

Hamilton-Wentworth District School Board

Education Development Charges Background Study

Submitted by: Quadrant Advisory Group Limited

Date: April 23, 2013



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FOREWORD

The following document fulfills section 257.61 of the Education Act which states "before passing an education development charge by-law, the board shall complete an education development charges background study". The following document contains the Education Development Charge (EDC) Background Study report for the Hamilton-Wentworth District School Board (HWDSB).

ACKNOWLEDGEMENTS

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

Further, the consultants wish to acknowledge the assistance of Mr. Mark Giavedoni, Evans, Philp LLP, legal counsel for the Hamilton-Wentworth District School Board on education development charge matters, as well as the expertise provided by Mr. Mark Boyak of Boyak & Associates Limited on matters dealing with site valuation.

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Hamilton-Wentworth District School Board – 2013 Education Development Charge Background Study

EXECUTIVE SUMMARY

The purpose of this report is to provide background information with respect to the calculation of the Hamilton-Wentworth District School Board's (HWDSB) Education Development Charges (EDCs) to be implemented in the Board's initial EDC by-law. The Board will seek input from the public through a public meeting on Monday, May13,2013 and give consideration to the public submissions prior to passage of education development charges proposed for Monday, June 17, 2013.

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

EDCs may be set at any level, provided that:

- The procedures set out in the Regulation and required by the Ministry are followed and only growth-related net education land costs are recovered; and,
- No more than 40% of the applicable cost is financed via non-residential development (including non-exempt commercial, industrial and institutional development).

The EDC calculation is based on new pupils generated by new dwellings units within the City of Hamilton for which

- building permits will be issued over the fifteen year forecast period mid-2013 to mid-2028;
- additional land is required to meet growth-related accommodation needs; and
- education development charges may be imposed on the new dwelling units.

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

- Vacant Residential Land Area & Unit Potential by Ward, June 2012 prepared by City of Hamilton's Planning and Economic Development department;
- The November 2012 Greater Golden Horseshoe Growth Forecasts to 2041

 Technical Report, prepared by Hemson Consulting (referred to as the P2G update);
- 3. A database of development applications specifying dwelling unit type and location provided by the HWDSB's Planning department.

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

The forecast of non-residential development is based on the 2009 DC update forecast of employment and the non-exempt gross floor area that would need to be created to accommodate the anticipated employment growth in the City of Hamilton.

The City's growth forecast suggests that an additional 42,708 net new occupied dwelling units will be added to the existing housing stock in the City of Hamilton over the next fifteen years, at an average of 2,847 units per annum. Of the net additional dwelling units, approximately 47% are anticipated to be low density (single and semi-detached), 23% medium density (row houses, townhouses, etc.), and the remaining 30% will be high density apartment units.

The capacity of the elementary and secondary facilities in the Board's existing inventory is reflective of the On-the-Ground (OTG) capacities approved by the Ministry for EDC purposes, and that, in the opinion of the Board could reasonably be used to accommodate growth-related pupils. The capacity of Kindergarten space has been adjusted to reflect the Province's Full-Day Kindergarten initiative for all retrofitted space either under construction or in the midst of the tendering construction process (i.e. spaces expected to be available for the 2014/15 school year).

Consultant-prepared 15-year enrolment projections are used to determine the number of growth-related sites required as a result of anticipated enrolment growth within portions of the Board's jurisdiction. The information respecting both projected enrolment and growth-related site needs was compared to the Board's anticipated capital priority needs.

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." In addition, for the purpose of the Education Development Charges, the enrolment projections are prepared from the perspective of accommodating pupils in their home school areas over the long term (i.e., holding situations outside of the review area are transferred back to their resident area).

The projected enrolment figures for the new housing development shown in the EDC submission (Appendix A) are a cumulative fifteen-year enrolment forecast of "headcount enrolment."

The mid-2013 to mid-2028 projections of enrolment indicate that, for the HWDSB, the number of elementary pupils will increase by 4,923 (38,690 – 33,767) and secondary pupils will increase by 1,660 (18,138 – 16,479) students.

Site costs reflect the appraisal research recently undertaken by Mr. Mark Boyak of Boyak & Associates Limited on behalf of the HWDSB.

The projection of additional non-residential gross floor area (GFA) over the forecast period (19,594,957 million additional sq.ft. of "net" gross floor area) was based on the 2009 DC forecast of non-residential gross floor area

As a result of undertaking all of the necessary research and completing the EDC submission, the proposed education development charge for the Hamilton-Wentworth DSB where85% of the costs are recovered from development, is as follows:

\$1,040 per residential dwelling unit

\$0.40 per square foot of non-residential gross floor area

It is noted that the proposed EDC by-law is based on 85% residential recovery, and the Board may choose to retain this approach or may elect to allocate a different percentage of the charge (a minimum of 0% up to a maximum of 40%) to non-residential development.

The EDC forms for the Board will be submitted on April 18, 2013 for approval by the Ministry of Education. Ministerial approval of the submission is required prior to by-law adoption.

In the event that the School Board chooses to enact a by-law levying education development charges on non-residential development, then the bylaw will take substantially the form set out in Appendix B. The range of possible charges depends on the Board's choice of the percentage of the growth-related net education land cost that is to be funded by charges on residential development and the percentage, if any, that is to be funded by charges on non-residential development. The percentage that is to be funded by charges on non-residential development shall not exceed 40 percent, according to section 7, paragraph 8 of Regulation 20/98. The range of possibilities for the Board is set out below:

	Hamilton-Wentworth District School B	oard
% to be funded from Non- Residential Development	Residential Education Development Charge (Per Dwelling Unit)	Non-residential Education Development Charge (Cost Per Sq. Ft. of GFA)
0%	\$1,224	\$0.00
5%	\$1,162	\$0.13
10%	\$1,101	\$0.27
15%	\$1,040	\$0.40
20%	\$979	\$0.53
25%	\$918	\$0.67
40%	\$734	\$1.07

Chapter 1 – INTRODUCTION

1.1 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. 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 growth within its 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 projected enrolment over a consecutive five year 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, if this is a subsequent by-law, the Board must demonstrate that it has an existing unmet financial obligation arising from the predecessor EDC by-law.

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, in an effort to ensure full cost recovery.

1.2 Hamilton-Wentworth District School Board EDC By-law

The Hamilton-Wentworth District School Board (HWDSB) is proposing to impose an education development charge by-law in June 2013 under the legislative authority of the *Education Act*, R.S.O., 1990. The proposed EDC by-law will apply to the City of Hamilton.

The adopted EDC rates for all Boards with in-force EDC by-laws are set out below.

EDUCATION DEVELOPMENT CHARGE BY-LAWS IN THE PROVINCE OF ONTARIO

	Board	Effective Date of By- law	By-law Term	Area to which By-law Applies	Type of Charge	Res. Charge/ Unit	Non-Res. Charge/ Sq. Ft. of G.F.A.	% of Charge Attributed to Residential Development	% of Charge Attributed to Non- Residential Development
1	Algonquin & Lakeshore Catholic DSB	Oct-12	5 years	City of Kingston	A/S	\$124	\$0.00	100%	0%
2	Brant Haldimand Norfolk Catholic DSB	Nov-08	5 years	City of Brantford, County of Brant	A/S J/W/r	\$628	\$0.00	100%	0%
3	Conseil de district des écoles publiques de langue française n°59	Jun-09	5 years	City of Ottawa	J/W/r	\$205	\$0.08	90%	10%
4	Conseil des écoles catholiques de langue française du Centre- Est	Jun-09	5 years	City of Ottawa	J/W/r	\$364	\$0.24	85%	15%
5	Dufferin-Peel Catholic DSB	Jul-09	5 years	Peel Region	J/W/r	\$551	\$0.33	75%	25%
6	Durham Catholic DSB	May-09	5 years	Durham Region (excl. Clarington)	J/W	\$541	\$0.00	100%	0%
7	Durham DSB	May-09	5 years	Durham Region (excl. Clarington)	J/W	\$1,423	\$0.00	100%	0%
8	Greater Essex County DSB	May-09	5 years	City of Windsor	J/W/r	\$591	\$0.00	100%	0%
9	Greater Essex County DSB	May-09	5 years	County of Essex and the Township of Pelee	J/W/r	\$454	\$0.00	100%	0%
10	Halton Catholic DSB	Jun-11	5 years	Halton Region	J/W	\$1,159	\$0.32	85%	15%
11	Halton DSB	Jun-11	5 years	Halton Region	J/W	\$2,506	\$0.69	85%	15%
12	Hamilton-Wentworth Catholic DSB	Aug-09	5 years	City of Hamilton	J/W	\$739	\$0.22	85%	15%
13	Kawartha Pine Ridge DSB	Jul-10	5 years	Clarington	A/S	\$994	\$0.38	90%	10%
14	Ottawa Catholic SB	Jun-09	5 years	City of Ottawa	J/W	\$433	\$0.33	83%	17%
15	Ottawa-Carleton DSB	Jun-09	5 years	City of Ottawa	J/W	\$624	\$0.41	85%	15%
16	Peel DSB	Jul-09	5 years	Peel Region	J/W	\$1,595	\$0.32	90%	10%
17	Peterborough, Victoria, Northumberland & Clarington Catholic DSB	Jul-10	5 years	Clarington	A/S	\$120	\$0.05	90%	10%
18	Simcoe Muskoka Catholic DSB	Nov-08	5 years	Simcoe County	J/W/r	\$370	\$0.08	90%	10%
19	Simcoe County DSB	Nov-08	5 years	Simcoe County	J/W	\$718	\$0.15	90%	10%
20	Toronto Catholic DSB	Aug-08	5 years	City of Toronto	J/W (with exempt areas)	\$544	\$0.58	75%	25%
21	Upper Grand DSB	Aug-09	5 years	Dufferin County	J/W/r	\$391	\$0.00	100%	0%
22	Upper Grand DSB	Aug-09	5 years	Wellington County	J/W/r	\$842	\$0.00	100%	0%
23	Waterloo Catholic DSB	May-11	5 years	Regional Municipality of Waterloo	J/W	\$425	\$0.31	80%	20%
24	Waterloo Region DSB	May-11	5 years	Regional Municipality of Waterloo	J/W	\$1,266	\$0.92	80%	20%
25	Wellington Catholic DSB	Aug-09	5 years	Wellington County	J/W	\$455	\$0.00	100%	0%
26	York Catholic DSB	Jul-09	5 years	York Region	J/W	\$650	\$0.17	90%	10%
27	York DSB	Jul-09	5 years	York Region	J/W	\$1,370	\$0.35	90%	10%

Note: Updated January 2013 by Quadrant Advisory Group Limited

1.3 Rationale for Considering Adoption of an EDC By-law

The City of Hamilton is experiencing residential growth within its jurisdiction. This is resulting in growthrelated accommodation pressures for the Hamilton-Wentworth District School Board. The Ministry of Education does not specifically provide funding to acquire school sites resulting from a need to provide new schools in areas of new residential development. One avenue for the HWDSB to acquire land needed for new schools in new residential areas is through the collection of EDCs. The Board expects to adopt an EDC by-law on June 17, 2013.

This will be the first EDC by-law adopted by the Hamilton-Wentworth District School Board.

Section 17 of Ontario Regulation 20/98, as amended, regarding Education Development Charges indicates that a school board may specify any date for the expiration of an EDC By-law based on the following:

- The maximum by-law term is five years, and
- A by-law of one school board automatically expires on the same date as an <u>existing by-law</u> of a co-terminous school board if they are in force in any part of the same area.

In the case of the Hamilton-Wentworth District School Board, its co-terminous school board, the Hamilton-Wentworth Catholic District School Board, has an existing, in force EDC By-law for the City of Hamilton which will expire on August 31, 2014. As such, if the Hamilton-Wentworth District School Board adopts an EDC by-law on June 17, 2013, the expiration date of said by-law must be no later than August 31, 2014.

1.4 Policy Review Process and By-law Adoption Consultation Requirements

In order to consider the adoption of an EDC by-law, the Board must first undertake a review of its 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."

The purpose of the first public meeting requires that the proposed by-law and the new education development charge background study are made available to the public at least two weeks prior to the meeting, and to ensure that any person who attends the meeting "may make representations relating to the by-law" (s.257.63(2)). This meeting is scheduled for Monday, May 13, 2013, and will be held at the City Hall Council Chambers.

The Board will meet with interested development community stakeholders on April 24, 2013 to review the basis for the proposed charge.

Finally, the Board is expected to consider the adoption of an education development charge by-law on Monday, June 17, 2013 at the same location as noted for the May 13, 2013 meeting.

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

1.5 Legislative Requirements to Adopt an 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.
- 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 bylaw period exceeds the total capacity (OTG capacity adjusted for FDK loading where approved by the Province) 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.



EDUCATION DEVELOPMENT CHARGES - NOTICE OF PUBLIC MEETINGS -

First Meeting – EDC By-law Public Meeting Monday, May 13, 2013 @ 6:00 p.m. Hamilton-Wentworth District School Board City Hall Council Chambers

TAKE NOTICE that on May 13, 2013, the Hamilton-Wentworth District School Board (HWDSB) will hold a public meeting pursuant to Section 257.63 of the Education Act ("Act").

The purpose of the first meeting will be to consider the imposition of education development charges as 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) on April 23, 2013] at the Board Office, during regular office hours or through the Board's website.

Finally, it is anticipated that HWDSB will consider adoption of the by-law imposing education development charges in the City of Hamilton on June 17, 2013.

Public Meeting – In Consideration of By-law adoption Monday, June 17, 2013 @ 6:00 p.m. Hamilton-Wentworth District School Board City Hall Council Chambers

The purpose of this meeting is to entertain the Board's approval to adopt an initial EDC by-law in the City of Hamilton. Any person who attends the meeting may make representation in respect of this matter. Written submissions, filed in advance of the meeting, will also be considered.

All interested parties are invited to attend the public meetings. The Board would appreciate receiving written submissions one week prior to the Public Meetings, so that they may be distributed to trustees prior to the meetings. Submissions should be forwarded to:

Tracy McKillop, Trustee Liaison Phone: 905-527-5092 ext. 2279 Email: tracy.mckillop@hwdsb.on.ca

Requests to address the Board as a delegation should be submitted to Tracy McKillop.

In addition to the legislated public meetings indicated above, the Board has regularly scheduled Board meetings, at which the Board may receive information regarding education development charges. Regular Board meeting procedures will apply to these meetings.

Any comments or requests for further information regarding this matter may b be directed to Tracy McKillop during regular office hours.

1.6 Eligibility to Impose Education Development Charges and Form A

Form A of the EDC Submission (Table 1-1) demonstrates that the head count enrolment (i.e., includes full day kindergarten) over the 5 years following the day the Board intends to have the by-law come into force (2013/2014 to 2017/18), as measured in October and March of each academic year, is projected to exceed the permanent capacity of the Board's existing inventory of school facilities, on the secondary panel. The Board's available permanent capacity at the secondary panel is greater than the average 5-year enrolment projections over the time-period referenced above. As a result, the HWDSB meets the legislative "trigger" on the secondary panel.

For the HWDSB, the five year (2013/14 to 2017/18) average head count enrolment is 33,283 for the elementary panel and ADE average enrolment of 16,566 on the secondary panel. When these figures are compared to 40,365 permanent spaces in the Board's existing inventory of elementary facilities and 15,065 permanent spaces on the secondary panel, enrolment exceeds capacity on the secondary panel. Note that these figures reflect the entire jurisdiction of the Board which is the City of Hamilton.

It is noted, however, that the legislation allows the Board to utilize education development charges as a source of funding additional site purchases due to enrolment growth on both panels (elementary and secondary), even if the Board meets the legislative "trigger" on only one panel.

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 from the enclosed report:

- 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 Hamilton - Chapter 4
- 2. the number of projected new pupil places (Chapter 5) and the number of new schools 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 pupil places in item #2 Chapter 7
- 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
- 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 – Appendix A
- 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 – Appendix A

- 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 pupil places in item #2 Appendix A
- 8. a copy of the Board's draft policy concerning possible arrangements with municipalities, school boards or other persons or bodies in the public or private sector, including arrangements of a long-term or co-operative nature, which would provide accommodation for the new pupils in item #2, without imposing EDCs, or with a reduction in such charges. This policy is being considered by the Board after April 18, 2013 Appendix C
- 9. a copy of the Board's draft policy regarding its operating budget and the potential for savings that could be applied to reduce growth-related net education land costs, and the amount of any savings which it proposes to apply, if any. This policy is being considered by the Board after April 18, 2013 Appendix C.

The HWDSB has developed assumptions in the calculations on which its EDC by-law will be based.

The legislation stipulates that an education development charge by-law may only be passed within the one-year period following the completion of the education development charge background study. This report dated April 23, 2013 will be available from the Board prior to the June 17, 2013 consideration of by-law adoption.

Further, this report will be forwarded to the Minister of Education and each co-terminous 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 EDC by-law under the *Education Act*, including the policy review process.

Hamilton-Wentworth District School Board Education Development Charges Submission 2013 Form A - Eligibility to Impose an EDC

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

	Projected Elementary Panel Average Daily Enrolment Headcount								
Elementary						Average	Average		
Panel	Year 1	Year 2	Year 3	Year 4	Year 5	Projected	Projected		
Board-Wide	2013/	2014/	2015/	2016/	2017/	Enrolment	Enrolment		
Capacity	2014	2015	2016	2017	2018	Over Five	less		
						Years	Capacity		
40,365.0	33,767	33,484	33,124	33,035	33,006	33,283	-7,082		

Elementary Enrolment projections from 2012/13 reflect the Province's initiative on Full Day Learning for 4- and 5-Year Olds

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

		Projected Secondary Panel Average Daily Enrolment (ADE)								
Secondary Panel Board-Wide Capacity	Year 1 2013/ 2014	Year 2 2014/ 2015	Year 3 2015/ 2016	Year 4 2016/ 2017	Year 5 2017/ 2018	Average Projected Enrolment Over Five Years	Secondary Projected Enrolment less Capacity			
15,065.0	16,479	16,509	16,509	16,633	16,699	16,566	1,501			

A.2: EDC FINANCIAL OBLIGATIONS (Estimated to October, 2007)

Adjusted Outstanding Principal:	\$-
Less Adjusted EDC Reserve Fund Balance:	\$-
Total EDC Financial Obligations:	\$-

PHASE ONE DETERMING ELIGIBILITY	PHASE TWO ANAYSIS	PHASE THREE CONSIDERATION OF OTHER SOURCES TO MEET THE NEEDS	PHASE FOUR MINISTRY SUBMISSION	PHASE FIVE PUBLIC PROCESS	PHASE SIX BY-LAW ADOPTION AND IMPLEMENTATION
A. Capacity Trigger Evaluation	A. Fifteen Year Estimate of Amount, Type and Location of Residential and Non- Residential Development	A. Board's Policy re Possible Public/Private Sector Partnerships to Provide Additional Accommodation and Statement of How Policy Implemented	A. Completion of Ministry Forms	A. Informal Stakeholder Consultation	A. Liaison with Area Municipal Representatives re Implementation/ Collection Issues
B. EDC Account Analysis	B. EDC Pupil Yields to Determine Average #of New Pupils	B. Operating Budget Savings which could be applied	B. Complete Background Study/Policy Review Document and Forward to M of E, Public and Co-Terminous Boards	B. Public Meeting(s)	B. Board Consideration of Public Input and Revisions, as Necessary
C. EDC Financial Obligation Evaluation	C. By-law Structure and Review Area Analysis	C. Preparation and Distribution of Policy Review Document	C. Conduct Policy Review Public Meeting	C. Review of Public Submissions	C. Second Public Meeting at Discretion of Board
	D. Net Growth-Related Pupil Forecast and Number of New Sites/ Acres of Land Required		D. Ministry of Education Approval		D. By-law Adoption
	E. Estimated Growth- Related Net Education Land Cost and Location of Site (Net of Grants, Surplus EDC Funds, etc.)				E. By-law Implementation
	F. Fiscal Impact of Growth Evaluation and Assessment of Debt Ceiling Impact				F. Notice of By-law Passage/Preparation of EDC Pamphlet
	G. Apportion Costs Residential to Non- Residential				

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

S:\edc-gen\[EDC Overview Diagram.xlsx]Second By-law or More

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 largely 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 cashflow analysis), including identification of the site acquisition, site development and study costs, projected expenditure timing, determination of revenue sources and assessment of borrowing impact.

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

2.1 Planning Component

Step 1 - Determine the anticipated amount, type, and location of residential development over the 15-year (i.e., building permits to be issued) and for which education development charges would be imposed during the mid-2013 to mid-2028 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 from:

- 1. *Vacant Residential Land Area & Unit Potential by Ward*, June 2012 prepared by City of Hamilton's Planning and Economic Development department;
- 2. The November 2012 *Greater Golden Horseshoe Growth Forecasts to 2041 Technical Report*, prepared by Hemson Consulting (referred to as the P2G update);
- 3. Historical building permits, Statistics Canada;
- 4. A database of development applications specifying dwelling unit type and location provided by the HWDSB's Planning department.

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

The forecast of non-residential development is based on the 2009 DC update forecast of employment and the non-exempt gross floor area that would need to be created to accommodate the anticipated employment growth in the City of Hamilton.

Step 2 - The draft by-law structure is based on a jurisdiction-wide rather than an area-specific approach to the development of the proposed charge. The establishment of review area boundaries is based on where pupils are accommodated, recent capital expenditure strategies and approvals, man-made barriers including major arterial roads, railway crossings and industrial areas, etc., geographic barriers, i.e., the Escarpment, travel distances within the Board's transportation policies, program requirements, etc.

Step 3 - Utilize the School Facilities Inventory information to determine the Ministry-approved OTG (Onthe-Ground) capacities (recognizing the implementation of FDK programs) 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 and to recognize the Ministry of Education's adjustment to Kindergarten classrooms to address the FDK initiative.

Steps 4 through 6 -- Determine the Board's projections of enrolment, by school, by grade, over the fifteen-year forecast period. Enrolment projections that distinguish the pupil requirements of the existing community (grade-by-grade retention, the number of future JK subscriptions, and the advancement of the existing student population) from the pupil requirements of new development (the number of pupils anticipated to be generated by new development within the 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. The enrolment projections assume full implementation of FDK by the end of the forecast period.

Step 7 - Determine the number of "available"¹ pupil places by subtracting the Year 2027/28 projected head count enrolment (to reflect FDK) from the total capacity for the review area. 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.

Step 8 - Complete Form A of the EDC Submission to determine eligibility to impose education development charges.

Step 9 - 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.

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 where appropriate.

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)

Step 11 - Determine, of the additional sites required, which ones are: currently owned by the Board; or under option agreement; or designated in a secondary plan; or whose location is not yet identified (particularly during the latter portion of the forecast period).

2.2 Financial Component:

Step 1 - Identify the site acquisition costs (on a per acre basis) in 2013 dollars. If applicable, where sites have been previously purchased, incorporate the final purchase price.

Step 2 - Identify site development, site preparation and applicable study costs specified under 257.53(2) of the *Education Act*.

Step 3 - Apply an appropriate indexation factor to site preparation/development costs to recognize increased labour and material costs over time. Apply an appropriate land escalation factor to site acquisition costs, over the term of the by-law. In the case of Hamilton-Wentworth District School Board growth-related site needs, neither a land escalation factor nor a site preparation escalation factor is being applied for this initial by-law.

Step 4 - Determine what amounts, if any, should be applied to reduce the charge as a result of the following:

- 1. The Board's policy on alternative accommodation arrangements;
- 2. The Board's policy on applying any operating budget surplus to reduce net education land costs;
- 3. Any surplus funds in the existing EDC account which should be applied to reduce the charge;

Step 4 does not impact the Hamilton-Wentworth District School Board's proposed EDC as this will be the first time the Board is imposing EDCs within its jurisdiction.

Step 5 - Determine the quantum of the charge (both residential and non-residential if the Board intends to have a non-residential charge) considering borrowing impact and EDC account interest earnings by undertaking a cashflow analysis of the expenditure program over the 15-year forecast period.

EDUCATION DEVELOPMENT CHARGES

FIGURE 2-1



Hamilton-Wentworth District School Board - 2013 Education Development Charges Background Study - Prepared by: quadrant advisory group limited

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Chapter 3 – JURISDICTION OF THE BOARD

3.1 Legislative Provisions

Section 257.54(4) of the *Education Act* states that "an education development charge by-law may apply to the entire area of the jurisdiction of a board or only part of it."

