



Education Development Charges Public Information Meeting

Simcoe County District School Board & Simcoe
Muskoka Catholic District School Board
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The Existing Charges

The Simcoe County District School Board (SCDSB) and the Simcoe Muskoka Catholic District School Board (SMCDSB) have existing EDC by-laws that cover the County of Simcoe. The existing SCDSB EDC is \$1,311 per residential unit and the SMCDSB residential EDC is \$448 per unit.

The non-residential charge is \$0.35 per square foot for the SCDSB and \$0.12 per square foot for the SMCDSB.

The charge is allocated 90% to residential and 10% to non-residential developments.

The Boards propose to consider passage of new by-laws in October, 2018.

A Review Of The Key Elements



Enable
Recovery Of
Growth-
Related Land
Costs Only

School
Boards Must
Meet An
Eligibility
Trigger To
Qualify

Jurisdiction
Wide Or
Area
Specific

Differentiated
Or Uniform

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



Has The Board Met The Necessary Requirements?

- ✓ Prepared an EDC Background Study and included all necessary requirements.
- ✓ Made the Background Study available to the public at least 2 weeks prior to first public meeting.
- ✓ Held legislatively required public meetings and gave notice of said meetings at least 20 days prior.
- ✓ Background Study was submitted to the Ministry of Education at least 40 days prior to consideration of bylaw passage.
- ❖ The EDC Background Study has not yet received Ministry of Education approval



The Calculation

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



Proposed Jurisdiction Wide Charge: SCDSB

Total Education Land Costs	\$	358,227,922
EDC Financial Obligations	\$	3,599,955
Net Education Land Costs	\$	361,827,877
EDC Study Costs	\$	450,000
Growth-Related Net Education Land Costs	\$	362,277,877

Total Growth-Related Net Education Land Costs to be Attributed to Non-Residential Development (Maximum 40%)	10%	\$ 36,227,788
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	90%	\$ 326,050,089

Residential Growth-Related Net Education Land Costs	\$ 326,050,089
Net New Dwelling Units	91,121
Uniform Residential EDC per Dwelling Unit	\$ 3,578

Non-Residential Growth-Related Net Education Land Costs	\$ 36,227,788	
	Non-Exempt Board-Determined GFA	37,379,541
GFA Method:	Non-Residential EDC per Square Foot of GFA	\$ 0.97

Please note that the proposed EDC for the SCDSB is slightly reduced compared to the proposed charge presented in May 2018 as a result of a land value change to a proposed elementary school site. The original proposed residential charge was \$3,592. The non-residential charge has remained unchanged.

Proposed Jurisdiction Wide Charge: SMCDSD



Total Education Land Costs	\$	138,993,426
EDC Financial Obligations	\$	9,555,147
Net Education Land Costs	\$	148,548,573
EDC Study Costs	\$	450,000
Growth-Related Net Education Land Costs	\$	148,998,573

Total Growth-Related Net Education Land Costs to be Attributed to Non-Residential Development (Maximum 40%)	10%	\$ 14,899,857
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	90%	\$ 134,098,715

Residential Growth-Related Net Education Land Costs	\$ 134,098,715
Net New Dwelling Units	91,121
Uniform Residential EDC per Dwelling Unit	\$ 1,472

Non-Residential Growth-Related Net Education Land Costs	\$ 14,899,857	
GFA Method:	Non-Exempt Board-Determined GFA	37,379,541
	Non-Residential EDC per Square Foot of GFA	\$ 0.40

Ministry of Education Approvals - Update



- The Boards were initially planning on considering passage of new EDC bylaws on June 5, 2018.
- On May 8th, the Boards' consultant was notified by the Capital Services branch of the Ministry of Education that there would be no EDC Background Study approvals (for any Boards in Ontario) prior to the Provincial election. The Boards were notified that approvals should continue as required post election.
- Post election, the new government did not immediately begin approving EDC Background Studies – This resulted in some school board EDC bylaws lapsing, which resulted in a period of non-collection.
- Since the election, the Ministry has approved 3 EDC Background Studies whereby the school boards have agreed to certain conditions. Namely;
 - Retain the existing EDC rates.
 - Implement a new bylaw for up to a maximum period of 1 year while the Ministry continues to review EDCs.
- **While this solution has allowed bylaws to be renewed and boards to start collecting EDCs, it will have a significant financial impact on future EDC collections. Board staff have been in contact with Ministry officials and continue to discuss this important issue.**

The Public Process



In addition to the legislated public process (which requires only 2 public meetings), the Boards;

- Held 2 information sessions for all interested stakeholders in the County.
- Will have held at least 4 public meetings.
- The Boards also received a memo from Altus Consulting on behalf of BILD in mid-June, 2018 which was responded to in August, 2018.
- The Boards received feedback from local municipalities, other local developers and some business and commerce associations/groups.
- Feedback at the May, 2018 public meeting resulted in the Boards deferring consideration of bylaw passage to the Fall and agreeing to provide additional analysis with regard to area specific bylaws.



