

**Education Development Charges Background  
Study and Review of Education Development  
Charges Policies for:**

**Hamilton-Wentworth District School Board**

June 23, 2014 -- Addendum 1



Enhancing Our Living and  
Learning Communities

Site costs and site preparation/development costs reflect a combination of the Board's recent site acquisition experiences and appraisal research recently undertaken by Boyak & Associates Limited on its behalf.

Non-residential gross floor area (GFA) over the forecast period is projected to be 23,432,152 million additional sq. feet of "net" gross floor area.

As a result of undertaking all of the necessary research and completing the EDC submission, the proposed education development charges for the Board, where 85% of the costs are recovered from new residential development and 15% are recovered from new non-residential development are as follows:

\$1,031 Per Residential Unit and  
\$0.39 Per Sq. Ft. of Non-Residential Gross Floor Area

By comparison, in June 2013, the HWDSB adopted an EDC by-law that enabled the collection of \$1,040 per residential unit and \$0.40 per sq. ft. of non-residential GFA.

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 were submitted to the Ministry of Education for approval, on May 27, 2014. Ministerial approval of the enrolment projections and the number of sites identified is required prior to by-law adoption.

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 Ontario Regulation 20/98 as amended regarding Education Development Charges. The range of possibilities for the Board is set out below:

Hamilton-Wentworth District School Board		
<i>% to be funded from Non-Residential Development</i>	<i>Residential Education Development Charge (Per Dwelling Unit)</i>	<i>Non-residential Education Development Charge (Cost Per Sq. Ft. of GFA)</i>
0%	\$1,213	\$0.00
5%	\$1,152	\$0.13
10%	\$1,092	\$0.26
15%	\$1,031	\$0.39
20%	\$970	\$0.52
25%	\$910	\$0.65
40%	\$728	\$1.04

Table S-1 outlines the determination of the net growth-related pupil places by review area for both the elementary and secondary panels for the Board.

**Table S-1 – Hamilton-Wentworth District School Board**

Education Development Charges Submission 2014  
Growth-Related Pupil Place Requirements

Elementary Panel

Review Area	Total Cumulative 15 Year Net Unit Projections (1)	% Total Forecast Municipal Residential (2)	Weighted Blended EDC Pupil Yield (3)	Pupil Requirements of New Development (4)=(1*3)	OTG Capacity (5)	2027/28 ADE Existing Community Projections (6)	Net Growth Related Pupil Places Requirements (8)
E01A - Queens Rangers	20	0.0%	0.2768	6	190	117	6
E01B - Ancaster	2,228	4.4%	0.1673	373	1,829	1,935	373
E01C - West Glanbrook	783	1.6%	0.1547	121	529	393	121
E01D - West Hamilton Mountain	3,263	6.5%	0.0763	249	3,347	2,704	249
E02A - East Waterdown	4,897	9.7%	0.1824	893	385	309	817
E02B - West Waterdown	2,960	5.9%	0.2137	632	1,185	1,045	492
E02C - East Flamborough	84	0.2%	0.3420	29	652	549	29
E02D - Dundas and West Flamborough	531	1.1%	0.1692	90	2,942	2,139	90
E03A - East Glanbrook	5,087	10.1%	0.2143	1,090	920	1,087	1,090
E03B - East Glanbrook and Upper Stoney Creek	10,270	20.4%	0.1991	2,045	1,910	1,785	1,767
E04A - West Hamilton City - Westdale	8,707	17.3%	0.0283	247	6,224	4,547	247
E04B - Central Hamilton City	432	0.9%	0.0130	6	3,060	2,499	6
E05A - Central Mountain	446	0.9%	0.1310	58	3,339	2,184	58
E05B - East Mountain	1,852	3.7%	0.3001	556	4,448	4,096	556
E06A - East Hamilton Mountain	34	0.1%	0.1551	5	3,095	1,836	5
E06B - East Hamilton - Lower Stoney Creek	2,299	4.6%	0.0978	225	4,661	3,641	225
E06C - Winona	6,399	12.7%	0.1831	1,171	770	944	589
<b>TOTAL</b>	<b>50,292</b>	<b>100.0%</b>	<b>0.1550</b>	<b>7,796</b>	<b>39,486</b>	<b>31,808</b>	<b>6,719</b>

Secondary Panel

Review Area	Total Cumulative 15 Year Units Projections (1)	% Total Forecast Municipal Residential Growth (2)	Weighted Blended EDC Pupil Yield (3)	Pupil Requirements of New Development (4)=(1*3)	OTG Capacity (5)	2027/28 ADE Existing Community Projections (6)	Net Growth Related Pupil Places Requirements (8)
S01 - Ancaster - West Hamilton Mountain	6,294	12.5%	0.0548	345	3,879	3,004	345
S02 - Dundas - Flamborough	8,472	16.8%	0.0644	546	2,637	1,684	546
S03 - East Glanbrook - Upper Stoney Creek	15,357	30.5%	0.0726	1,115	954	1,169	1,115
S04 - Central and West Hamilton City	9,139	18.2%	0.0129	118	2,521	2,752	118
S05 - East Mountain	2,298	4.6%	0.0868	199	2,558	2,197	199
S06 - East Hamilton - Stoney Creek	8,732	17.4%	0.0412	360	3,504	2,538	360
<b>TOTAL</b>	<b>50,292</b>	<b>100.0%</b>	<b>0.0534</b>	<b>2,684</b>	<b>16,053</b>	<b>13,345</b>	<b>2,684</b>

## 1.6 Eligibility to Impose Education Development Charges and Form A

The Board's eligibility to impose an EDC is set out in Form A of the EDC Submission in this section:

The HWDSB is eligible to impose a new EDC by-law based on the fact that the Board's balance in its EDC account is less than the amount required to pay outstanding commitments to meet growth-related net education land costs, as calculated for the purposes of determining the EDCs imposed under that by-law.

