. The education development charge per square foot of gross floor area shall be in the following amounts for the periods set out below:

	2024 EDC Calculated Rates	In-force By-law Rates to March 31, 2024	Year 1 Rates April 1, 2024 to March 31, 2025	Year 2 EDC Rates April 1, 2025 to March 31, 2026	Year 3 EDC Rates April 1, 2026 to March 31, 2027	Year 4 EDC Rates April 1, 2027 to March 31, 2028	Year 5 EDC Rates April 1, 2028 to March 31, 2029
Ottawa-Carleton District School							
<i>Non-residential EDC Rate per Sq. Ft. of GFA</i>	\$1.76	\$0.58	\$0.68	\$0.78	\$0.88	\$0.98	\$1.08

Exemptions from Non-Residential Education Development Charges

10. Notwithstanding Section 9 of this By-Law, education development charges shall not be imposed upon a non-residential development if the development does not have the effect of creating gross floor area of non-residential development or of increasing existing gross floor area of non-residential development.
11. Pursuant to Section 5 of the Regulation:
- (1) Education development charges under Section 9 shall not be imposed with respect to the replacement, on the same site, of a non-residential building or structure that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it unusable.
 - (2) Notwithstanding Section 11(1), education development charges shall be imposed in accordance with Section 9 if the building permit for the replacement non-residential building or structure is issued more than five (5) years after,
 - a. the date the former building or structure was destroyed or became uninhabitable; or

- b. if the former building or structure was demolished pursuant to a demolition permit issued before the former building or structure was destroyed or became unusable, the date the demolition permit was issued.
 - (3) Notwithstanding Section 11(1), if the gross floor area of the non-residential part of the replacement building or structure exceeds the gross floor area of the non-residential part of the building or structure being replaced, education development charges shall be imposed in accordance with Section 9 against the additional gross floor area. The onus is on the applicant to produce evidence to the satisfaction of the Board, acting reasonably, to establish the gross floor area of the non-residential building or structure being replaced.
 - (4) Education development charges shall be imposed in accordance with Section 6 if the non-residential building or structure described in Section 11(1) is replaced by or converted to, in whole or in part, a dwelling unit or units.
12. Pursuant to Section 257.55 of the Act:
- (1) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the education development charge that is payable in respect of the enlargement shall be 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 (i) by the amount of the enlargement.

C. **Mixed Use Development**

- 13. The education development charge to be imposed in respect of the 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.
- 14. For the purpose of calculating the education development charge that must be imposed on a mixed use development, the gross floor area of the non-residential portion of the building must include a proportional portion of the building's common areas of the building.

PART III
ADMINISTRATION

Payment of Education Development Charges

15. Education development charges are payable in full to the municipality in which the development takes place on the date a building permit is issued in relation to a building or structure on land to which this education development charges By-Law applies.
16. The Treasurer of the Board shall establish and maintain an education development charge reserve fund in accordance with the Act, the Regulation and this By-Law.

Payment by Services

17. Notwithstanding the payments required under Section 15, and subject to Section 257.84 of the Act, the Board may, by agreement, permit an owner to provide land for pupil accommodation in lieu of the payment of all or a part of the education development charges.

Collection of Unpaid Education Development Charges

18. Part XI of the *Municipal Act*, 2001, S.O. 2001, c. 25 applies with necessary modifications with respect to an education development charge or any part of it that remains unpaid after it is payable.

Date By-Law In Force

19. This By-Law shall come into force at 12:01 a.m. on April 1, 2024.

Severability

20. In the event any provision, or part thereof, of this By-Law is found by a court of competent jurisdiction to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-Law shall remain in full force and effect.

Interpretation

- 21. Nothing in this By-Law shall be construed so as to commit or require the Board to authorize or proceed with any specific school site purchase or capital project at any time.
- 22. In this By-Law where reference is made to a statute or a Section of a statute such reference is deemed to be a reference to any successor statute or Section. The same is true for any reference made to a regulation or a Section of a regulation in this By-Law.

Short Title

- 23. This By-Law may be cited as the Ottawa-Carleton District School Board Education Development Charges By-Law No 01-2024.

ENACTED AND PASSED THIS 5th DAY OF March 2024.

