

# Education Development Charges Successor By-law Public Meeting



**Hamilton-Wentworth DSB**

**May 27, 2024**

# Overview of Education Development Charge Rates

## Hamilton-Wentworth District School Board

Existing In-force Rates: \$1,573 per residential dwelling unit and \$0.50 per square foot of non-residential GFA

EDC Calculated Rate: \$2,040 per residential dwelling unit and \$1.03 per square foot of non-residential GFA

Rates based on 85% residential and 15% non-residential shares

As the updated calculated rate is lower than the legislative ‘capped’ rate, the proposed rates are as follows:

|   | 2024 EDC Calculated Rates | In-force By-law Rates to July 5, 2024 | Year 1 EDC Rates July 1, 2024 to June 30, 2025 | Year 2 EDC Rates July 1, 2025 to June 30, 2026 | Year 3 EDC Rates July 1, 2026 to June 30, 2027 | Year 4 EDC Rates July 1, 2027 to June 30, 2028 | Year 5 EDC Rates July 1, 2028 to June 30, 2029 |
|---|---------------------------|---------------------------------------|--|--|--|--|--|
| <b>HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD (based on 85% residential/15% non-residential shares)</b> |                           |                                       |  |  |  |  |  |
| <i>Residential EDC Rate per Dwelling Unit</i>   | \$2,040                   | \$1,573                               | \$1,873  | \$2,040  | \$2,040  | \$2,040  | \$2,040  |
| <i>Non-residential EDC Rate per Sq. Ft. of GFA</i>  | \$1.03                    | \$0.50                                | \$0.60   | \$0.70   | \$0.80   | \$0.90   | \$1.00   |

The total proposed EDC rates for both Hamilton boards for July 1, 2024 through June 30, 2025 period would be \$3,412 per residential dwelling (a 4.2% increase) and \$1.25 per sq ft of non-residential GFA (a 19% increase), should the boards retain an 85% residential and 15% non-residential split of the net education land costs.

# Overview of Education Development Charges

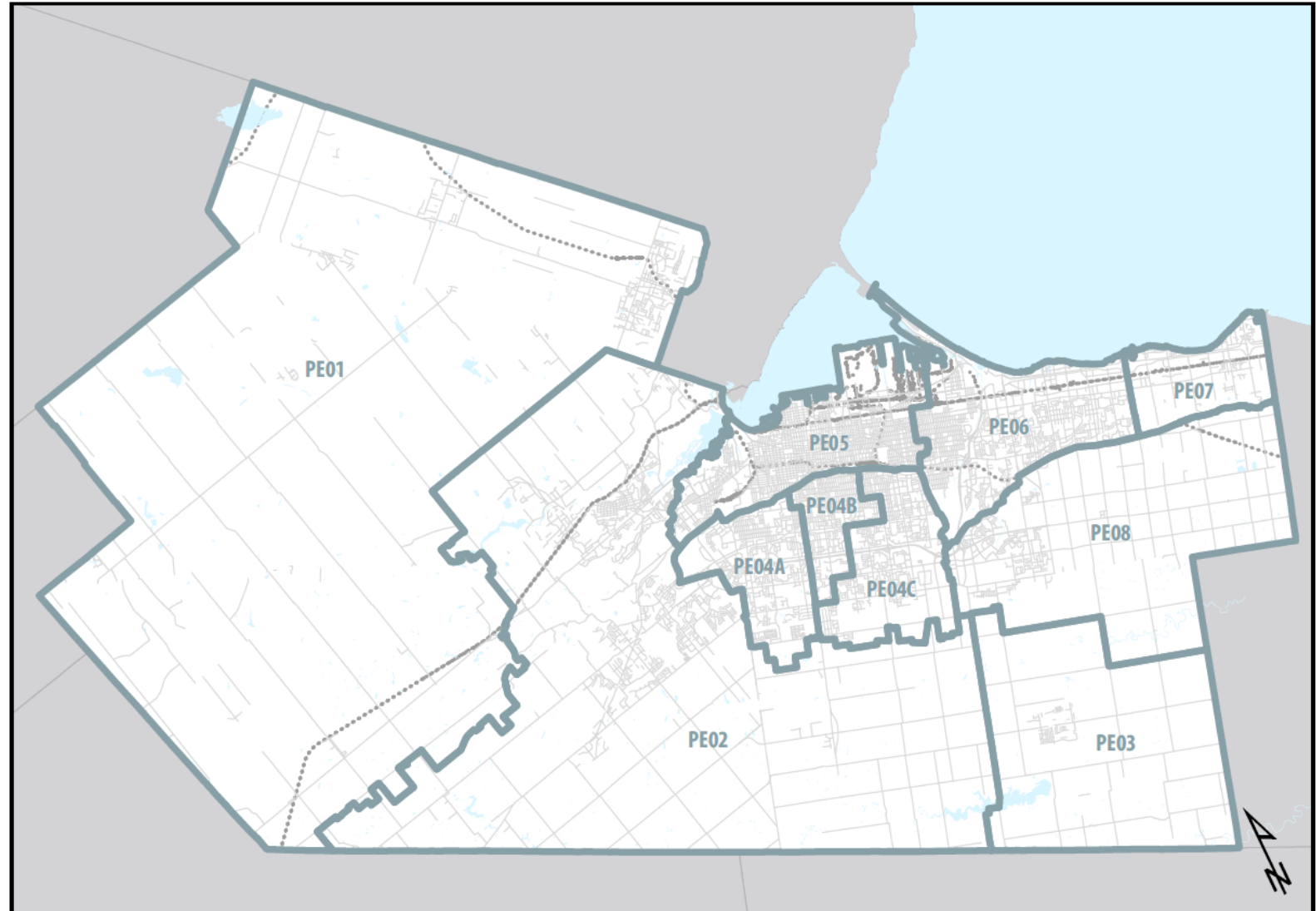
- EDCs may be imposed by school boards who qualify on the basis of:
  - Either average enrolment will exceed capacity over 5-year by-law period, or
  - The board has a deficit in the EDC account the day prior to the successor by-law being enacted, and has outstanding financial commitments
- EDCs pay for the costs to acquire and develop land necessary to accommodate additional pupil places generated by new housing development
- EDCs are based on projections and estimates. Legislation was intentionally silent on a number of aspects of the calculation. The biggest challenge is to defensibly interpret the legislation given changing land development practices
- From 1998 to March 2019, the EDC scheme was designed to derive precisely the value of the net growth-related land needs (including financing and study costs) – not a penny more; not a penny less. School boards do not have access to the tax base and ‘Land priorities’ funding not to be used to fund growth-related site needs. There is currently no funding source for any unmet growth-related land costs. However, boards may consider Alternative Projects as a means of reducing education land costs, subject to the Minister’s approval, and where land costs are prohibitive
- The EDC calculated rate is based on the total net education land costs divided by the ‘net’ new units and ‘net’ non-residential GFA (net of statutory exemptions)
- EDCs are paid at the time a building permit is issued and collected by the jurisdictional municipalities’ building departments, then forwarded to the Hamilton-Wentworth boards on a monthly basis