The Board's deficit in its EDC Account is (\$3,480,619).

### Hamilton-Wentworth District School Board Education Development Charges Submission 2014 Form A - Eligibility to Impose an EDC

#### A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide Capacity	Projected Elementary Panel Average Daily Enrolment Headcount						Elementary Average Projected Enrolment less Capacity
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Average Projected Enrolment Over Five Years	
39,486	34,329	34,331	34,540	34,624	34,769	34,518	-4,968

Board-wide Capacity reflects all Purpose-built Kindergarten rooms existing or approved for funding and loaded at 26 pupils per classroom

#### A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide Capacity	Projected Secondary Panel Average Daily Enrolment (ADE)						Secondary Projected Enrolment less Capacity
	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Average Projected Enrolment Over Five Years	
16,053	15,675	15,815	15,377	15,718	15,788	15,675	-378

#### A.2: EDC FINANCIAL OBLIGATIONS (Estimated to April 2014)

Adjusted Outstanding Principal:	\$5,902,882
Less Adjusted EDC Account Balance:	\$2,422,263
Total EDC Financial Obligations/Surplus:	<b>-\$3,480,619</b>

- 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 – Appendix C.
9. a statement from the board indicating 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 – Appendix C.

The Board has developed assumptions in the calculations on which their EDC by-laws 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 May 26, 2014, and the addendum dated June 23, 2014, will be available to the Board as the Trustees as they consider adoption of the Board's by-law on August 24, 2014

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 (and any subsequent) EDC by-law under the *Education Act*, including the policy review process.

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

The total net education land costs for the HWDSB, including escalation of land over the term of the by-law (five years), site acquisition costs, site development costs, associated financing costs, study costs and outstanding financial obligations are \$61,001,238 to be recovered from 50,292 “net” new residential units and 23,432,152 square feet of “net” non-residential gross floor area.

The Board does not anticipate being in a position to designate 2014-15 operating budget funds for the purpose of acquiring school sites. Further, the Board has had no opportunities to implement alternative accommodation arrangements that may offset future EDCs. On April 28, 2014, the HWDSB Trustees approved the following resolution:

**A. Education Development Charge Policies on Application of Operating Surpluses and Alternative Accommodation Arrangements**

**That the Board approve the following statements to satisfy the requirements of our two Education Development Charge related policies.**

- (i.) That there is not an operating surplus available in the non-classroom portion of the budget that can be applied to reduce growth related net education land costs; and,**
- (ii.) That there have been no opportunities to implement alternative accommodation arrangements.**

A copy of the Board’s policies is found in Appendix C of this document.

### EDC Submission (Forms E, F and G)

The following sheets detail for each elementary and secondary panel:

- 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, the OTG capacity for EDC purposes, distinguished between schools that are, and are not impacted by new development (i.e. historical development where a board has been unable to secure a growth-related school site as yet, and future development where additional growth-related school sites are in the process of being secured or have been identified by the board as a future need);
- the projected existing community enrolment;

Review Area: E01B - Ancaster						Year 1 2014/15	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029	Weighted/Blended Elementary Yield	Total Net New Units 2027/28	Total Yr. 15 Growth-related Pupils
Projected Housing Growth						269	191	150	160	67	90	14	0	0	0	0	0	0	0	0	0.2588	941	243
Singles						138	185	214	168	55	67	21	21	21	0	0	0	0	0	0	0.1279	890	114
Medium Density						24	0	29	62	62	127	63	15	15	0	0	0	0	0	0	0.0390	397	15
Apartments																							
A Total Gross Dwelling Units						431	376	393	390	184	284	98	36	36	0	0	0	0	0	0	0.1673	2,228	373
Requirements of Existing Community:																							
B Review Area Schools				OTG Capacity	Current 2013/14	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Year 8 2021/22	Year 9 2022/23	Year 10 2023/24	Year 11 2024/25	Year 12 2025/26	Year 13 2026/27	Year 14 2027/28	Year 15 2028/29	Year 15 ROND		Number of Temp. Facilities
B1																							
B2																							
B3																							
B4																							
B5																							
B6																							
B7																							
B8																							
B9																							
B10																							
B11																							
B12																							
B13																							
B14																							
B15																							
B16																							
B17																							
Totals				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	
Total Available Pupil Spaces to Accommodate Growth						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
C Review Area Schools Impacted by Housing Growth:				OTG Capacity	Current 2013/14	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Year 8 2021/22	Year 9 2022/23	Year 10 2023/24	Year 11 2024/25	Year 12 2025/26	Year 13 2026/27	Year 14 2027/28	Year 15 2028/29			Number of Temp. Facilities
C1 Ancaster Meadow				578	844	837	853	838	830	802	796	774	738	733	728	728	729	730	734	737			9
C2 Ancaster Senior				387	311	300	302	343	340	322	333	288	271	290	276	268	263	266	269	270			0
C3 C.H. Bray				201	317	303	300	279	261	252	234	236	233	233	236	240	243	246	249				