Despite this, "an education development charge by-law of the board shall not apply with respect to land in more than one region" if the regulations divide the area of the jurisdiction of the board into prescribed regions.

Finally, "education development charges collected under an education development charge by-law that applies to land in a region shall not, except with the prior written approval of the Minister, be used in relation to land that is outside that region" and "money from an EDC account established under section 16(1) of O.Reg. 20/98 may be used only for growth-related net education land costs attributed to or resulting from development in the area to which the EDC by-law applies" (as amended by O.Reg. 193/10).

Maps 3-1 and 3-2 found at the end of this chapter outline the geographic jurisdiction analyzed in this EDC Background report.

3.2 Analysis of Pupil Accommodation by "Review Area"

In order to attribute the number of pupil places that would be "available and accessible" to new development, within the areas in which development occurs, the Board's jurisdiction has been divided into sub-areas, referred to in the EDC submission as "review areas." Within each review area, 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. The school board is entitled to remove any capacity that is not available to be used to accommodate growth-related pupils. As such, the use of permanent accommodation spaces within a review area is based on the following priority:

- 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 fill any surplus available OTG capacity.
- 3. Pupils generated from new development within the review area must take priority over the "holding" accommodation needs of other review areas.

The remaining pupil spaces required as a result of new development within the review area, or net growth-related pupil place requirements, are to be potentially funded through education development charges.

The review area concept within education development charges is based on the premise that pupils should, in the longer term, be able to be accommodated in permanent facilities within their resident area; therefore, any existing available capacity within the review area is not accessible to accommodation needs outside of the review area. 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.

There are three 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 the Board's current accommodation problems (i.e., an increasing portion of the student population being housed in portables for longer periods of time); and
- 3. Board transportation costs should be minimized.

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

- a. Current school attendance boundaries;
- b. Travel distances to schools consistent with the Board's transportation policies;
- c. Former municipal boundaries;
- d. Manmade barriers (e.g. existing or proposed major arterial roadways, expressways such as Highway 403, railway crossings, industrial areas, etc.);
- e. Naturally occurring barriers (e.g. the Escarpment);
- 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 purposes of the jurisdiction-wide approach to calculating education development charges, the Hamilton-Wentworth District School Board has 17 elementary review areas and 6 secondary review areas. A description of the approximate neighbourhoods they encompass are set out below:

Review Area	HWDSB Elementary Review Area Description
E01A	Queens Rangers
E01B	Ancaster
E01C	West Glanbrook

Review Area	HWDSB Elementary Review Area Description
E01D	West Hamilton Mountain
E02A	East Waterdown
E02B	West Waterdown
E02C	East Flamborough
E02D	Dundas-West Flamborough
E03A	East Glanbrook
E03B	Upper Stoney Creek
E04A	West Hamilton City-Westdale
E04B	Central Hamilton City
E05A	Central Mountain
E05B	East Mountain Elementary
E06A	East Hamilton Mountain
E06B	East Hamilton-Lower Stoney Creek
E06C	Winona

Review Area	HWDSB – Secondary Review Area Description
S01	Ancaster-West Hamilton Mountain
S02	Dundas-Flamborough
S03	East Glanbrook-Upper Stoney Creek
S04	Central and West Hamilton City
S05	East Mountain
S06	East Hamilton-Stoney Creek

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Chapter 4 – RESIDENTIAL/NON-RESIDENTIAL GROWTH FORECAST

4.1 Background

This section of the report deals with the forecast of residential and non-residential development over the mid-2013 to mid-2028 fifteen-year forecast period. The parameters of the growth forecasts, particularly with regards to the anticipated timing, location and type of residential development, are critical components of the overall EDC process because of the inextricable link between new units and new pupil places. The location of development is particularly important to the determination of additional growth-related site needs. Therefore, every effort was made to consider a variety of forecasts, planning policies, economic perspectives (short term and longer term), as well as a detailed listing of units in the development forecast supplied by the HWDSB planning staff.

The City of Hamilton has not updated their forecasts to incorporate the 2011 Census information. The Consultants considered the *Greater Golden Horseshoe Growth Forecasts to 2041 – Technical Report* developed by Hemson Consulting Ltd., November 2012. The report is used as a backgrounder for the Province of Ontario's Proposed Amendment #2 for *Places to Grow*. The *Vacant Residential Land Area & Unit Potential by Ward*, June 2012, as provided on the City of Hamilton's website was considered in disseminating the amended *Places to Grow* residential forecast by location. Non-residential development information was sourced from the City of Hamilton's *Development Charges By-law 09-143 – Municipal Wide Charges (2009)*.

4.2 Legislative Requirements

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

- "An EDC background study shall include estimates of the anticipated amount, type and location of residential (and non-residential development."; (Section 257.61(2) of the *Education Act*))
- "Estimate the number of new dwelling units in the area in which the charges are to be imposed for each of the 15 years immediately following the day the by-law comes into force."; (O.Reg 20/98), Section 7(2)
- "If charges are to be imposed on non-residential development, the board shall determine the charges and the charges shall be expressed as either:
 - (a) a rate applied to the gross floor area (GFA) of the development;
 - (b) a rate applied to the declared value of development." (O.Reg 20/98), Section 7(10)

- "If the board intends to impose different charges on different types of residential development, the board shall determine the percentage of the growth-related net education land cost to be funded by charges on residential development that is to be funded by each type of residential development." (O.Reg. 20/98), Section 9.1
- "The Board shall choose the percentage of the growth-related net education land costs that is to be funded by charges on residential development and the percentage, if any, that is to be funded by the charges on non-residential development. The percentage that is to be funded by non-residential development shall not exceed 40 percent." (O.Reg 20/98), Section 7(8))
 - The EDC Guidelines state that "boards are encouraged to ensure that projections for growth are consistent with that of municipalities."

4.3 Residential Growth Forecast

4.3.1 Historical Context

Housing Demand

The *Greater Golden Horseshoe Growth Forecast to 2041* states that Hamilton is projected to add 58,690 households to 2031. Table 4-1 is a replication of *Table 33* of the report.

TABLE 4-1

Data taken directly from Table 33

Distribution of Total Occupied Households for the Greater Golden Horseshoe 2001 - 2041										
	OCCUPIED HOUSEHOLDS									
	2001	2006	2011	2016	2021	2026	2031	2036	2041	
City of Hamilton	ty of Hamilton 188,140 194,460 203,800 214,690 228,840 245,320 262,490 281,750 299,064									

Source: Greater Golden Horseshoe Growth Forecasts to 2041 - Technical Report, Hemson Consulting Ltd. November 2012

The Places to Grow update, November, 2012, provides a reference housing forecast by dwelling unit type for the 2001 to 2041 forecast period. This updated forecast determines that almost 45% of the additional households will be single-detached and semi-detached dwellings, while apartments account for almost 32% of the projected new households, with only 23% row housing units. Table 4-2 is taken from a replication of *Table 42* of the *Greater Golden Horseshoes Growth Forecast to 2041* report:

TABLE 4-2

	Singles	Semis	Rows	Apartments	Total
2001	112,920	5,610	15,880	53,740	188,150
2011	118,480	6,330	21,440	57,560	203,810
2021	128,920	7,490	28,420	64,010	228,840
2031	142,840	9,250	35,660	74,740	262,490
2041	156,560	11,030	43,170	88,300	299,060
2011 - 2041 GROWTH	38,080	4,700	21,730	30,740	95,250

Table 42

Source: Table 42: Greater Golden Horseshoe Growth Forecasts to 2041, Technical Report November 2012. HEMSON CONSULTING LTD

This shift to higher density development (i.e. more than double the original percentage of this type of dwelling unit) is not consistent with more recent data related to building permits, housing starts and completions. While the reference forecast recommends a viable housing mix, the report does state that 'the housing forecast does not replicate or predict the housing mix that would be determined through each municipality's *Growth Plan* conformity work. Planned housing mixes will continue to be decided by municipalities through their local planning processes.'

The City's *Vacant Residential Land Area & Unit Potential by Ward, June 2012*, by Ward of registered, Draft Approved, Pending and Potential Developments of residential units is more reflective of more Greater Golden Horseshoe Growth Forecast, City planning policies and initiatives, underlying demographic trends, etc.

Table 4-3 replicates the City's *Vacant Residential Land Area & Unit Potential by Ward, June 2012*. Therefore, for the purposes of meeting the legislative requirements governing education development charges, the Table 4-2 and Table 4-3 housing forecast, along with the Board's development inventory data, has been used as a basis to determine the 'anticipated amount, type and location of residential development', as well as the 'number of new dwelling units in the area in which charges are to be imposed for each of the 15 years immediately following the day the by-law comes into force'. The '*Greater Golden Horseshoe Growth Forecasts to 2041* estimates in the order of 44,000 additional occupied dwelling units for the mid-2013 to mid-2028 EDC forecast period.

Vaca	nt Resi	dential I	and	Area &	Unit I	Potentia	l by V	Vard, Ju	ne 20'	12
Planning	Single D	etached	Semi-	Detached	Tow	nhouse	Apa	rtment	City	Total
Status	Units	Area (ha)	Units	Area (ha)	Units	Area (ha)	Units	Area (ha)	Units	Area (ha)
Registered										
Ward 1	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Ward 2	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Ward 3	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Ward 4	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Ward 5	6	0.3	16	0.4	7	0.1	0	0.0	29	0.8
Ward 6	29	1.4	0	0.0	6	0.1	0	0.0	35	1.5
Ward 7	62	2.2	0	0.0	6	0.2	0	0.0	68	2.4
Ward 8	189	7.9	74	1.9	31	1.0	0	0.0	294	10.8
Ward 9	31	1.6	0	0.0	213	3.0	0	0.0	244	4.6
Ward 10	1	0.1	4	0.1	0	0.0	0	0.0	5	0.2
Ward 11	327	13.6	64	1.9	403	8.1	0	0.0	794	23.6
Ward 12	342	16.6	0	0.0	45	1.1	0	0.0	387	17.7
Ward 13	20	1.3	2	0.2	0	0.0	100	0.3	122	1.8
Ward 14	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Ward 15	7	0.8	6	0.1	72	1.4	34	0.6	119	2.9
Total	1,014	45.8	166	4.6	783	15.0	134	0.9	2,097	66.3
Draft Approved										
Ward 1	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Ward 2	0	0.0	0	0.0	0	0.0	69	0.1	69	0.1
Ward 3	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Ward 4	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Ward 5	97	8.6	62	1.2	156	3.0	0	0.0	315	12.8
Ward 6	150	5.9	0	0.0	0	0.0	0	0.0	150	5.9
Ward 7	572	27.9	24	0.8	111	2.6	36	0.3	743	31.6
Ward 8	296	12.0	2	0.1	254	7.5	609	4.8	1,161	24.4
Ward 9	483	18.7	102	2.8	656	13.9	271	2.8	1,512	38.2
Ward 10	68	2.1	0	0.0	33	0.8	16	0.3	117	3.2
Ward 11	1,214	49.3	0	0.0	786	19.1	140	0.9	2,140	69.3
Ward 12	638	30.8	108	3.1	336	8.9	299	3.6	1,381	46.4
Ward 13	0	0.0	0	0.0	11	0.1	0	0.0	11	0.1
Ward 14	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Ward 15	382	13.8	28	0.6	170	3.7	40	0.4	620	18.5
Total	3,900	169.1	326	8.6	2,513	59.6	1,480	13.2	8,219	250.5
SubTotal	4,914	214.9	492	13.2	3,296	74.6	1,614	14.1	10,316	316.8

Source: CMHC, City of Hamilton, Planning and Economic Development Department

Note: Data derived from the City of Hamilton Land Use layer containing various assumptions. Although the data has been captured as accurately as possible, some errors may be present due to insufficient or outdated information.

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Planning	Single F	otachod	Sami	Detached	Tow	nhouse	Ann	rtmont	Cite	Total
Statuc	Single L	Aron (ba)	Semi-	Area (ba)	Unite	Aroa (ba)	Apa	Area (ba)	Unite	Aroa (ha
Bonding	Units	Area (IIa)	Units	Alea (IIa)	Units	Alea (lia)	Units	Alea (lla)	Units	Alea (lia
Ward 1	0	0.0	0	0.0	0	0.0	0	0.0	٥	0.0
Ward 2	0	0.0	0	0.0	14	0.0	560	0.0	574	1.0
Ward 3	. 0	0.0	0	0.0	3	0.1	500	0.5	0/4	0.2
Ward 4	0	0.0	0	0.0	0	0.1	0	0.1	0	0.2
Ward F	24	1.0	0	0.0	83	0.0	0	0.0	107	1.6
Ward 5	24	0.0	0	0.0	03	0.0	16	0.0	16	0.2
	101	0.0	0	0.0	40	0.0	10	0.2	500	0.2
	121	4.4	0	0.4	49	1.1	410	2.1	590	0.0
Ward 8	15	1.0	0	0.0	1/2	3.6	30	0.1	217	4.7
Ward 9	265	9.5	26	0.6	295	7.6	112	1.0	698	18.7
Ward 10	49	2.2	0	0.0	0	0.0	54	0.3	103	2.5
Ward 11	569	18.1	48	1.2	676	15.3	204	2.5	1,497	37.1
Ward 12	120	11.7	0	0.0	54	2.1	0	0.0	174	13.8
Ward 13	0	0.0	0	0.0	18	0.3	0	0.0	18	0.3
Ward 14	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Ward 15	534	19.8	408	9.3	297	6.5	916	18.9	2,155	54.5
Total	1,697	67.7	490	11.5	1,661	37.3	2,316	26.1	6,164	142.6
Potential Developm	ent									
Ward 1	19	0.8	0	0.0	17	0.7	0	0.0	36	1.5
Ward 2	38	1.1	8	0.2	4	0.1	62	0.2	112	1.6
Ward 3	23	0.7	4	0.1	0	0.0	0	0.0	27	0.8
Ward 4	28	0.7	0	0.0	0	0.0	0	0.0	28	0.7
Ward 5	122	6.3	0	0.0	129	1.4	6	0.2	257	7.9
Ward 6	9	0.5	0	0.0	0	0.0	0	0.0	9	0.5
Ward 7	349	16.1	0	0.0	0	0.0	62	1.0	411	17.1
Ward 8	341	17.8	2	0.1	55	1.5	0	0.0	398	19.4
Ward 9	1 431	44 7	õ	0.0	1 284	23.0	644	6.5	3 359	74.2
Ward 10	23	22	4	0.0	0	0.0	63	0.8	90	31
Ward 11	1 464	62.7	268	9.0	581	14.2	113	1.0	2 4 2 6	86.9
Word 12	453	25.0	200	11	214	4.2	153	1.0	862	32.6
Ward 12	400	20.9	52	0.0	214	4.5	103	0.0	002	52.0
Mand 14	00	4.5	0	0.0	21	1.0	0	0.0	55	0.0
waru 14	1 007	0.0	100	0.0	000	0.0	020	0.0	2 000	0.0
ward 15	1,067	28.8	132	3.5	928	11.6	839	0.2	2,966	50.1
local	5,433	212.6	450	14.1	3,239	57.8	1,942	17.2	11,064	301.7
and the second second	- 400	000 0							1 - 000	
SubTotal	7,130	280.3	940	25.6	4,900	95.1	4,258	43.3	17,228	444.3

Source: CMHC, City of Hamilton, Planning and Economic Development Department Note: Data derived from the City of Hamilton Land Use layer containing various assumptions. Although the data has been captured as accurately as possible, some errors may be present due to insufficient or outdated information.

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Building Permits:

Over the 2002-2011 time period, the City of Hamilton issued residential building permits at an average rate of 1,835 units per annum, or a total of 18,353 permits. More than 65% of the permits issued were for single and semi-detached homes, with an additional 30% for townhomes (including apartments in duplexes) and 5% for apartment developments. For the 2007 to 2011 period, the percentage of apartment units is even higher at 83.3% as shown in Table 4-4.

TABLE 4-4

ç										
Year	Single Detached	Semi- Detached	Townhomes ¹	Apartments ²	Total					
2002	1,602	35	405	230	2,272					
2003	1,069	18	409	52	1,548					
2004	1,283	70	610	121	2,084					
2005	975	155	600	228	1,958					
2006	1,329	27	502	53	1,911					
2002-2006 Sub-Total	6,258	305	2,526	684	9,773					
% 2002-2006 Growth	64.0%	3.1%	25.8%	7.0%	100.0%					
2002-2006 Annual Average	1,252	61	505	137	1,955					
2007	1,126	25	655	6	1,812					
2008	1,057	42	856	24	1,979					
2009	708	15	313	91	1,127					
2010	1,435	67	699	60	2,261					
2011	863	53	441	44	1,401					
2006-2011 Sub-Total	5,189	202	2,964	225	8,580					
% 2006-2011 Growth	60.5%	2.4%	34.5%	2.6%	100.0%					
2006-2011 Annual Average	1,038	40	593	45	1,716					
2002-2011 Sub-Total	11,447	507	5,490	909	18,353					
% 2002-2011 Growth	62.4%	2.8%	29.9%	5.0%	100.0%					
2002-2011 Annual Average	1,145	51	549	91	1,835					

City of Hamilton Residential Building Permits, 2002-2011

Source: Statistics Canada Building

1. Includes Townhouses and Apartments in Duplex

2. Includes Apartments with less thatn 5 storevs and Apartments with more than 5 storevs

The number of building permits in the City of Hamilton since 2001 averaged 1,981 units. The following graph illustrates historical building permits in Hamilton relative to the average.



FIGURE 4-1

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 (e.g., Places to Grow, Provincial Policy Statement, Greenbelt Plan 2005, etc.), 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, etc. Figure 4-2 illustrates a household formation projection methodology.

In order to prepare 15-year projections of new occupied dwelling units in the City of Hamilton, for which education development charges are to be imposed, the following process was followed:

In addition, the consultants acquired detailed information respecting households and population data from the 1996, 2006 and 2011 (although custom tabulations respecting 2011 Census population structure by age of dwelling unit and type will not be available until August 2013) Census information, in order to assess historical trends school age population by dwelling unit type and by sub geography, for the purposes of determining appropriate pupil yield cycles to be applied to the housing forecast.

FIGURE 4-2

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 semidetached, row dwellings and other residential building.

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.

4.3.5 Net New Units

The forecast of residential units is assumed to be net of demolitions consistent with the Places to Grow Technical Report of November 2012. As a result, Table 4-5 below provides a forecast of net new units by dwelling unit type for the City of Hamilton.
TABLE 4-5

Hamilton-Wentworth District School Board Education Development Charges Submission 2013 Form B - Dwelling Unit Summary

PROJECTION OF GROSS NEW DWELLING UNITS BY MUNICIPALITY

	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	Total
	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	AII
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Units
City of Hamilton																
Low Density	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,568	1,568	1,568	1,568	1,568	1,568	1,568	20,256
Medium Density	640	640	640	640	640	640	640	640	712	712	712	712	712	712	712	10,104
High Density	645	645	645	645	645	645	645	645	1,073	1,073	1,073	1,073	1,073	1,073	1,073	12,671
Total	2,445	2,445	2,445	2,445	2,445	2,445	2,445	2,445	3,353	3,353	3,353	3,353	3,353	3,353	3,353	43,031
Total Jurisdiction																
Low Density	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,568	1,568	1,568	1,568	1,568	1,568	1,568	20,256
Medium Density	640	640	640	640	640	640	640	640	712	712	712	712	712	712	712	10,104
High Density	645	645	645	645	645	645	645	645	1,073	1,073	1,073	1,073	1,073	1,073	1,073	12,671
Total	2,445	2,445	2,445	2,445	2,445	2,445	2,445	2,445	3,353	3,353	3,353	3,353	3,353	3,353	3,353	43,031

Less: housing intensification 3%

-323 42,708

Total Net New Units

Hamilton-Wentworth District School Board - 2013 Education Development Charges Background Study - Prepared by: quadrant advisory group limited

4.4 Non-Residential Growth Forecast

The non-residential growth forecast from the City of Hamilton 2009 Development Charge Background Study (Consolidated Report) from Watson & Associates Economists Ltd., as shown in Table 4-7, indicates that a total of 29,458,860 additional square feet of non-residential space is anticipated within the City of Hamilton over the forecast period. Industrial additions, municipal and school board properties, which are exempt under the legislation, are expected to total 9,863,903 square feet of gross floor area over that same period. Therefore, an education development charge by-law may be applied against a net amount of 19,594,957 square feet of non-residential gross floor area. Table 4-6 shows the Employment and Gross Floor Area Forecast and Tables 4-7 and 4-8 illustrates the historical Non-residential construction value. Both tables are taken from the City of Hamilton's 2009 Development Charge Background Study referenced above.

TABLE 4-6 CITY OF HAMILTON Determination of Non-Residential GFA (2013-2028)

	Industrial	Commercial	Institutional	Total
Projected Gross Floor Area	16,427,070	6,065,430	6,966,360	29,458,860
As % of Total GFA	56%	21%	24%	
Less Exempted	3,942,497		5,921,406	9,863,903
As % of Total Exempted	24%		85%	
Net Estimated GFA	12,484,573	6,065,430	1,044,954	19,594,957

			1	Activity	Rate						Emplo	yment					Square Feet	(Estimated)	
Period	P opulation	Primary	Work at Home	Industrial	Population Related	Institutional	Total	Primary	Work at Home	Industrial	P opulation Related	Institutional	Total	NFPOW	Total	Industrial	Commercial	Institutional	Total
2001	490,268	0.004	0.025	0.121	0.139	0.095	D.384	1,745	12,300	565'65	68,228	46,565	188,370	22,020	210,390				
2006	502,024	0.004	0.027	0.112	0.141	0.109	0.393	1,874	13,600	56,038	70,652	54,971	197,185	24,395	221,580				
MId 2008	516,185	0.004	0.026	0:130	0.142	0.094	0.395	1,913	13,184	67,081	73 369	48,483	204,031	20,889	224,919	67,081,275	29,347,596	33,938,422	130,367,283
Mid 2018	546,768	D.004	0.028	0.141	0.152	0.101	0.425	2,084	15,176	76,837	83 045	55,009	232,151	22,581	254,733	76,836,917	33,217,957	38,506,461	148,561,335
Mid 2028	620,529	0.004	0.028	0.143	0.151	0.100	0,425	2,301	17,305	88,984	53 587	61,753	263,930	25,774	289,704	88,984,026	37,434,835	43,228,892	169,645,753
Mid 2031	642,862	0.004	0.028	0.144	0.150	0.099	0.425	2,363	17,908	92,763	96.615	63,619	273,258	26,742	300,000	92,752,714	38,646,022	44,533,054	175,831,790
								Increm	ental Change										
1996 - 2001	22,469	100.0-	0,002	e00.0*	0.005	300.0-	-0,009	345	1,430	-1,683	5,639	-805	4,235						
2001 - 2006	11,756	0.000	0.002	-0.010	0.002	0.015	0,009	129	1,300	-3,444	2,425	8,406	8,815						
2006 - Mid 2008	14,151	0.0000	-0.0015	0.0182	0.0014	-0.0156	0.0025	66	410	10,993	2,717	-6,487	6,846	3,506	3,339				
Mid 2008 - Mid 2018	30,583	10000	0.0022	0.0106	0.0097	0.0067	0.0293	172	1,992	9/166	9,676	6,526	28,121	1,692	29,813	9,755,642	3,870,361	4,568,039	18,194,042
Mid 2008 - Mid 2028	104,343	0.0000	0.0023	0.0134	0.0087	0.0056	0.0301	389	4,121	21,903	20,218	13,269	56,859	4,885	64,786	21,902,751	8,087,239	9,288,470	39,278,460
Mid 2008 - Mid 2031	126,676	0.0000	0.0023	0.0143	0.0082	0.0050	0.0298	450	4,724	25,871	23,246	15,135	69,227	5,854	75,081	25,671,439	9,298,426	10,594,632	45,564,497
And a state of the								Ann	al Average										
1996 - 2001	4,494	-0.0002	0.0004	-0.0019	0.0011	-0.0013	-0.0019	69-	286	-337	1,128	-161	847						
2001 - 2006	2,351	0.0000	0.0004	+0.0019	0.0003	0.0029	0.0017	26	260	689-	485	1,681	1,763						
2006 - Mid 2008	3,702	0.00002	0.00006	0.00122	0.00042	-0.00015	0.00158	24	126	1,078	134	274	2,237						
Mid 2008 - Mid 2018	3,058	0.00001	0.00022	0.00106	16000.0	0.00067	0.00293	11	199	976	969	653	2,812			976,664	387,036	456,804	1,819,404
Mid 2008 - Mid 2028	5,217	0.00000	0.00012	0.00067	0.00043	0.00028	0.00150	19	206	1,095	1,011	663	2,995			1,095,138	404,362	464,424	1,963,923
Mid 2008 - Mid 2031	5,508	0.00000	0.00010	0.00062	0.00035	0.00022	0.00130	20	205	1,116	1,011	658	3,010			1,116,150	404,279	460,636	1,981,065
Source: 2001 and 2006 based (in Census, Forec	ast based on C	City of Hamilton	h (2006) for 20	11, 2021 and 2	0031 interpolate	DY WEA TI	he employmen.	t by type is ba	sed on the rel	ationship betw.	een employmen	I land uses id.	entitied in GG	H Outbolk (He	mson, 2005) a	and employmer	it sectors,	
I. No Fixed Place of Work (NFF	OW) Includes th	ase employees	I that do not re-	port to the sam	te location eac	h day, such as	iandscaping a	and travelling s	alesman.										
County Fort Day Employees	an interiore																		

SCHEDULE 6 CITY OF HAMILTON EMPLOYMENT AND GROSS FLOOR AREA (GFA) FORECAST, 2008 TO 2031

appropriate

1000 Industrial

Source: City of Hamilton 2009 Development Charge Background Study (Consolidated Report), Watson & Associates Economists Ltd. October 2009.

