AMERESCO & ASSET SUSTAINABILITY

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

Hamilton-Wentworth District School Board

July 16, 2014 -- Addendum 2







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:

\$1,039 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:



the same of the sa	Hamilton-Wentworth District School	Board
% 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%	\$1,222	\$0.00
5%	\$1,161	\$0.13
10%	\$1,100	\$0.26
15%	\$1,039	\$0.39
20%	\$978	\$0.52
25%	\$917	\$0.66
40%	\$733	\$1.05

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	2027/26 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
TOTAL	50,292	100.0%	0.1550	7,796	39,486	31,808	6,719

Secondary Panel

Review Area	Total Cumulative 15 Year Units Projections (1)	% Total Forecast Municipal Residential Growth (2)	Weighted Blended EDC Pupil Yield (3)		OTG Capacity	Existing Community	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
TOTAL	50,292	100.0%	0.0534	2,684	16,053	13,345	2,684



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 \$61,474,574 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;



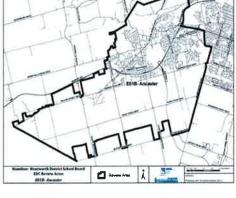
2014 Education Development Charge Background Study for the Hamilton-Wentworth District School Board

Hamilton-Wentworth District School Board - Forms E, F and G EDUCATION DEVELOPMENT CHANGES SUMMESSION 2013

Review Area: E01B - Ancaster Projected Housing Growth			Year 1 2014/15	Year 2 2015/2016	Year 3 2016/2017	Year 4 2017/2018	Year 5 2818/2819	Year 6 2019/2020	Year 7 2829/2821	Year 8 2821/2822	Year 9 2022/2023	Year 10 2023/2024	Year 11 2024/2025	Year 12 28/25/2826	Year 13 2826/2827	Year 14 2827/2828	Year 15 2829/2829	Weighted/Mended Elementary Yield	Total Met New Units 2027/20	Total Yr. 15 Growth related Poplls
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Singles Medium Density			269 138						21		21	0	0	0	0	0		0.1279		1
Apartments			24		29	62			63				0	0	0	0		0.0390	397	
A Total Gross Dwelling Units			431			tra,			98	36	36		0	0	0	0		0.1673	2.228	
				370	354	3.0		201										- Colinaria		
Requirements of Existing Community:																_				
Review Area Schools	OLE .	Corresult	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 0	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 15		Rumber of
-	Capacity	2813/14	2014/15	2015/16	2016/17	2017/10	2018/19	2019/26	2020/21	2021/22	2022/23	2023/24	2824/25	2825/26	2825/27	2023/20	2829/29	MONED		Temp. Facilities
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Total Available Pupil Spaces to Accommodate Growth		q	0	0	0	0	0	0	0	0	0	0	0	0		0			Legal Asses	
Review Area Schools Impacted by	ore	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year I	Year 9	Year 10	Year 11	Year 12	Year 13	Tear 14 2027/20	Year 15 2829/29			Number of Temp. Facilities
Housing Growth:	Capacity	2013/14	2014/15	2815/16	2016/17	2017/10	2019/19	2019/20	2828/21	2021/22	2822/23	2823/24	2824/25	2875/26	2026/27					9
1 Ancaster Meadow	578								774											0
2 Ancaster Senior	387								288											8
3 C.H. Bray	201								236											3
A Fessenden	372						459		456											0
S Rousseau	291	255	251	242	237	239	229	228	230	226	226	226	226	226	226	226	221			
26																				
7 8																				
Totals	1,829	2,195	2,182	2,184	2,164	2,134	2,063	2,034	1,984	1,915	1,926	1,906	1,903	1,906	1,915	1,926	1,93			20
Total Available Pupil Spaces to Accommodate Growth		o	o	o	o	0	o	o	0	0	0	0	0	o	0	0				
Requirements of New Development for High	Growth Area	75											N							
(Cumulative):					-	318	347		401	406	414	415		304	205	377	37			
			97	176	241	318	34/	388		408	414	413		30%		3//	37	9 1	The state of the s	
Less: Available Pupil Places to Accommodate Growth																	37	1 3 2	1/1	7
Equals: Net growth-related Pupil Place Requirements																	3/:		A.	