[illegible]




Hamilton-Wentworth District School Board - Forms E, F and G  
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<b>Review Area: E02B - West Waterdown</b>						Year 1 2014/15	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029	Weighted/Blended Elementary Yield	Total Net New Units 2027/28	Total Yr. 15 Growth-related Pupils
<b>Projected Housing Growth</b>																							
Singles						87	87	87	87	87	87	57	32	32	32	132	132	126	127	109	0.3420	1,301	445
Medium Density						40	40	40	40	85	90	90	105	115	115	115	115	115	115	115	0.1310	1,335	175
Apartments						29	29	0	42	0	34	60	65	65	0	0	0	0	0	0	0.0390	324	13
<b>A Total Gross Dwelling Units</b>						156	156	127	169	172	211	207	202	212	147	247	247	241	242	224	0.2137	2,960	632
<b>Requirements of Existing Community:</b>																							
<b>B Review Area Schools</b>			OTG Capacity	Current 2013/14	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Year 8 2021/22	Year 9 2022/23	Year 10 2023/24	Year 11 2024/25	Year 12 2025/26	Year 13 2026/27	Year 14 2027/28	Year 15 2028/29	Year 15 ROND		Number of Temp. Facilities	
B1 Allan A. Greenleaf			547	459	427	406	401	396	398	403	411	412	411	413	414	417	420	424	426	0		4	
B2 Guy B. Brown			638	621	636	652	655	648	641	651	630	617	609	605	607	610	612	615	618	0		0	
B3																							
B4																							
B5																							
B6																							
B7																							
B8																							
B9																							
B10																							
B11																							
B12																							
B13																							
B14																							
B15																							
B16																							
B17																							
<b>Totals</b>			1,185	1,080	1,063	1,058	1,056	1,044	1,038	1,054	1,042	1,029	1,020	1,018	1,022	1,026	1,033	1,039	1,045	0		4	
<b>Total Available Pupil Spaces to Accommodate Growth</b>					105	123	127	129	141	147	131	144	156	165	167	164	159	152	146	141			
<b>C Review Area Schools Impacted by Housing Growth:</b>			OTG Capacity	Current 2013/14	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Year 8 2021/22	Year 9 2022/23	Year 10 2023/24	Year 11 2024/25	Year 12 2025/26	Year 13 2026/27	Year 14 2027/28	Year 15 2028/29	Year 15 ROND		Number of Temp. Facilities	
C1																							
C2																							
C3																							
C4																							
C5																							
C6																							
C7																							
C8																							
<b>Totals</b>			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	
<b>Total Available Pupil Spaces to Accommodate Growth</b>				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
<b>D Requirements of New Development for High Growth Areas (Cumulative):</b>					36	72	106	142	182	225	259	286	314	341	402	462	521	580	633				
E Less: Available Pupil Places to Accommodate Growth																							
F Equals: Net growth-related Pupil Place Requirements																					-141		
<b>Description of Growth-related Need:</b>																							
<b>Growth-related Net Education Lands Costs</b>																							
Description of Growth-related Site Acquisition Needs			Site Status	Proposed Year of Acquisition	NGRPP Requirements	Proposed School Capacity	% of Capacity Attributable to NGRPP Requirements	Total # of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Site Preparation Escalation Costs	Less Previously Financed from Predecessor By-law	Financing Costs	Total Education Land Costs						
1 West Waterdown			TBD	2027	492	589	83.5%	6.00	5.01	\$800,000	\$4,009,508	\$342,863	\$1,107,753	\$0		\$5,286	\$5,465,410						
2																							
3																							
4																							
5																							

Hamilton-Wentworth District School Board - Forms E, F and G  
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2013