Lynn Scott

Pino Buffone

Chair of the Board

Director of Education and Secretary of the Board

APPENDIX C - BACKGROUND DOCUMENT PERTAINING TO A REVIEW OF THE EDUCATION DEVELOPMENT CHARGES POLICIES OF THE Ottawa-Carleton District School Board

The policy review document outlined herein is intended to provide the reader with an overview of the education development charge policies underlying the existing 2019 EDC by-law of the Ottawa-Carleton District School Board pursuant to Section 257.60, Division E, of the *Education Act*, as follows:

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

The legislative provisions require the Board to:

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

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

On March 26, 2019, the Ottawa-Carleton District School Board (OCDSB) adopted a successor EDC by-law governing development and redevelopment within the City of Ottawa, and over a 5-year term. The successor by-law rates were imposed beginning April 1, 2019. On March 29, 2019 the Province advised school boards that changes were enacted to the education development charges legislation. The EDC by-law was amended on June 24, 2019 to reflect the legislative changes. The Board’s existing by-law will expire no later than March 31, 2024.

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 Ottawa-Carleton District School Board proposed EDC by-law. The Board of Trustees, after consideration of public input, will make decisions on each of these policy issues prior to passage of a successor by-law anticipated to occur on Tuesday March 5, 2024.

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, subject to the legislative rate cap?

2. Are the charges to be applied on an area-specific or jurisdiction-wide basis?
3. Does the Board wish to exempt any residential or non-residential development?
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. Has the Board given consideration to the potential for Alternative Projects?

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

Changes to the legislation have established a ‘legislative cap’ on the residential and non-residential EDC rate that can be imposed under an EDC by-law. Annual residential EDC rate increases are limited to the greater of 5% or \$300 more than the most recent by-law-imposed rate. Annual non-residential rate increases are limited to the greater of 5% and \$0.10 per square foot added to the most recent by-law-imposed rate. While the legislative cap takes precedence over the policy decision respecting residential and non-residential shares of net education land costs, the ability to shift the percentage shares between the two development categories is dependent upon the difference between the calculated and the cap rates being more than 5% per annum over the term of the by-law, without additional revenue loss.

In addition, O. Reg. 20/98 section 7 paragraphs 9 (iii) and 11 (ii) restricts a board to a maximum of 100% recovery of the “net” growth-related education land costs from residential and non-residential development.

Under the current capital funding model, a school board must seek Ministerial approval to acquire land and to construct any pupil places that would serve to accommodate increased enrolment generated by new housing development. In deriving “net” growth-related education land costs, there are several additional impediments to full cost recovery, several beyond the ‘legislative cap’:

- there are no existing funding sources to pay for growth-related net education land costs that are not recovered through the imposition of education development charges, primarily as a result of higher than projected costs and the ‘legislative cap’;
- non-statutory exemptions granted by a school board, restrict full cost recovery;
- additional statutory exemptions have been added to the EDC legislation since 2019. Additional exemptions for secondary dwellings that are constructed on the same property but not within the original dwelling unit, may generate additional students. The coterminous Ottawa boards will need to decide whether or not to apply EDCs to this type of development;
- there are restrictions on the number of acres of land that a board can fund through an EDC by-law. Zoning requirements, site plan controls and changes to program offering (e.g., child care within schools increasing parking requirements, the provision of full-day

kindergarten, etc.) make it more difficult to meet all of these legislative and regulatory needs and still provide adequate outdoor space for students, where these lands fall outside of the maximum site size benchmark;

- the determination of growth-related site needs is based on On-the-Ground (OTG) capacity (an assessment of classroom loading), which may not reflect the functional capacity of classroom use from a program perspective. For example, secondary classrooms are loaded at 23 students per classroom, for the purposes of determining growth-related site needs;
- all Boards with EDC by-laws in place, have calculated their EDC rates to derive 100% cost recovery, where possible, of the “net” education land costs, however, some have reduced this level by granting at least some limited non-statutory exemptions (i.e., primarily non-residential exemptions). EDC boards will have to consider whether they wish to continue the practice of exempting these non-statutory exemptions.

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 consistently 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.

Further, a school board cannot make post by-law adoption discretionary exemptions without amending the EDC by-law first.

The OCDSB’s 2019 EDC by-law recovers net education land costs from residential development (80%) and non-residential development (20%) within the City of Ottawa. Therefore, the existing EDC by-law is designed to recover as much of the net education land cost needs as the legislation will allow.

Public Input Received with Respect to this Policy:

None to date

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

Existing EDC By-law Provisions:

The existing “in force” EDC by-law is applied on a City-wide uniform basis and has been since the legislation was enacted in 1998. 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.

Public Input Received with Respect to this Policy:

None to date

Legislative Provisions:

Section 257.54 subsection (4) allows for area specific EDC by-laws by providing that “an education development charge by-law may apply to the entire area of jurisdiction of a board or only part of it.”