Description of Growth-related Need:

					% of Capacity					Eligible		Silize	Less Previously		
Growth-related Net Education Landa Costs		Proposed		Proposed	Attributable	Total # of	EDC	Cost	Education	Siline	land	Proposition	Financed		Total
	Sile	Year of	C	School	to MGRPP	Acres	Highle	per	Land	Preparation	Esculation	Escalation	from	Finning	Education
Description of Growth-related Site Acquisition Needs:	Status	Acquisition	Requirements	Capacity	Requirements	Repired	Acres	Acre	Costs	Costs	Costs	Costs	Predecessor By law	Costs	Land Costs
1 Ancaster	TBD	2026	373	589	63.3%	6.00	3.80	\$550,000	\$2,068,693	\$259,795	\$577,067	\$82,999		\$1,563	\$3,010,147
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Hamilton-Wentworth District School Board - Forms E, F and G EDUCATION DEVELOPMENT CHANGES SUBMISSION 2013

Review Area: E02A - East Waterdown			Year 1	Year 2	Year 3	Yesr 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12. 2025/2026	Year 13 2025/2027	Year 14 2827/2828	Year 15 2828/2829	Weighted/Obsorbed Elementary Violal	Total Net New Units 2027/20	Total Yr. 15 Growth-related Papils
Projected Housing Growth			2814/15	2015/2016		2817/2818 136	2010/2019 136	2019/2020 67	2829/2821 67	28/21/28/22 89	2022/2023 89	2023/2024 85	2024/2025		231		231	0.3420	2.117	
Singles Medium Density	1		40				40					71		0	0	44	.55	0.1349	634	
Apartments			0		0 0	0	0	93	93					267	273	174	174	0.0390	2,146	
A Total Gross Dwelling Units			191	170	6 176	176	176	226	226	422	422	431	431	431	504	449	460	0.1824	4,897	
Requirements of Existing Community:																				
Review Area Schools	отъ	Corrent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year B	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 25 ROND		Runber of Texas, Facilitie
	Capacity	2813/14	2814/15	2815/16	2816/17	2017/18	2010/19	2919/28	2020/21	2821/72 289	2822/23 293	2823/24	2824/25	2025/26 304	2026/27 306	2827/28 307	2020/25			6
Mary Hopkins	385	313	290	28	5 278	280	287	281	286	285	293	8	300	307	300	307				
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Totals	385	313	290	285	278	290	287	281	296	299	293	297	300	304	306	307	309			6
Total Available Pupil Spaces to Accommodate Growth		72	96	101	107	105	98	104	99	96	92		85	81	79	78	76			
Review Area Schools Impacted by	оть	Current	Year 1	Tew 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 5	Year 10	Year 11	Year 12	Year 13	Year 14	Year 25	Year 15		Rember of
Housing Growth:	Capacity	2813/14	2814/15	2015/16	2816/17	2017/10	2012/19	2019/20	2020/21	2823/22	2022/23	2023/24	2824/75	2025/26	2926/27	2027/20	2829/79	BORD		Temp. Facilities
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(Cumulative):	ts			1.00	154	211	262	291	333	383	433	483	5550	618	708	800			EDDA: East Nijder-Oowen)
(Cumulative): Less: Available Pupil Places to Accommodate Growth Equals: Net growth-related Pupil Place Requirement Description of Growth-related Need:	nd identified b			Proposed School Capacity	% of C	211 Capacity mitable GRIPP remembs	Total 8 of Acres	EDC Highle	Cost per Acre	Education Land Costs	Eligible Silie Preparation Costs	Land Escalation Costs	Silve Proparation Escalation Costs	Less Pre	alcountry	Financing Costs			1222)
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Review Area: E02B - West Waterdown			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 0	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Weighted/Blended Elementary	Total Het Hew Units	Total Yr. 15 Growth relate
Projected Housing Growth			2814/15	2015/2016	2016/2017	2017/2019	2819/2019	2019/2020	2829/2821	2021/2022	28/22/28/23	2023/2024	2024/2025	2025/2026	2026/2027	2827/2828	2828/2829	Yield	2027/28	P-p-2
Singles		-	87	8	87	87	87			32		32					109		1,301	
Medium Density			40				85			105	115	115			115	115	115		1,335 324	
Apartments			29			42	0			65		0	0	0	0	242	224	0.0390 0.2137	2,960	
Total Gross Dwelling Units			156	150	127	169	172	211	207	202	212	147	247	247	241	242	224	0.2137	2,300	