<b>Review Area: E03A - East Glanbrook</b>					Year 1 2014/15	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029	Weighted/Blended Elementary Yield	Total Net New Units 2027/28	Total Yr. 15 Growth-related Pupils
<b>Projected Housing Growth</b>																						
Singles					118	127	117	117	117	117	197	261	231	231	263	171	171	171	171	0.2850	2,580	735
Medium Density					86	86	86	86	86	247	240	183	183	236	238	154	154	207	154	0.1449	2,426	352
Apartments					0	0	0	0	26	0	0	0	33	22	0	0	0	0	0	0.0390	81	3
<b>A Total Gross Dwelling Units</b>					204	213	203	203	229	364	437	444	447	489	501	325	325	378	325	0.2143	5,087	1,090
<b>Requirements of Existing Community:</b>																						
<b>B</b>	<b>Review Area Schools</b>	OTG Capacity	Current 2013/14	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Year 8 2021/22	Year 9 2022/23	Year 10 2023/24	Year 11 2024/25	Year 12 2025/26	Year 13 2026/27	Year 14 2027/28	Year 15 2028/29	Year 15 ROND		Number of Temp. Facilities	
B1	Michaëlle Jean	282	86	114	140	162	184	194	210	215	223	222	218	219	219	220	220	220	0		0	
B2																			0			
B3																						
B4																						
B5																						
B6																						
B7																						
B8																						
B9																						
B10																						
B11																						
B12																						
B13																						
B14																						
B15																						
B16																						
B17																						
<b>Totals</b>			282	86	114	140	162	184	194	210	215	223	222	218	219	219	220	220	220	0		0
<b>Total Available Pupil Spaces to Accommodate Growth</b>				196	168	142	120	98	88	72	67	59	60	64	63	63	63	62	62			
<b>C</b>	<b>Review Area Schools Impacted by Housing Growth:</b>	OTG Capacity	Current 2013/14	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Year 8 2021/22	Year 9 2022/23	Year 10 2023/24	Year 11 2024/25	Year 12 2025/26	Year 13 2026/27	Year 14 2027/28	Year 15 2028/29	Year 15 ROND		Number of Temp. Facilities	
C1	Bellmoore	638	722	756	773	802	827	841	859	877	882	879	851	855	858	861	864	867			0	
C2																						
C3																				0		
C4																						
C5																						
C6																						
C7																				0		
C8																						
<b>Totals</b>			638	722	756	773	802	827	841	859	877	882	879	851	855	858	861	864	867	0	0	0
<b>Total Available Pupil Spaces to Accommodate Growth</b>				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
<b>D</b>	<b>Requirements of New Development for High Growth Areas (Cumulative):</b>			43	87	127	171	215	291	382	491	594	695	802	873	946	1,018	1,090				
<b>E</b>	Less: Available Pupil Places to Accommodate Growth																				0	
<b>F</b>	Equals: Net growth-related Pupil Place Requirements																				1,090	
<b>Description of Growth-related Need:</b> Michaëlle Jean is a single-track French Immersion school for the Mountain and is not available to address English-language programs The Binbrook -- South of Binbrook Road site is designated and identified by the Board as being 5.63 acres.																						
<b>Growth-related Net Education Lands Costs</b>		Site Status	Proposed Year of Acquisition	NGRPP Requirements	Proposed School Capacity	% of Capacity Attributable to NGRPP Requirements	Total # of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Site Preparation Escalation Costs	Less Previously Financed from Predecessor By-law	Financing Costs	Total Education Land Costs						
1 Binbrook -- South of Binbrook Road		Designated	2019	589	589	100.0%	5.63	5.63	\$550,000	\$3,096,500	\$385,148	\$855,506	\$57,266		\$4,540	\$4,398,960						
2 Binbrook		TBD	2025	501	589	85.1%	6.00	5.10	\$550,000	\$2,807,521	\$349,204	\$775,666	\$102,529		\$4,168	\$4,039,088						
3																						
4																						
5																						

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Review Area: E03B - East Glanbrook and Upper Stoney Creek																					
Projected Housing Growth			Year 1 2014/15	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029	Weighted/Blended Elementary Yield	Total Net New Units 2027/28	Total Yr. 15 Growth-related Pupils	
	Singles		235	267	251	292	203	126	373	285	262	384	369	369	369	369	369	0.2804	4,523	1,268	
	Medium Density		308	315	281	301	157	152	378	354	356	271	271	229	229	229	229	0.1751	4,060	711	
	Apartments		8	4	8	8	4	42	43	0	0	0	314	314	314	314	314	0.0390	1,687	66	
A	Total Gross Dwelling Units		551	586	540	601	364	320	794	639	618	655	954	912	912	912	912	0.1991	10,270	2,045	
Requirements of Existing Community:																					
B	Review Area Schools		OTG Capacity	Current 2013/14	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Year 8 2021/22	Year 9 2022/23	Year 10 2023/24	Year 11 2024/25	Year 12 2025/26	Year 13 2026/27	Year 14 2027/28	Year 15 2028/29	Year 15 ROND	Number of Temp. Facilities
B1	Billy Green		354	415	417	411	409	402	407	395	407	410	401	399	403	406	408	410	412	0	0
B2	Gatestone		575	648	635	609	594	584	575	554	551	538	531	530	532	535	538	541	543	0	3
B3	Janet Lee		368	426	425	422	429	421	430	423	420	409	413	408	405	402	399	396	393	0	0
B4	Mount Albion		308	290	284	274	274	271	273	279	294	292	292	290	288	286	285	284	283	0	10
B5	Tapleystown		305	183	178	168	164	157	156	149	151	147	146	148	150	152	153	154	154	0	0
B6																					
B7																					
B8																					
B9																					
B10																					
B11																					
B12																					
B13																					
B14																					
B15																					
B16																					
B17																					
	Totals		1,910	1,962	1,939	1,884	1,870	1,835	1,840	1,800	1,824	1,796	1,784	1,775	1,778	1,780	1,782	1,784	1,785	0	13
	Total Available Pupil Spaces to Accommodate Growth			0	0	26	40	75	70	110	86	114	126	135	132	130	128	126	125		
C	Review Area Schools Impacted by Housing Growth:		OTG Capacity	Current 2013/14	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Year 8 2021/22	Year 9 2022/23	Year 10 2023/24	Year 11 2024/25	Year 12 2025/26	Year 13 2026/27	Year 14 2027/28	Year 15 2028/29	Year 15 ROND	Number of Temp. Facilities
C1																					
C2																					
C3																					
C4																				0	
C5																					
C6																					
C7																					
C8																				0	
	Totals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Available Pupil Spaces to Accommodate Growth			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
D	Requirements of New Development for High Growth Areas (Cumulative):				119	248	367	502	588	665	852	1,006	1,155	1,320	1,464	1,609	1,754	1,895	2,045		
E	Less: Available Pupil Places to Accommodate Growth																			-125	
F	Equals: Net growth-related Pupil Place Requirements																			1,920	
Description of Growth-related Need:																					
Red Hill -- Summit Estates E. @ Bellagio Ave. has been identified by the Board as a designated site with a site size of 8.07 acres Nash, First Road West @ Green Mountain Rd. has been identified by the Board as a designated site with a site size of 6.17 acres																					
	Growth-related Net Education Lands Costs		Description of Growth-related Site Acquisition Needs	Site Status	Proposed Year of Acquisition	NGRPP Requirements	Proposed School Capacity	% of Capacity Attributable to NGRPP Requirements	Total # of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Site Preparation Escalation Costs	Less Previously Financed from Predecessor By-law	Financing Costs	Total Education Land Costs			
1			Red Hill -- Summit Estates E. @ Bellagio Ave.	Designated	2015	589	589	100.0%	8.07	8.07	\$550,000	\$4,438,500	\$552,068	\$221,925	\$33,791		\$5,420	\$5,251,704			
2			Nash, First Road West & Green Mountain Rd.	Designated	2020	589	589	100.0%	6.17	6.17	\$550,000	\$3,393,500	\$422,089	\$937,561	\$72,456		\$4,985	\$4,830,591			
3			East Glanbrook and Upper Stoney Creek #1	TBD	2024	589	589	100.0%	6.00	6.00	\$550,000	\$3,300,000	\$410,460	\$911,729	\$110,102		\$4,889	\$4,737,180			
4			To be accommodated in existing facilities			153															
5																					