# EDC Successor By-law Consideration

- Hamilton-Wentworth boards adopted a jurisdiction-wide EDC by-laws in June 2019 with implementation dates of July 6, 2019
- The current EDC by-laws will expire on July 5, 2024
- Successor by-laws must be adopted no later than July 1st to avoid any interruption in collection of EDCs (i.e. there is a 5-day waiting period prescribed in the legislation)
- The Minister of Education must approve the EDC Submission and the Board's ability to adopt a successor EDC by-law
- The legislative rate 'cap' limits the annual increase to the greater of: \$300 per residential unit and \$0.10 per sq ft of non-residential GFA (or 5%). HWDSB qualifies on the basis of a significant deficit in the EDC account and elementary enrolment in excess of capacity. The HWCDSB qualifies on the basis of secondary enrolment in excess of secondary capacity
- Hamilton-Wentworth boards are therefore eligible to fund elementary and secondary growth-related land needs; that is, land required to construct additional school capacity resulting from new housing development

# EDC Review Area Maps – Elementary Panel

The Review Area constructs are primarily unchanged 2019, with the exception of redirecting the Mount Hope PS boundary from PE03 to PE02



Hamilton-Wentworth District School Board: Education Development Charges Background Study 2024

Elementary Review Area: Overview



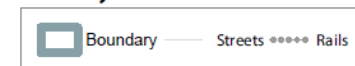
# EDC Review Area Maps – Secondary Panel

The Review Area constructs are consistent with the secondary school feeder alignments



Hamilton-Wentworth District School Board: Education Development Charges Background Study 2024