SCHEDULE 10 CITY OF HAMILTON NON-RESIDENTIAL CONSTRUCTION VALUE YEARS 1997 - 2006 (000's 2007 \$)

	_															
YEAR		Соп	mercial			Indu	strial			Instit	utional				Total	
19	97			75,562				57,775				62,545				195,882
19	98			106,021				83,606				105,826				295,453
19	99			84,333				40,542				29,477				154,352
20	00			110,332				69,295				133,575				313,203
20	01			129,215				49,684				135,657				314,556
Sub-total				505,463				300,903				467,080				1,273,445
Average	-			101,093				60,181				93,416				254,689
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
20	2 117,91	4 42,532	12,939	173,385	12,806	5,802	4,015	22,623	133,621	57,201	15,545	206,366	264,340	105,535	32,499	402,374
20	32,67	0 30,379	12,699	75,747	53,888	5,091	7,410	66,389	156,832	37,897	137,381	332,110	243,390	73,367	157,490	474,246
20	4 54,64	6 32,755	2,482	89,950	16,926	12,327	6,572	35,825	48,161	23,815	15,942	87,918	119,733	68,897	24,996	213,692
20	78,85	7 28,646	7,183	114,686	4,359	3,260	0	7,940	37,424	83,372	31,855	152,651	120,640	115,277	39,038	275,277
20	6 47,97	7 41,550	10,127	99,653	5,632	2,049	3,267	10,947	75,226	42,889	2,910	121,025	128,834	86,488	16,304	231,626
Sub-total	332,06	4 175,861	45,429	553,421	93,610	28,529	21,264	143,725	451,263	245,173	203,634	900,070	876,937	449,563	270,326	1,597,215
Percent of Total	60	6 32%	8%	100%	65%	20%	15%	100%	50%	27%	23%	100%	55%	28%	17%	100%
Average	66,41	3 35,172	9,086	110,684	18,722	5,706	4,253	28,745	90,253	49,035	40,727	180,014	175,387	89,913	54,065	319,443
1997 - 2006																
10 Year Total				1,058,884				444,627				1,367,149				2,870,660
10 Year Averag	9			105,888				44,463				136,715				287,066
% Breakdown				36.9%				15.5%				47.6%				100.0%

SOURCE: STATISTICS CANADA PUBLICATION, 64-001-XIB

Note: Inflated to year-end 2007 dollars using Southam Construction Cost Index

Source: City of Hamilton 2009 Development Charge Background Study (Consolidated Report), Watson & Associates Economists Ltd. October 2009.

Chapter 5 – DEMOGRAPHIC TRENDS AND FUTURE ENROLMENT EXPECTATIONS

5.1 Demographic and Enrolment Trends

The Hamilton-Wentworth District School Board provides education services in the City of Hamilton. The HWDSB has a 2012-13 total average daily enrolment (ADE) of 47,202 students (30,880 elementary and 16,322 secondary) and currently operates 95 elementary and 20 secondary schools (Source: *School Board Funding Projections for the 2013-14 School Year. Ministry of Education, Spring 2013*). This chapter will include historical demographic information for the City of Hamilton and the historical enrolment for the HWDSB with emphasis on the information gathered from Statistics Canada.

5.1.1 Overview

The Consultants have been retained to prepare long term (i.e., 15-year) enrolment projections for the Board. The analysis set out herein examines both historic demographic and enrolment trends within the Board's jurisdiction and uses this information (along with forecasts about how these enrolment influences are likely to change), in order to derive by school, 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.

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.

How have *migrations trends* changed, as a whole and by age cohort? How has the economy affected the in-migration and out-migration of 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 board in particular? What is the *religious affiliation of the migrant population*? It should be noted that religion is only asked every second Census undertaking – this occurred in 2011 but information is unavailable at the time of preparation of this Study. As a result, the 2001 Census information was considered.

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 families later on in life and, in turn, having fewer children overall.

Secondly, enrolment trends are assessed in terms of:

How has the *grade structure ratio* (i.e., the number of pupils entering Junior Kindergarten versus the number of students graduating Grade 8) of the Board changed?

Have changes in *program delivery* affected the Board's enrolment patterns (e.g., French Immersion)?

How has the Board's *share of elementary/secondary enrolment* changed vis-à-vis the co-terminous boards and private school/other enrolment?

5.1.2 Population and Housing

Statistics Canada released the population and dwelling unit data related to the 2011 Census undertaking. While this data is relatively new, it does enable the consultants to assess changing demographic trends at the municipal level (i.e., to get to the question of how changing demographics will affect the school-age population of sub-geographic areas within the City of Hamilton). This information is one of the sources of the school and pre-school age population trends discussed herein as they relate to the HWDSB's jurisdiction.

Table 5-1 compares the pre-school and school age population between 1996-2001, 2001-2006 and 2006-2011 Census periods, illustrating the changing trends which will impact future enrolment growth for the Board. As shown in the table, the pre-school age population (ages 0-3) decreased by 1,040 persons or 4.6% between 2001 and 2006 and increased between 2006 and 2011 by 495 persons or 2.3%. The overall decrease in the pre-school aged cohort in the HWDSB's jurisdiction will have a negative impact on the number of students entering Junior Kindergarten (which will also impact the number of pupils requiring JK/SK spaces under the Province's FDK initiative).

The elementary school age population (ages 4-13) decreased by 3,865 persons or 5.9% from 2001 to 2006. This same age group continued to experience a decrease between the 2006 and 2011 Census period when the cohort decreased by 3,950 persons more than the 2001-2006 trend for 0-3 year olds as they age. Enrolment at the secondary panel will eventually be impacted by this decrease in the total number of elementary school age children as these students continue to make their way through the school system.

2011	0/ Change	/o citatige	2.3%
2006-	Absolute	Change	495
-2006	% Change	/o unange	-4.6%
2001	Absolute	Change	(1,040)
-2001	of Change	/o Cildige	-7.7%
1996-	Absolute	Change	(1,885)
	101	7777	21,940
Period	3000	2000	21,445
Census	1000	1002	22,485
	1000	DEET	24,370
			Hamilton

Elementary School Age (4-13) Actual Population

-2011	% Change	-6.4%
2006	Absolute Change	(3,950)
2006	% Change	-5.9%
2001-	Absolute Change	(3,865)
2001	% Change	2.9%
1996-	Absolute Change	1,840
	2011	57,440
Period	2006	61,390
Census	2001	65,255
	1996	63,415
		Hamilton

Secondary School Age (14-17) Actual Population

		Census	Period		1996-	2001	2001-	2006	2006-	2011
	2001	NOC	2000	1011	Absolute	0/ Chance	Absolute	% Change	Absolute	0/ Change
	0667	1002	20002	7777	Change	/o Clialige	Change	/o Citalige	Change	/> v ulalige
Hamilton	23,210	26,860	28,250	27,280	3,650	15.7%	1,390	5.2%	(970)	-3.4%

Source:Statistics Canada 1996, 2001, 2008 and 2011 Census Profile Data & Single Year ofAge Propulation Data Note: Figures do not include the Census Undercourt

Number of Occupied Households

Changes to Pre-School and School Age Population, 1996-2011 Census Periods

HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD

TABLE 5-1

holds	2011	203,805
oied House	2006	193,065
ber of Occul	2001	188,215
Numb	1996	176,325

Number of Occupied Households

Number of Occupied Households 1996 2001 2011 176,325 188,215 133,055 2.03,80			2
Number of Occupied House 1996 2001 2006 176,325 188,215 193,065	holds	2011	203,80
Number of Occul 1996 2001 176,325 188,215	pied House	2006	193,065
Numh 1996 176,325	ber of Occul	2001	188,215
	Numb	1996	176,325

Number of Occupied Households

Num	ber of Occu	pied House	holds
966	2001	2006	2011
76,325	188,215	193,065	203,805

Population per Household (Population/Number of occupied households)

Change		3		
L Change Change Ch	7777	_		
108 (0.019) -13.6%	0.1	11	0.111	0.119 0.111

Population per Household (Population/Number of occupied households)

		Census	Period		1996	-2001	2001-	2006	2006-	2011
	1000	1000	2000	101	Absolute	0/ Change	Absolute	0/ Change	Absolute	0/ Chance
	OCCT	7007	2000	7777	Change	% Change	Change	70 LIIdiige	Change	20 CIIdlige
Hamilton	0.360	0.347	0.318	0.282	(0.013)	-3.6%	(0.029)	-8.3%	(0.036)	-11.4%

Population per Household (Population/Number of occupied households)

		Census	Period		-9661	2001	2001-	2006	2006-	-2011
	2001	1000	2000	1011	Absolute	% Change	Absolute	% Change	Absolute	0/ Change
	0667	7007	2000	1107	Change	/> Clidiige	Change	20 CIIdIIge	Change	/ Clidinge
Hamilton	0.132	0.143	0.146	0.134	0.011	8.4%	0.004	2.5%	(0.012)	-8.5%

S:\HWDSB2013\Census\[HWDSBCensus Information.xlsx]5-1 PPU by Age Group

Hamilton-Wentworth District School Board - 2013 Education Development Charges Background Study - Prepared by: quadrant advisory group limited From 2001 to 2006 the secondary school age population (ages 14-17) increased by 1,390 persons or 5.2%. During the 2006 to 2011 Census period, secondary school age population continued to decrease by 970 persons or 3.4%.

Table 5-1 also calculates the school age population per household. It is important to evaluate the change in the school age population measured against the change in the number of occupied households. Significant housing development may not translate into a proportionate increase in school age population, especially if a significant portion of the development is higher priced condo/high-rise apartments. Analysis of the population by household indicates that during the 2001 to 2006 Census period, the total pre-school age population (ages 0-3) per household within the City of Hamilton declined by 7.0%, followed by a 3.1% continued decline between 2006 to 2011.

The number of elementary students (ages 4-13) per household decreased during both Census periods by 8.3% and 11.4% respectively.

Population per household for the 14-17 year old age cohort increased by 2.5% between the 2001 and 2006 Census periods and conversely decreased during 2006 and 2011 Census period by 8.5%.

5.1.3 Births and Fertility Rates

According to the Statistics Canada, the total number of children born annually in the City of Hamilton decreased from 5,291 in 2001 to 4,903 in 2010 as shown in Table 5-2. This represents a 7% overall decrease in the number of live births over this same time frame. All age groups experienced a decrease in the total annual number of live births between 2001 and 2010, except for women aged 40-44.

Year	Total	0-19	20-24	25-29	30-34	35-39	40-44	45-49	Unknown
2001	5,291	240	812	1,533	1,766	826	114	-	-
2002	5,152	226	778	1,581	1,687	752	128	-	-
2003	5,199	216	744	1,524	1,749	822	135	4	5
2004	5,059	189	688	1,508	1,745	779	142	-	8
2005	5,095	198	710	1,577	1,648	810	152	-	-
2006	4,993	206	737	1,402	1,664	845	139	-	-
2007	5,081	228	718	1,532	1,644	801	158	-	-
2008	4,821	211	709	1,422	1,609	724	146	-	-
2009	4,862	198	711	1,407	1,638	770	138	-	-
2010	4,903	214	686	1,467	1,594	771	171	-	-
2001-2010	50,456	2,126	7,293	14,953	16,744	7,900	1,423	4	13

TABLE 5-2
HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD
Births by Age of Mother, 2001-2010

Source: Statistics Canada, Births by Age of Mother

S:\HWDSB 2013\Census\[HWDSB Census Information.xlsx]5-2 Births by Age of Mother

Table 5-3 shows fertility rates across the jurisdiction of the Board between 2001 and 2010 and a decrease from a level of 1.476 births per 1,000 females to 1.398 births per 1,000 females.

TABLE 5-3 HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD Historical Age Specific Fertility Rate Births per Population, 2001-2010

Year	15-19	20-24	25-29	30-34	35-39	40-44	45-49	Total
2001	0.014	0.048	0.092	0.097	0.039	0.005	0.000	1.476
2002	0.013	0.045	0.093	0.095	0.036	0.006	0.000	1.439
2003	0.012	0.042	0.089	0.099	0.041	0.006	0.000	1.448
2004	0.011	0.038	0.088	0.101	0.040	0.007	0.000	1.418
2005	0.011	0.039	0.092	0.096	0.043	0.007	0.000	1.438
2006	0.012	0.040	0.083	0.100	0.046	0.006	0.000	1.437
2007	0.013	0.038	0.090	0.099	0.045	0.007	0.000	1.465
2008	0.012	0.038	0.083	0.098	0.041	0.007	0.000	1.389
2009	0.011	0.037	0.080	0.100	0.045	0.007	0.000	1.395
2010	0.012	0.035	0.081	0.097	0.045	0.009	0.000	1.398

Source: Statistics Canada

S:\HWDSB 2013\Census\[HWDSB Census Information.xlsx]5-3 Fertility Rates

5.1.4 Migration Patterns

Table 5-4 compares the migration patterns between the International, Interprovincial and Intraprovincial population from mid-2001 to mid-2010. As indicated in Table 5-4, total net migration in the area has increased over the past five years from -551 in 2005/06 to 2,146 persons in 2010. The *natural population increase* (difference between the number of births and deaths) has decreased by 300 for the same time period.

TABLE 5-4 HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD

		Migra	ation Patt	erns by T	otal Popu	lation				
	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
International Migration	4,194	3,612	3,281	2,851	2,268	2,290	2,096	2,632	2,657	2,769
Interprovincial Migration	364	-8	39	-419	-600	-1,025	-826	-839	-800	-627
Intraprovincial Migration	-411	-364	-934	-1,844	-1,972	-1,816	-782	-402	4	4
Total Net Migration	4,147	3,240	2,386	588	-304	-551	488	1,391	1,861	2,146
Births	5,109	5,180	5,112	5,185	5,144	5,160	5,136	5,213	5,264	5,317
Deaths	4,125	3,944	4,035	4,050	4,117	4,053	4,127	4,225	4,369	4,510
Natural Increase	984	1,236	1,077	1,135	1,027	1,107	1,009	988	895	807

Source: Statistics Canada

S:\HWDSB 2013\Census\[HWDSB Census Information.xlsx]5-4 Migration Summary

5.1.5 Enrolment Overview

Historical elementary and secondary enrolments (2008/09 to 2011/12) for the HWDSB have been summarized in Tables 5-5 and 5-6.

Table 5-6 outlines the total elementary enrolment for the HWDSB within its jurisdiction. Between 2008/09 and 2012/13, the elementary panel has decreased by 1,004 ADE students or 3.1%.

Enrolment at the secondary panel in Table 5-6 has decreased by 1,002 ADE students or 6.0% between 2008/09 and 2012/13. The HWDSB's historical decline in elementary enrolment will continue to negatively impact on future secondary enrolment as a result of smaller graduating elementary classes moving into the secondary school environment.

5.1.6 Grade Structure Ratio (GSR)

In Table 5-5, the change in Grade Structure Ratio (GSR) is shown in each year between 2008/09 and 2012/13. GSR measures the number of pupils entering the elementary system (JK-1) versus the number leaving the elementary system (Grades 6-8). A ratio of 1.5 is indicative of an equal number of pupils entering the system as those leaving the system (i.e., when the information is expressed as average daily enrolment including full-day kindergarten). Further, a ratio of 1.5 in each year is an indicator of stable enrolment, whereas a value greater than 1.5 is indicative of a decline in enrolment.

		TA	BLE 5-5		
	HAMILTO	N-WENTWOR			
	Historical <u>Elen</u>	<u>nentary ADE</u> E	nroiment, 20	08/09 to 2012	2/13
	Hist	Hist	Hist	Hist	Current
Grade	2008/	2009/	2010/	2011/	2012/
	2009	2010	2011	2012	2013
JK	1,476	1,455	1,565	1,600	1,568
SK	1,691	1,628	1,673	1,683	1,739
1	3,187	3,403	3,258	3,273	3,396
2	3,464	3,215	3,427	3,358	3,317
3	3,364	3,440	3,238	3,439	3,344
4	3,423	3,326	3,436	3,232	3,431
5	3,617	3,377	3,310	3,405	3,210
6	3,521	3,579	3,379	3,341	3,412
7	3,645	3,542	3,621	3,421	3,345
8	3,701	3,627	3,557	3,656	3,424
SE	795	793	758	705	694
Other	-	-	-	-	-
Total	31,884	31,385	31,221	31,113	30,880
GSR	0.585	0.603	0.615	0.629	0.658

Source: Hamilton-Wentworth District School Board

S:\HWDSB 2013\Census\[HWDSB Census Information.xlsx]Table 5-5 Hist Enrol Elem

TABLE 5-6

HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD Historical <u>Secondary ADE</u> Enrolment, 2008/09 to 2012/13

Grade	Hist 2008/ 2009	Hist 2009/ 2010	Hist 2010/ 2011	Hist 2011/ 2012	Current 2012/ 2013
9	3,856	3,765	3,722	3,578	3,592
10	3,966	3,905	3,828	3,767	3,621
11	4,153	3,970	3,955	3,873	3,796
12	5,502	5,752	5,515	5,293	5,504
SE	171	167	193	204	33
Other	-	-	-	-	-
Total	17,648	17,559	17,213	16,715	16,546

Source: Hamilton-Wentworth District School Board

S:\HWDSB 2013\Census\[HWDSB Census Information.xlsx]Table 5-5 Hist Enrol Elem

5.1.7 Apportionment

Tables 5-7 outlines the apportionment between primary elementary and secondary service providers in the City of Hamilton (i.e., excludes French language schools, home schooling, institutional, instructional settings, etc.).

Table 5-7 illustrates the historic elementary patterns of the HWDSB between 2007/08 and 2012/13 as reported to the Ministry of Education. Over this time frame, HWDSB increased its apportionment share by 0.2%. Conversely, the Board's apportionment share has decreased at the secondary panel over the same timeframe by 1.8%.

5.2 Projections of Pupil Accommodation Needs

The end of this chapter summarizes the elementary and secondary enrolment projections for the HWDSB.

5.2.1 Methodology

The derivation of by-school and by-grade enrolment projections consists of two distinct methodological elements. The first is based on a retention rate approach to determine how the existing pupils of the Board (i.e., pupils resident in existing housing within the Board's jurisdiction, as well as any pupils who reside outside of the Board's jurisdiction but attending schools of the Board) would move through each grade and transition from the elementary to the secondary panel. 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. Each element is examined in depth below.

TABLE 5-7HAMILTON-WENTWORTH DISTRICT SCHOOL BOARDHistoric Annual Enrolment (ADE), 2007/08 to 2011/12

Elementary Panel

		HWDSB		
2007/	2008/	2009/	2010/	2011/
2008	2009	2010	2011	2012
32,444	31,884	31,385	31,221	31,113

	64.6%	64.6%	64.5%	64.7%	64.8%
--	-------	-------	-------	-------	-------

		HWCDSB		
2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012
17,794	17,493	17,262	17,003	16,878
35.4%	35.4%	35.5%	35.3%	35.2%

Secondary Panel

		HWDSB		
2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012
17,877	17,648	17,559	17,213	16,715
63.8%	63.2%	62.4%	62.3%	62.0%

		HWCDSB		
2007/	2008/	2009/	2010/	2011/
2008	2009	2010	2011	2012
10,136	10,270	10,597	10,432	10,245

36.2%	36.8%	37.6%	37.7%	38.0%
Source: Projecte	ed School Board	Funding for the 2	013-14 School Y	ear, Ministry o
Education. Sprir	ng 2013.			

S:\HWDSB 2013\Census\[HWDSB Census Information.xlsx]Table 5-7 - Apportionment

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. This differs from the pupil place requirements of new development, which reflect the anticipated enrolment to be generated from new housing units to be constructed over the next 15 years. Existing community projections may also include some pupils who live outside of the Board's jurisdiction, but attend schools of the Board.

The existing community enrolment projections represent the majority of total projected enrolment in areas where there is limited potential for new housing development.

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).
- 2. Historic average daily enrolment by school and by grade. This information is verified against the Board's Financial Statement. The enrolment summaries are used to determine how changes in the provision of facilities and programs, as well as school choice, have affected student enrolment to date. This information also provides perspectives on how board apportionment has changed throughout the jurisdiction and by sub-area. This information provides an indication of holding situations where pupils are provided with temporary accommodation awaiting the construction of additional pupil spaces.
- 3. Historic retention rates by school, by grade and by program -- has the number of students moving through from grade to grade been more or less than previous years? Have changes to program offering affected the Boards' share of enrolment at any particular school?
- 4. Preparation of an age cohort projection for the Board's jurisdiction (undertaken by the Ministry of Finance and having regard for the Places to Grow 2041 population target, fertility rates, mortality rates, total net migration, etc., as well as age cohort projections prepared by other agencies) and utilizing the projected trend in the number of 4-year olds to determine the potential number of JK entry students (based on headcount enrolment during the forecast period, consistent with the Province's FDK initiative).
- 5. Apportionment by sub-area -- boards are asked to provide several years of data indicating student enrolment by school and by program, based on where pupils reside. This data provides the most accurate assessment of the Board's apportionment share by sub-geography. There are five (5) education service providers in this jurisdiction (i.e., two English-language, two Frenchlanguage, plus private school, home school, etc.). The cumulative apportionment share of each service provider must equal 100%.

- 6. Feeder school retentions for each elementary and secondary school -- this includes pupils feeding into specialized programs (e.g., French Immersion, Extended French, Gifted, etc.) and from elementary schools into secondary schools. The secondary enrolment projections are a direct function of the elementary enrolment projections where Grade 8 pupils feed into secondary schools. Typically Grade 8 students are directed to a preferred secondary school based on a board's attendance boundaries. However, "open access" policies at the secondary level often permit students to attend their school of choice (which could include a co-terminous board's secondary school).
- Historical enrolment anomalies and the ability to document unusual shifts in enrolment at any 7. individual school due to changes in program, staffing, transportation, etc.

Long term enrolment projections for each elementary and secondary school were subsequently reviewed with Board staff and refined as necessary.



FIGURE 1

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 neighbourhood schools.

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

- 1. Units in the development approvals process -- this information was provided by the Board and is used to populate the first portion of the fifteen-year housing forecast. Detailed development information was made available to the consultants at a sub-geographic level and was used to determine which elementary and secondary schools would be impacted by proposed development. Finally, the development information was provided by dwelling unit type (e.g., low, medium and high density) which is critical to determining appropriate student yields to be generated by the development.
- 2. Municipal growth forecast -- the City of Hamilton is contacted and asked to provide information respecting the most recent housing and population forecasts, vacant residential land inventories and/or units in the development approvals process, secondary plans, etc., as well as a copy of the relevant approved forecast targets in the Official Plan and having regard for the Places to Grow 2041 Technical Report housing targets.
- 3. Both the units in the development approvals process and the 15-year municipal housing forecasts (i.e., by type, where available) are used to determine the number of new dwelling units to be constructed by review area. It is noted that most municipal forecasts are often derived in 5-year increments (e.g., 2006, 2011, 2016, 2021, 2026, 2031 etc.) and are therefore straight-line interpolated to derive an annual forecast.