Hamilton-Wentworth District School Board - Forms E, F and G  
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2013

Review Area: E06C - Winona					Year 1 2014/15	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2018/2019	Year 6 2019/2020	Year 7 2020/2021	Year 8 2021/2022	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2028	Year 15 2028/2029	Weighted/Blended Elementary Yield	Total Net New Units 2027/28	Total Yr. 15 Growth-related Pupils
Projected Housing Growth																						
Singles					54	10	0	0	117	187	187	187	205	205	225	225	225	245	250	0.2980	2,322	692
Medium Density					26	42	43	76	184	300	255	255	305	305	320	320	405	410	410	0.1266	3,656	463
Apartments					0	0	0	0	0	50	0	57	7	57	50	50	50	50	50	0.0390	421	16
A Total Gross Dwelling Units					80	52	43	76	301	537	442	499	517	567	595	595	680	705	710	0.1831	6,399	1,171
Requirements of Existing Community:																						
B Review Area Schools			OTG Capacity	Current 2013/14	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Year 8 2021/22	Year 9 2022/23	Year 10 2023/24	Year 11 2024/25	Year 12 2025/26	Year 13 2026/27	Year 14 2027/28	Year 15 2028/29	Year 15 ROND		Number of Temp. Facilities
B1																					0	
B2																						
B3																						
B4																						
B5																						
B6																						
B7																						
B8																						
B9																						
B10																						
B11																						
B12																						
B13																						
B14																						
B15																						
B16																						
B17																						
Totals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Available Pupil Spaces to Accommodate Growth					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
C Review Area Schools Impacted by Housing Growth:			OTG Capacity	Current 2013/14	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Year 8 2021/22	Year 9 2022/23	Year 10 2023/24	Year 11 2024/25	Year 12 2025/26	Year 13 2026/27	Year 14 2027/28	Year 15 2028/29	Year 15 ROND		Number of Temp. Facilities
C1 Winona			770	831	858	874	894	909	919	928	950	940	932	919	924	929	935	941	944		0	
C2																						
C3																						
C4																						
C5																						
C6																						
C7																						
C8																						
Totals			770	831	858	874	894	909	919	928	950	940	932	919	924	929	935	941	944	0	0	
Total Available Pupil Spaces to Accommodate Growth					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
D Requirements of New Development for High Growth Areas (Cumulative):					19	27	33	43	100	196	283	372	471	575	687	798	920	1,047	1,171			
E Less: Available Pupil Places to Accommodate Growth																					0	
F Equals: Net growth-related Pupil Place Requirements																					1,171	
Description of Growth-related Need:			Fruitland -- Winona, Jones Road @ Barton St. East has been identified by the Board as a designated site with a site size of 6 acres																			
Growth-related Net Education Lands Costs			Site Status	Proposed Year of Acquisition	NGRPP Requirements	Proposed School Capacity	% of Capacity Attributable to NGRPP Requirements	Total # of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Site Preparation Escalation Costs	Less Previously Financed from Predecessor By-law	Financing Costs	Total Education Land Costs					
1 Fruitland - Winona, Jones Rd. @ Barton St. E.			Designated	2022	589	589	100.0%	6.00	6.00	\$650,000	\$3,900,000	\$410,460	\$1,077,498	\$89,888			\$5,659	\$5,483,505				
2																						
3																						
4																						
5																						



Hamilton-Wentworth District School Board - Forms E, F and G  
EDUCATION DEVELOPMENT CHARGES SUBMISSION 2013