Requirements of Existing Community:																				
Review Area Schools	OTG Capacity	Correst. 2013/34	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/10	Year 5 2812/15	Year 6 2019/20	Year 7 2829/21	Year II 2821/22	Year 9 2822/23	Year 10 2023/24	Year 11 2024/25	Year 12 2025/26	Year 13 2026/27	Year 14 2827/28	Year 15 2829/29	Year 15 NOVID		Number of Temp. Facilities
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Totals	1.185	1,080	1,063	1,050	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			4
Total Available Pupil Spaces to Accommodate	1,163	1,000	1,003	1,03	2,030	-,,		7,55				7.2						NV-III-N-III		
Growth		105			_	141	147	131	144	156	165	167	164	159	152	146	141			Number of
Review Area Schools Impacted by Housing Growth:	Capacity	Current. 2813/14	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/10	Year 5 2018/19	Year 6 2019/20	Year 7 2829/21	Year II 2821/22	Year 9 2822/23	Year 10 2023/24	Year 11 2824/25	Year 12 2025/26	Year 13 2826/27	Year 14 2827/28	Year 15 2828/29	Year 15. BOWD		Temp. Faciliti
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Total Available Pupil Spaces to Accommodate						-	- 0		0	0				0			0			.0
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Growth Requirements of New Development for His	igh Growth	Areas	0		0 0	0	0	0	0	0	0	0	0		0	0	0			0
Requirements of New Development for Hi	igh Growth	Areas	36	77	106	0	0	0 225	0	0 0 286	0	0	0	0	0 521	0	0			.D
Requirements of New Development for Hi (Cumulative):		Areas	36	72	106	0 142	0	0 225	0 259	0 0 286	0	0	402	0 462	0 521	0	-141			0
Requirements of New Development for Hi (Cumulative); E Less: Available Pupil Places to Accommodate Growth F Equals: Net growth-related Pupil Place Requirements	1	Areas	36	72	106	142	0	0 225	0 0 259	0 0 286	0	0	402	0 462	521	0	633 -141 482		_	0
Requirements of New Development for Hi (Cumulative): Less: Available Pupil Places to Accommodate Growth	1	Areas	36	72	106	142	0 182	0 225	259	0 0 286	0 314	0	402	0 462	521	0	-141		1926 Was Westerford	
Requirements of New Development for Hi (Cumulative): Less: Available Pupil Places to Accommodate Growth Equals: Net growth-related Pupil Place Requirements Description of Growth-related Need: Growth-related Net Education Londs Cost Description of Growth-related Site Acquisition Needs	is:	Proposed Year of Acquisition 2027	NCOUT Respair concerts.	Proposed School Capacity 589	% of C	Capacity installe:	Total J of Acres Required 6.00	EDC Eligible Aures 5.81	Cost per Acre	Education Land Costs \$4,009,508	Since Propagation Cooks 5342,863	Land Escalation Costs \$1,107,753	Silice Preparation Escalation Costs	Less Pro	wicesty noed	0	-141			
Requirements of New Development for Hi (Cumulative): Less: Available Pupil Places to Accommodate Growth Equals: Net growth-related Pupil Place Requirements Description of Growth-related Need: Growth-related Net Education Londs Cost Description of Growth related Site Acquisition Needs	She Status	Proposed Year of Acquisition	Requirements	Proposed School Capacity	% of C	Capacity lutable: ROPP research	Total 8 of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Cooks	Eligible Silie Preparation Costs	Land Escalation Costs	Sine Preparalizat Escalation Cooks	Lean Pro	wicesty noed	580	-141 A92 Total Education Land Costs	5	TOTAL WARM PRIMARION	
Requirements of New Development for Hi (Cumulative): Less: Available Pupil Places to Accommodate Growth Equals: Net growth-related Pupil Place Requirements Description of Growth-related Need: Growth-related Net Education Londs Cost Description of Growth-related Site Acquisition Needs West Waterdown 2	She Status	Proposed Year of Acquisition	Requirements	Proposed School Capacity	% of C	Capacity lutable: ROPP research	Total 8 of Acres Required	EDC Eligible Acres	Cost per Acre	Education Land Cooks	Eligible Silie Preparation Costs	Land Escalation Costs	Sine Preparalizat Escalation Cooks	Lean Pro	wicesty noed	580	-141 A92 Total Education Land Costs	5		