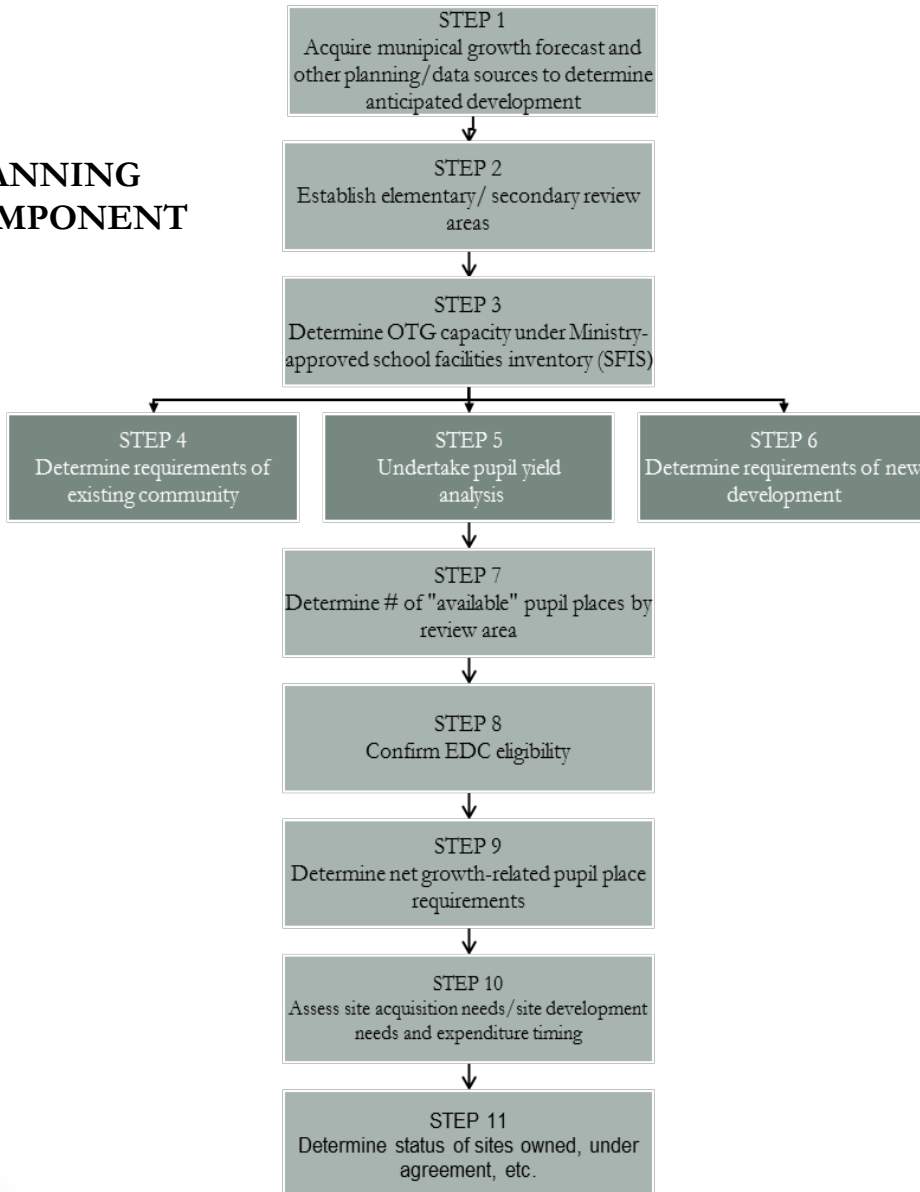
Secondary Review Area: Overview



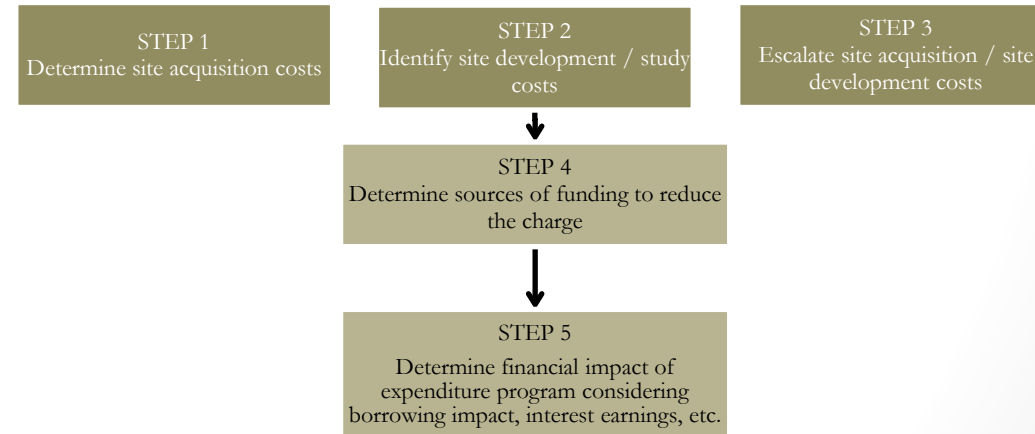


# Education Development Charges Process

## PLANNING COMPONENT



## FINANCIAL COMPONENT



# HWDSB Qualifies to Adopt a Successor EDC By-law

The HWDSB qualifies to adopt a successor EDC by-law on the basis of elementary enrolment in excess of capacity and a deficit in the EDC account.

However, it is noted that the construction of additional pupil places within the Board’s jurisdiction, without any reductions to capacity due to rationalization of surplus spaces, may affect the HWDSB’s ability to qualify for a successor by-law in 2029, or unless the legislative eligibility requirements are modified.

## HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD Education Development Charges Submission 2024 Form A - Eligibility to Impose an EDC

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

| Elementary Panel Board-Wide Capacity | Projected Elementary Panel Average Daily Enrolment Headcount |                         |                         |                         |                         |   | Elementary Average Projected Enrolment less Capacity |
|--------------------------------------|--|-------------------------|-------------------------|-------------------------|-------------------------|---|--|
|                                      | Year 1<br>2024/<br>2025                                      | Year 2<br>2025/<br>2026 | Year 3<br>2026/<br>2027 | Year 4<br>2027/<br>2028 | Year 5<br>2028/<br>2029 | Average Projected Enrolment Over Five Years |  |
| 38,248                               | 37,879   | 38,326                  | 38,683                  | 38,865                  | 39,178                  | 38,586                                      | 338  |

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<br>2024/<br>2025                                 | Year 2<br>2025/<br>2026 | Year 3<br>2026/<br>2027 | Year 4<br>2027/<br>2028 | Year 5<br>2028/<br>2029 | Average Projected Enrolment Over Five Years |   |
| 18,099                              | 15,365  | 15,566                  | 15,743                  | 15,961                  | 15,988                  | 15,725                                      | -2,374                                      |