<b>Review Area: S03 - East Glanbrook - Upper Stoney Creek</b>					Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Year 8 2021/22	Year 9 2022/23	Year 10 2023/24	Year 11 2024/25	Year 12 2025/26	Year 13 2026/27	Year 14 2027/28	Year 15 2028/29	Weighted/Blended Secondary Yield	Total Net New Units 2027/28	Total Yr. 15 Growth-related Pupils
<b>Projected Housing Growth</b>																						
Singles					353	394	368	409	320	243	570	546	493	615	632	540	540	540	540	0.0983	7,103	698
Medium Density					394	401	367	387	243	399	618	537	539	507	509	383	383	436	383	0.0586	6,486	380
Apartments					8	4	8	8	30	42	43	0	33	22	314	314	314	314	314	0.0208	1,768	37
<b>A Total Gross Dwelling Units</b>					755	799	743	804	593	684	1,231	1,083	1,065	1,144	1,455	1,237	1,237	1,290	1,237	0.0726	15,357	1,115
<b>Requirements of Existing Community:</b>																						
<b>Review Area Schools With Limited Impact From New Development</b>			OTG Capacity	Current 2013/14	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Year 8 2021/22	Year 9 2022/23	Year 10 2023/24	Year 11 2024/25	Year 12 2025/26	Year 13 2026/27	Year 14 2027/28	Year 15 2028/29			Number of Temp. Facilities
B1																						
B2																						
B3																						
B4																						
B5																						
B6																						
B7																						
B8																						
B9																						
B10																						
B11																						
B12																						
B13																						
B14																						
B15																						
B16																						
<b>Totals</b>			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0
<b>Total Available Pupil Spaces to Accommodate Growth</b>				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
<b>Review Area Schools Impacted by Housing Growth:</b>			OTG Capacity	Current 2013/14	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Year 8 2021/22	Year 9 2022/23	Year 10 2023/24	Year 11 2024/25	Year 12 2025/26	Year 13 2026/27	Year 14 2027/28	Year 15 2028/29			Number of Temp. Facilities
C1 Saltfleet			954	1,160	1,140	1,215	1,152	1,178	1,196	1,156	1,154	1,158	1,210	1,207	1,267	1,234	1,225	1,165	1,169			12
C2																						
C3																						
C4																						
C5																						
C6																						
C7																						
C8																						
<b>Totals</b>			954	1,160	1,140	1,215	1,152	1,178	1,196	1,156	1,154	1,158	1,210	1,207	1,267	1,234	1,225	1,165	1,169			
<b>Total Available Pupil Spaces to Accommodate Growth</b>				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
<b>D Requirements of New Development for High Growth Areas (Cumulative):</b>					43	89	132	179	214	262	344	421	496	573	685	795	903	1,013	1,115			
<b>E Less: Available Pupil Places to Accommodate Growth</b>																						0
<b>F Equals: Net growth-related Pupil Place Requirements</b>																						1,115
<b>Description of Growth-related Need:</b> South Secondary -- Upper Sherman & Ryman has been identified by the Board with a site size of 15 acres																						
<b>Growth-related Net Education Lands Costs</b>			Site Status	Proposed Year of Acquisition	NGRPP Requirements	Proposed School Capacity	% of Capacity Attributable to NGRPP Requirements	Total # of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Site Preparation Escalation Costs	Less Previously Financed from Predecessor By-law	Financing Costs	Total Education Land Costs					
1 South Secondary - Upper Sherman & Rymal			TBD	2023	1,115	1,100	100.0%	15.00	15.00	\$550,000	\$8,250,000	\$1,026,149	\$2,279,323	\$249,739			\$12,195	\$11,817,406				
2																						
3																						
4																						
5																						

Table 7-4 calculates the “estimated” EDC account balance as of August 30, 2014 which is the day before the in-force date of the proposed by-law. Given that the Board adopted an initial EDC By-law at the end of June 2013, the estimate of revenue for the May 2014 to August 2014 is based on collections from January to April 2014 being averaged and used as a proxy for the May to August 2014 period.

Table 7-4 also determines the eligible EDC expenditures for the Board and details site acquisition costs, “net” site preparation and development costs, study costs, and interest costs. Finally, the portion of the expenditures eligible to be funded through education development charges is shown and a cumulative EDC account balance is determined. There is an account deficit in the order of (\$3,480,619). It is noted that any additional costs related to these EDC eligible sites, and expended after the account reconciliation undertaken as of May 26, 2014, will be included in the reconciliation of the next EDC by-law.

**TABLE 7-4**  
**Hamilton-Wentworth District School Board**  
**EDUCATION DEVELOPMENT CHARGE BY-LAW**  
**EDC Account Reconciliation - Revenues less Expenditures**  
**EDC By-law Period - June 22, 2013 to August 30, 2014 (Date before Proposed By-law Implementation Date)**