The 15-year housing projections typically do not match on an annual basis (i.e., phasing of approved development may differ from projected timing of development). However, they are matched by dwelling unit type and total number of units for each 5-year increment, where feasible, and always match to the 15-year projection totals.

4. Custom tabulated Statistics Canada data provides detailed information respecting the number of occupied households and the period constructed, household density, the number of bedrooms and the age of the occupants. This information is used to determine historic pupil generation factors (i.e., the total number of school-age children occupying a given household unit) by density and period of construction, as well as headship rates (i.e., the age of the household maintainers) by sub-geography. Pupil yield curves are derived over the fifteen-year forecast period, giving consideration to density type, declining ppu's, age of the dwelling unit and the occupancy cycle of the dwelling unit. A more detailed discussion is set out below.

The New Unit Pupil Yield Cycle

Figure 3 translates the impact of the single detached unit occupancy trend to a conceptual representation of the pupil yield cycle for these types of dwelling units. This figure illustrates a typical yield cycle for a new single detached dwelling unit, commencing at initial occupancy of the unit. In reality, there are several variables that affect the overall pupil yield cycle. Firstly, most new communities are constructed over periods of 5 to 15 years, so that the aggregated overall pupil yield of even a community comprised entirely of single detached units will represent an amalgamation of units at different points on the pupil yield cycle. It should be noted that new communities are generally comprised of:

- Units constructed and occupied at different times;
- Units of varying densities (low, medium or high);

There are particular types of units with low "initial" occupancies (e.g., adult lifestyle, recreational, granny flats, etc.).

FIGURE 2



The second variable is that there are basically two pupil yield cycles affecting 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 less children (as witnessed by declining fertility rates). Also, lower mortgage interest rates over the past few years have allowed buyers to purchase homes in advance of the intention to create families.

"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 pupils peaks in approximately year 12 to 15 of new community development (depending on the timing of occupancy of the units), and experiences a lower rate of decline than the elementary panel, before reaching the sustainable yield cycle.

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

Accordingly, the overall 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 and blending of these variables.



Calculation of Pupils Generated from Requirements of New Development

- The existing and projected headship rates (based on an independent age cohort analysis) are used to determine the number of units to which a "zero" pupil yield would be applied. Statutorily-exempt units are also removed from the inventory at this stage. The resultant projection of dwelling units is known as the "net units."
- Historical enrolment by place of residence is requested from each of the co-terminous boards. This information, along with the Census data, is used to determine apportionment applicable to the Board in each review area.
- 3. The pupil yields are adjusted to account for the apportionment share for the Board by density type. The yields are multiplied by the forecast of new dwelling units by type, in order to derive enrolment projections from new development for the Board.

Total Student Enrolment Projections

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

This information is reviewed in detail with Board staff and is compared to the independently-prepared age cohort trend for the same forecast period. The enrolments are adjusted, where necessary, to match to the age cohort trend.



5.2.4 Summary of Board Enrolment Projections

Summaries of the total enrolment, based on the provision of full-day learning for 4- and 5- year olds in 2013/14, for the HWDSB, are provided in Table 5-8 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 38,690 students for an increase of 4,526 students from the 2012/13 enrolment of 34,164. The Board is expected to experience a decrease of about 4,339 students in the existing community, which is projected to be offset by an additional 8,866 pupils from new housing development, which is an overall pupil yield of 0.12.

On the secondary panel, HWDSB forecasts a decrease of 3,434 students in the existing community and 5,026 additional students to come from new development over the next 15 years. This results in total projected year 15 enrolment of 18,138 students on the secondary panel -- an increase of 1,592 students from the 2012/13 enrolment.

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	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
Elementary Panel	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Existing	34,164	33,473	32,861	32,066	31,487	30,866	30,338	29,958	29,594	29,148	28,918	29,070	29,217	29,448	29,654	29,825
Requirement of New Development		294	623	1,059	1,547	2,140	2,863	3,433	4,008	4,518	4,983	5,763	6,584	7,382	8,138	8,866
Total	34,164	33,767	33,484	33,124	33,035	33,006	33,201	33,390	33,602	33,666	33,901	34,833	35,801	36,830	37,792	38,690

4 Year 15	2027/	2028	3 13,112	7 5,026	5 18,138
Year 1	2026/	2027	12,868	4,547	17,41.
Year 13	2025/	2026	12,915	4,018	16,933
Year 12	2024/	2025	13,393	3,515	16,908
Year 11	2023/	2024	13,971	3,047	17,018
Year 10	2022/	2023	14,339	2,533	16,872
Year 9	2021/	2022	14,828	2,306	17,134
Year 8	2020/	2021	14,977	2,031	17,008
Year 7	2019/	2020	15,197	1,738	16,934
Year 6	2018/	2019	15,288	1,426	16,714
Year 5	2017/	2018	15,609	1,089	16,699
Year 4	2016/	2017	15,841	792	16,633
Year 3	2015/	2016	15,958	551	16,509
Year 2	2014/	2015	16,190	319	16,509
Year 1	2013/	2014	16,321	158	16,479
Current	2012/	2013	16,546		16,546
	Secondary Panel		Existing	Requirement of New Development	Total

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Chapter 6 – SITE REQUIREMENTS AND VALUATION

6.1 Legislative Requirements

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

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

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

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

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

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

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

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

The exception to this is:

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

Finally, the Regulation specifies the following site sizes:

Elementa	ry 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				

Where school sites are situated adjacent to parkland that is available for school program usage, then the above-noted site size limitations are generally reasonable. However, municipalities may be reluctant to allow shared usage of this land. In the latter instance, Boards may require site sizes in excess of the maximum prescribed above. In some instances, a portion of the school site may be undevelopable (e.g. environmentally sensitive lands, woodlots, etc.). The EDC legislation deals with the acquisition of school sites meeting or exceeding the acreage benchmarks outlined above.

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." An explanation is provided on individual Form Fs (See Appendix A), where appropriate.

6.2 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. Surplus pupil spaces are those that are "available" to meet some or all of the requirements of new development (where the permanent capacity exceeds the Year 15 enrolment expectations of the existing community), reducing the need for additional sites. Further, new sites are not 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 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 hydro services, removal of portables, etc.).

Boards generally acquire sites a minimum of two years in advance of opening a new school facility, in order to ensure that there is sufficient time allowed for site servicing and preparation, facility design, contract tendering and building construction. 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, particular where multi-use developments are proposed.

The permanent capacity of each new school to be constructed, proposed additions to meet growthrelated needs, the number of eligible pupil places to be funded and associated land needs under the jurisdiction-wide by-law scenario is set out in Appendix A.

6.3 Site Valuation

The HWDSB retained the appraisal services of Boyak & Associates Limited to undertake an analysis of the growth-related land acquisition costs "proposed to be incurred" (section 257.53(2) of the Education Act) by the Board over the fifteen-year forecast period. Specifically the appraisers were requested to provide an opinion as to:

- (a) the appropriate land acreage value for school site acquisitions by the Board, for expected sites within the Board's jurisdiction through available land acquisition; and
- (b) the appropriate annual escalation factor to apply to the (current) school site value in order to sustain the likely acquisition cost over the 15-year period.

The following is an excerpt from the Boyak & Associates Report addressing the areas identified below by the HWDSB:

- 1. Summit Estates approximately Rymal Rd. E. @ Bellagio Ave., est. by client at 6 +/- acres (actually 8.07 acres as per Geowarehouse potential time line 2013 2014
- 2. Waterdown South (Waterdown Bay site only) 5.8 +/- acres potential time line 2013 2014
- 3. Binbrook Designated site (red block) south of Binbrook Rd. 5.63 +/- acres potential time line 2018
- 4. Nash Neighbourhood Designated site (red block) 6.17 +/- acres potential time line 2016-2018
- 5. Fruitland-Winona Area (east of Jones Rd. south of Barton proposed designated sites require 1 site only) estimated 6 +/- acres potential time line 2022 (Draft Secondary Plan dated June 2010)
- 6. South Secondary School site 15 +/- acres Upper Sherman Avenue (Shermal Estates Secondary Plan) potential time line 2013 2014

In accordance with your request, I have analyzed market trends for the above noted subject properties for the purpose of estimating the current market value with respect to the Hamilton-Wentworth District School Board Educational Development Charge (EDC).

This is an updated summary of preliminary findings (Draft), subject to Narrative Appraisals for each.

Highest & Best Use "as if" rezoned for future single family and/or medium density, i.e. townhouse (Subject to severance)

and

Values will represent servicing, rezoning and development time within approximately 1 to 2 year period.

The purpose of this letter is to assist the client, the Hamilton-Wentworth District School Board, in estimating the current market value of the subject properties under the above Highest & Best Use option. It is assumed that the "severance" of the subjects has been completed.

Note: the client is a prospective purchaser. The valuation analysis herein is for preparation of an EDC By-Law, but not for acquisition purposes in the near future.

"Specifically, the appraisal valuation looked at specific sites and comparable sales in the area. The appraisal criteria included (at client's request):

- *i)* Valuation based on imminent (1 2 years) development with residential uses
- *ii)* An annual estimated land escalation rate to be applied to the market value in order to sustain the likely site acquisition costs over the next 5 years"

The term "market value" is defined as being "the most probable price in terms of money which an estate (or interest) in real property should bring in a competitive and open market under conditions requisite to a fair and typical sale between a willing seller and a willing buyer, each acting prudently

and

knowledgeably and assuring the price is not affected by undue stimuli". It is also often referred to as the most probable "selling price".

The analyses, opinions and conclusions were prepared by the undersigned. The value reported is qualified by certain definitions, limiting conditions and certifications that are to be included in the Narrative Appraisal Reports.

The purpose of this updated summary of preliminary findings is to provide current market value land ranges for potential Hamilton-Wentworth District School Board future school sites. This information will assist in establishing an Educational Development Charge (EDC) By-Law governing the City of Hamilton.

This is subject to forthcoming Narrative Appraisal Reports which are intended to comply with the reporting requirements set forth under the 'STANDARDS" of the Canadian Uniform Standards of Professional Appraisal Practice. As such, they will present discussion of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value.

Additional supporting documentation concerning the data, reasoning, and analyses will be retained in our files. The depth of discussion contained in these reports is specific to the needs of the client and for the intended use stated above. The appraiser is not responsible for unauthorized use of this letter.

Furthermore, in accordance with prior agreement between the client and the appraiser, this report is the result of a preliminary process in that certain extraordinary assumptions were invoked. This relates to the fact that the sites are assumed to have been severed, serviced to the lot line and that the valuation is based on the future rezoning to single family/medium density residential with development in 1 to 2 years as the Highest & Best Use. Rezoning and possible official plan amendment may be required to develop. The sites are assumed as vacant serviceable land, unless otherwise stated, and are assumed to be free and clear of any environmental issues.

Because we are dealing with vacant land, the Income Approach and Cost Approach will not be utilized. Only the Direct Comparison Approach will be relied upon. The intended user of this report is warned that the reliability of the value conclusion provided may be impacted by this departure from the Standards and completion of Final Value Estimates with a Narrative Appraisal Report.

Assumptions & Limiting Conditions:

The overall conditions will form part of the Narrative Appraisals to be provided. Of importance is the Extraordinary Assumption as requested by the client as follows:

- Site is severed, serviced to lot line, zoned for single family and/or townhouse residential development and development is expected in approximately 1 to 2 years.
- Note that all subject properties are premature for immediate development with no confirmation from the City as to when/if servicing, rezoning and development can take place.

6.3.1 Approach

In a greenfield development setting, assumed site acquisition costs underlying the calculation of the education development charge may fall into categories:

- 1. sites previously purchased by the Board;
- 2. future site acquisitions specified under option agreement between the Board and a landowner;
- 3. future site requirements either reserved or designated in a secondary plan, or whose location is, as yet, undetermined;
- 4. future site requirements where requirements to address identified need would result in friendly or non-friendly expropriations.

- 5. future sites, identified by a municipality as part of a secondary plan or other planning process;
- 6. future land purchases proposed to be incurred by a board (section 257.53(2)), where the acquisition of said land is delayed due to land servicing or the planning approvals process (with the proviso that the land be sold at a future date if it becomes clear that the affected lands will not be developed. In this case the value of the EDC funds used to acquire the land must be returned to the EDC account. Any additional land proceeds are to be added to a board's Proceeds of Disposition account and used to fund capital expenditure needs (Section 16.1 of O. Reg 20/98).

The third and fourth categories, future site acquisitions, where no existing option agreement is in place or where expropriation may be needed, are costed on the basis of the research undertaken by the Board's appraiser. The costs are based on valuation estimates of average acreage rates as of March, 2013.

6.3.2 Preliminary Valuation Report

Using the methodology described above, Boyak & Associates Limited provided the following values for the identified review areas in Table 6-1.

Landowners' views of "fair market value" are, in several cases, considerably higher than an expert land valuation appraisal would reasonably suggest. While the Board has the opportunity under the legislation to revisit the quantum of the education development charge to account for higher than estimated land prices, it may only do so once every 12-month period. Constant amendments to the by-law are both costly and time consuming.

Table 6-1

	Site #1	Site #2	Site #3	Site #4	Site #5	Site #6
Neighbourhood/ Location	Red Hill – Summit Estates E. @ Bellagio Ave.	Waterdown South. South of Hwy #5	Binbrook, South of Binbrook Road	Nash, First Road West @ Green Mountain Rd.	Fruitland- Winona, Jones Rd., @ Barton St. E.	South Secondary Upper Sherman
Estimated Size	8.07 ± acres*	5.8 ± acres	5.63 ± acres	6.17 ± acres	6 ± acres	15 ± acres
Sale Price per Acre	\$550,000 ± 10%	\$750,000 ± 10%	\$550,000 ± 10%	\$550,000 ± 10%	\$650,000 ± 10%	\$550,000 ± 10%
Total Sale Price	\$4,438,500 ±10%	\$4,350,000 ± 10%	\$3,096,500 ± 10%	\$3,393,000 ± 10%	\$3,900,000 ± 10%	\$8,250,000 ± 10%

*Client proposes land size 6± acres, actual 8.07±acres as per 62M1181, block 117.

ASSUMES SITE IS FREE AND CLEAR OF ENVIRONMENTAL ISSUES.

• THIS DRAFT LETTER ASSUMES (AT CLIENT'S REQUEST) THAT LAND USE POLICY AND REZONING FOR THE ABOVE USES IS IN PLACE AND SITE HAS BEEN SEVERED, FULLY SERVIED TO LOT LINE WITH DEVELOPMENT WITHIN ONE TO TWO YEAR PERIOD.

NOTE: VALUE RANGE OF ±10% REPRESENTS THE IMPACT OF THE CURRENT UNCERTAIN ECONOMIC CLIMATE AND LIMITED NUMBER OF
 CURRENT SALES SIMILAR IN SIZE AND PREFERRED LOCATIONS.

6.4 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. In arriving at an escalation factor to be applied to the next 5-year horizon, the Appraisers considered the recent historical general economic conditions and land value trends.

Annual Land Escalation Rate (5 year period)

Review of market trends have been analyzed as part of your request in estimating the rate. The following represents sources of information relied upon.

- Inflation Rate: February 2013 1.2% Annual 2012 1.5% Annual 2011 2.9% Annual 2010 1.8
- Consumer Price Index: February 2013 122.7 Annual 2012 121.7 Annual 2011 119.9 January 2010 116.5
- MLS Statistics Average Sale Price Increases: March 2013 10% 2012 7.6% 2011 7.1% 2010 6.7%

Review of land resales in recent years (chart included in final appraisal reports): 8 Resales (annual increase indicated) 21.2% per year 6 Resales (annual increase indicated) 13.8% per year (Excludes sales outside the norm)

As a result of the above and analysis on file the estimated Land Escalation Rate for a 5 year period is estimated at 10% per year.

Note: We are entering a period of changing trends for available developable land as a result of depletion, various government restrictions, environmental controls by Conservation Authorities, etc. The above analysis is subject to specific information currently available. It is recommended that a Summary Review of the report be made yearly.

Given that the term of the proposed by-law is less than 5 years, the Consultants, in discussion with Board staff, have not applied a land escalation factor to site acquisitions.

6.5 Site Preparation/Development Costs

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

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

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

in consideration of being paid "fair market value" for the land.

Where unserviced land is acquired by the board, the cost to "provide services to the land" is properly included in the education development charge.

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 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, back-filling, landscaping, parking and curbs, hard and soft play areas, and on-site services."

It is no longer clear if the Province is funding all the same site servicing costs as it did previously through pupil accommodation grants. The third and final source of financing site preparation/ development costs is education development charges (i.e. for 'eligible' school boards). Through discussion with the development community, the boards and the Ministry, a list (although by no means an exhaustive list) of EDC "eligible" site preparation/ development costs in a greenfields situation has been determined.

6.5.1 Eligible Site Preparation/Development Costs

EDC eligible site preparation/development costs in a greenfields development area include but may not be limited to:

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

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

Finally, as noted above, in situations where a Board is acquiring raw land, or land on the fringe of the urban service boundary for the purposes of siting a school facility, eligible costs could additionally include:

- site servicing costs;
- temporary or permanent road access to the site;
- power, sanitary, storm and water services to the site;
- off-site services required by the municipality (e.g. sidewalks).

6.5.2 Conclusions on Site Preparation/Development Costs

The Board concluded that an average of\$55,800 per acre to address site preparation costs is reasonable based on Board experience and information available publicly regarding the recent EDC By-law amendment adopted by the co-terminous Hamilton-Wentworth Catholic District School Board for both elementary and secondary school sites.

In order to address increasing site preparation/development costs over the 15-year timeline, it is reasonable to apply an annual site preparation/development cost escalator. However, given that this initial by-law will have a by-law term of less than five years, the Consultants recommend that an escalator not be included in the calculation of the EDC at this time.

The Form G of the EDC Submission, set out in Appendix A, outline the assumed cost per acre (expressed in 2013 dollars), the assumed total land costs, the site development costs and associated financing costs for each site required to meet the needs to address the net growth-related pupil places.

Chapter 7 -- EDUCATION DEVELOPMENT CHARGE CALCULATION

The basis for the calculation of the jurisdiction-wide education development charges for the Hamilton-Wentworth District School Board is documented in the Board's Education Development Charges Submission to the Ministry of Education as set out in Appendix A of this Study.

7.1 Growth Forecast Assumptions

The net education land costs and EDC calculations for the Board were based on the following forecast of net new dwelling units for the mid-2013 to mid-2028 period, as detailed in Chapter 4 of this report:

RESIDENTIAL:

Average units per annum 2,847

The forecast of non-residential (includes commercial, industrial and institutional development) building permit value over the mid-2013 to mid-2028 period, as detailed in Chapter 4 of this report, is summarized as follows:

NON-RESIDENTIAL:

Net Gross Floor Area (GFA)	19,594,957 sq.ft.
Average annual GFA	1,306,330 sq.ft.

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 Forms E, F and G 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 HWDSB based on historical apportionment shares.

TABLE 7-1 HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD SUMMARY OF PUPIL VIELDS							
City of Hamilton	Low	Medium	High	Total			
Elementary Panel	0.3798	0.0934	0.0204	0.2076			
Secondary Panel	0.1808	0.0817	0.0446	0.1177			

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 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:

- Determine the requirements of the existing community which is total permanent 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. This determines whether there are any surplus pupil places available and accessible for pupils generated by new development.
- 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 and the number of pupils generated from new development that continue to be temporarily accommodated in existing schools until new school sites are acquired and the schools and/or additions constructed.
- 3. Determine Net Growth-related Pupil Place Requirements which is the requirements of new development less the number of available pupil places in existing facilities.

It is noted that the Board may apportion the OTG capacity for recently approved projects between the requirements of the existing community and the requirements of new development, provided that the needs of the existing community are first met. The Board is also entitled to remove any OTG capacity that is not considered to be available to serve new development (e.g., leased space).

Table 7-2 sets out the projected net growth-related pupil place requirements (assuming a jurisdictionwide 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 Hamilton-Wentworth District School Board.

Hamilton-Wentworth District School Board Determination of Net				
Growth-Related Pupil Places				
	Elementary	Secondary		
OTG Capacity	40,365	15,065		
Projected 2013/14 to 2027/28 Enrolment (Existing Community)	29,825	13,112		
Requirements of New Development 2013/14 to 2027/28 (Headcount)	8,866	5,026		
Less: Available and Accessible Pupil Places on a Review Area Basis	3,820	2,268		
Equals: Net Growth-Related Pupil Place (NGRPP) Requirement	5,046	2,758		
# of NGRPP Included in EDC Rate	5,019	1,891		
% of NGRPP Included in EDC Rate	99%	69%		

S:\HWDSB 2013\EDC Submission\[EDC Forms old format-HWDSB_Apr2013.xls]Table 7-2

7.4 Approved Capital Cost Per Pupil

Paragraphs 4 to 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.
- Estimate the balance of the existing EDC account, on the day prior to inception of the new EDC by-law, if any. If the balance is positive, subtract the balance from the net education land costs. If the balance is negative, add the balance (in a positive form) to the net education land costs.
- 3. Determine the portion of the charges related to residential development and to non-residential development if the Board intends to impose a non-residential charge.
- 4. Differentiate the residential development charge by unit type if the Board intends to impose a variable residential rate. Instructions setting out the methodological approach to differentiate the residential charge can be found in the *Education Development Charge Guidelines* (Spring 2002) prepared by the Ministry of Education.

7.5 Net Education Land Costs

The total net education land costs for the Hamilton-Wentworth District School Board including site acquisition costs, site development costs, associated financing costs and study costs are \$52,254,094 to be recovered from 42,708 "net" new residential units and 19,594,957 square feet of "net" non-residential gross floor area of space.

This is the first EDC By-law for the Hamilton-Wentworth District School Board. Consequently, policies potentially impacting operating savings and/or alternative accommodation solutions resulting in a reduction in site costs will be considered in the determination of any future EDCs. A copy of the Board's draft policies are found in Appendix C of this document. These policies are to be considered by the Board of Trustees after April 18, 2013.

EDC Submission (Forms E, F and G):

Appendix A provides details 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;
- the existing schools within each review area 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);
- a description of the growth-related site acquisition needs, the number of eligible acres, the anticipated cost per acre, the site preparation costs, financing costs and total education land costs.

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 account, 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."

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.

This is the first EDC By-law being contemplated by the HWDSB. As such, there is no requirement to reconcile the EDC Account at this time. The EDC Account opening balance is at \$0.00.

7.7 Cash Flow Analysis and Forms H1 and H2

Table 7-3 sets out a fifteen-year cashflow analysis of the proposed capital expenditure program for school sites. Appendix A includes the Form H1 that identifies the Residential and Non-Residential EDC as reflected in Table 7-3.

The quantum of the charge is determined on the basis of an 85% / 15% residential/non-residential share, for the Board. As well, a sensitivity analysis is provided, for various non-residential ratios ranging between 0% and 40% on the cashflow analysis form.

Where EDC collections in any given year are insufficient to cover the cost of EDC expenditures, then interim financing in the form of the issuance of long term financing for amounts over \$1.0 million and short term financing for amounts of \$1.0 million or less has been applied.

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

Cash Flow Assumptions:

- site acquisition and site development costs are not escalated to acquisition or site preparation in the calculation.
- the Education Development Charge account accrues 1.65% interest earnings per annum;
- all interim financing is assumed to be undertaken on a short term basis for a five-year term at a cost of 3%; any long term financing carries a 10 year term at a cost of 3.75%, consistent with recent Bank of Canada prime business rates.