### A.2: EDC FINANCIAL OBLIGATIONS (Estimated to April 30 2024)

|  |                     |
|--|---------------------|
| Adjusted Outstanding Principal:          | \$69,760,578        |
| Less Adjusted EDC Account Balance:       | \$63,183,724        |
| Total EDC Financial Obligations/Surplus: | <b>-\$6,576,854</b> |



# 15-year Housing and Employment Forecast

The boards met with City staff to review information available to identify timing, type and location of development relative to each board's school boundaries

Information relied upon included:

- Discussions with City of Hamilton Planning and Economic Development – Planning Division staff;
- City of Hamilton Annual Building Activity data 2019-2022 to determine 8.2% reduction due to statutory exemptions;
- City of Hamilton No Urban Boundary Expansion forecast of population, housing and employment by traffic zone 2021-2041;
- City of Hamilton December 5, 2023 report on active official plan amendment, zoning by-law amendment, and Plan of Subdivision Applications (PED23254) (City Wide);
- HWDSB/HWCDSB development activity tracking information;
- Non-residential forecast based on City of Hamilton employment and non-residential gross floor area (GFA) forecast by traffic zone provided by the City on December 14, 2023.

It is important to note that the 15-year EDC housing forecast does not take into consideration any future changes to planning policies, development expectations, timing and location of development, arising from the legislative reversal of official plan decisions affecting urban boundaries. The City is in the process of updating forecasts in response to the provincial rewind announcement.

The housing forecast suggests that approximately 66,000 new occupied dwelling units will be added to the existing housing stock within the Board's jurisdiction over the next fifteen years, at an average of 4,400 units per annum. The City's building permit activity December, 2023 report indicates 4,263 new residential units were added in 2023. The 66,000 additional units is comprised of 54,600 taken from the City's forecast plus 11,400 of the 44,000 housing pledge units.

# 15-year Housing Forecast

15-year forecast of 66,000 units:

- 7% Low density
- 14% medium density
- 79% high-density including mixed-use developments

HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD  
Education Development Charges Submission 2024  
Forms B/C - Dwelling Unit Summary