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Singles			2014/15	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2828/2821	2021/2022	Year 9 2022/2023	Year 30 2023/2024	Year 11 2824/2825	Year 12 2025/2026	Year 13 2026/2027	Year 14 2027/2020	Year 15 2829/2829	(fementary Yield	Total Net New Units 2027/28	Growth relate
			118	127	117	117	117			261	231	231	263	171			171		2,580	
Medium Density			86	86	86	86	86		240	183		236	238	154	154	207	154		2,426	
Apartments		2.11	0		0	0	26		0	0	33	22	0	0	0	0	0	0.0390	81	
Total Gross Dwelling Units			204	213	203	203	229	364	437	444	447	489	501	325	325	378	325	0.2143	5,087	1
Requirements of Existing Community:																				
Review Area Schools	OLE	Corrent	Year 1	Year 2	Year 3	Year 4	Year 5 2010/19	Year 6 2019/20	Year 7 2829/21	Year B 2021/22	Year 5 2822/23	Year 10 2023/24	Year 11 2824/25	Year 12 2025/26	Year 13 2026/27	Year 14 2027/28	Year 15 2020/20	Year 15 BOND		Humber of Temp. Facilities
	Capacity	2813/14	2014/15	2015/16	2016/17	2017/10						218	219				220			0
Michaelle Jean	282	86	114	140	162	184	194	210	215	223	111	218	219	215	220	200	Zaj			
										12 10 10 10 10 10										
		N. HERO																		
Bears to produce the block of																				
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Totals	282	86	114	140	162	184	194	210	215	223	222	218	219	219	220	226	220			0
Total Available Pupil Spaces to Accommodate Growth	2011	196	168	142	120	98	25	72	67	59	60	64	63	63	63	62	62			
Review Area Schools Impacted by	ore	Current	Year 1	Year 2	Year 3	Year4	Year 5	Year 6	Year 7	Year 0	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 15		Number of
Housing Growth:	Capacity	2013/14	2014/15	2015/16	2816/17	2017/10	2018/19	2019/20	2829/21	2021/22	7822/23	2023/24	2824/25	2825/26	2825/27	2827/28	2828/29	BORD		Temp. Facilities
Bellmoore	638	722	756	773	802	827	841	859	877	882	879	851	855	858	861	864	867			0
					1															
					1 1															
Totals	638	722	756	773	802	827	841	859	877	882	879	851	855	858	861	864	867			0
	0.36	122	/30	113	auz	827	641	659	6//	982	6/3	931	033	0.90	301		301			
Total Available Pupil Spaces to Accommodate				100			150			12										
Growth		0	0		0	0	0	0	0	0	0	0	0	0	- 0	0	0			
Requirements of New Development for Hig	n Growth	Areas						The same and	W											
(Cumulative):			43	87	127	171	215	291	382	491	594	695	802	873	946	1,018	1,090			
Less: Available Pupil Places to Accommodate Growth								I THE RESIDENCE									0			
Equals: Net growth-related Pupil Place Requirements																	1,090		MITTER	7-11-
requals, wet growth related ruph riace Requirements		-																[1 1	
																				19-12
Description of Growth-related Need: Michaelle Jean is a single-track French Immersion scho	16.0																			12/