1	EDC Account Balance as at June 22, 2013 (Start of Initial By-law)									\$0
2	Collections : EDC Account Net Collections as at April 30, 2014 (including accrued interest)									\$1,633,619
3	Estimated EDC Account Collections May 1, 2014 to August 30, 2014 (including accrued interest)									\$788,644
4	Total Estimated EDC Account Collections as Proposed By-law Implementation									\$2,422,263
EDC Expenditure to Date:										
	Expenditures	Year Site Acquired	Site Size in acres	Site Acquisition Costs	Site Preparation Costs	Total Costs incurred	Non- Growth Related Share of Expenditure	Growth-related Share of Expenditure	Eligible to be financed from Existing EDC Account	EDC Account Balance
	Tiffany Hills, Ancaster (Formerly Ancaster 2017 Acq)	2013	6.24	\$4,863,638	\$56,974	\$4,920,612	0.0%	100.0%	\$4,920,612	-\$2,498,349
	North Secondary (Central and West Hamilton City)	2013	5.14	\$2,053,198	\$0	\$2,053,198	60.7%	39.27%	\$806,291	-\$3,304,640
	Study Costs								\$147,479	-\$3,452,119
	Interest Costs								\$28,500	-\$3,480,619
	Totals			\$6,916,836	\$56,974	\$6,973,810			\$5,902,882	-\$3,480,619
Estimated EDC Account Surplus (Deficit) as at Proposed By-law Implementation										
										-\$3,480,619

Scenario Comments:

Hamilton-Wentworth District School Board  
BOTH PANELS

Cashflow Assumptions

A. EDC Account interest earnings (per annum):	1.65%
B. L/T Debenture Rate	4.00%
C. S/T Borrowing Rate	3.00%
D. L/T Debenture Term (years)	10
E. S/T Borrowing Term (years)	5

TABLE 7-5

Hamilton-Wentworth District School Board  
Cashflow Analysis for Both Panels (Total Jurisdiction)  
Current (2014) \$

Form H2					
Type of Development (Form B/C)	Net New Units	Total ROND	Distribution Factor	Net Education Land Cost by Development Type	Differentiated Residential EDC Per Unit
Low Density	17,678	6,854	65%	\$ 33,913,344	\$ 1,918
Medium Density	15,987	2,985	28%	\$ 14,767,924	\$ 924
High Density	16,627	641	6%	\$ 3,169,784	\$ 191

Sensitivity Analysis

Non-res Share	Res Rate	Non-Res Rate
0%	\$1,213	\$0.00
5%	\$1,152	\$0.13
10%	\$1,092	\$0.26
15%	\$1,031	\$0.39
20%	\$970	\$0.52
25%	\$910	\$0.65
40%	\$728	\$1.04

	Previously Financed 2009 By-law <sup>1</sup>	Year 1 2014/ 2015	Year 2 2015/ 2016	Year 3 2016/ 2017	Year 4 2017/ 2018	Year 5 2018/ 2019	Year 6 2019/ 2020	Year 7 2020/ 2021	Year 8 2021/ 2022	Year 9 2022/ 2023	Year 10 2023/ 2024	Year 11 2024/ 2025	Year 12 2025/ 2026	Year 13 2026/ 2027	Year 14 2027/ 2028	Year 15 2028/ 2029
<b>Revenues:</b>																
1 Alternative Accommodation Arrangements		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2 Operating Budget Surplus		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3 Assumed Debenture Financing		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4 S/T Borrowing Requirement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700,000	\$610,000	\$1,140,000	\$0	\$2,910,000	\$0
5 Subtotal (1 through 4)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700,000	\$610,000	\$1,140,000	\$0	\$2,910,000	\$0
6 EDC Revenue (Residential) 1,031 per unit		\$2,214,588	\$2,655,856	\$2,472,338	\$3,177,542	\$3,201,255	\$3,543,547	\$3,527,051	\$3,596,128	\$3,624,996	\$3,312,603	\$3,960,071	\$3,618,810	\$4,112,659	\$4,376,595	\$4,457,013
7 EDC Revenue (Non-residential) 0.39 per sq.ft		\$610,012	\$610,012	\$610,012	\$610,012	\$610,012	\$610,012	\$610,012	\$610,012	\$610,012	\$610,012	\$610,012	\$610,012	\$610,012	\$610,012	\$610,012
8 Subtotal EDC Revenue (6 + 7)		\$2,824,600	\$3,265,868	\$3,082,350	\$3,787,554	\$3,811,267	\$4,153,559	\$4,137,063	\$4,206,140	\$4,235,008	\$3,922,615	\$4,570,083	\$4,228,822	\$4,722,671	\$4,986,607	\$5,067,025
9 Total Revenue (5 + 8)		\$2,824,600	\$3,265,868	\$3,082,350	\$3,787,554	\$3,811,267	\$4,153,559	\$4,137,063	\$4,206,140	\$4,235,008	\$5,622,615	\$5,180,083	\$5,368,822	\$4,722,671	\$7,896,607	\$5,067,025
<b>Expenditures:</b>																
10 Site acquisition costs (escalated at 5% per annum for 5 years)		\$0	\$4,660,425	\$0	\$0	\$5,639,949	\$3,952,006	\$4,331,061	\$0	\$4,977,498	\$10,529,323	\$4,211,729	\$3,583,187	\$2,665,760	\$7,489,714	\$0
11 Site preparation costs (escalated at 2% per annum to date of acquisition) <sup>2</sup>		\$0	\$0	\$0	\$585,859	\$0	\$0	\$446,836	\$442,414	\$494,545	\$0	\$500,348	\$1,275,888	\$520,562	\$451,733	\$342,794
12 Deficit Recovery		\$348,062	\$348,062	\$348,062	\$348,062	\$348,062	\$348,062	\$348,062	\$348,062	\$348,062	\$348,062					
13 Study Costs		\$0					\$120,000					\$120,000				\$120,000
14 Debenture Carrying Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15 Short Term Borrowing Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$371,203	\$504,399	\$753,323	\$753,323	\$1,388,735
16 Total Expenditures (10 through 15)	\$0	\$348,062	\$5,008,487	\$348,062	\$933,921	\$5,988,011	\$4,420,068	\$5,125,959	\$790,476	\$5,820,105	\$10,877,385	\$5,203,280	\$5,363,474	\$3,939,645	\$8,694,770	\$1,851,529
<b>Cashflow Analysis:</b>																
17 Revenues Minus Expenditures (9 - 16)		\$2,476,538	-\$1,742,619	\$2,734,288	\$2,853,633	-\$2,176,744	-\$266,509	-\$988,896	\$3,415,664	-\$1,585,097	-\$5,254,770	-\$23,196	\$5,348	\$783,026	-\$798,163	\$3,215,496
18 Opening Balance	\$0	\$0	\$2,476,538	\$746,030	\$3,537,743	\$6,496,835	\$4,391,373	\$4,192,924	\$3,256,895	\$6,782,657	\$5,283,320	\$29,022	\$5,921	\$11,456	\$807,591	\$9,583
19 Sub total (17 + 18)	\$0	\$2,476,538	\$733,920	\$3,480,318	\$6,391,377	\$4,320,091	\$4,124,864	\$3,204,029	\$6,672,560	\$5,197,560	\$28,551	\$5,825	\$11,270	\$794,482	\$9,428	\$3,225,080
20 Interest Earnings (12 months on Sub-total)		\$0	\$12,110	\$57,425	\$105,458	\$71,282	\$68,060	\$52,866	\$110,097	\$85,760	\$471	\$96	\$186	\$13,109	\$156	\$53,214
21 Closing Balance <sup>3</sup> (19 + 20)	\$0	\$2,476,538	\$746,030	\$3,537,743	\$6,496,835	\$4,391,373	\$4,192,924	\$3,256,895	\$6,782,657	\$5,283,320	\$29,022	\$5,921	\$11,456	\$807,591	\$9,583	\$3,278,294