PROJECTION OF NET NEW DWELLING UNITS <sup>1</sup>

|  | Year 1<br>2024/<br>2025 | Year 2<br>2025/<br>2026 | Year 3<br>2026/<br>2027 | Year 4<br>2027/<br>2028 | Year 5<br>2028/<br>2029 | Year 6<br>2029/<br>2030 | Year 7<br>2030/<br>2031 | Year 8<br>2031/<br>2032 | Year 9<br>2032/<br>2033 | Year 10<br>2033/<br>2034 | Year 11<br>2034/<br>2035 | Year 12<br>2035/<br>2036 | Year 13<br>2036/<br>2037 | Year 14<br>2037/<br>2038 | Year 15<br>2038/<br>2039 | Total All<br>Units |
|--|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------|
| <b>HWDSB Jurisdiction</b>                                  |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                                     | 113                     | 404                     | 384                     | 113                     | 118                     | 126                     | 107                     | 98                      | 95                      | 526                      | 294                      | 346                      | 481                      | 602                      | 532                      | 4,339              |
| Multiples  | 427                     | 1,006                   | 1,242                   | 601                     | 773                     | 493                     | 811                     | 597                     | 551                     | 693                      | 860                      | 854                      | 300                      | 20                       | 21                       | 9,249              |
| Apartments   | 3,970                   | 3,100                   | 2,882                   | 3,899                   | 3,626                   | 3,896                   | 3,492                   | 3,965                   | 4,015                   | 3,433                    | 3,512                    | 3,460                    | 2,920                    | 3,086                    | 3,156                    | 52,412             |
| <b>Total</b>   | <b>4,510</b>            | <b>4,510</b>            | <b>4,588</b>            | <b>4,613</b>            | <b>4,517</b>            | <b>4,515</b>            | <b>4,410</b>            | <b>4,660</b>            | <b>4,661</b>            | <b>4,652</b>             | <b>4,666</b>             | <b>4,660</b>             | <b>3,701</b>             | <b>3,708</b>             | <b>3,709</b>             | <b>66,000</b>      |
| <b>PE01 - Flamborough &amp; Waterdown</b>                  |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                                     | -                       | 6                       | -                       | -                       | 23                      | 23                      | 24                      | 24                      | -                       | 3                        | 2                        | 20                       | 8                        | 68                       | 73                       | 274                |
| Multiples  | -                       | 90                      | 91                      | -                       | -                       | -                       | 52                      | -                       | 42                      | 93                       | 112                      | 51                       | -                        | -                        | -                        | 531                |
| Apartments   | 201                     | 202                     | 202                     | 385                     | 385                     | 354                     | 354                     | 376                     | 259                     | 259                      | 184                      | 184                      | 184                      | 184                      | -                        | 3,713              |
| <b>Total</b>   | <b>201</b>              | <b>298</b>              | <b>293</b>              | <b>385</b>              | <b>408</b>              | <b>377</b>              | <b>430</b>              | <b>400</b>              | <b>301</b>              | <b>355</b>               | <b>298</b>               | <b>255</b>               | <b>192</b>               | <b>252</b>               | <b>73</b>                | <b>4,518</b>       |
| <b>PE02 - Ancaster, Dundas &amp; Mount Hope</b>            |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                                     | -                       | 6                       | 7                       | 20                      | 24                      | 19                      | 14                      | 14                      | 15                      | 103                      | 32                       | 83                       | 47                       | 66                       | 67                       | 517                |
| Multiples  | 34                      | 37                      | 37                      | 40                      | 48                      | 11                      | 147                     | 136                     | 4                       | 5                        | -                        | -                        | -                        | -                        | -                        | 499                |
| Apartments   | -                       | 170                     | -                       | -                       | -                       | -                       | 189                     | 21                      | 61                      | 61                       | 40                       | 41                       | -                        | -                        | -                        | 583                |
| <b>Total</b>   | <b>34</b>               | <b>213</b>              | <b>44</b>               | <b>60</b>               | <b>72</b>               | <b>30</b>               | <b>350</b>              | <b>171</b>              | <b>80</b>               | <b>169</b>               | <b>72</b>                | <b>124</b>               | <b>47</b>                | <b>66</b>                | <b>67</b>                | <b>1,599</b>       |
| <b>PE03 - Glanbrook &amp; Binbrook</b>                     |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                                     | 80                      | 80                      | 80                      | -                       | -                       | -                       | -                       | -                       | -                       | 90                       | 92                       | 75                       | 92                       | 181                      | 134                      | 904                |
| Multiples  | 177                     | 186                     | 207                     | 20                      | -                       | -                       | -                       | -                       | -                       | 204                      | 253                      | 253                      | 94                       | -                        | -                        | 1,394              |
| Apartments   | -                       | -                       | -                       | -                       | 111                     | -                       | -                       | -                       | 225                     | -                        | -                        | 60                       | -                        | 105                      | -                        | 501                |
| <b>Total</b>   | <b>257</b>              | <b>266</b>              | <b>287</b>              | <b>20</b>               | <b>111</b>              | <b>-</b>                | <b>-</b>                | <b>-</b>                | <b>225</b>              | <b>294</b>               | <b>345</b>               | <b>388</b>               | <b>186</b>               | <b>286</b>               | <b>134</b>               | <b>2,799</b>       |
| <b>PE04A - Hamilton Mountain West</b>                      |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                                     | -                       | 140                     | 122                     | 44                      | -                       | -                       | 12                      | -                       | -                       | 36                       | 1                        | -                        | 70                       | 71                       | 65                       | 561                |
| Multiples  | 12                      | 122                     | 122                     | 77                      | 78                      | 20                      | 38                      | 163                     | 20                      | 32                       | 162                      | 234                      | 52                       | 12                       | 12                       | 1,156              |
| Apartments   | 418                     | 103                     | 103                     | 232                     | 233                     | 333                     | 724                     | 440                     | 459                     | 273                      | -                        | -                        | 95                       | 95                       | 454                      | 3,962              |
| <b>Total</b>   | <b>430</b>              | <b>365</b>              | <b>347</b>              | <b>353</b>              | <b>311</b>              | <b>353</b>              | <b>774</b>              | <b>603</b>              | <b>479</b>              | <b>341</b>               | <b>163</b>               | <b>234</b>               | <b>217</b>               | <b>178</b>               | <b>531</b>               | <b>5,679</b>       |
| <b>PE04B - Hamilton Mountain Center</b>                    |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                                     | -                       | 13                      | 4                       | -                       | -                       | -                       | -                       | -                       | -                       | 12                       | 42                       | 31                       | 12                       | 21                       | 20                       | 155                |