					% of Capacity					Eligible		She	Less Presionsly		
Growth-related Net Education Land	s Costs	Proposed		Proposed	Attributable	Total # of	EDC	Cost	Education	Silize	Land	Preparation	Financel		Total
Description of Growth-related Site	Silve	Year of	NGWP	School	to HGRPP	Acres	i Egilde	per	Lamid	Preparation	Escalation	Esculation	from	Financing	Educati
Acquisition Needs	Status	Augustia	Requirements	Capacity	Requirements	Regulred	Acres	Acre	Costs	Costs	Costs	Costs	Predecessor By law	Costs	Land Co
Binbrook - South of Binbrook Road	Designated	2019	589	589	100.0%	5.63	5.63	\$550,000	\$3,096,500	\$385,148	\$255,506	\$57,266		\$2,327	\$4,396,7
Binkrook	TBD	2925	501	589	25.1%	6.00	5.10	\$550,000	\$2,807,521	\$349,204	\$775,666	\$162,529		\$2,137	\$4,837,





Hamilton-Wentworth District School Board - Forms E, F and G EDUCATION DEVELOPMENT CHANGES SUMMISSION 2013

	Year 9 Year 30 Year 11 Year 12 Year 13 Year 14 Year 35 Blementary Total Het Hear Units Growth-in acc/2023 2023/2024 2024/2025 2025/2025 2025/2020 2020/2020 Yield 2027/20 Pupil
26 373 285	262 384 369 369 369 369 369 0.2804 4,523
52 378 354	356 271 271 229 229 229 0.1751 4,060
12 43 0	0 0 314 314 314 314 0.0390 1,687
20 794 639	618 655 954 912 912 912 912 0.1991 10,270
W W. A. W.	Year 9 Year 16 Year 11 Year 12 Year 13 Year 14 Year 15 Year 15 Heathe
	1001 1 10
6 407 410	401 399 403 406 408 410 412 0
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23 420 409	413 408 405 402 399 396 393 0
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متجدة الدوور المنت المعاد التاريخ	
1,824 1,796	1,784 1,775 1,778 1,780 1,782 1,784 1,785 13
0 86 114	126 135 132 130 128 126 125
Year 7 Year 8 Year	Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15 Year 15 Manufac
2020/21 2021/22 2022	2022/23 2023/24 2024/25 2025/26 2025/27 2027/28 2020/29 8000 Temp.Fo
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0 0	0 0 0 0 0
55 852 1,006	1,155 1,320 1,464 1,609 1,754 1,895 2,045
	125
	1,920