Further, the *Education Act* permits a board to have more than one EDC by-law under section 257.54 subsection (1) in that “If there is residential development in the area of jurisdiction of a board that would increase education land costs, the board may pass by-laws for the imposition of education development charges against land in its area of jurisdiction undergoing residential or non-residential development.”

Finally, section 257.59(c) of the *Education Act* requires that “an education development charge by-law shall...designate those areas in which an education development charge shall be imposed”.

Considerations:

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

From a methodological perspective, an EDC-eligible board is required to make assumptions respecting the geographic structure of the by-law or by-laws from the onset of the calculation process. Discussions respecting the number of potential by-laws and the subdivision of the Board’s jurisdictions into Review Areas are held with board staff at the commencement of the study process.

If, as a result of the consultation process undertaken in contemplation of the adoption of an EDC by-law or by-laws, the Board chooses a different policy direction, it is usually advised by legal counsel that a new background study is required, and the calculation/public consultation process begins anew.

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

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

Jurisdiction-wide application of the charge assists in minimizing the risk of less-than-full cost recovery, especially where attendance boundaries and accommodation strategies change over time. Further the average costing approach to determining net education land costs ensures that all development, regardless of location within the jurisdiction, pays the same rate.

Where it is determined that stranding of EDC funds is not likely to occur over the by-law term, and an area specific by-law is adopted by the board, careful monitoring would be required on an on-going basis to ensure that the board does not subsequently find itself in a position where it was

unable to fully fund growth-related site needs over the longer term. Where this situation has the potential to occur, a new by-law structure should be considered by the board as soon as possible, because there is no ability to make up the funding shortfall once building permits are issued;

- The ability to utilize EDC funds for capital borrowing purposes under an area specific by-law scheme is limited to borrowing for cash flow purposes only (i.e., revenue shortfalls), due to the inability, under the existing legislation, to recover net education land costs sufficient to repay the “borrowed” area;
- Multiple EDC accounts under a multiple area-specific by-laws restrict the flexibility required to match the timing and location of site needs to available revenue sources and may compromise the timing of new school construction and increase financing costs;
- Multiple by-laws can give consideration to different patterns and levels of development (including composition of dwelling units) in that they incorporate variable rates throughout the region. The appropriateness of utilizing area specific by-laws to reflect economic diversity within a jurisdiction, should, however, be measured in the context of measurable potential market or development impact, particularly as the differential between land values in one area versus another continues to increase;
- The precedent for levying uniform municipal development charges for “soft services” (e.g., recreation, library) and stormwater management, is well established, and is currently used in existing DC by-laws by many 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 a greater ability to mitigate the impact on new house prices and support affordable housing policies;
- While today there are few area-specific (i.e., regional) EDC by-laws in the Province of Ontario, those that have been adopted or proposed, reflect areas where there is little or no expectation of cross-boundary attendance.

C.2.3 Non-Statutory Residential Exemptions

Legislative Provisions:

Under the legislation, residential statutory exemptions include:

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

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

Accordingly, any costs related to students generated from units which are statutorily exempt are not recoverable from EDCs.

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

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

- i) the charges shall be expressed as a rate per new dwelling unit,
- ii) the rate shall be the same throughout the area in which charges are to be imposed under the by-law, ...”

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

Considerations:

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

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

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

addition, school boards deal with a variety of municipal zoning definitions within their jurisdiction and it is extremely difficult to be consistent with all municipal DC by-law implementation practices concurrently. Finally, there is no ability to make up the funding shortfall as a result of exempting particular types of dwelling units.

While the Province has recently expanded the exemptions from municipal development charges for all secondary dwelling units, exempting the ancillary secondary 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 typically 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-child 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. 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.
2. 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:

- i. land owned by, and used for the purposes of, a board or a municipality
- j. the construction or erection of any building or structure, or addition/alteration to a building or structure¹ in the case of:
 - a. private schools, the owner of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*
 - b. a long-term care home, as defined in the *Long-Term Care Homes Act, 2007*
 - c. a retirement home as defined in the *Retirement Homes Act, 2010*
 - d. a hospice or other facility that provides palliative care services
 - e. a child care centre, as defined in the *Child Care and Early Years Act, 2014*
 - f. a memorial homes, clubhouse or athletic grounds owned by the Royal Canadian Legion
- k. a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education
- l. the owner of an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*
- m. expansions to industrial buildings (gross floor area)
- n. replacement, on the same site, of a non-residential building that was destroyed by fire, demolition or otherwise, so as to render it unusable and provided that the building permit for the replacement building was issued less than 5 years after the date the building became unusable or the date the demolition permit was issued

Section 7 paragraph (11) of O. Reg. 20/98 states that “if charges are to be imposed on non-residential development ... the charges shall be expressed as ...”