| Multiples  | -                       | 68                      | 68                      | -                       | 198                     | 198                     | -                       | 50                      | 10                      | 121                      | 122                      | 51                       | 51                       | 8                        | 9                        | 954                |
| Apartments   | 261                     | -                       | -                       | -                       | -                       | -                       | 206                     | 509                     | 641                     | 434                      | 329                      | 536                      | 694                      | 268                      | 268                      | 4,146              |
| <b>Total</b>   | <b>261</b>              | <b>81</b>               | <b>72</b>               | <b>-</b>                | <b>198</b>              | <b>198</b>              | <b>206</b>              | <b>559</b>              | <b>651</b>              | <b>567</b>               | <b>493</b>               | <b>618</b>               | <b>757</b>               | <b>297</b>               | <b>297</b>               | <b>5,255</b>       |
| <b>PE04C - Hamilton Mountain East</b>                      |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                                     | 25                      | 40                      | 16                      | 16                      | 45                      | 28                      | -                       | 4                       | 24                      | 18                       | -                        | -                        | 22                       | 21                       | 18                       | 277                |
| Multiples  | 7                       | 27                      | 21                      | 9                       | 9                       | -                       | -                       | 83                      | 26                      | 21                       | 21                       | 21                       | -                        | -                        | -                        | 245                |
| Apartments   | -                       | -                       | 124                     | -                       | -                       | 149                     | 149                     | 344                     | 439                     | 220                      | 97                       | 97                       | -                        | -                        | -                        | 1,619              |
| <b>Total</b>   | <b>32</b>               | <b>67</b>               | <b>161</b>              | <b>25</b>               | <b>54</b>               | <b>177</b>              | <b>149</b>              | <b>431</b>              | <b>489</b>              | <b>259</b>               | <b>118</b>               | <b>118</b>               | <b>22</b>                | <b>21</b>                | <b>18</b>                | <b>2,141</b>       |
| <b>PE05 - Lower Hamilton Central &amp; West</b>            |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                                     | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | -                       | 29                       | -                        | -                        | 5                        | 19                       | 15                       | 68                 |
| Multiples  | -                       | 7                       | 7                       | -                       | 3                       | 10                      | 143                     | -                       | 260                     | -                        | 12                       | -                        | -                        | -                        | -                        | 442                |
| Apartments   | 1,939                   | 1,025                   | 1,027                   | 1,377                   | 1,349                   | 1,686                   | 1,292                   | 1,500                   | 800                     | 751                      | 1,367                    | 1,129                    | 1,132                    | 1,859                    | 1,337                    | 19,570             |
| <b>Total</b>   | <b>1,939</b>            | <b>1,032</b>            | <b>1,034</b>            | <b>1,377</b>            | <b>1,352</b>            | <b>1,696</b>            | <b>1,435</b>            | <b>1,500</b>            | <b>1,060</b>            | <b>780</b>               | <b>1,379</b>             | <b>1,129</b>             | <b>1,137</b>             | <b>1,878</b>             | <b>1,352</b>             | <b>20,080</b>      |
| <b>PE06 - Lower Hamilton East &amp; Lower Stoney Creek</b> |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                                     | -                       | 4                       | 4                       | -                       | -                       | -                       | -                       | -                       | -                       | 16                       | 28                       | 28                       | 35                       | 6                        | 6                        | 127                |
| Multiples  | 100                     | 173                     | 178                     | 79                      | 48                      | 49                      | 180                     | -                       | -                       | -                        | -                        | 36                       | 36                       | -                        | -                        | 879                |
| Apartments   | 709                     | 1,302                   | 1,020                   | 1,376                   | 1,224                   | 1,251                   | 271                     | 271                     | 674                     | 969                      | 848                      | 888                      | 401                      | 343                      | 1,097                    | 12,644             |
| <b>Total</b>   | <b>809</b>              | <b>1,479</b>            | <b>1,202</b>            | <b>1,455</b>            | <b>1,272</b>            | <b>1,300</b>            | <b>471</b>              | <b>271</b>              | <b>674</b>              | <b>985</b>               | <b>876</b>               | <b>952</b>               | <b>472</b>               | <b>349</b>               | <b>1,103</b>             | <b>13,650</b>      |
| <b>PE07 - Winona</b>                                       |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                                     | -                       | -                       | -                       | -                       | 26                      | 56                      | 57                      | 56                      | 56                      | 65                       | -                        | -                        | 37                       | 54                       | 58                       | 465                |
| Multiples  | 97                      | 147                     | 229                     | 148                     | 301                     | 135                     | 251                     | 165                     | 87                      | 8                        | 8                        | 8                        | -                        | -                        | -                        | 1,584              |
| Apartments   | 200                     | 200                     | 200                     | 324                     | 324                     | 123                     | 123                     | 123                     | 273                     | 273                      | 273                      | 150                      | -                        | -                        | -                        | 2,586              |
| <b>Total</b>   | <b>297</b>              | <b>347</b>              | <b>429</b>              | <b>472</b>              | <b>651</b>              | <b>314</b>              | <b>431</b>              | <b>344</b>              | <b>416</b>              | <b>346</b>               | <b>281</b>               | <b>158</b>               | <b>37</b>                | <b>54</b>                | <b>58</b>                | <b>4,635</b>       |
| <b>PE08 - Upper Stoney Creek</b>                           |                         |                         |                         |                         |                         |                         |                         |                         |                         |                          |                          |                          |                          |                          |                          |                    |
| Single & Semi-detached                                     | 8                       | 115                     | 151                     | 33                      | -                       | -                       | -                       | -                       | -                       | 154                      | 97                       | 109                      | 153                      | 95                       | 76                       | 991                |
| Multiples  | -                       | 149                     | 282                     | 228                     | 88                      | 70                      | -                       | -                       | 102                     | 209                      | 170                      | 200                      | 67                       | -                        | -                        | 1,565              |
| Apartments   | 242                     | 98                      | 206                     | 205                     | -                       | -                       | 184                     | 381                     | 184                     | 193                      | 374                      | 375                      | 414                      | 232                      | -                        | 3,088              |
| <b>Total</b>   | <b>250</b>              | <b>362</b>              | <b>639</b>              | <b>466</b>              | <b>88</b>               | <b>70</b>               | <b>184</b>              | <b>381</b>              | <b>286</b>              | <b>556</b>               | <b>641</b>               | <b>684</b>               | <b>634</b>               | <b>327</b>               | <b>76</b>                | <b>5,644</b>       |