Explanation of the Cash Flow Analysis:

A. <u>Revenues</u>

- Line 1 incorporates any offsetting reduction to the charge resulting from alternative accommodation arrangements the Board has entered into, or proposes to enter into.
- Line 2 incorporates any operating budget surplus that the Board has designated for site acquisition purposes.
- Line 3 incorporates the long term (ten-year term) debenture requirements.
- Line 4 incorporates the short term borrowing requirement. Lines 3 and 4 involve an iterative process wherein interim (debenture) financing is incorporated in order to ensure that the "closing balance" on Line 22 is positive in each year and that there are sufficient funds at the end of 15 years to pay off the outstanding residual debt.
- Line 5 subtotals lines 1 through 4.
- Line 6 determines the EDC revenue to be generated by residential building permits to be issued over the forecast period.

- Line 7 determines the EDC revenue to be generated by non-residential building permits to be issued over the forecast period.
- Line 8 subtotals the residential EDC revenue (Line 6) and the non-residential EDC revenue (Line 7).
- Line 9 totals all anticipated revenue sources (Lines 5 and 8).

B. <u>Expenditures</u>

- Line 10 brings forward into the calculation the annual site acquisition costs. The timing of the capital expenditures generally determines the point at which the escalation factor per annum is applied. However, no escalation factor, for sites to be acquired by the HWDSB is being applied to growth-related site needs.
- Line 11 incorporates the site preparation/development costs. No escalation factor is being applied to these costs.
- Line 12 calculates, where appropriate, a contingency amount for expropriation of land.
- Line 13 calculates the expected recovery, if applicable, of the current deficit.
- Line 14 incorporates the study costs specified under section 257.53(2) at the beginning of each new by-law period, and over the 15-year forecast period.
- Line 15 calculates the debenture carrying costs where longer term financing is appropriate. A 3.75% interest rate is assumed over the 10 year financing period. Interest is accrued beginning in the year following the issuance of the debt.
- Line 16 calculates the short term borrowing costs. An interest rate of 3% has been assumed over a five year term of borrowing.
- Line 17 calculates total anticipated expenditures by totaling Lines 10 through 16.

C. <u>Cash Flow Analysis</u>

- Line 18 calculates total revenues minus total expenditures (Line 9 minus Line 17).
- Line 19 extracts the "closing balance" of the EDC Account from the previous year and describes it as the "opening balance." As this is the initial EDC By-law for the HWDSB, the "opening balance" of the EDC Account is \$0.00.
- Line 20 calculates a sub-total of Lines 18 and 19.
- Line 21 accrues EDC account interest earnings at 1.65% on the sub-total (Line 20).
- Line 22 is the "closing balance" (Line 20 plus Line 21).

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 currently applied within the Board's jurisdiction (i.e., 85% residential and 15% non-residential share).

However, it is noted that the determination of the EDC charge based on any assumed share from nonstatutory exempt residential development over the term of the by-law and any proportionate share from non-residential (industrial, institutional and commercial) development does not prejudice the Board's final policy decision on this matter.

A sensitivity analysis outlining a range of possible residential EDC rates and comparable non-residential rates is set out in the top right-hand corner of the cashflow analysis. Non-residential shares ranging from 0% to 40% are determined for this purpose.

Hamilton-Wentworth District School Board – 2013 Education Development Charges Background Study - Prepared by: quadrant advisory group limited

Scenario Comments:	Hamilton-Wentworth District School Board	BOTH PANELS	
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	Cashflow Assumptions	
¥.	 EDC Account interest earnings (per annum): 	1.65%
щ	 L/T Debenture Rate 	3.75%
ن	 S/T Borrowing Rate 	3.00%
D.	D. L/T Debenture Term (years)	10
ш	E. S/T Borrowing Term (vears)	5

TABLE 7-3 Hamilton-Wentworth District School Board Cashflow Analysis for Both Panels (Total Jurisdiction) Current (2013) \$

Mon-res Res Non-Res Share Rate Rate 0% \$1,224 \$0.00 5% \$1,162 \$0.13 10% \$1,101 \$0.27 15% \$1,010 \$0.40 20% \$979 \$0.65 25% \$918 \$0.65 25% \$918 \$0.67 40% \$734 \$1.07	Sei	nsitivity Ana	ılysis
Share Rate Rate 0% \$1,224 \$0.00 5% \$1,162 \$0.13 10% \$1,101 \$0.27 15% \$1,040 \$0.40 20% \$979 \$0.53 20% \$918 \$0.67 40% \$734 \$1.07	Non-res	Res	Non-Res
0% \$1,224 \$0.00 5% \$1,162 \$0.13 10% \$1,101 \$0.27 15% \$1,040 \$0.40 20% \$979 \$0.53 25% \$918 \$0.67 40% \$734 \$1.07	Share	Rate	Rate
5% \$1,162 \$0.13 10% \$1,101 \$0.27 15% \$1,040 \$0.40 20% \$979 \$0.53 25% \$918 \$0.67 40% \$734 \$1.07	%0	\$1,224	\$0.00
10% \$1,101 \$0.27 15% \$1,040 \$0.40 20% \$979 \$0.53 25% \$918 \$0.67 40% \$734 \$1.07	5%	\$1,162	\$0.13
15% \$1,040 \$0.40 20% \$979 \$0.53 25% \$918 \$0.67 40% \$734 \$1.07	10%	\$1,101	\$0.27
20% \$979 \$0.53 25% \$918 \$0.67 40% \$734 \$1.07	15%	\$1,040	\$0.40
25% \$918 \$0.67 40% \$734 \$1.07	20%	\$979	\$0.53
40% \$734 \$1.07	25%	\$918	\$0.67
	40%	\$734	\$1.07

		Previousi	/ 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
		Financed	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022	2023/	2024/	2025/	2026/	2027/
		2006 By-lav	v ¹ 2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Revenues:																	
1 Alternative Accommodation Arrangements			Ś	0 \$0	\$0	\$0	\$0	\$	\$0	\$0	\$0	\$0	\$0	\$	\$0	\$0	\$0
2 Operating Budget Surplus			Ś	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	\$0	\$0	\$0
3 Assumed Debenture Financing			Ś	\$13,610,000	\$0	\$2,400,000	\$0	\$4,460,000	\$0	\$0	\$0	\$0	\$0	\$3,300,000	\$0	\$0	\$0
4 S/T Borrowing Requirement			Ś	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5 Subtotal (1 through 4)			Ś	313,610,000	\$0	\$2,400,000	\$0	\$4,460,000	\$0	\$0	\$0	\$0	\$0	\$3,300,000	\$0	\$0	\$0
6 EDC Revenue (Residential)	1,040 per un		\$2,521,50	1 \$2,521,501	\$2,521,501	\$2,521,501	\$2,521,501	\$2,521,501	\$2,521,501	\$2,521,501	\$3,463,425	\$3,463,425	\$3,463,425	\$3,463,425	\$3,463,425	\$3,463,425	\$3,463,425
7 EDC Revenue (Non-residential)	0.40 per sq	Ĥ.	\$522,54	1 \$522,541	\$522,541	\$522,541	\$522,541	\$522,541	\$522,541	\$522,541	\$522,541	\$522,541	\$522,541	\$522,541	\$522,541	\$522,541	\$522,541
8 Subtotal EDC Revenue (6 + 7)			\$3,044,04	2 \$3,044,042	\$3,044,042	\$3,044,042	\$3,044,042	\$3,044,042	\$3,044,042	\$3,044,042	\$3,985,966	\$3,985,966	\$3,985,966	\$3,985,966	\$3,985,966	\$3,985,966	\$3,985,966
9 Total Revenue (5 + 8)			\$3,044,04	2 \$16,654,042	\$3,044,042	\$5,444,042	\$3,044,042	\$7,504,042	\$3,044,042	\$3,044,042	\$3,985,966	\$3,985,966	\$3,985,966	\$7,285,966	\$3,985,966	\$3,985,966	\$3,985,966
Expenditures:																	
 Site acquisition costs (No escalation for duration of by-law 	(2		ø	0 \$19,690,051	\$0	\$3,300,000	\$0	\$6,211,707	0\$	0\$	\$0	\$2,489,643	\$0	\$7,058,919	\$2,073,459	\$2,181,473	0\$
11 Site preparation costs (No escalation)			ø	0\$ \$0	\$0	\$1,879,958	\$0	\$334,800	\$0	\$630,206	\$0	\$0	\$0	\$213,726	\$0	\$612,439	\$210,362
12 Contingency for expropriation if applicable			Ś	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13 Deficit Recovery if applicable			\$	0 \$0	\$0	\$0											
14 Study Costs			Ś	0				\$120,000					\$120,000				\$120,000
15 Debenture Carrying Costs			Ś	0 \$0	\$1,657,172	\$1,657,172	\$1,949,399	\$1,949,399	\$2,492,455	\$2,492,455	\$2,492,455	\$2,492,455	\$2,492,455	\$2,492,455	\$1,237,095	\$1,237,095	\$944,868
16 Short Term Borrowing Costs			Ś	0 \$0	\$0	\$0	\$0	\$	\$0	\$0	\$0	\$0	\$0	\$	\$0	\$0	\$0
17 Total Expenditures (10 through 16)			Ś	319,690,051	\$1,657,172	\$6,837,130	\$1,949,399	\$8,615,906	\$2,492,455	\$3,122,661	\$2,492,455	\$4,982,098	\$2,612,455	\$9,765,100	\$3,310,554	\$4,031,007	\$1,275,230
Cashflow Analysis:																	
18 Revenues Minus Expenditures (9 - 17)			\$0 \$3,044,04	2 -\$3,036,009	\$1,386,870	-\$1,393,088	\$1,094,643 -	\$1,111,864	\$551,587	-\$78,619	\$1,493,511	-\$996,132	\$1,373,511	-\$2,479,134	\$675,411	-\$45,042	\$2,710,736
19 Opening Balance			\$0	3,044,042	\$8,165	\$1,418,053	\$25,377	\$1,138,500	\$27,075	\$588,210	\$517,999	\$2,044,700	\$1,065,869	\$2,479,630	\$504	\$687,068	\$652,620
20 Sub total (18 + 19)			\$0 \$3,044,04	2 \$8,032	\$1,395,035	\$24,965	\$1,120,019	\$26,635	\$578,662	\$509,591	\$2,011,510	\$1,048,568	\$2,439,380	\$496	\$675,915	\$642,026	\$3,363,355
21 Interest Earnings (12 months on Sub-total)			\$0 \$	\$133	\$23,018	\$412	\$18,480	\$439	\$9,548	\$8,408	\$33,190	\$17,301	\$40,250	88	\$11,153	\$10,593	\$55,495
22 Closing Balance (20 + 21)			\$0 \$3,044,04	2 \$8,165	\$1,418,053	\$25,377	\$1,138,500	\$27,075	\$588,210	\$517,999	\$2,044,700	\$1,065,869	\$2,479,630	\$504	\$687,068	\$652,620	\$3,418,850
			l.			1		1	1		1		1		1		

62

S:\HMUDSB 2013\EDC Submission\[HWUDSB EDC CF.April 10 2013.x b; Cashflow

\$0 \$28,942,671 \$3,355,743

Total short term borrowing: Total debenture payments (current \$): Residual debt payment as of end offorecast period: Year in which outstanding debt is fully funded:

Total L/T debt issued:

\$23,770,000

2034
7.9 Education Development Charges

Finally, Table 7-4 summarizes the calculation of the jurisdiction-wide residential and non-residential education development charges for the Board.

Table 7-4

Hamilton-Wentworth District School Board		
CALCULATION OF RESIDENTIAL AND NON-RESIDENTIAL EDUCATION DEV	ELOP	MENT CHARGE
Total Growth-Related Net Education Land Costs (over 15-year forecast period		
including associated financing and study costs)	\$	52,254,094
Site Acquisition Costs	\$	43,005,253
Land Escalation Costs	\$	-
Site Preparation Costs	\$	3,881,491
Site Preparation Escalation Costs	\$	-
Debenture Interest Payments	\$	5,007,350
Short Term Debt Interest Payments	\$	-
Study Costs	\$	360,000
Financial Obligations/Surplus (projected EDC Account Balance)	\$	-
Interest Earnings	\$	228,429
Closing Account Balance ¹	\$	3,418,850
Total Net New Units		42,708
Total Non-Residential, Non-Exempt Board-Determined Sq. Feet of GFA		19,594,957
Residential Education Development Charge Per Unit based on 85% of Total Growth-		
Related Net Education Land Costs	\$	1,040
Non-Residential Education Development Charge Per Sq. Ft. of GFA based on 15% of		
Total Growth-Related Net Education Land Costs	\$	0.40

^[1] Reflects the EDC account balance in Year 15 (2027/28) which would be required to fund the residual debt requirement of \$3,355,743 for the Board.

This information is consistent with the EDC submission (Appendix A), approval of which is required to be given by the Ministry of Education prior to consideration of by-law adoption.

Appendix A – EDC Submission Forms

Hamilton-We Education D Form A - Elig	ntworth Distr evelopment C jibility to Impo	ict School Bo tharges Subrr se an EDC	ard nission 2013				
<u>A.1.1: CAPACIT</u>	'Y TRIGGER CAL	CULATION - ELI	EMENTARY PAN	<u>VEL</u>			
	Ľ.	rojected Eleme	ntary Panel Ave	rage Daily Enro	Iment Headcour	t	Elementary
Elementary Panel Board-Wide Capacity	Year 1 2013/ 2014	Year 2 2014/ 2015	Year 3 2015/ 2016	Year 4 2016/ 2017	Year 5 2017/ 2018	Average Projected Enrolment Over Five Vears	Average Projected Enrolment less Capacity
40,365.0	33,767	33,484	33,124	33,035	33,006	33,283	-7,082
Elementary Enro A.1.2: CAPACIT	Iment projections	from 2012/13 refl .CULATION - SEI	ect the Province's CONDARY PANE	s initiative on Full	Day Learning for	4- and 5-Year Olc	\$2
		Projected Sec	condary Panel A	verage Daily Er	Incolment (ADE)		
Secondary Panel Board-Wide Capacity	Year 1 2013/ 2014	Year 2 2014/ 2015	Year 3 2015/ 2016	Year 4 2016/ 2017	Year 5 2017/ 2018	Average Projected Enrolment Over Five	Secondary Projected Enrolment Iess
15,065.0	16,479	16,509	16,509	16,633	16,699	Years 16,566	Capacity 1,501
A.2: EDC FINAN	VCIAL OBLIGATIO	ONS (Estimated t	to June 2013)				
Adjusted Outs	tanding Principa			۰ چ			
Less Adjusted	EDC Reserve Fu	ind Balance:		۰ ب			
Total EDC Fina	ancial Obligatio	SU		- \$			

Hamilton-Wentworth District School Board - 2013 Education Development Charges Background Study - Prepared by: quadrant advisory group limited

Hamilton-Wentworth District School Board Education Development Charges Submission 2013 Form B - Dwelling Unit Summary

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PRUJECTION OF GROSS NEW UWI																
	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	Total
	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	ЫІ
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Units
City of Hamilton																
Low Density	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,568	1,568	1,568	1,568	1,568	1,568	1,568	20,256
Medium Density	640	640	640	640	640	640	640	640	712	712	712	712	712	712	712	10,104
High Density	645	645	645	645	645	645	645	645	1,073	1,073	1,073	1,073	1,073	1,073	1,073	12,671
Total	2,445	2,445	2,445	2,445	2,445	2,445	2,445	2,445	3,353	3,353	3,353	3,353	3,353	3,353	3,353	43,031
Total Jurisdiction																
Low Density	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,568	1,568	1,568	1,568	1,568	1,568	1,568	20,256
Medium Density	640	640	640	640	640	640	640	640	712	712	712	712	712	712	712	10,104
High Density	645	645	645	645	645	645	645	645	1,073	1,073	1,073	1,073	1,073	1,073	1,073	12,671
Total	2,445	2,445	2,445	2,445	2,445	2,445	2,445	2,445	3,353	3,353	3,353	3,353	3,353	3,353	3,353	43,031

Hamilton-Wentworth District School Board Education Development Charges Submission 2013 Form C - Net New Dwelling Units - By-Law Summary

Municipality	Number of Units
City of Hamilton	43,031
Grand Total Gross New Units In Bv-Law Area	43.031

Grand Total Gross New Units In By-Law Area	43,031
Less: Statutorily Exempt Units In By-Law Area	323
Total Net New Units In By-Law Area	42,708

Hamilton-Wentworth District School Board Education Development Charges Submission 2013 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:	29,458,860
Less: Board-Determined Gross Floor Area From	0.862.002
Exempt Development:	9,803,903
Net Estimated Board-Determined Gross Floor Area:	19,594,957

ton-Wentworth District School Board	ation Development Charges Submission 2013	E - Growth Related Pupils
Hamilton-W	Education	Form E - GI

Municipality	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Secondary Pupil Yield	Elementary Growth- Related Pupils	Secondary Growth- Related Pupils
City of Hamilton	Low Density	20,256	0.3798	0.1808	7,694	3,663
	Medium Density	9,781	0.0934	0.0817	913	200
	High Density	12,671	0.0204	0.0446	259	565
Total ¹		42,708	0.2076	0.1177	8,866	5,026
Less Pupil Places Available and A	ccessible for New Development ²				3,820	2,268

2,758

5,046

Net Growth Related Pupil Places

¹ Totals may not add precisely due to rounding ² Form F total is not shown, since only accessible pupil spaces on an individual review area basis impact on the net growth-related pupil place requirement



Review Area:

E01A Queens Rangers

REQUIREMENTS OF EXISTING COMMUNITY

									15 Year	P rojection	of Averac	e valiy Eni	olments					
	Current	Number	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	fear 15
Existing Schools and Projects	OTG	of Temp	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Queens Rangers	196	1	131	122	124	118	117	112	107	106	106	107	105	106	107	108	109	109
TOTAL:	196.0	1	131	12:	12	4 118	117	7 112	107	100	106	107	105	106	107	108	109	109
AVAILABLE PUPIL PLACES:																		87
DEOLIDEMENTS OF NEW DEVELOPMENT (CLIMITI ATIVE)																		

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	Year 15	2027/	2028	1
	Year 14	2026/	2027	٢
	Year 13	2025/	2026	٢
	Year 12	2024/	2025	٢
	Year 11	2023/	2024	٢
olments	Year 10	2022/	2023	1
Daily Enro	Year 9	2021/	2022	1
of Average	Year 8	2020/	2021	1
rojection (Year 7	2019/	2020	1
15 Year F	Year 6	2018/	2019	1
	Year 5	2017/	2018	٢
	Year 4	2016/	2017	1
	Year 3	2015/	2016	0
	Year 2	2014/	2015	0
	Year 1	2013/	2014	0

-	Requirements of New Development (Pupil Places)	L
7	Available Pupil Places in Existing Facilities	87
S	Net Growth-Related Pupil Place Requirements (1-2)	0



Panel:

Review Area:

Ancaster Elementary Panel E01B

15 Year Projection of Average Daily Enrolm

REQUIREMENTS OF EXISTING COMMUNITY

	Current	Number	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
Existing Schools and Projects	OTG	of Temp	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Ancaster Meadow	596	0	756	770	771	785	771	766	748	733	716	685	665	648	637	639	640	640
Ancaster Senior	331	0	295	323	326	316	362	384	385	413	359	301	300	276	255	257	258	260
C.H. Bray	213	8	322	312	302	305	284	267	252	234	227	219	215	216	217	217	217	217
Fessenden	384	3	431	432	439	423	389	368	333	298	297	296	290	291	292	292	292	292
Rousseau	291	0	261	263	267	262	263	262	255	244	238	230	226	227	228	228	228	228
																	_	
TOTAL:	1,815.0	1	2,065	2,100	2,105	2,091	2,068	2,047	1,973	1,922	1,837	1,731	1,696	1,658	1,628	1,633	1,635	1,636
AVAILABLE PUPIL PLACES:																		179
requirements of New Development (Cumulative)																		

					-	D TEAL FIO	Jection of /	werage ua	III S EN TO IT	ents					
	Year 1	Year 2	Year 3	Year 4	Year5 Υ	ear6 ∖	ear7 Y	ear8 Y	ear9 Ye	ar10 Ye	ar 11 Ye	ar12 Ye	ar13 Y	ear14 Y	ear 15
	2013/	2014/	2015/	2016/	2017/	2018/	2019/ 2	020/ 2	021/ 2	022/ 2	023/ 2	024/ 2	025/	2026/	2027/
	2014	2015	2016	2017	2018	2019	2020	021 2	022	023 2	024 2	025 2	026	2027	2028
	50	146	264	366	464	557	588	635	692	767	849	927	266	1069	1138
CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS															

-	I Requirements of New Development (Pupil Places)	1138
7	2 Available Pupil Places in Existing Facilities	179
3	Net Growth-Related Pupil Place Requirements (1-2)	959



Panel:

Elementary Panel

West Glanbrook

E01C

REQUIREMENTS OF EXISTING COMMUNITY

Review Area:

Year 15 50 338 388 170 20*2*7/ 2028 Year 14 385 50 335 2026/ 2027 382 Year 13 49 332 2025/ 2026 378 Year 12 49 329 2024/ 2025 380 Year 11 49 331 2023/ 2024 Year 9 Year 10 1 2021/ 2022/ 375 48 327 2023 15 Year Projection of Average Daily Enrolmen 377 48 329 2022 Year 8 47 339 386 2020/ 2021 379 47 331 Year 7 2019/ 2020 Year 6 381 46 335 2018/ 2019 Year 5 2017/ 2018 372 4 324 50 322 372 Year 4 2016/ 2017 368 Year 3 5 318 2015/ 2016 53 308 361 Year 2 2014/ 2015 58 293 351 Year 1 2013/ 2014 290 351 61 Current 2012/ 2013 Þ Number of Temp Facilities 187 371 558.0 Current OTG Capacity Existing Schools and Projects AVAILABLE PUPIL PLACES: Mount Hope Bell-Stone TOTAL:

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

					÷	5 Year Proj	ection of /	Average Da	aily Enroln	nents					
	Year 1	Year 2	Year 3	Year 4)	fear 5 Y	ear6 Y	ear7 Y	ear8 Y	ear 9 Y	ear 10 Ye	ear11 Y	ear 12 Y	ear13 Y	ear 14 Y	ear 15
	2013/	2014/	2015/	2016/	2017/ 2	018/ 2	019/ 2	020/ 2	2021/	2022/	2023/	2024/	2025/	2026/	2027/
	2014	2015	2016	2017	2018	2019 2	5020	2021 2	2022	2023	2024	2025	2026	2027	2028
	6	4	V	16	28	37	45	53	58	67	88	110	128	145	160
	•	r	•	2	2	5	2	8	8	5	3	-	2	2	
IL CHI ATION OF GPOWTH-PELATED PUBIL PLACE PEOLIIPEMENTS															

	160
2 Available Pupil Places in Existing Facilities	170
3 Net Growth-Related Pupil Place Requirements (1-2)	0



Panel:

West Hamilton Mountain E01 D

Elementary Panel

15 Year Projection of Average Daily Enrolr

REQUIREMENTS OF EXISTING COMMUNITY

Review Area:

	Current	Number	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	
Existing Schools and Projects	OTG	of Temp	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
Buchanan Park	242	0	186	172	177	166	157	148	145	143	134	131	129	130	132	134	135	136	
Chedoke	585	2	489	496	500	493	463	455	468	468	478	470	450	447	449	453	458	462	
Gordon Price	446	2	430	417	405	390	379	359	355	338	328	322	314	315	317	320	323	326	
Holbrook	314	0	219	232	245	244	250	254	260	267	262	262	263	266	268	271	273	274	
James Macdonald	351	0	257	250	242	228	219	219	217	211	206	206	207	210	212	214	216	217	
Mountview	262	0	211	200	194	184	179	172	168	167	167	167	168	170	172	174	175	176	
R.A. Riddell	527	6	748	752	752	763	736	705	671	659	652	637	608	605	608	615	621	626	
Westview	308	0	270	276	263	227	220	239	227	214	213	205	200	185	179	176	178	180	
Westwood	337	0	223	213	218	210	198	193	177	178	178	179	181	183	185	186	188	188	
TOTAL:	3,372.0	13	3,033	3,008	2,996	2,906	2,802	2,743	2,688	2,645	2,617	2,577	2,521	2,512	2,522	2,543	2,566	2,585	
AVAILABLE PUPIL PLACES:																		787	
equirements of New Development (cumulative)																			
									15 Vaar Di	niaction o	f Average	Daily Enro	Imente						
										ה ווסווי ה	A VCI G SV		21112						