- a) a rate to be applied to the board-determined gross floor area of the development.

Considerations:

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

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

A 2007 legal opinion, sought on this matter by the consultant, suggests that a school board must absorb the cost of exemptions voluntarily granted by the board to any non-statutory non-residential

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

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 OCDSB’s existing “in-force” EDC by-law applies to both residential and non-residential development. The Board has the ability to revisit this policy decision as part of the March 2024 by-law adoption process.

C.2.5 Demolition and Conversion Credits through Redevelopment

Legislative Provisions:

Section 4 of O. Reg 20/98 prescribes a replacement dwelling unit exemption.

Section 4 states that “a board shall exempt an owner with respect to the replacement, on the same site, of a dwelling unit that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it uninhabitable.”

However, “a board is not required to exempt an owner if the building permit for the replacement dwelling unit is issued more than two years after,

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

Section 5 of O. Reg. 20/98 deals with exemptions for the replacement of non-residential buildings. Similar provisions apply with respect to the replacement of non-residential gross floor area (GFA), except that the credit is only applied to the extent that the amount of new floor space is equivalent to the GFA of the floor space being replaced. The grace period for the replacement of non-residential GFA is five years.

There are no legislative provisions specifically dealing with conversion of use. However, the EDC Guidelines, section 4.1, states that, “Board by-laws may include provisions for credits for land use conversion. Typically, this situation would arise if an EDC is paid for one type of development and shortly thereafter (the period of time defined in the board’s EDC by-law), the land is rezoned and a new building permit issued for redevelopment (to an alternate land use). EDC by-laws may include provisions for providing credits in this situation to take into account the EDC amount paid on the original development (generally by offsetting the EDC amount payable on the redevelopment).” The current EDC by-law provides a credit equal to the amount of the charge originally paid on the space that is being converted.

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

Legislative Provisions:

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

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

A board has the choice under the *Education Act*, of levying an EDC only on residential development (for partial or full eligible cost recovery), or levying a charge on both residential and non-residential development (up to a maximum of 40% of costs allocated to non-residential development). Under the previous EDC section of the DCA legislation, a charge on non-residential development (then termed “commercial” development) was required. However, it is important to note, the legislative ‘cap’ rate increase is applied to existing by-law rates, which are premised on an earlier decision of the board respecting residential and non-residential shares.

Considerations:

For most of the current EDC by-laws, 10-15% of net growth-related education costs were funded by non-residential development. This percentage was specifically requested by a majority of the development organizations during the public consultation process, particularly where the quantum of the residential charge is higher than the norm.

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

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

- Reduction of risk to the board in not achieving full revenue recovery, as demand for new pupil places will increase directly with the level of residential growth; non-residential floor area (or building permit declared value) is difficult to forecast over 15 years (particularly on an area-specific basis), and a downturn in non-residential growth would leave the board with an EDC revenue shortfall (with limited available funding sources to make up the differential);

- Simplified EDC process and by-law, eliminating the need to deal with a range of requests for exemptions, and redevelopment credits;
- Establishment of a more direct linkage to the need for the service (i.e., pupils generated by new residential development) and the funding of that service, similar to municipal development charges (although not legislatively required by the *Education Act*), although it is widely accepted by planning practitioners that employment growth leads housing growth;
- The difficulties in administering/collecting even a nominal non-residential charge and interpretation of by-law applicability vis-a-vis municipal DC by-law definitions of gross floor area, zoning provisions, etc.

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

- Increases the residential charge;
- A downturn in residential growth due to changing economic conditions will have a negative impact on EDC cash flow and the ability to contain account deficits;
- Potential impact on the residential development market, due to a higher residential EDC bearing 100% of the net education land costs;
- May be opposed by the development community which strongly supported the 85-90% residential and 10-15% non-residential division of costs under the current EDC by-laws;
- The precedent of eliminating the non-residential charge in one by-law period may make it difficult to reverse the decision and have a non-residential charge in a subsequent by-law period;
- Eliminating the non-residential charge reduces the breadth of the board's overall EDC funding base, which may be particularly significant if there are large commercial/industrial developments in future.

C.2.7 By-law Term

Legislative Provisions:

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

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

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

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

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

Considerations:

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

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

C.2.8 Alternative Projects (A Lower Cost Alternative to Site Acquisition)

Section 257.53.1 of the *Education Act* provides an opportunity for a school board to seek Ministry approval to allocate EDC revenue towards an alternative project. An alternative project must have an associated cost that is less than the cost to acquire a site, and is expected to lower EDC rates.