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

|   |               |
|---|---------------|
| Grand Total Gross New Units in By-Law Area    | 66,000        |
| Less: Statutorily Exempt Units in By-Law Area | -5,412        |
| <b>Total Net New Units in By-Law Area</b>     | <b>60,588</b> |

# 15-year Non-residential Forecast

- 15-year forecast of 30.7 million sq ft of non-residential GFA
- Net GFA projected at 21.2 million sq ft of GFA given the additional statutory exemptions adopted by the province

## Non-Residential Forecast of Net Gross Floor Area

| Forecast of Space Construction, New and Additions (sq ft) |           |              |              |               |               |
|---|-----------|--------------|--------------|---------------|---------------|
|   | Year      | Industrial   | Commercial   | Institutional | Total         |
| Projected   | 2024/2025 | 718,800      | 494,400      | 348,160       | 1,561,360     |
|   | 2025/2026 | 718,800      | 494,400      | 348,160       | 1,561,360     |
|   | 2026/2027 | 718,800      | 494,400      | 348,160       | 1,561,360     |
|   | 2027/2028 | 718,800      | 494,400      | 348,160       | 1,561,360     |
|   | 2028/2029 | 718,800      | 494,400      | 348,160       | 1,561,360     |
|   | 2029/2030 | 718,800      | 494,400      | 348,160       | 1,561,360     |
|   | 2030/2031 | 718,800      | 494,400      | 348,160       | 1,561,360     |
|   | 2031/2032 | 718,800      | 494,400      | 348,160       | 1,561,360     |
|   | 2032/2033 | 718,800      | 494,400      | 348,160       | 1,561,360     |
|   | 2033/2034 | 1,003,400    | 504,740      | 401,237       | 1,909,377     |
|   | 2034/2035 | 1,288,000    | 515,081      | 454,313       | 2,257,394     |
|   | 2035/2036 | 1,572,600    | 525,421      | 507,390       | 2,605,411     |
|   | 2036/2037 | 1,857,200    | 535,762      | 560,466       | 2,953,428     |
|   | 2037/2038 | 2,141,800    | 546,102      | 613,543       | 3,301,445     |
|   | 2038/2039 | 2,426,400    | 556,443      | 666,619       | 3,649,462     |
| <b>Average Annual</b>                                     |           | 1,117,200    | 508,900      | 422,500       | 2,048,600     |
| <b>TOTAL NEW SPACE (SQ FT)</b>                            |           | 16,758,600   | 7,633,149    | 6,337,008     | 30,728,757    |
| <b>As a % of GFA</b>                                      |           | <b>54.5%</b> | <b>24.8%</b> | <b>20.6%</b>  | <b>100.0%</b> |
| <b>Less Statutorily Exempt GFA</b>                        |           | 5,027,580    | 0            | 4,435,906     | 9,463,486     |
| <b>Net Projected GFA</b>                                  |           | 11,731,020   | 7,633,149    | 1,901,102     | 21,265,271    |

Source: 2City of Hamilton Development Charges Background Study prepared by Watson & Associates Economists Ltd. And dated December 21, 2023 for the 2023-2033 period.

Post 2033 non-res GFA (based on 1200 sq ft industrial; 400 commercial and 680 institutional sq ft per employee) and 2051 forecast by traffic zone provided by the City of Hamilton on December 14, 2023

# HWDSB 15-YEAR EDC Projections

- HWDSB student data is spatially matched by elementary catchment area to MPAC data to determine the number of pupils per household that would be generated by the construction and occupancy of new homes, and would attend HWDSB schools – pupil yields
- The HWDSB-specific & density-specific pupil yields are applied to the housing forecast to determine the Requirements of New Development (ROND)

- The ROND, when added to the Existing Community enrolments equals total projected enrolment over the 2024/25 to 2038/39 forecast period

## HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD

### Historical and Projected Enrolment

| Elementary Panel               | Current<br>2023/<br>2024 | Year 1<br>2024/<br>2025 | Year 2<br>2025/<br>2026 | Year 3<br>2026/<br>2027 | Year 4<br>2027/<br>2028 | Year 5<br>2028/<br>2029 | Year 6<br>2029/<br>2030 | Year 7<br>2030/<br>2031 | Year 8<br>2031/<br>2032 | Year 9<br>2032/<br>2033 | Year 10<br>2033/<br>2034 | Year 11<br>2034/<br>2035 | Year 12<br>2035/<br>2036 | Year 13<br>2036/<br>2037 | Year 14<br>2037/<br>2038 | Year 15<br>2038/<br>2039 |
|--------------------------------|--------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Existing                       | 37,689                   | 37,678                  | 37,703                  | 37,575                  | 37,510                  | 37,530                  | 37,656                  | 37,724                  | 37,798                  | 37,867                  | 38,010                   | 38,179                   | 38,361                   | 38,555                   | 38,751                   | 38,944                   |
| Requirement of New Development |                          | 201                     | 623                     | 1,109                   | 1,355                   | 1,648                   | 1,873                   | 2,168                   | 2,418                   | 2,621                   | 3,011                    | 3,367                    | 3,730                    | 3,975                    | 4,198                    | 4,426                    |
| <b>Total</b>                   | <b>37,689</b>            | <b>37,879</b>           | <b>38,326</b>           | <b>38,683</b>           | <b>38,865</b>           | <b>39,178</b>           | <b>39,529</b>           | <b>39,892</b>           | <b>40,216</b>           | <b>40,488</b>           | <b>41,021</b>            | <b>41,546</b>            | <b>42,091</b>            | <b>42,531</b>            | <b>42,949</b>            | <b>43,369</b>            |

5,680

- Additional 5,680 elementary and 1,662 secondary pupils to be generated from 66,000 new dwellings.