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

					% of Capacity					Eligible		She	Less Previously		
Growth-related Net Education Lands Co	sts	Proposed		Proposed	Attributable	Total # of	EDC	Cost	Education	Siline	Land	Preparation	Financed		Total
Description of Growth-related Sile	Silte	Year of	NGRPP	School	to MGRPP	Acres	Eligible	per	tand	Preparation	Escalation	Escalation	from	Financing	Education
Acquisition Needs	Status	Acquisition	Repirements	Capacity	Requirements	Required	Acres	Acre	Costs	Costs	Costs	Costs	Predecessor By-law	Costs	Land Costs
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		\$2,778	\$5,249,862
Nash, First Road West & Green Mountain Rd.	Designated	2829	529	589	100.0%	6.17	6.17	\$550,000	\$3,393,500	\$422,089	\$937,561	\$72,456		\$2,555	\$4,878,161
East Glambrook and Upper Stoney Creek #1.	TEID	2024	589	589	100.0%	6.00	6.00	\$550,000	\$3,300,000	\$410,460	\$911,729	\$110,102		\$2,506	\$4,734,757
To be accommodated in existing facilities			153												





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

Review Area: EDGC - Winong																		Weighted/Mended		Total Yr. 15
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year #	Year 9	Year 18	Year 11	Year 12	Year 13	Year 14	Year 15	Elementary	Total Ret Rev Units	Growth related
Projected Housing Growth			2014/15	2015/2016		2017/2010	2010/2019	2019/2020	2828/2821	2821/2822	2822/2823	2023/2024	2024/2025	2025/2026	2826/2827	2027/2020	2020/2029	Yield	2607/78	Papilla
Singles			54		0 0	0	117	187	187	187			225	225			250	0.2980	2,322	
Medium Density			26		12 43	76	184	300	255	255	305	305	320	320	405	410	410	0.1266	3,656	
Apartments			0		0 0	0	0	50		.57		57	50	50	50	50	50	0.0390	421	
Total Gross Dwelling Units			BC BC	5	2 43	76	301	537	442	499	517	567	595	595	680	705	710	0.1831	6,399	1,:
Requirements of Existing Community:																				
	1		-	-	-							20 52		Year 12	Year 13	Year 34	Year 15	Year 15		Number of
Review Area Schools	Capacity	Current 2013/34	Year 1 2814/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/19	Year 5 2018/16	Year 6 2019/20	Year 7 2020/21	Year 8 2821/22	Year 9 2822/23	Year 10 2023/24	Year 11 2824/25	2025/26	2026/2J	2027/20	2020/20	BOND		Temp. Facilities
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Totals	0		0		0 0	0	.0	0	0	0	0	0	0	0	0	0	0			6
Total Available Pupil Spaces to Accommodate Growth					0 0									0			0			
Review Area Schools Impacted by	отб	Corrent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 0	Year 9	Year 18	Year 11	Year 12	Year 13	Year 14	Year 15	Year 15		Number of
Housing Growth:	Capacity	2813/14	2814/15	2015/16	2016/17	2817/18	2819/19	2019/20	2829/21	2021/22	2822/23	2823/24	2024/25	2025/26	2026/27	2027/28	2020/25	ROND		Temp. Facilities
Winona	770	831	858	87	4 894	909	919	928	950	940	932	919	924	929	935	941	944			0
Totals	770	831	858	87	4 894	909	919	928	950	940	932	919	924	929	935	941	944			0
Total Available Pupil Spaces to Accommodate Growth					0 0	0	0	0	0	0	0	0	0	0		0	0			
Requirements of New Development for H (Cumulative):	ligh Growth	Areas	19	2	33	43	100	196	283	372	471	575	687	796	920	1,047	1,171			
No. of the Control of	.1		19		33	43	100	154	45	3/2	4/1	3/3		/20	320	-	-,1,0,1	1		
Less: Available Pupil Places to Accommodate Growt	TI .																			