The Area Specific Analysis

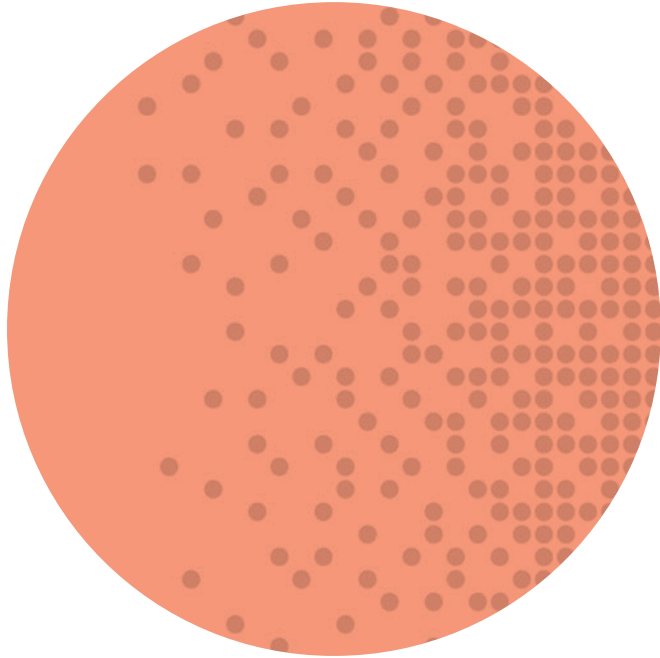


- **The Area Specific Analysis was premised on a Municipal approach;**

NORTH: Collingwood, Clearview, Wasaga Beach, Tiny, Tay, Midland, Penetanguishene, Severn, Ramara, Orillia

SOUTH: Barrie, Springwater, Oro-Medonte, Essa, Adjala-Tosorontio, New Tecumseth, Bradford-West Gwillimbury, Innisfil

The reserve fund deficit was allocated based on share of future residential units.



Area Specific Rates



Simcoe County District School Board	
Existing Residential EDC Rate	\$ 1,311
Proposed JW Residential Rate	\$ 3,578
Proposed AS North Residential Rate	\$ 1,552
Proposed AS South Residential Rate	\$ 4,509
Existing Non-Residential EDC Rate	\$ 0.35
Proposed JW Non-Residential Rate	\$ 0.97
Proposed AS North Non-Residential Rate	\$ 0.46
Proposed AS South Non-Residential Rate	\$ 1.18

Simcoe Muskoka Catholic District School Board	
Existing Residential EDC Rate	\$ 448
Proposed JW Residential Rate	\$ 1,472
Proposed AS North Residential Rate	\$ 488
Proposed AS South Residential Rate	\$ 1,861
Existing Non-Residential EDC Rate	\$ 0.12
Proposed JW Non-Residential Rate	\$ 0.40
Proposed AS North Non-Residential Rate	\$ 0.15
Proposed AS South Non-Residential Rate	\$ 0.49

- The proposed AS North residential rate for the SCDSB is approximately 18% higher than the existing EDC rate or 57% lower than the proposed EDC rate.
 - The proposed AS South residential rate for the SCDSB is approximately 244% higher than the existing EDC rate or 26% higher than the proposed EDC rate.
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- The proposed AS North residential rate for the SMCDSD is approximately 9% higher than the existing EDC rate or 67% lower than the proposed EDC rate.
 - The proposed AS South residential rate for the SMCDSD is approximately 315% higher than the existing EDC rate or 26% higher than the proposed EDC rate.



Next Steps

- Ongoing discussions with the Ministry of Education regarding approvals.
- Continued dialogue with stakeholders.
- Staff recommendations and reports.
- Examination of bylaws (technical, exemptions, definitions etc.)
- Bylaw passage consideration meeting – October 25, 2018

QUESTIONS?