Examples of alternative projects include:

- Alternative parking arrangements such as underground parking garages or offsite parking;
- Additional construction costs attributed to vertical construction;
- Purpose built space within a larger development;
- Alternative play area enhancements; and
- Pedestrian access improvements.

If, as part of solidifying the elements of the alternative project, a change to the alternative project is proposed, the board must notify the Minister and seek renewed approval within the timelines prescribed in section 8 of O. Reg. 20/98.

Typically, alternative projects would be considered as a cost-effective site acquisition solution where land costs are prohibitive due to the residential density proposed (i.e., intensified land uses).

The OCDSB expects to give consideration to potential Alternative Projects, with the expectation that this will reduce the cost of acquiring an ‘interest in land’ necessary to accommodate enrolment growth generated by new housing development.

C.2.9 Localized Education Development Agreements (LEDAs)

A Localized Education Development Agreement (LEDA) is a Minister-approved alternative to the traditional EDC revenue supported purchase of land for pupil accommodation. This provides more flexibility to EDC eligible school boards where a developer may provide sites.

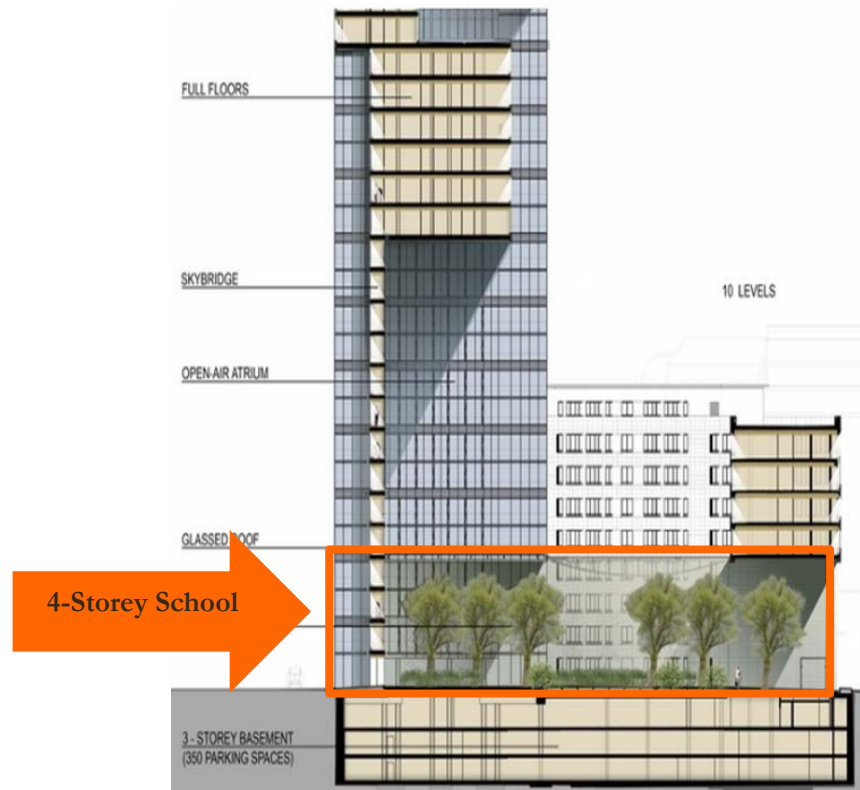
A LEDA is an agreement between a school board and an owner, such as a land developer, in which the owner provides a means for pupil accommodation or other benefit to be used to provide pupil accommodation. In exchange, the geographical area that the LEDA will service will be exempt from the collection of EDCs.

School boards are expected to consult with co-terminus boards when developing a LEDA to determine if a joint project is feasible.

Examples of Localized Education Development Agreements Examples of LEDAs include but are not limited to:

- Providing access to land (either through a long-term lease or gift);
- Owner constructs and provides facilities (e.g., podium builds). This could result in many different types of agreements including:
 - Owner provides podium space only in a condo building. The Ministry of Education provides funding through the Capital Priorities Grant program to support the construction of the school. Any cost over and above the benchmark would be provided by owner; and
 - Owner provides podium space and funds to construct a new school within a podium.

Example of a podium school:



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

C.3.1 Appeals

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

The OCDSB by-law adopted in 2019 was not appealed.

C.3.2 Amendments

Legislative Provisions:

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

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

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

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

The OCDSB amended the EDC by-law June 24, 2019.

C.3.3 Complaints

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

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

In addition,

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

No formal complaints have been filed to date with respect to the Ottawa-Carleton District School Board EDC by-law.