F Equals: Net growth-related Pupil Place Requirements

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

				% of Capacity					Eligible		Site	Less Previously		
.	Proposed		Proposed	Attributable	Total J of	IEDC	Cost	Education	Site	1.000	Preparation	Financed		Total
Sile	Year of	NGRIP	School	to NGRP	Acres	(Hglide	per	Land	Properation	Escalation	Esculation	from	Financing	Education
Status	Acquisition	Requirements	Capacity	Requirements	Required	Acres	Acre	Costs	Costs	Costs	Costs	Predecessor By law	Coets	Land Costs
Designated	2022	589	589	100.0%	6.00	6.00	\$650,000	\$3,900,000	\$410,460	\$1,077,498	\$29,225		\$2,901	\$5,480,747
		Sile Year of Status Acquisition	Sile Year of NGRPP States Acquisition Requirements	Sile Year of NGRPP School States Acquisition Reprintments Capacity	Sile Year of HGRPP School to HGRPP Status Acquisition Repirements Capacity Requirements	Proposed Proposed Attributable Total II of Site Year of NGNPP School to NGNP Acres Status Acquisition Requirements Capacity Regularements Required	Proposed Proposed Attributable Total II of EDC Site Year of HGMP School to HGMP Acres Eligible Status Acquisition Repirements Capacity Requirements Required Acres	Proposed Proposed Affiliatable Total # of EDC Cost Site Year of Highly School to Highly Acres Eligible per Status Acquisition Repirements Capacity Requirements Required Acres Acres	Proposed Proposed Attributable Total II of EDC Cost Education Site Year of HGNPP School to NGNPP Acres Eligible per Land Status Acquisition Represents Capacity Requirements Required Acres Acre Costs	Proposed Proposed Attributable Total F EDC Cost Education Site Site Year of BGBPP School to BGBPP Acres Eligible per Land Preparation Status Acquisition Requirements Capacity Requirements Required Acres Acre Costs Costs	Proposed Proposed Attributable Total II of EDC Cost Education Site Land Site Year of NGNPP School to NGNPP Acres Eligible per Land Proposedical Escalation Status Acquisition Requirements Required Acres Acre Costs Costs	Proposed Proposed Attributable Total F of EDC Cost Education Site Land Preparation States Acquisition Requirements Capacity Requirements Requirements Acres Acre Costs Costs Costs Costs	Proposed Proposed Aftributable Total I of EDC Cost Education Site Land Preparation Financed Site Year of NGRPP School to NGRPP Acres Eligible per Land Preparation Escalation from Status Acquisition Requirements Capacity Requirements Requirements Acres Acre Costs Costs Costs Predicessor By-law	Proposed Proposed Attributable Total 8 of EDC Cost Education Size Land Preparation Financed Size Year of HGRPP School to HGRPP Acres Eligible per Land Preparation Escalation Escalation Financed Finance





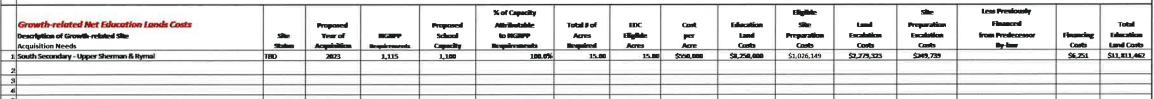
2014 Education Development Charge Background Study for the Hamilton-Wentworth District School Board

Hamilton-Wentworth District School Board - Forms E, F and G EDUCATION DEVELOPMENT CHANGES SUMMISSION 2013

Review Area: 503 - East Glunbrook - Upper Stoney Creek Projected Housing Growth			Year 1 2014/15	Year 2. 2015/16	Year 3 2016/17	Year 4 2017/10	Year 5 2019/19	Year 6 2019/20	Year 7 2020/21	Year 8 2821/22	Year 9 2022/23	Year 10 2023/24	Year 11 2024/25	Year 12 2825/26	Year 13 2026/77	Year 14 2027/20	Year 15 2829/25	Weighted/Mended Secondary Yield	Total Net New Units 2027/20	Total Yr. 25 Gra nth-relate Papils
Singles	1 11 11 11		353	394			320	243	570	546	493	615	632				540	0.0983	7,103	
Medium Density			394	401	367	387	243	399	618	537	539	507	509	383	383	436	383	0.0586	6,486	
Apartments			8		8	8	30	42	43	0	33	22	314	314	314	314	314	0.0208		
Total Gross Dwelling Units			755	795	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.
Requirements of Existing Community:																				
Review Area Schools With Limited Impact	ore	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 21	Year 12	Year 13	Year 14	Year 15			Ramber of
From New Development	Capacity	2013/14	2014/15	7815/16	2016/17	2017/20	2019/19	2019/20	2020/21	2821/22	2822/23	2923/24	2024/25	2825/26	2826/27	2027/28	2020/29			Temp. Facilitie
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Totals	0	0	0		0	0	0		0		- 0	0	0	0		0	0			9
		E E L			300				7			79 (5.)	N. P. L.							
Total Available Pupil Spaces to Accommodate Growth		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0			
Review Area Schools Impacted by Housing	OTG	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			Runder of
Growth:	Capacity	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2822/23	2823/24	2824/25	2025/26	2826/27	2827/28	2020/29			Temp. Facilities
1 Saltfleet	954			1,219			1,196	1,156	1,154	1,158	1,210	1,207	1,267	1,234	1,225	1,165	1,169			12
2			72.7			-,		-		-										
3																				
A																				
5																				
6																				
7	-				-															
8					 															
Totals	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			
lotais	954	1,160	1,140	1,219	1,152	1,1/8	1,196	1,156	1,154	1,158	1,210	1,207	1,207	1,234	1,225	1,103	1,109			
Total Available Pupil Spaces to Accommodate Growth		0	0	0	0	o		0	0	0	0	0	0	0	O	0	0			12
Requirements of New Development for High Growth Areas	Cumulative	1:	43	20	132	179	214	262	344	421	496	573	685	795	903	1,013	1,115	-		
Less: Available Pupil Places to Accommodate Growth			-														0			
Equals: Net growth-related Pupil Place Requirements			2 1 2 1									-					1,115	proper management and the	CONTRACTOR LAND	
Description of Growth-related Need:																		A. A	TOWN SHOW	1