	Year 15	2027/	2028	680	
	Year 14	2026/	2027	642	
	Year 13	2025/	2026	597	
	Year 12	2024/	2025	555	
	Year 11	2023/	2024	506	
ments	Year 10	2022/	2023	454	
Daily Enrol	Year 9	2021/	2022	439	
Average I	Year 8	2020/	2021	410	
ojection of	fear 7	2019/	2020	383	
5 Year Pro	fear 6 `	2018/	2019	320	
-	(ear 5	2017/	2018	256	
	(ear 4)	2016/	2017	194	
	fear3 Υ	2015/	2016	145	
	(ear 2)	2014/	2015	105	
	(ear1)	2013/	2014	55	
	×	~			

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

2 Available Pupil Places in Existing Facilities 787 3 Net Growth-Related Pupil Place Requirements (1-2) 0	-	Requirements of New Development (Pupil Places)	680
3 Net Growth-Related Pupil Place Requirements (1-2) 0	7	Available Pupil Places in Existing Facilities	787
	3	Net Growth-Related Pupil Place Requirements (1-2)	0



Panel:

East Waterdown Elementary Panel E02A

REQUIREMENTS OF EXISTING COMMUNITY

Review Area:

									15 Year Pr	ojection ol	Average	Jaily Enro	ments					
	Current	Number	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	'ear 15
Existing Schools and Projects	OTG	of Temp	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Mary Hopkins	397	8	328	319	311	318	318	330	340	332	343	347	351	355	359	362	365	367
																	_	
TOTAL:	397.0	8	328	319	311	318	318	330	340	332	343	347	351	355	359	362	365	367
AVAILABLE PUPIL PLACES:																		30
equirements of New Development (Cumulative)																		

2

_	_	-		
	Year 15	2027/	2028	905
	Year 14	2026/	2027	766
	Year 13	2025/	2026	689
	Year 12	2024/	2025	610
	Year 11	2023/	2024	493
olments	Year 10	2022/	2023	380
Daily Enro	Year 9	2021/	2022	311
of Average	Year 8	2020/	2021	249
rojection o	Year 7	2019/	2020	185
15 Year P	Year 6	2018/	2019	146
	Year 5	2017/	2018	105
	Year 4	2016/	2017	55
	Year 3	2015/	2016	40
	Year 2	2014/	2015	25
	Year 1	2013/	2014	13

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

-	Requirements of New Development (Pupil Places)	905
2	Available Pupil Places in Existing Facilities	30
3	Net Growth-Related Pupil Place Requirements (1-2)	875





Panel:

Elementary Panel

REQUIREMENTS OF EXISTING COMMUNITY Review Area:

West Waterdown E02B

									15 Year Pr	ojection of	Average	Jaily Enro	ments					
	Current	Number	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	fear 14	'ear 15
Existing Schools and Projects	OTG	of Temp	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Allan A. Greenleaf	510	4	508	509	495	490	490	490	502	523	541	540	539	540	549	555	560	564
Guy B. Brown	668	0	539	570	569	573	576	561	549	548	512	487	490	492	499	505	509	513
TOTAL:	1,178.0	4	1,047	1,079	1,064	1,063	1,066	1,051	1,050	1,071	1,053	1,027	1,029	1,032	1,048	1,059	1,069	1,078
AVAILABLE PUPIL PLACES:																		100
EQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)																		
			L															ſ

	ar 15	127/	028	602	
	14 Ye.	V 2(Ň	572	
	Year .	2026	2027		
	Year 13	2025/	2026	536	
	ear 12	2024/	2025	467	
	ar11 Y	023/	024	403	
nts	r 10 Ye.	21 21	23	343	
inrolmei	Yea	202	203	2	
e Daily E	Year 9	2021/	2022	31	
of Average	Year 8	2020/	2021	280	
rojection e	Year 7	2019/	2020	246	
15 Year P	Year 6	2018/	2019	217	
	Year 5	2017/	2018	168	
	Year 4	2016/	2017	147	
	fear 3	2015/	2016	113	
	ear 2	2014/	2015	71	
	r1 Y	3/	4	35	
	Үеаг	2010	201		

-	1 Requirements of New Development (Pupil Places)	209
	2 Available Pupil Places in Existing Facilities	100
۳ ا	3 Net Growth-Related Pupil Place Requirements (1-2)	502



Panel:

Elementary Panel

East Flamborough

E02C

Review Area: Requirements of Existing Community

516 127 Year 15 339 177 2027/ 2028 511 Year 14 337 175 2026/ 2027 506 Year 13 334 173 2025/ 2026 Year 12 501 330 2024/ 2025 489 323 165 Year 11 2023/ 2024 503 Year 10 329 174 15 Year Projection of Average Daily Enrolments 2022/ 2023 513 330 184 Year 9 2021/ 2022 534 Year 8 341 193 2020/ 2021 536 Year 7 345 191 2019/ 2020 512 341 170 Year 6 2018/ 2019 546 343 203 Year 5 2017/ 2018 570 Year 4 348 221 2016/ 2017 580 340 240 Year 3 2015/ 2016 Year 2 341 255 596 2014/ 2015 642 Year 1 2013/ 2014 366 276 662 368 294 Current 2012/ 2013 16 of Temp Facilities Number 403 240 643.0 Current OTG Capacity Existing Schools and Projects AVAILABLE PUPIL PLACES: Flamborough Centre Balaclava TOTAL:

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

Year 15 2027/ 2028 154 Year 14 2026/ 2027 135 116 Year 13 2025/ 2026 94 Year 12 2024/ 2025 Year 11 2023/ 2024 4 46
15 Year
Projection of Average Daily Enrolments

Year
Year 88 25 16 16 ÷ Year 5 2017/ 2018 9 Year 4 2016/ 2017 9 Year 3 2015/ 2016 • Year 2 2014/ 2015 • Year 1 2013/ 2014

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

-	Requirements of New Development (Pupil Places)	154
2	Available Pupil Places in Existing Facilities	127
3	Net Growth-Related Pupil Place Requirements (1-2)	27



Panel:

Elementary Panel

Review Area:

E02D Dundas-West Flamborough

COMMUNITY	
EXISTING	
Ь	
REQUIREMENTS	

								-	5 Year Proj	ection of Ave	rage Daily E	nrolments					
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	'ear 6 Ye	ar 7 Year	8 Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2012/	2013/	2014/	2015/	2016/	2017/	2018/ 21	19/ 2020	/ 2021/	2022/	2023/	2024/	2025/	2026/	2027/
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019 2	202 202	1 2022	2023	2024	2025	2026	2027	2028
Beverly Central	230	0	166	161	148	132	124	122	112	115	16 11	3 117	119	120	121	122	122
Dr. John Seaton	360	0	243	236	228	217	188	179	154	149	40 14:	2 147	148	147	149	151	152
Dundana	392	1	348	343	320	305	292	253	236	237	39 23	3 241	244	247	249	251	252
Dundas Central	532	1	487	468	464	463	438	409	377	384	83 38	390	393	392	396	400	403
Greensville	234	1	197	189	172	168	158	156	151	148	49 14	9 151	152	154	155	156	157
Milgrove	233	1	183	173	172	164	167	165	170	165	67 16	7 169	171	173	174	175	176
Sir William Osler	662	1	597	584	573	557	533	504	480	456 4	40 44	7 438	442	440	445	449	453
Spencer Valley	248	0	177	183	186	172	166	151	144	145	40 14	133	133	131	132	134	136
Yorkview	219	4	162	161	155	148	146	144	142	141	42 14:	2 144	145	147	148	149	150
TOTAL:	3,110.0	9.0	2,560.0	2,497.8	2,416.8	2,327.0	2,212.8	2,083.4	1,964.1 1	939.8 1,9	6.8 1,932.	4 1,930.0	0 1,948.4	1,950.3	1,969.6	1,986.5	2,000.5
AVAILABLE PUPIL PLACES:																	1,109
REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)																	

	Year 15	2027/	2028	346
	Year 14	2026/	2027	292
	Year 13	2025/	2026	235
	Year 12	2024/	2025	179
	Year 11	2023/	2024	124
olments	Year 10	2022/	2023	68
Daily Enro	Year 9	2021/	2022	53
of Average	Year 8	2020/	2021	32
rojection o	Year 7	2019/	2020	27
15 Year P	Year 6	2018/	2019	25
	Year 5	2017/	2018	23
	Year 4	2016/	2017	22
	Year 3	2015/	2016	8
	Year 2	2014/	2015	4
	Year 1	2013/	2014	2
	15 Year Projection of Average Daily Enrolments	15 Year Projection of Average Daily Enrolments Year 1 Year 2 Year 3 Year 5 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 15 Year 15	15 Year Projection of Average Daily Enrolments Year 1 Year 2 Year 3 Year 4 Year 7 Year 6 Year 7 Year 10 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15 2014/2015/2016/2017/2018/2019/2019/2019/2023/2024/2024/2024/2025/2025/2025/2025/2025	15 Year Projection of Average Daily Enrolments 15 Year 7 Year 7 Year 7 Year 7 Year 10 Year 11 Year 13 Year 14 Year 15 2014 2014 2014 2014 2014 2014 2014 2014 2017 2019 2020 2023 2024 2026 2027 2026 2027 2026 2027 2026 2027 2026 2027 2028 202

2 Available Pupil Places in Existing Facilities 1105 3 Net Growth-Related Pupil Place Requirements (12) 0	1 Requirements of New Development (Pupil Places)	
3 Net Growth-Related Pupil Place Requirements (1-2)	2 Available Pupil Places in Existing Facilities	-
	3 Net Grow th-Related Pupil Place Requirements (1-2)	





Panel:

Elementary Panel

Review Area:

E03A East Glanbrook

15 Year Projection of Average Daily Enrolr

COMMUNITY	
EXISTING	
Ъ	
REQUIREMENTS	

	Current	Number	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	
Existing Schools and Projects	OTG	of Temp	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
Bellmoore	668	0	265	603	617	613	616	618	619	618	624	616	601	613	618	626	633	638	
Michaelle Jean	282	0	64	81	93	66	106	113	112	116	114	115	114	115	115	115	115	115	
																	-		
TOTAL:	950.0	0	661	684	710	712	722	731	731	734	738	731	715	728	733	740	747	753	
AVAILABLE PUPIL PLACES:																		197	
requirements of New Development (cumulative)																			
												:							
									AF Mean	a o i o o i o a	and a state of a state	Doile Ener	and a second						

					15 Year P	rojection c	f Average	Daily Enro	olments					
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	(ear 15
2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
19	39	51	7	283	405	514	608	668	728	864	992	1122	1246	1362

1 Requirements of New Development (Pupil Places)	upil Places)	1362
2 Available Pupil Places in Existing Facilities	lities	197
3 Net Growth-Related Pupil Place Requirements (1-2)	rements (1-2)	1165





Education Development Charges Submission 2013 Form F - Growth Related Pupil Place Requirements Hamilton-Wentworth District School Board

Panel:

Upper Stoney Creek Elementary Panel E03B

REQUIREMENTS OF EXISTING COMMUNITY

Review Area:

1,818 Year 15 2027/ 2028 1,805 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 454 517 386 262 186 2026/ 2027 1,790 450 512 382 260 185 2025/ 2026 1,772 446 507 378 258 183 2024/ 2025 1,756 503 375 256 442 181 2023/ 2024 1,740 438 498 371 253 179 2022/ nents 2023 15 Year Projection of Average Daily Enrolments 15 Year Projection of Average Daily Enrol 1,747 444 507 372 246 177 2021/ 2022 Year 8 1.773 442 524 389 240 179 2020/ 2021 1,747 Year 7 531 390 230 424 173 2019/ 2020 1,771 420 556 394 226 174 Year 6 2018/ 2019 1,769 572 385 225 177 Year 5 410 2017/ 2018 1,802 Year 4 410 583 396 227 185 2016/ 2017 1,820 403 597 397 232 190 Year 3 2015/ 2016 1,869 629 404 246 Year 2 196 396 2014/ 2015 1,893 643 410 259 193 Year 1 388 2013/ 2014 1,935 381 662 411 282 199 Current 2012/ 2013 of Temp 19 Current Number 10 Facilities 1,976.0 360 593 386 326 311 Capacity OTG REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE) Existing Schools and Projects AVAILABLE PUPIL PLACES: Mount Albion Tapleytown Billy Green Janet Lee Gatestone TOTAL:

521 389 264 188

458

Year1 Year2 Year4 Year5 Year5 Year14 Year14 Year13 Year14 Year13 Year14 Year13 Year14 Year14 Year13 Year14	
2013/ 2014/ 2015/ 2016/ 2017/ 2018/ 2019/ 2020/ 2021/ 2022/ 2023/ 2024/ 2025/ 2026/ 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 52 104 206 348 343 495 614 738 833 911 989 1064 1140 1224	Year 1
2014 2015 2017 2018 2019 2020 2021 2023 2024 2025 2026 2027 52 104 206 348 343 495 614 738 833 911 989 1064 1140 1224	2013/
52 104 206 348 343 495 614 738 833 911 989 1064 1140 1224	2014
	52

158

-	1 Requirements of New Development (Pupil Places)	1301
2	2 Available Pupil Places in Existing Facilities	158
3	3 Net Growth-Related Pupil Place Requirements (1-2)	1143
° °	2 Available Pupil Places in Existing Facilities 3 Net Growth-Related Pupil Place Requirements (1-2)	



Education Development Charges Submission 2013 Form F - Growth Related Pupil Place Requirements Hamilton-Wentworth District School Board

Panel:

Elementary Panel

West Hamilton City-Westdale

E04A

Year 15

Year 14

2027/

2026/ 536 ³⁴⁰

REQUIREMENTS OF EXISTING COMMUNITY

Review Area:

208 536 340

207

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

AVAILABLE PUPIL PLACES:

						o rear Fro	Jection of	Average u	aliy Enroli	nents						
	Year 1	Year 2	Year 3	Year 4	Year 5	fear 6	(ear 7	'ear8 ∖	ear9 Y	ear 10 Y	ear 11	fear 12	Year 13	Year 14	Year 15	
	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
	10	11	43	54	62	76	87	123	142	157	198	222	300	339	372	
י מיוו אדומי מר ממשעונים חדו אדום וומוים מדדע דער מכיד מרוערידים.																

4,318

4,303

1,940

S

1 Requi	irements of New Development (Pupil Places)	372
2 Availa	able Pupil Places in Existing Facilities	1940
3 Net G	srowth-Related Pupil Place Requirements (1-2)	0



Education Development Charges Submission 2013 Form F - Growth Related Pupil Place Requirements Hamilton-Wentworth District School Board

Panel:

Review Area:

Elementary Panel

REQUIREMENTS OF EXISTING COMMUNITY

Central Hamilton City E04B

								Ţ	15 Year Pr	ojection of	Average I	Daily Enrol	nents					
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9 Y	ear 10 Y	ear 11 Ye	ar 12 Yea	ar13 Yea	ar 14 Ye	ar 15
Existing Schools and Projects	OTG	of Temp	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/ 21	024/ 20	025/ 20	26/ 21	1720
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 2	025 21	026 21	27 2	028
A.M. Cunningham	418	1	452	423	385	364	336	304	285	300	304	308	312	315	318	321	323	325
Adelaide Hoodless	596	0	399	374	356	338	333	313	308	300	297	300	300	303	307	310	312	314
Memorial (City)	666	0	514	477	438	419	418	415	413	418	416	419	414	416	418	420	421	421
Prince of Wales	764	0	662	655	659	661	667	661	655	654	648	634	618	625	632	639	644	649
Queen Mary	689	0	615	623	617	612	632	636	651	653	657	651	637	643	649	655	659	663
																	_	
																	_	
																	_	
																	_	
																	_	
																	_	
																_	_	
TOTAL:	3,133.0	1	2,642	2,552	2,454	2,394	2,386	2,329	2,312	2,324	2,322	2,312	2,282	2,303	2,325	2,344	2,359	2,372
AVAILABLE PUPIL PLACES:																		761
REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)																		

	ear 15	027/	2028	402
	∋ar14 Ye	2026/ 2	2027	368
	ear13 Ye	2025/ 2	2026	285
	'ear12 Y	2024/	2025	242
	Year 11 Y	2023/	2024	190
Iments	Year 10 `	2022/	2023	166
Daily Enro	Year 9	2021/	2022	146
of Average	Year 8	2020/	2021	132
rojection o	Year 7	2019/	2020	115
15 Year P	Year 6	2018/	2019	80
	Year 5	2017/	2018	54
	Year 4	2016/	2017	27
	Year 3	2015/	2016	22
	Year 2	2014/	2015	11
	Year 1	2013/	2014	1

1 Requirements of New Development (Pupil Places)	402
2 Available Pupil Places in Existing Facilities	761
3 Net Growth-Related Pupil Place Requirements (1-2)	0



Panel:

Central Mountain Elementary Panel E05A

REQUIREMENTS OF EXISTING COMMUNITY

Review Area:

									15 Year Pr	ojection o	r Average	Daily Enro	ments					
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	fear 11	Year 12	Year 13	(ear 14	'ear 15
Existing Schools and Projects	OTG	of Temp	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Cardinal Heights	308	0	307	289	265	195	188	196	224	251	239	228	216	221	222	225	228	231
Eastmount Park	360	0	219	215	215	206	198	198	198	188	187	190	192	194	196	198	200	201
Franklin Road	475	0	351	337	324	307	301	297	293	293	290	296	296	299	302	305	307	309
George L. Armstrong	633	0	338	313	291	275	280	263	240	230	222	198	199	202	203	205	207	209
Linden Park	325	0	157	150	143	137	136	136	129	127	129	130	131	133	134	135	136	136
Norwood Park	455	8	483	464	430	403	378	361	344	332	325	325	325	325	325	325	325	325
Pauline Johnson	326	0	254	264	274	291	304	296	299	296	301	304	308	311	315	317	320	321
Queens dale	291	0	190	180	181	171	175	172	172	168	166	168	170	172	174	175	176	177
Ridgemount	256	4	260	248	237	224	216	215	214	214	216	218	221	223	226	228	229	230
TOTAL:	3,429.0	12	2,559	2,461	2,360	2,209	2,176	2,134	2,112	2,099	2,074	2,058	2,058	2,080	2,096	2,113	2,128	2,140
AVAILABLE PUPIL PLACES:																		1289
FOLIIBEMENTS OF NEW DEVELOPMENT (CUMULATIVE)																		

2

	-			4
	'ear 15	2027/	2028	39
	Year 14 Y	2026/	2027	349
	Year 13 1	2025/	2026	304
	Year 12	2024/	2025	256
	Year 11	2023/	2024	200
olments	Year 10	2022/	2023	180
Daily Enro	Year 9	2021/	2022	151
of Average	Year 8	2020/	2021	115
Projection	Year 7	2019/	2020	81
15 Year	Year 6	2018/	2019	70
	Year 5	2017/	2018	50
	Year 4	2016/	2017	26
	Year 3	2015/	2016	29
	Year 2	2014/	2015	16
	Year 1	2013/	2014	11

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

-	Requirements of New Development (Pupil Places)	394
2 A	Available Pupil Places in Existing Facilities	1285
3	Net Growth-Related Pupil Place Requirements (1-2)	3


Panel:

East Mountain Elementary Elementary Panel E05B

REQUIREMENTS OF EXISTING COMMUNITY

Review Area:

											-0	funne						
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	fear 10	Year 11	Year 12	fear 13	ear 14	ear 15
Existing Schools and Projects	OTG	of Temp	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Cecil B. Stirling	305	0	365	346	361	351	330	307	292	284	281	282	271	275	273	276	279	282
Helen Detwiler	501	8	573	558	541	524	504	489	485	466	453	448	444	450	450	455	459	463
Highview	508	0	431	423	426	430	420	420	406	403	394	385	379	384	384	388	392	395
Huntington Park	463	8	429	411	408	405	388	391	400	405	394	385	384	389	389	393	397	400
Lawfield	651	9	725	735	774	783	779	749	725	693	660	654	663	673	670	678	686	692
Lincoln M. Alexander	338	0	211	205	204	210	213	220	216	219	217	220	219	222	224	226	228	229
Lisgar	386	0	289	282	270	275	262	261	262	259	250	245	243	246	246	248	251	253
Ray Lewis	617	2	668	653	644	609	584	562	558	539	511	509	503	502	502	508	512	517
Richard Beasley	268	0	187	180	183	177	172	166	159	156	159	158	160	162	164	165	166	167
Templemead	513	9	615	589	568	547	514	515	494	489	465	460	461	467	467	472	476	480
TOTAL:	4,550.0	30	4,493	4,381	4,378	4,311	4,168	4,079	3,998	3,913	3,784	3,747	3,727	3,769	3,768	3,809	3,846	3,878
AVAILABLE PUPIL PLACES:																		672
Equirements of New Development (Cumulative)																		

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	_	_	_	
	Year 15	2027/	2028	352
	Year 14	2026/	2027	352
	Year 13	2025/	2026	346
	Year 12	2024/	2025	338
	Year 11	2023/	2024	329
Iments	Year 10	2022/	2023	309
Daily Enro	Year 9	2021/	2022	287
f Average	Year 8	2020/	2021	239
ojection ot	Year 7	2019/	2020	193
15 Year Pro	Year 6	2018/	2019	144
	Year 5	2017/	2018	111
	Year 4	2016/	2017	62
	Year 3	2015/	2016	25
	Year 2	2014/	2015	19
	Year 1	2013/	2014	6

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

-	Requirements of New Development (Pupil Places)	352
	2 Available Pupil Places in Existing Facilities	672
	8 Net Growth-Related Pupil Place Requirements (1-2)	0



Panel:

East Hamilton Mountain Elementary Panel E06A 15 Year Projection of Average Daily Enrolments

REQUIREMENTS OF EXISTING COMMUNITY

Review Area:

	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	fear 10	Year 11	Year 12	Year 13	Year 14	fear 15
Existing Schools and Projects	OTG	of Temp	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Hillcrest	708	0	483	473	460	429	440	427	408	338	312	293	307	308	307	308	309	310
Parkdale	303	0	175	181	183	184	186	178	177	176	177	176	177	178	178	178	178	177
Rosedale	248	0	149	147	143	130	117	117	118	118	118	118	119	119	119	119	119	119
Roxborough Park	383	0	220	205	195	189	182	174	171	169	170	170	170	171	171	171	171	171
Viscount Montgomery	475	0	345	327	327	312	324	304	322	317	326	325	317	318	317	318	319	319
W.H. Ballard	843	0	577	547	522	495	477	471	460	446	449	442	443	444	443	444	444	444
Woodward	213	0	131	131	128	128	126	125	125	123	124	124	124	125	125	125	125	125
TOTAL:	3,173.0	0	2,080	2,011	1,959	1,867	1,853	1,796	1,781	1,687	1,676	1,648	1,657	1,663	1,662	1,665	1,666	1,664
AVAILABLE PUPIL PLACES:																		1509
equirements of New Development (cumulative)																		

R

					_	DIEBLIC	ALLOH OL AV	erage ually						
	Year 1	Year 2	Year 3	Year 4	Year 5 Y	ear6 Y	ear 7 Ye	ar 8 Year	9 Year 1	Year 11	Year 12	Year 13	Year 14	Year 15
	2013/	2014/	2015/	2016/	2017/	2018/ 2	019/ 20	20/ 2021	1 2022/	2023/	2024/	2025/	2026/	2027/
	2014	2015	2016	2017	2018	2019	020 20	21 202	2023	2024	2025	2026	2027	2028
	0	0	0	0	0	0	9	6	5	14	18	19	52	55
AI CUI ATION OF GROWTH-REI ATED PUPIL PLACE REQUIREMENTS														

2 N

1 Requirements of New Deve	evelopment (Pupil Places)	25
2 Available Pupil Places in E	in Existing Facilities	1509
3 Net Growth-Related Pupil F	pil Place Requirements (1-2)	0

Hamilton-Wentworth District School Board - 2013 Education Development Charges Background Study - Prepared by: quadrant advisory group limited



Panel:

Elementary Panel E06B East Hamilton-Lower Stoney Creek

REQUIREMENTS OF EXISTING COMMUNITY

Review Area:

									15 Year Pr	ojection o	f Average	Daily Enro	ments					
	Current	Number	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
Existing Schools and Projects	OTG	of Temp	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Collegiate Avenue	345	0	265	258	237	233	225	223	227	232	236	242	238	240	243	246	248	250
Eastdale	259	0	206	195	185	176	167	157	150	150	147	140	141	142	144	146	147	148
Elizabeth Bagshaw	629	0	337	334	315	302	301	297	290	287	286	285	286	288	293	296	298	300
Glen Brae	271	0	273	262	268	268	279	288	267	247	223	219	213	211	218	221	224	227
Glen Echo	340	4	293	284	264	247	221	199	197	201	202	207	209	212	214	216	217	219
Green Acres	387	0	335	321	314	299	291	283	275	272	258	258	255	256	260	262	264	266
Lake Avenue	576	9	576	568	548	543	532	525	515	506	506	492	492	496	504	509	513	517
Memorial (Stoney Creek)	334	0	325	314	313	296	287	287	280	275	267	262	261	263	267	270	273	274
Mountain View	299	8	323	314	303	307	304	301	297	298	303	296	293	296	300	303	306	308
R.L. Hyslop	291	0	197	189	180	169	165	163	158	157	158	161	161	163	165	167	168	170
Sir Isaac Brock	268	0	223	225	227	226	230	231	236	230	232	237	240	242	245	247	248	250
Sir Wilfrid Laurier	786	0	499	470	446	429	423	413	418	419	425	432	434	438	444	448	452	455
TOTAL:	4,815.0	18	3,852	3,735	3,599	3,494	3,425	3,369	3,311	3,275	3,243	3,230	3,224	3,246	3,299	3,331	3,360	3,383
AVAILABLE PUPIL PLACES:																		1432

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

Year 1 Year 2 Year 4 Year 6 Year 7 Year 8 Year 10 Year 11 Year 13 Year 14 Year 15 Year 1 Year 3 Year 4 Year 6 Year 7 Year 8 Year 10 Year 13 Year 14 Year 15 Zori 3 Zor 4 Zor 5 Zor 5 Zor 7 <td< th=""><th>295</th></td<>	295
Year 1 Year 2 Year 3 Year 4 Year 7 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 1 Year 3 Year 4 Year 5 Year 7 Year 8 Year 10 Year 11 Year 13 Year 14 Zoli 3 Zoli 4 Zoli 5 Zoli 7 Zoli 8 Zoli 9 Zol 7 Zol 8 Zol 7 Zol 7 Zol 8 Zol 8 Zol 7 Zol 7 Zol 8 Zol 7 Zol 7 Zol 8 Zol 7 Zol 7 Zol 8 Zol 7 Zol 8 Zol 7 Zol 8 Zol 8 Zol 9 Zol 7 Zol 8 Zol 7 Zol 8 Zol 8 Zol 7 Zol 8 Zol 8 Zol 7 Zol 8 Zol 8 Zol 9 Zol 8 Zol 8 Zol 9 Zol 8 Zol 8 Zol 8 Zol 9 Zol 8	
Year 1 Year 2 Year 3 Year 4 Year 6 Year 7 Year 9 Year 10 Year 11 Year 12 Year 13 Year	277
15 Year Projection of Average Daily Enrolments Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 14 Year 14 Year 14 Year 14 Year 12 Year 14 Year 14 Year 14 Year 12 Year 14 <t< td=""><td>273</td></t<>	273
Year 1 Year 2 Year 3 Year 4 Year 5 Year 7 Year 9 Year 10 Year 11 Year	258
15 Year Projection of Average Daily Enrolments Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 9 Year 9 Year 10 Year 9 Year 10 Year 9 Year 10 Year 9 Year 10 Ye	239
Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 9 Year 9<	226
Year 1 Year 2 Year 3 Year 4 Year 5 Year 7 Year 8 Your 2014 2015 2015 2015 2010 2020 2014 2015 2016 2017 2018 2019 2020 2014 2015 2017 2018 2020 2021	214
15 Year Projection of Year 1 15 Year Projection of Year 2 Year 1 Year 2 Year 3 Year 4 Year 5 Year 7 Year 1 Year 2 Year 3 Year 4 Year 5 Year 7 Year 2 Year 3 Year 4 Year 5 Year 7 Year 7 Year 1 Year 3 Year 4 Year 5 Year 7 Year 7 Year 3 Year 3 Year 4 Year 5 Year 7 Year 7 Year 3 Year 3 Year 4 Year 7 Year 7 Year 7 Year 3 Year 3 Year 4 Year 7 Year 7 Year 7 Year 3 Year 3 Year 4 Year 7 Year 7 Year 7 Year 3 Year 3 Year 3 Year 7 Year 7 Year 7 Year 3 Year 3 Year 3 Year 3 Year 7 Year 7 Year 3 Year 3 Year 3 Year 3 Year 3 Year 3	201
15 Year Pr Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 2013/ 2014/ 2015/ 2015/ 2017/ 2018/ 2014/ 2015/ 2016/ 2017/ 2018/ 2019/	182
Year1 Year2 Year3 Year4 Year5 2013/ 2014/ 2015/ 2015/ 2017/ 2014 2015 2016 2017 2018	158
Year1 Year2 Year3 Year4 2013/ 2014/ 2015/ 2016/ 2014 2015 2016 2017	103
Year1 Year2 Year3 2013/ 2014/ 2015/ 2014 2015 2016	8
Year 1 Year 2 2013/ 2014/ 2014 2015	38
Year 1 2013/ 2014	4
	9

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

-	Requirements of New Development (Pupil Places)	295
2	Available Pupil Places in Existing Facilities	1432
3	Net Growth-Related Pupil Place Requirements (1-2)	0



Hamilton-Wentworth District School Board – 2013 Education Development Charges Background Study - Prepared by: quadrant advisory group limited

Panel:

Elementary Panel

Winona

E06C

Review Area: REQUIREMENTS OF EXISTING COMMUNITY

									15 Year P	rojection c	f Average	Daily Enro	ments					
	Current	Number	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
Existing Schools and Projects	OTG	of Temp	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Winona	812	0	749	772	798	811	834	845	844	835	845	808	780	794	798	806	814	820
TOTAL:	812.0	0	749	772	798	811	834	845	844	835	845	808	780	794	798	806	814	820
AVAILABLE PUPIL PLACES:																		0
requirements of New Development (cumulative)																		

				-	10010		Spink							
Year 1	Year 2 `	Year 3	fear 4	(ear 5	fear 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	fear 14	fear 15
2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
30	55	65	69	78	116	148	159	162	165	205	250	294	336	376

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

N	Available Pupil Places in Existing Facilities	0
3	Net Growth-Related Pupil Place Requirements (1-2)	376



Panel:

Secondary Panel

Review Area:

S01 Ancaster-West Hamilton Mountain

15 Year Projection of Average Daily Enrolments

REQUIREMENTS OF EXISTING COMMUNITY

	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	ear 7	'ear8 Y	ear9 Y	ear 10 Ye	ar 11 Ye	ar 12 Ye	ar 13 Ye	ear 14 Y	ear 15
Existing Schools and Projects	OTG	of Temp	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/ 2	023/ 20	024/ 2	025/	2026/	2027/
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 2	025 2	026	2027	2028
Ancaster	1,356.0	0	1,046	1,107	1,125	1,200	1,166	1,173	1,193	1,195	1,185	1,190	1,163	1,137	1,098	1,061	1,038	1,020
Mountain		0	160	161	173	159	166	166	163	165	165	164	165	165	165	165	165	165
Sir Allan MacNab	1,413.0	0	852	862	886	936	929	916	920	883	852	879	848	828	799	734	712	703
Westmount	1,122.0	8	1,455	1,445	1,467	1,457	1,424	1,402	1,384	1,371	1,366	1,358	1,311	1,253	1,199	1,143	1,130	1,110
										_							_	
																_		
							+					+			+		+	
TOTAL:	3,891.0	8	3,513	3,574	3,651	3,752	3,685	3,656	3,659	3,613	3,567	3,591	3,487	3,382	3,260	3,102	3,044	2,998
AVAILABLE PUPIL PLACES:															-			893

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	ear 15	2027/	2028	1,275
	Year14 Y	2026/	2027	1,149
	Year 13	2025/	2026	1,042
	Year 12	2024/	2025	944
	Year 11	2023/	2024	848
ments	Year 10	2022/	2023	729
Daily Enro	Year 9	2021/	2022	671
of Average	Year 8	2020/	2021	603
rojection c	Year 7	2019/	2020	529
15 Year Pi	Year 6	2018/	2019	452
	Year 5	2017/	2018	363
	Year 4	2016/	2017	277
	Year 3	2015/	2016	195
	Year 2	2014/	2015	123
	Year 1	2013/	2014	53

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	1,275
2 Available Pupil Places in Existing Facilities	893
3 Net Growth-Related Pupil Place Requirements (1-2)	382

NOTES Mountain -- by Board resolution - close no later than June 2015



Panel:

Secondary Panel

Dundas-Flamborough

S02

Review Area:

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OF EXIS	
EMENTS	
REQUIR	

15 Year Projection of Average Daily Enrolments

	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	ear 6	'ear7 Y	ear8 Y	'ear9 Y	ear 10 Ye	ar 11 Yea	ar 12 Yea	ar 13 Ye	ar 14 Ye	ar 15
Existing Schools and Projects	OTG	of Temp	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/ 2	023/ 20	24/ 20	20/ 20	026/ 2	027/
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 2	2024 20	025 20	126 2	027	028
Highland	936.0	0	764	773	774	756	763	269	738	705	638	574	568	542	577	598	591	613
Parkside		2	438	424	368	380	398	379	370	366	346	323	306	280	262	253	278	299
Waterdown District	1,701.0	0	1,111	1,113	1,129	1,075	1,017	947	825	824	818	791	877	875	833	808	771	802
																_	_	
																	_	
																	_	
																	_	
																	_	
													_				_	
																	_	
																	-	
																	_	
TOTAL:	2,637.0	2	2,313	2,310	2,271	2,211	2,179	2,095	1,933	1,896	1,801	1,688	1,750	1,697	1,672	1,660	1,640	1,714
AVAILABLE PUPIL PLACES:															İ			923

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	ar 15	027/	028	1,050
	14 Ye	3/ 2	7 2	945
	Year	2026	202	5
	Year 13	2025/	2026	838
	Year 12	2024/	2025	732
	Year 11	2023/	2024	593
ments	Year 10	2022/	2023	459
Daily Enrol	Year 9	2021/	2022	392
Average I	Year 8	2020/	2021	313
ojection of	Year 7	2019/	2020	244
15 Year Pr	Year 6	2018/	2019	199
	Year 5	2017/	2018	143
	Year 4	2016/	2017	95
	Year 3	2015/	2016	60
	Year 2	2014/	2015	32
	Year 1	2013/	2014	16

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

2 Available Pupil Places in Existing Facilities 923 3 Net Growth-Related Pupil Place Requirements (1-2) 126	-	1 Requirements of New Development (Pupil Places)	1,050
3 Net Growth-Related Pupil Place Requirements (1-2) 126	2	2 Available Pupil Places in Existing Facilities	923
	ຕ	3 Net Growth-Related Pupil Place Requirements (1-2)	126

NOTES Parkside -- by Board resolution - close no later than June 2015





Panel:

Secondary Panel

Review Area:

S03 East Glanbrook-Upper Stoney Creek

15 Year Projection of Average Daily Enrolments

REQUIREMENTS OF EXISTING COMMUNITY

	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	fear 6	fear 7	fear 8	fear 9 Y	ear 10 Y	ear 11 Y	ear 12 Y	ear 13 Y	ear 14 Y	ar 15
Existing Schools and Projects	016	of Temp	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	027/
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019	2020	1202	2022	2023	2024	50Z2	2026	2027	8203
Saltfleet	954.0	12	1,191	1,226	1,235	1,274	1,262	1,211	1,169	1,146	1,147	1,192	1,116	1,156	1,087	1,026	1,059	1,100
																	_	
																	_	
																_		
TOTAL:	954.0	12	1,191	1,226	1,235	1,274	1,262	1,211	1,169	1,146	1,147	1,192	1,116	1,156	1,087	1,026	1,059	1,100
AVAILABLE PUPIL PLACES:												r.			r.			

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	Year 15	2027/	2028	1,374
	Year 14	2026/	2027	1,242
	Year 13	2025/	2026	1,107
	Year 12	2024/	2025	971
	Year 11	2023/	2024	841
ments	Year 10	2022/	2023	711
aily Enroli	Year 9	2021/	2022	651
Average D	Year 8	2020/	2021	591
ojection of	Year 7	2019/	2020	499
5 Year Pro	Year 6	2018/	2019	388
-	Year 5	2017/	2018	266
	Year 4	2016/	2017	183
	Year 3	2015/	2016	116
	Year 2	2014/	2015	68
	Year 1	2013/	2014	34

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 5	Requirements of New Development (Pupil Places)	1,374
24	Available Pupil Places in Existing Facilities	•
е С	Net Growth-Related Pupil Place Requirements (1-2)	1,374

NOTES



Education Development Charges Submission 2013 Form F - Growth Related Pupil Place Requirements Hamilton-Wentworth District School Board

Panel:

Secondary Panel

Review Area:

Central and West Hamilton City S04

REQUIREMENTS OF EXISTING COMMUNITY

											-	All Prove line						[
		ĺ						Ĭ	rear Pro	ection of /	werage ua	III S ENFOIM	ents				ľ	
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4 1	ear 5	fear 6	Year 7	Year 8	fear 9 Y	ear 10 Y	ear11 Ye	ar 12 Ye	ar 13 Y	ear 14 Y	ear 15
Existing Schools and Projects	OTG	of Temp	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/ 2	024/ 2	025/	2026/	2027/
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Delta		0	721	735	206	680	648	627	603	603	616	625	610	599	586	535	533	538
Parkview		0	231	225	215	197	234	235	237	237	234	229	232	238	222	211	213	207
Sir John A. Macdonald		0	1,156	1,158	1,193	1,175	1,196	1,212	1,192	1,172	1,146	1,154	1,132	1,132	1,062	1,011	972	942
Westdale	1,521.0	0	1,632	1,645	1,544	1,459	1,432	1,429	1,465	1,490	1,502	1,426	1,336	1,266	1,183	1,148	1,163	1,163
New replacement Delta, Parkview, Sir John A Macdonald	1,250.0																	
										_								
TOTAL:	2,771.0	0	3,740	3,763	3,658	3,510	3,510	3,503	3,497	3,503	3,497	3,434	3,311	3,234	3,053	2,905	2,881	2,849
AVAILABLE PUPIL PLACES:																		

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

o te	ellis	ear 10 Year 11 Year 12 Year 13 Year 14 Year 15	2022/ 2023/ 2024/ 2025/ 2026/ 2027/	2023 2024 2025 2026 2027 2028	213 256 273 357 458 491
alore Enrole	שווא בוויטווו	Year 9	2021/	2022	206
Average F	Average L	Year 8	2020/	2021	194
to incline of	rojecnon ol	Year 7	2019/	2020	190
15 Voor D	10 Tear P	Year 6	2018/	2019	162
		Year 5	2017/	2018	141
		Year 4	2016/	2017	112
		Year 3	2015/	2016	86
		Year 2	2014/	2015	32
		Year 1	2013/	2014	19

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

ient (Pupil Places) 491	ng Facilities -	Requirements (1-2) 491	
1 Requirements of New Developme	2 Available Pupil Places in Existing	3 Net Growth-Related Pupil Place I	

NOTES Delta - by Board resolution - close no later than June 2015 Data - by Board resolution - close no later than June 2015 Sir John A. Macdonald - by Board resolution - close no later than June 2015

Hamilton-Wentworth District School Board - 2013 Education Development Charges Background Study - Prepared by: quadrant advisory group limited



Panel:

Secondary Panel

East Mountain

S05

Review Area:

REQUIREMENTS OF EXISTING COMMUNITY

								15	Year Pro	jection of	Average D	aily Enrolm	ients					
	Current	Number	Current	Year 1	Year 2	Year 3	fear4 Y	ear 5	fear 6	Year 7	Year 8	Year 9 \	(ear 10	ear 11 Y	ear 12 Y	ear 13 Ye	ar 14 Ye	ear 15
Existing Schools and Projects	OTG	of Temp	2012/	2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/ 2	026/ 2	027/
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 2	027 2	2028
Barton	•	0	677	628	605	601	591	615	617	620	622	621	600	595	577	554	570	613
Hill Park		-	717	688	731	663	649	657	556	593	585	580	557	529	497	496	505	540
Shewood	1,308.0	0	1,060	1,121	1,013	1,006	1,084	1,052	1,081	1,070	1,057	1,074	1,048	991	947	899	898	897
																	_	
																	_	
																	_	
																_	-	
																	_	
TOTAL:	1,308.0	1	2,454	2,438	2,349	2,271	2,324	2,323	2,254	2,283	2,264	2,275	2,205	2,115	2,021	1,950	1,973	2,051
AVAILABLE PUPIL PLACES:																		

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	r 15	27/	28	385
	Yea	200	20	
	Year 14	2026/	2027	347
	Year 13	2025/	2026	317
	Year 12	2024/	2025	291
	Year 11	2023/	2024	258
nents	fear 10	2022/	2023	238
ily Enroln	fear 9 \	2021/	2022	215
verage Da	ear 8 \	2020/	2021	177
n of A	7 7			36
rojectic	Year	2019	2020	1
15 Year F	Year 6	2018/	2019	106
	Year 5	2017/	2018	80
	Year 4	2016/	2017	45
	Year 3	2015/	2016	27
	Year 2	2014/	2015	16
	ear 1	013/	014	6
	۶	Ñ	2	

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Require	rements of New Development (Pupil Places)	385
2 Availab	the Pupil Places in Existing Facilities	
3 Net Gro	rowth-Related Pupil Place Requirements (1-2)	385

NOTES

Barton – by Board resolution - close no later than June 2015 Hill Park -- by Board resolution - close no later than June 2015



Panel:

Secondary Panel

Review Area:

S06 East Hamilton-Stoney Creek

15 Year Projection of Average Daily Enrolments

REQUIREMENTS OF EXISTING COMMUNITY

Evisting Schools and Projects	OTG	of Temp	2012/	2013/	2014/	2015/	2016/	2017/		019/ 2	120/ 20	ars rea	22/ 202	2027	12 TEAL	10 TEAL	4 Tear 1	0
	Capacity	Facilities	2013	2014	2015	2016	2017	2018	2019	2020	021 21	22	23 202	24 202	5 2026	2027	2028	
Glendale	1,122.0	2	935	910	922	877	859	836	817	825	802	772	741	9 069	670 6	59 6.	002 6t	
Orchard Park	1,293.0	0	1,078	1,065	1,084	1,078	1,068	1,069	1,073	1,073	1,074	1,058 1	,023	991 5	967 9	53	58 986	6
Sir Winston Churchill	1,089.0	2	1,057	1,036	1,020	984	954	916	884	858	825	819	707	706 (661 6	61 6	35 714	لب ا
								_										
																		-
														_				
																_		-
																		-1
																_		-
																		-
															_			
														_				1
TOTAL:	3,504.0	4	3,070	3,011	3,025	2,940	2,881	2,822	2,775	2,756	2,701	2,648	2,471 2	2,387 2,	,298 2,2	2,2	71 2,40	ò
AVAILABLE PUPIL PLACES:																	1,10	.

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

				-	э теаг нго	Je ction of	Average u	aliy Enroli	nents					
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	'ear 15
2013/	2014/	2015/	2016/	2017/	2018/	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
26	49	64	81	95	119	140	153	171	184	251	304	357	406	452

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

2 Available Pupil Places in Existing Facilities 1,104 3 Net Growth-Related Pupil Place Requirements (1-2) -	11	Requirements of New Development (Pupil Places)	452
3 Net Growth-Related Pupil Place Requirements (1-2)	2	Available Pupil Places in Existing Facilities	1,104
	31	Net Growth-Related Pupil Place Requirements (1-2)	•

NOTES

Hamilton-Wentworth District School Board Education Development Charges Submission 2013 Form G - Growth-Related Net Education Land Costs

ELEMENTARY PANEL

	Site Status (Optioned,			Net Growth- Related Pupil	Proposed	Percent of Capacity Attributed to Net Growth	Total Number of Acres Required	Acreage to Be		Total Land	Eligible Land	Eligible Site	Land		
Review Area	Purchased, Reserved, Etc.)	Proposed Ye of Acquisitio	ar nn Facility Type	Place Requirements	School Capacity	Related Pupil Place Requirements	(Footnote Oversized Sites) ¹	Funded in EDC By-law Period	Cost Per Acre	Acquisition Costs	Acqu isition Costs	Preparation Costs	Escalation Costs	Financing Costs	Fotal Education Land Costs
E018	TBD	2017	Ancaster	589	589	100.00%	6.00	6.00	\$ 550,000	\$ 3,300,000	\$ 3,300,000	\$ 334,800	Vi	388, 185	\$ 4,022,985
E01B	TBD	2025	Ancaster	370	589	62.83%	6.00	3.77	\$ 550,000	\$ 3,300,000	\$ 2,073,459	\$ 210,362		243,905	\$ 2,527,725
E02A	Designated	2014	Waterdown South of Hwy 5	589	5.89	100.00%	5.80	5.80	\$ 750,000	\$ 4,350,000	\$ 4,350,000	\$ 323,640	vi	499,129	\$ 5,172,769
E02A	TBD	2026	East Waterdown	286	589	48.48%	6.00	2.91	\$ 750,000	\$ 4,500,000	\$ 2,181,473	Ş		232,974	\$ 2,414,447
E02B	TBD	2024	West Waterdown	502	589	85.19%	6.00	5.11	\$ 750,000	\$ 4,500,000	\$ 3,833,748	\$ 285,231		439,893	\$ 4,558,872
E02C			East Flamborough Accommodate in Existing	27								ŝ			so v
E03A	Designated	2018	Binbrook South of Binbrook Road	589	589	100.00%	5.63	5.63	\$ 550,000	\$ 3,096,500	\$ 3,096,500	\$ 314,154		364, 247	\$ 3,774,901
E03A	TBD	2024	Binbrook	576	589	97.73%	6.00	5.86	\$ 550,000	\$ 3,300,000	\$ 3.225.171	\$ 327,208	~	379,382	\$ 3,931,762
E03B	Designated	2014	Red Hill Summit Estates E. @ Bellagio Ave	596	596	100.00%	6.00	6.00	\$ 550.000	\$ 3.300,000	\$ 3.300.000	\$ 334.800	~	388.185	\$ 4.022.985
E03B	Designated	2018	Nash, 1 st Rd W @ Green Mountain Rd.	547	596	91.80%	6.17	5.66	\$ 550,000	\$ 3,393,500	\$ 3.115.207	\$ 316,052	~	366,447	5 3.797.707
E06C	Designated	2022	Jones Rd @ Barton E – Fruitland- Winona	376	589	63.84%	6.00	3.83	\$ 650,000	000'006'E \$	\$ 2,489,643	\$ 213,726		288,711	\$ 2,992,080
Total:				5,046	5,904		99	51		\$ 36,940,000	\$ 30,965,202	\$ 2,659,973	\$	3,591,058	\$ 37,216,233

SECONDARY PANEL

ble Land Eligible Site Land
tion Acquisition Preparation escalation is Costs Costs Costs
Acquisition Preparatio Costs Costs Costs Costs
iod Cost Per Acre Costs
sites)1 By-law Period
Proposed
Related Pupil
_
Site Status (Optioned,

Hamilton-Wentworth District School Board Education Development Charges Submission 2013 Form H1 - EDC Calculation - Uniform Residential and Non-Residential

Add:	EDC Study Costs	₽	360,000
Subtotal	Growth-Related Net Education Land Costs	¢	51 894 094
	Positive EDC Reserve Fund Balance	\$	-
Less:	Operating Budget Savings		
Subtotal:	Net Education Land Costs	\$	51,894,094
Add:	EDC Financial Obligations (Form A2)	\$	-
Total:	Education Land Costs (Form G)	\$	51,894,094

Determination of Total Growth-Related Net Education Land Costs

Apportionment of Total Growth-Related Net Education Land Costs

Total Growth-Related Net Education Land Costs to be Attributed		
to Non-Residential Development (Maximum 40%)	15%	\$ 7,838,114
Total Growth-Related Net Education Land Costs to be Attributed		
to Residential Development	85%	\$ 44,415,980

Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	\$ 44,415,980
Net New Dwelling Units (Form C)	42,708
Uniform Residential EDC per Dwelling Unit	\$ 1,040

Calculation of Non-Residential Charge - Use Either Board Determined GFA or Declared Value

Non Desidential Crowth Deleted Nat Education Land Costs	<u>م</u>	7 020 444
Non-Residential Growth-Related Net Education Land Costs	\$	7,838,114

	Non-Exempt Board-Determined GFA (Form D)	19,594,957
GFA Method:	Non-Residential EDC per Square Foot of GFA	\$ 0.40

Hamilton-Wentworth District School Board Education Development Charges Submission 2013 Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 1 of 2)

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	\$ 51,894,094
Add:	EDC Financial Obligations (Form A2)	\$ -
Subtotal:	Net Education Land Costs	\$ 51,894,094
Less:	Operating Budget Savings	
	Positive EDC Reserve Fund Balance	\$ -
Subtotal:	Growth-Related Net Education Land Costs	\$ 51,894,094
Add:	EDC Study Costs	\$ 360,000.00
Total:	Growth-Related Net Education Land Costs	\$ 52,254,094

Apportionment of Total Growth-Related Net Education Land Costs

Total Growth-Related Net Education Land Costs to be Attributed to Non-Residential Development (Maximum 40%)	15%	\$ 7,838,114
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	85%	\$ 44.415.980

Calculation of Non-Residential Charge - Use Either Board Determined GFA or Declared Value

Non-Residential Growth-Related Net Education Land Costs	\$	7,838,114
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	Non-Exempt Board-Determined GFA (Form D)	19,594,957
GFA Method:	Non-Residential EDC per Square Foot of GFA	\$ 0.40

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Hamilton-Wentworth District School Board Education Development Charges Submission 2013 Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 2 of 2)

Residential Growth-Related Net Education Land Costs: \$ 44,415,980

Determination of Distribution of New Development

			Elementary	Distribution of Elementary		Secondary	Distribution of Secondary		
		15-Year	Gross	Gross	15-Year	Gross	Gross	Total Gross	
		Elementary	Requirements	Requirements	Secondary	Requirements	Requirements	Requirements	
	Net New Units	Pupil Yield	of New	of New	Pupil Yield	of New	of New	of New	Distribution
Type of Development (Form B)	(Form B & C)	(Form E)	Development	Development	(Form E)	Development	Development	Development	Factor
Low Density	20,256	0.3798	7,694	86.8%	0.1808	3,663	73%	11,356	82%
Medium Density	9,781	0.0934	913	10.3%	0.0817	299	16%	1,712	12%
High Density	12,671	0.0204	259	2.9%	0.0446	565	11%	823	6%
			,	0.0%			%0		%0
Total	42,708	0.2076	8,866	100%	0.1177	5,026	100%	13,892	100%

Calculation of Differentiated Charge:

	Appo	rtionment of		Differentiated
	Res	idential Net		Residential
	Edu	cation Land		EDC per Unit
		Cost By	Net New Units	by
	å	velopment	(Carried over	Development
Type of Development (Form B)		Type	from above)	Type
Low Density	в	36,309,083	20,256	\$ 1,793
Medium Density	φ	5,474,702	9,781	\$ 560
High Density	φ	2,632,195	12,671	\$ 208
	φ	•	•	

Appendix B – Draft EDC By-law

HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD

EDUCATION DEVELOPMENT CHARGES BY-LAW NO. ***

A by-law for the imposition of education development charges in the City of Hamilton

WHEREAS

1. Section 257.54(1) of Division E of the *Education Act* (the "Act") enables a district school board to pass by-laws for the imposition of education development charges against land undergoing residential and non-residential development if there is residential development in its area of jurisdiction that would increase education land costs.

2. The Hamilton-Wentworth District School Board (the "Board") has determined that the residential development of land to which this by-law applies increases education land costs.

3. The Board has referred its estimates of the total number of new elementary and secondary pupils and its estimates of the number of elementary and secondary school sites used to determine the next education land costs to the Minister of Education for approval, and such approval was given on **[DATE]** under section 10 of Ontario Regulation 20/98.

4. The Board has conducted a review of its education development charge policies and held a public meeting on May 13, 2013.

5. The Board has given notice and held public meetings on May 13, 2013 and June 17, 2013, 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.

6. The Board has determined in accordance with section 257.63(3) of the Act that no additional public meeting is necessary in respect of this by-law.

NOW THEREFORE THE HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD HEREBY ENACTS AS FOLLOWS:

PART 1

APPLICATION

Defined Terms

- 1. In this by-law,
 - (a) "Act" means the *Education Act*, R.S.O. 1990 c. E2, as amended from time to time.
 - (b) "agricultural building" means a building or structure located on an agricultural property which is necessary or ancillary to an active farm or agricultural operation including barns, tool sheds and silos and other farm related structures for such purposes as sheltering of farm related machinery and equipment used as part of a bona fide farming or agricultural operation but shall not include:
 - i. a dwelling unit or other structure used for residential accommodation; or,
 - ii. any buildings or parts thereof used for other commercial, agri-touristic, industrial or institutional purposes qualifying as non-residential development;
 - (c) "Board" means the Hamilton-Wentworth District School Board;
 - (d) "development" 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, row house, single detached dwelling, stacked townhouse and townhouse;
 - (f) "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); or

- (v) To undertake studies in connection with an acquisition referred to in paragraph(i).
- (g) "education development charge" means charges imposed pursuant to this by-law in accordance with the Act;
- (h) "existing industrial building" means an existing 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 distribution of something, or
 - (B) attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (i) "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 form 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 is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure;
- (j) "local board" means a local board as defined in the *Municipal Affairs Act,* other than a district school board defined in section 257.53(1) of the Act;
- (k) "mixed use" means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses, regardless of zoning designation;

- (I) "municipality" means the City of Hamilton constituted under the *City of Hamilton Act,* 1999 S.O. 1999 c.14 Schedule C.
- (m) "non-residential use" means lands, buildings or structures or portions thereof used, or designed or intended for all uses other than residential use, and includes, but is not limited to, an office, retail, industrial or institutional use;
- (n) "Regulation" means Ontario Regulation 20/98, as amended, made under the Act;
- (o) "residential use" means lands, buildings or structures used, or designed or intended for use as a dwelling unit or units, and shall include a residential use accessory to a nonresidential use and the residential component of a mixed use or of an agricultural use.

2. Unless otherwise expressly provided in this by-law, the definitions contained in the Act or the Regulation shall have the same meanings in this by-law.

3. In this by-law where reference is made to a statute, a section of a statute, or a regulation, such reference shall be deemed to be a reference to any successor statute, section or regulation.

Jurisdiction

- 4.
- (a) Subject to section 4(b), this by-law applies to all lands in the geographic limits of the City of Hamilton;
- (b) This by-law shall not apply to lands that are owned by and are used for the purpose of:
 - (i) the municipality or a local board thereof;
 - (ii) a district school board;
 - (iii) a public hospital receiving aid under the Public Hospitals Act R.S.O. 1990, c. P.40;
 - (iv) a university, community college or a college of applied arts and technology established under the Ontario Colleges of Applied Arts and Technology Act 2002, S.O. 2002 c.8 Schedule F or a predecessor statute;
 - (v) Metrolinx, or a predecessor or successor corporation identified under the *Metrolinx Act, 2006* S.O. 2006, c.16 as amended from time to time ("GO Transit");

- (vi) every place of worship that is used primarily as a place of public worship and land used in connection therewith, and every churchyard, cemetery or burying ground, if they are exempt from taxation under section 3 of the *Assessment Act*; and.
- (vii) non-residential agricultural buildings.

PART II

EDUCATION DEVELOPMENT CHARGES

5. Subject to the provisions of this by-law, the Board hereby designates all categories of residential development and non-residential development and all residential and non-residential uses of land, buildings or structures as those upon which education development charges shall be imposed.

Residential Education Development Charges—Qualifying Development

6. (1) In accordance with the Act and this by-law, and subject to sections 8 and 9, the Board hereby imposes an education development charge against land undergoing residential development or redevelopment in the area of the by-law if the residential development or redevelopment requires any one of the following actions:

- (a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- (b) the approval of a minor variance under section 45 of the *Planning Act*;
- (c) A conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (e) a consent under section 53 of the *Planning Act*;
- (f) the approval of a description under section 50 of the *Condominium Act*; or
- (g) the issuing of a permit under the *Building Code Act, 1998* in relation to a building or structure,

where the first building permit issued in relation to a building or structure for below ground or above ground construction is issued on or after the date the by-law comes into force.

(2) In respect of a particular development or redevelopment an education development charge will be collected once, but this does not prevent the application of this by-law to future development or redevelopment on the same property. For greater certainty, an education development charge will be imposed on any additional dwelling unit to be built on the property that is not exempted under sections 8 and 9 of this by-law, and for which an action referred to in subsection (1) is required.

Residential Education Development Charge—Rate

7. Subject to the provisions of this by-law, the Board hereby imposes an education development charge of **[RATE]** per dwelling unit upon the designated categories of residential development and the designated residential uses of lands, buildings, or structures, including a dwelling unit accessory to a non-residential use, and, in the case of a mixed-use building or structure, upon the dwelling units in the mixed-use building or structure.

Residential Education Development Charges—Exemptions

- 8. As required by subsection 257.54(3) of the Act, an education development charge shall not be imposed with respect to:
 - (a) the enlargement of an existing dwelling unit or;
 - (b) the creation of one or two additional dwelling units in existing residential buildings 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	Тwo	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	One	The gross floor area of the additional unit must be less than or equal to the gross floor area of the dwelling or unit already in the building

NAME OF CLASS OF RESIDENTIAL BUILDING	DESCRIPTION OF CLASS OF RESIDENTIAL BUILDINGS	MAXIMUM NUMBER OF ADDITIONAL DWELLING UNITS	RESTRICTIONS
	buildings		
Other residential buildings		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

9. (1) An education development charge under section 8 shall not be imposed with respect to the replacement, on the same site, of a dwelling unit that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it uninhabitable.

(2) Notwithstanding subsection (1), education development charges shall be imposed in accordance with section 8 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.

(3) Notwithstanding subsection (1), education development charges shall be imposed in accordance with section 8 against any dwelling unit or units on the same site in addition to the dwelling unit or units being replaced. The onus is on the applicant to produce evidence to the satisfaction of the Board, acting reasonably, to establish the number of dwelling units being replaced.

(4) Subject to section 15, an education development charge shall be imposed under section 8 where a non-residential building or structure is replaced by or converted to, in whole or in part, a residential building or structure.

Non-Residential Education Development Charges—Qualifying Development

10. (1) In accordance with the Act and this by-law, and subject to sections 12 and 13 the Board hereby imposes an education development charge against land undergoing non-residential development or redevelopment in the area of the by-law which has the effect of increasing existing gross floor area of such development if the non-residential development or redevelopment requires any one of the following actions:

- (a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- (b) the approval of a minor variance under section 45 of the *Planning Act*;
- (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (e) a consent under section 53 of the Planning Act;
- (f) the approval of a description under section 50 of the Condominium Act; or
- (g) the issuing of a permit under the *Building Code Act, 1998* in relation to a building or structure,

where the first building permit issued in relation to a building or structure for below ground or above ground construction is issued on or after the date the by-law comes into force.

(2) In respect of a particular development or redevelopment an education development charge will be collected once, but this does not prevent the application of this by-law to future development or redevelopment on the same property. For greater certainty, an education development charge will be imposed on any additional gross floor area to be built on the property that is not exempted under sections 12 and 13 of this by-law, and for which an action referred to in subsection (1) is required.

Non-residential Education Development Charges—Rate

11. Subject to the provisions of this by-law, the Board hereby imposes an education development charge of **[RATE]** per square foot of gross floor area of non-residential development upon the designated categories of non-residential development and the designated non-residential uses of land, buildings or structures and, in the case of a mixed use building or structure, upon the non-residential uses in the mixed-use building or structure.

Non-Residential Education Development Charges—Exemptions

12. As required by section 257.55 of the Act, if a development includes the enlargement of a gross floor area of an existing industrial building, the amount of the education development charge that is payable in respect of the enlargement is determined in accordance with the following rules:

- (a) if the gross floor area is enlarged by 50 per cent or less, the amount of the education development charge in respect of the enlargement is zero;
- (b) If the gross floor area is enlarged by more than 50 per cent, the amount of the education development charge in respect of the enlargement is the amount of the education development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - (i) Determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement;
 - (ii) Divide the amount determined under paragraph 1 by the amount of the enlargement.
- 13.
- (a) As required by section 5 of the Regulation and, subject to paragraphs (b) and (c) below, an education development charge under section 10 shall not be imposed with respect to the replacement, on the same site, of a non-residential building that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it unusable.
- (b) Notwithstanding paragraph (a), an education development charge shall be imposed in accordance with section 10 against any additional gross floor area of any non-residential development on the same site in excess of the gross floor area of the non-residential building or structure being replaced, subject to the following calculation:

If the gross floor area of the non-residential part of the replacement building exceeds the gross floor area of the non-residential part of the building being replaced, the exemption applies with respect to the portion of the education development charge calculated in accordance with the following formula: GFA (new)

where,

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

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

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

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

- (c) The exemption in paragraph (a) does not apply if the building permit for the replacement building is issued more than five years after:
 - (i) the date the former building was destroyed or became unusable; or
 - (ii) if the former building was demolished pursuant to a demolition permit issued before the former building was destroyed or became unusable, the date the demolition permit was issued.
- (d) An education development charge shall be imposed in accordance with section 11 where the residential building or structure is replaced by or converted to, in whole or in part, a non-residential building or structure;

14. The education development charge to be imposed in respect of mixed use development shall be the aggregate of the amount applicable to the residential development component and the amount applicable to the non-residential development component.

Credit—Conversion

15. This section applies where an education development charge has been paid within the preceding eighteen month period in respect of development on land and the land is being redeveloped, except where sections 8 and 9, or sections 12 and 13, as the case may be, shall apply:

(a) The education development charge payable in respect of the redevelopment shall be calculated under this by-law;

- (b) The education development charge determined under paragraph (a) shall be reduced by a credit equivalent to the education development charge previously paid in respect of the land, provided that the credit shall not exceed the education development charge determined under paragraph (a);
- (c) Where the redevelopment applies to part of the land, the amount of the credit shall be calculated on a proportionate basis having regard to the development being displaced by the new development. By way of example, if 20% of the non-residential gross floor area of a non-residential building is being displaced by residential development through conversion, the residential education development charge on the applicable number of units shall be calculated under section 7 of the by-law, and the credit shall be the education development charge originally paid on the gross floor area being converted, subject to the limit in paragraph (b);
- (d) In no event shall the amount of the credit exceed the amount of education development charges payable hereunder.

Credit—Payment by Services

16. Subject to the requirements of the Act, the Board may by agreement permit an owner to provide land in lieu of the payment of all or any portion of an education development charge. In such event, the treasurer of the Board shall advise the treasurer of the municipality of the amount of the credit to be applied to the education development charge. In no event shall the amount of any such credit exceed the amount of education development charges payable hereunder.

PART III

ADMINISTRATION

Payment of Education Development Charges

17. The education development charge in respect of a development is payable to the municipality on the date that the first building permit is issued in relation to a building or structure on land to which the education development charge applies.

18. All education development charges payable shall be paid by cash, certified cheque or bank draft.

19. The Treasurer of the Board shall establish and maintain an education development charge account in accordance with the Act, the Regulation and this By-Law.

20. Withdrawals from the education development charge account established under section 19 above, shall be made in accordance with the Act, the Regulation and this By-Law.

B-11

Collection of Unpaid Education Development Charges

21. In accordance with section 257.96 of the *Act*, section 349 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

22. This by-law shall come into force on June 22, 2013

Expiration

23. This by-law shall expire on August 30, 2014, unless it is repealed at an earlier date.

Severability

24. Each of the provisions of this by-law are severable and if any provision hereof should for any reason be declared invalid by a court or tribunal, the remaining provisions shall remain in full force and effect.

Capital Projects

25. Nothing in this by-law shall be construed so as to commit or require the Board to authorize or proceed with any particular capital project at any time.

Short Title

26. This by-law may be cited as the Hamilton-Wentworth District School Board Education Development Charges By-law No. ***.

ENACTED AND PASSED this 17th day of June, 2013.

Chairperson

Director of Education and Secretary
Appendix C-- EDC Policies Re Operating Surpluses and Alternative Accommodation Arrangements

C.1 School Sites – Operating Budget Surplus

School Sites – Operating Budget Surplus Policy -- DRAFT

PURPOSE:

Hamilton-Wentworth District School Board (HWDSB) intends to conduct an annual review of operating budget savings that could be applied to reduce the growth related net education land costs, as per Section 9 (1) paragraph 8 of O. Reg. 20/98 of the *Education Act*.

GUIDING PRINCIPLES:

Where there has been or it appears that there will be a surplus in the non-classroom part of the estimates of the school board in a fiscal year, the Board shall determine on an annual basis whether all, part, or none of the surplus will be designated as available for the purpose of acquiring school sites by purchase, lease or otherwise.

INTENDED OUTCOMES:

The review referred to in section 9(1) paragraph 8 be conducted annually as part of the process of setting the estimates.

RESPONSIBILITY:

Director of Education Members of Executive Council

TERMINOLOGY:

Section 9 (1) paragraph 8 of O. Reg. 20/98: provides that an education development charge background study must contain:

A statement from the board stating that it has reviewed its operating budget for savings that could be applied to reduce growth-related net education land costs, and the amount of any savings which it proposes to apply, if any.

School Sites - Operating Budget Surplus Policy cont'd -- DRAFT

ACTION REQUIRED:

Having undertaken the steps necessary for the purposes of determining the education development charges, the board shall pass a motion substantially in the following form:

"Whereas it appears that there has been or that there will be a surplus in the non-classroom part of the budget in the amount of X;

Moved that:

(1) The board will designate \$Y as available for the purpose of acquiring school sites by purchase, lease or otherwise;

(2) The board's reasons for so deciding are as follows:"

PROGRESS INDICATORS:

Intended Outcome	Assessment
• The review referred to in section 9(1) paragraph 8 be conducted annually as part of the process of setting the estimates.	•

REFERENCES:

Government Documents

Education Act

Ontario Regulation 20/98 (as amended)

HWDSB Strategic Directions

Achievement Matters Engagement Matters Equity Matters

HWDSB Policies

Alternative Arrangements for School Facilities

School Sites and Operating Budget Directive -- DRAFT

RATIONALE:

Hamilton-Wentworth District School Board is required to conduct an annual review of operating savings that could be applied to reduce the growth related net education land costs.

TERMINOLOGY:

Growth Related Net Education Land Cost: the cost of providing additional land (school sites and/or site development costs) required as a result of the need to accommodate students resulting from new residential development. This cost is net of any available revenues that may be applied to reduce the cost.

Non-classroom Estimates: Allocation for School Operations

PROCEDURES:

- Prior to finalizing the annual budget estimates, the Board shall review the operating budget for savings that could be applied to reduce growth related net education land costs. The Board shall consider applying these savings to implement a reduction in the growth related net education land cost, and consequently the education development charge that may be levied by the Board.
- 2. Where there has been or it appears that there will be surplus in the non-classroom part of the estimates of the Board in a fiscal year, the Board shall pass a resolution relating to this surplus. The reasons for the decision related to this surplus shall be included in the resolution or as part of the public record related to the resolution.

C.2 Alternative Arrangements for School Facilities

Alternative Accommodations for School Facilities Policy -- DRAFT

PURPOSE:

Hamilton-Wentworth District School Board (HWDSB) will consider possible arrangements with municipalities, School Boards, or other persons or bodies in the public or private sector, including arrangements of a long-term or co-operative nature, which would provide accommodation for the new elementary school pupils and new secondary school pupils who are resident pupils of the Board, subject to the Guiding Principles.

GUIDING PRINCIPLES:

- The alternative accommodations must be cost effective and advantageous for HWDSB compared to other possible arrangements including an acquisition of a school site and the construction of a free standing building.
- The alternative accommodations shall comply with any guidelines issued by the Ministry of Education.
- HWDSB may enter into lease arrangements respecting school facilities intended to be used to
 accommodate peak enrolment, but shall not enter into such arrangements respecting school
 facilities that are necessary to accommodate long-term enrolment unless the arrangements
 could result in ownership at the Board's discretion.
- HWDSB shall retain sufficient governance authority over the facility to ensure that it is able to deliver the appropriate educational program to its pupils and to ensure that the identity, ambience and integrity of the facility are preserved.

INTENDED OUTCOME:

That the Alternative Accommodations for School Facilities policy is applied to all new elementary and secondary schools being contemplated by the Board.

RESPONSIBILITY:

Director of Education Members of Executive Council

TERMINOLOGY:

Cost effective: Reduce the overall capital and/or site acquisition costs associated with accommodating students resident to the HWDSB.

Governance authority: Responsibility and decision-making voice in the design and operation of the facility to protect the Board's ability to deliver appropriate education programs consistent with the Board's educational mandate.

Alternative Accommodations for School Facilities Policy cont'd -- DRAFT

Partnership: the purchase of adjoining sites by the Board and a second party with consideration of possible joint use of grounds and/or facilities.

Alternative Accommodations: Include a variety of strategies such as forward buying, option agreements, purchases, lease buy-back, site exchanges, and joint venture partnerships resulting in cost effective delivery of pupil accommodation.

ACTION REQUIRED:

HWDSB will review submissions from local municipalities, school boards or other persons or bodies in the public or private sectors who invite the Board to enter into partnerships agreements to provide alternative arrangements for school facilities.

The review will examine the merits of the proposed partnership as it relates to the Guiding Principles.

Staff will obtain Board approval for any alternative accommodation for school facilities.

PROGRESS INDICATORS:

Intended Outcome	Assessment
 That the Alternative Accommodations for School Facilities policy is applied to all new elementary and secondary schools being contemplated by the Board 	• This will be assessed through the staff report seeking Board approval.

REFERENCES:

Government Documents

Education Act

HWDSB Strategic Directions

Achievement Matters Engagement Matters Equity Matters

HWDSB Policies

Facility Partnership

Alternative Accommodations for School Facilities Directive -- DRAFT

RATIONALE:

Hamilton-Wentworth District School Board (HWDSB) will consider possible arrangements with municipalities, School Boards, or other persons or bodies in the public or private sector, including arrangements of a long-term or co-operative nature, which would provide accommodation for the new elementary school pupils and new secondary school pupils who are resident pupils of the Board, subject to the Guiding Principles.

TERMINOLOGY:

Forward Buying: Forward buying is the purchase of a site ahead of the need.

Joint Partnerships: A joint partnership is the purchase of adjoining sites by the Board and a second party with consideration of possible joint use of grounds and/or facilities.

Lease Buy-Back: Lease buy-back is the lease of a site with the option or intention to purchase over time whether built-in to the lease arrangement or in future years.

Option Agreements: An option agreement is an agreement to purchase a site at a date in the future with terms and conditions set out at the time of entering into the agreement.

Site Exchanges: A site exchange is an exchange between the Board and a second party of designated, optioned, or owned lands.

PROCEDURES:

Alternative accommodations include a variety of strategies such as forward buying, option agreements, purchases, lease buy-back, site exchanges, and joint venture partnerships.

The Board will consider possible arrangements with municipalities, school boards, and persons or bodies in the public or private sector with the following conditions:

- the alternative accommodations must be cost-effective and advantageous to the Board compared to other possible arrangements, including an acquisition of a school site and the construction of a free-standing building;
- the alternative accommodations shall comply with all Ministry of Education guidelines, regulations, and instructions;
- the Board may enter into lease arrangements for school facilities intended to accommodate peak enrolment for a limited time, but shall not entertain such an agreement to accommodate long-term enrolment, unless the agreement allows future ownership at the Board's discretion;
- the Board shall retain sufficient governance authority over the design and operation of the facility to ensure that it is able to deliver the appropriate educational program to its students and to ensure that its identity, ambiance, and integrity are preserved; and

Prior to approving any new school accommodation, the Board will ensure that it has reviewed a full report setting out the possible arrangements that have been considered.