1 Previously financed from predecessor by-law

2 No escalation applied beyond the 15-year timeframe.

3 Includes any EDC Account surplus/deficit accruing from the Board's existing EDC by-law.

Total L/T debt issued:	\$0
Total short term borrowing:	\$6,360,000
Total debenture payments (current \$):	\$6,943,675
Residual debt payment as of end of forecast period:	\$3,172,692
Year in which outstanding debt is fully funded:	2032



**Hamilton-Wentworth District School Board  
Education Development Charges Submission 2014  
Form H1 - EDC Calculation - Uniform Residential and Non-Residential**

**Determination of Total Growth-Related Net Education Land Costs**

Total:	Education Land Costs (Form G)	\$	57,160,619
Add:	EDC Financial Obligations (Form A2)	\$	3,480,619
<b>Subtotal:</b>	<b>Net Education Land Costs</b>	<b>\$</b>	<b>60,641,238</b>
Less:	Operating Budget Savings	\$	-
	Positive EDC Account Balance	\$	-
<b>Subtotal:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$</b>	<b>60,641,238</b>
Add:	EDC Study Costs	\$	360,000
<b>Total:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$</b>	<b>61,001,238</b>

**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%	\$	9,150,186
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	85%	\$	51,851,052

**Calculation of Uniform Residential Charge**

Residential Growth-Related Net Education Land Costs	\$	51,851,052
Net New Dwelling Units (Form C)		50,292
Uniform Residential EDC per Dwelling Unit	\$	1,031

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

Non-Residential Growth-Related Net Education Land Costs	\$	9,150,186
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	Non-Exempt Board-Determined GFA (Form D)	23,432,152
<b>GFA Method:</b>	<b>Non-Residential EDC per Square Foot of GFA</b>	<b>\$ 0.39</b>



## 7.9 Education Development Charges

Finally, Table 7-6 summarizes the calculation of the jurisdiction-wide residential and non-residential education development charges for the Board.

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

<b>TABLE 7-6</b> <b>Hamilton-Wentworth District School Board</b> <b>CALCULATION OF RESIDENTIAL EDUCATION DEVELOPMENT CHARGE</b>	
Total Growth-Related Net Education Land Costs (over 15-year forecast period including associated financing and study costs)	\$ 61,001,238
Costs Financed in the Previous 2013 By-law	\$ -
Site Acquisition Costs	\$ 41,783,101
Land Escalation Costs	\$ 10,257,551
Site Preparation Costs	\$ 4,212,152
Site Preparation Escalation Costs	\$ 848,827
Debenture Interest Payments	\$ -
Short Term Debt Interest Payments	\$ 58,988
Study Costs	\$ 360,000
Financial Obligations/Surplus (projected EDC Account Balance as of August 30, 2014)	\$ 3,480,619
Interest Earnings	\$ 630,289
Closing Account Balance <sup>1</sup>	\$ 3,278,294
Total Net New Units	50,292
Total Non-Residential, Non-Exempt Board-Determined GFA	23,432,152
Residential Education Development Charge Per Unit based on 100% of Total Growth-Related Net Education Land Costs	\$ 1,031
Non-Residential Education Development Charge Per Sq. Ft. of GFA based on 0% of Total Growth-Related Net Education Land Costs	\$ 0.39

[1] Reflects the EDC account balance in Year 15 (2028/29) which would be required to fund the residual debt requirement of \$3,172,692 for the Board.