Description of Growth-related Need:

South Secondary — Upper Sherman & Ryman has been identified by the Board with a site size of 15 acres







2014 Education Development Charge Background Study for the Hamilton-Wentworth District School Board

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)	19						
E. S/T Borrowing Term (years)							

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	cation Land Cost by velopment Type	Differentiated Residential EDC Per Unit		
Low Density	17,678	6,854	65%	\$ 34,176,493	\$	1,933	
Medium Density	15,987	2,985	28%	\$ 14,882,515	\$	931	
High Density	16,627	641	6%	\$ 3,194,380	\$	192	

361	sitivity Anal	A CONTRACTOR OF THE PARTY OF TH
Non-res	Res	Non-Res
Share	Rate	Rate
0%	\$1,222	\$0.00
5%	\$1,161	\$0.13
10%	\$1,100	\$0.26
15%	\$1,039	\$0.39
20%	\$978	\$0.52
25%	\$917	\$0.66
40%	\$733	\$1.05

			Previously Financed 009 By-law ¹	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
Revenues:				1 1														
A CONTRACTOR OF THE CONTRACTOR				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Alternative Accommodation Arrangements				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	S
Operating Budget Surplus Assumed Debodure Financies				SO SO	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	s
Assumed Debenture Financing S/T Borrowing Requirement				\$0	\$0	\$0	\$0	so	\$0	\$0	\$0	\$0	\$1,440,000	\$550,000	\$1,040,000	\$0	\$2,700,000	\$
5 Subtotal (1 through 4)		Water Street		SO.	S0	so	SO.	SO	S0	\$0	SO	\$0	\$1,440,000	\$550,000	\$1,040,000	\$0	\$2,700,000	S
	1,039 per	unit		\$2,231,772	\$2,676,464	\$2,491,522	\$3,202,198	\$3,226,095	\$3,571,043	\$3,554,419	\$3,624,032	\$3,653,124	\$3,338,307	\$3,990,799	\$3,646,890	\$4,144,571	\$4,410,555	\$4,491,59
A CONTRACTOR OF THE CONTRACTOR	- Constant	sq.ft		\$614,746	\$614,746	\$614,746	\$614,746	\$614,746	\$614,746	\$614,746	\$614,746	\$614,746	\$614,746	\$614,746	\$614,746	\$614,746	\$614,746	\$614,74
8 Subtotal EDC Revenue (6+7)	0.09 per	Squit		\$2.846,518	\$3,291,210	\$3,106,268	\$3,816,944	\$3,840,841	\$4,185,789	\$4,169,165	\$4,238,778	\$4,267,870	\$3,953,053	\$4,605,545	\$4,261,636	\$4,759,317	\$5,025,301	\$5,106,34
9 Total Revenue (5 + 8)	5.51			\$2,846,518	\$3,291,210	\$3,106,268	\$3,816,944	\$3,840,841	\$4,185,789	\$4,169,165	\$4,238,778	\$4,267,870	\$5,393,053	\$5,155,545	\$5,301,636	\$4,759,317	\$7,725,301	\$5,106,34
Expenditures:			A ,							-,-							12	
10 Site acquistion costs (escalated at 5% per annum for 5 years))*			so	\$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	\$
11 Site preparation costs (escalated at 2% per annum to date of	acquisition) 2			\$0	\$0	\$0	\$585,859	\$0	\$0	\$446,836	\$442,414	\$494,545	\$0	\$500,348	\$1,275,888	\$520,562	\$451,733	\$844,61
12 Deficit Recovery				\$348,062	\$348,062	\$348,062	\$348,062	\$348,062	\$348,062	\$348,062	\$348,062	\$348,062	\$348,062					120125024
13 Study Costs				\$0					\$120,000					\$120,000				\$120,00
14 Debenture Carrying Costs				\$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	\$314,431	\$434,526	\$661,614	\$661,614	\$1,251,17
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	\$5,146,508	\$5,293,601	\$3,847,936	\$8,603,061	\$2,215,78
Cashflow Analysis:							t i											
17 Revenues Minus Expenditures (9 - 16)				\$2,498,456	-\$1,717,277	\$2,758,206	\$2,883,023	-\$2,147,170	-\$234,279	-\$956,794	\$3,448,302	-\$1,552,235	-\$5,484,332	\$9,037	\$8,035	\$911,380	-\$877,761	\$2,890,55
18 Opening Balance			\$0	\$0	\$2,498,456	\$794,068	\$3,610,886	\$6,601,059	\$4,527,378	\$4,363,935	\$3,463,358	\$7,025,703	\$5,563,780	\$80,759	\$91,277	\$100,951	\$1,029,035	\$153,77
19 Sub total (17 + 18)			so	\$2,498,456	\$781,179	\$3,552,274	\$6,493,909	\$4,453,889	\$4,293,099	\$3,407,141	\$6,911,660	\$5,473,468	\$79,448	\$89,796	\$99,312	\$1,012,331	\$151,274	\$3,044,32
20 Interest Earnings (12 months on Sub-total)			-103	\$0	\$12,889	\$58,613	\$107,150	\$73,489	\$70,836	\$56,218	\$114,042	\$90,312	\$1,311	\$1,482	\$1,639	\$16,703	\$2,496	\$50,23
21 Closing Balance 3 (19 + 20)			\$0	\$2,498,456	\$794,068	\$3,610,886	\$6,601,059	\$4,527,378	\$4,363,935	\$3,463,358	\$7,025,703	\$5,563,780	\$80,759	\$91,277	\$100,951	\$1,029,035	\$153,770	\$3,094,55

¹ Previously financed from predecessor by-law

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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.



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

<u>Determination of Total Growth-Related Net Education Land Costs</u>

Total:	Education Land Costs (Form G)	\$ 57,633,955
Add:	EDC Financial Obligations (Form A2)	\$ 3,480,619
Subtotal:	Net Education Land Costs	\$ 61,114,574
Less:	Operating Budget Savings	\$
	Positive EDC Account Balance	\$
Subtotal:	Growth-Related Net Education Land Costs	\$ 61,114,574
Add:	EDC Study Costs	\$ 360,000
Total:	Growth-Related Net Education Land Costs	\$ 61,474,574

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%	\$ 9,221,186
Total Growth-Related Net Education Land Costs to be Attributed		
to Residential Development	85%	\$ 52,253,388

Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	\$ 52,253,388
Net New Dwelling Units (Form C)	50,292
Uniform Residential EDC per Dwelling Unit	\$ 1,039

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

Non-Residential Growth-Related Net Education Land Costs	¢	9.221.186
Non-nesidential Growth-netated Net Education Land Costs	Ψ	9,221,100

	Non-Exempt Board-Determined GFA (Form D)	23,432,152
GFA Method:	Non-Residential EDC per Square Foot of GFA	\$ 0.39





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.

TABLE 7-6 Hamilton-Wentworth District School Board CALCULATION OF RESIDENTIAL EDUCATION DEVELOPMENT CHARGE Total Growth-Polated Not Education Land Costs (over 15-year forecast period								
Total Growth-Related Net Education Land Costs (over 15-year forecast period								
including associated financing and study costs)	\$	61,474,574						
Costs Financed in the Previous 2013 By-law	\$							
Site Acquisition Costs	\$	41,783,101						
Land Escalation Costs	\$	10,257,551						
Site Preparation Costs	\$	4,713,973						
Site Preparation Escalation Costs	\$	848,827						
Debenture Interest Payments	\$							
Short Term Debt Interest Payments	\$	30,504						
Study Costs	\$	360,000						
Financial Obligations/Surplus (projected EDC Account Balance as of August 30, 2014)	\$	3,480,619						
Interest Earnings	\$	657,411						
Closing Account Balance ¹	\$	3,094,559						
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	\$	1,039						
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 \$2,932,502 for the Board.