| Secondary Panel                | Current<br>2023/<br>2024 | Year 1<br>2024/<br>2025 | Year 2<br>2025/<br>2026 | Year 3<br>2026/<br>2027 | Year 4<br>2027/<br>2028 | Year 5<br>2028/<br>2029 | Year 6<br>2029/<br>2030 | Year 7<br>2030/<br>2031 | Year 8<br>2031/<br>2032 | Year 9<br>2032/<br>2033 | Year 10<br>2033/<br>2034 | Year 11<br>2034/<br>2035 | Year 12<br>2035/<br>2036 | Year 13<br>2036/<br>2037 | Year 14<br>2037/<br>2038 | Year 15<br>2038/<br>2039 |
|--------------------------------|--------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Existing                       | 15,010                   | 15,301                  | 15,376                  | 15,411                  | 15,551                  | 15,492                  | 15,522                  | 15,463                  | 15,405                  | 15,399                  | 15,491                   | 15,378                   | 15,333                   | 15,211                   | 15,239                   | 15,284                   |
| Requirement of New Development |                          | 64                      | 190                     | 332                     | 410                     | 496                     | 562                     | 647                     | 717                     | 785                     | 904                      | 1,017                    | 1,140                    | 1,235                    | 1,314                    | 1,387                    |
| <b>Total</b>                   | <b>15,010</b>            | <b>15,365</b>           | <b>15,566</b>           | <b>15,743</b>           | <b>15,961</b>           | <b>15,988</b>           | <b>16,084</b>           | <b>16,111</b>           | <b>16,122</b>           | <b>16,184</b>           | <b>16,395</b>            | <b>16,395</b>            | <b>16,473</b>            | <b>16,446</b>            | <b>16,553</b>            | <b>16,672</b>            |

1,662

# EDC-eligible Costs

- Education Land Costs under section 257.53 (2) of the *Education Act* include costs to:
  - *acquire land or*
  - *an interest in land (this could be a strata interest),*
  - *including a leasehold interest,*
  - *to be used by the board to provide pupil accommodation'*
- Education land costs exclude costs of any building to be used to provide pupil accommodation
- Precedent established with funding of underground parking in select locations based on business case and stakeholder agreement in 2013
- Legislation allows the use of EDC funds for construction costs under a Minister-approved Alternative Project
- In any 5-year by-law period, EDC-eligible costs are tied to how much residential development is projected to take place. As the Board moves from one by-law period to another, the # of new residential units grows and the % EDC-eligible expenditures grows



# Alternative Projects Supporting Housing Affordability

STAND-ALONE SCHOOL SITE -



TCDSB St. Mathias CS - Snyder Architects

VERTICAL SCHOOL AS PART OF A PODIUM STRUCTURE -



TDSB proposed elementary school Pinnacle One Yonge – Hariri Pontarini Architects

In 2018, the TCDSB proposed what has become Alternative Projects in the legislation as a means of supporting housing affordability

A Minister-approved Alternative Project must be less than the cost to acquire a conventional stand-alone school site

Alternative Project costs may include any or all of:

- portion of superstructure to accommodate the school;
- demising of the school portion of the superstructure to accommodate classrooms, admin space, gym, etc.
- School parking, drop-off, etc.;
- Share of nearby parkland to accommodate outdoor education programs

There is no consideration of Alternative Projects at this time, as the proposed high-rise development within the City of Hamilton is not congregated



# Growth-related Pupils to be Accommodated in Existing Capacity

## HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD

| TABLE 7-2<br>Summary Determination of Net Growth-Related Pupil Places |         |         |         |
|---|---------|---------|---------|
|   | JK-8    | Gr 9-12 | TOTALS  |
| OTG Capacity  | 38,248  | 18,099  | 56,347  |
| Projected 2038/2039 Enrolment<br>(Existing Community)                 | 38,944  | 15,284  | 54,228  |
| Requirements of New Development 2038/2039<br>(Headcount Elementary)   | 4,425   | 1,387   | 5,813   |
| Less: NGRPP to be Accommodated in Existing<br>Facilities              | (1,759) | (795)   | (2,554) |
| # of NGRPP Included in EDC Rate                                       | 2,666   | 592     | 3,258   |

For the Hamilton-Wentworth DSB more than 44% of the pupils to be generated from future housing development can be accommodated within available capacity

44%

For the Hamilton-Wentworth Catholic DSB more than 38% of the pupils to be generated from future housing development can be accommodated within available capacity

## HAMILTON-WENTWORTH CATHOLIC DISTRICT SCHOOL BOARD

| TABLE 7-2<br>Summary Determination of Net Growth-Related Pupil Places |         |         |         |
|---|---------|---------|---------|
|   | JK-8    | Gr 9-12 | TOTALS  |
| OTG Capacity  | 21,537  | 9,033   | 30,570  |
| Projected 2038/2039 Enrolment<br>(Existing Community)                 | 19,490  | 11,228  | 30,717  |
| Requirements of New Development 2038/2039<br>(Headcount Elementary)   | 2,965   | 1,442   | 4,407   |
| Less: NGRPP to be Accommodated in Existing<br>Facilities              | (1,235) | (436)   | (1,671) |
| # of NGRPP Included in EDC Rate                                       | 1,730   | 1,006   | 2,737   |

38%

# HWDSB Proposed Net Education Land Costs (NELC)

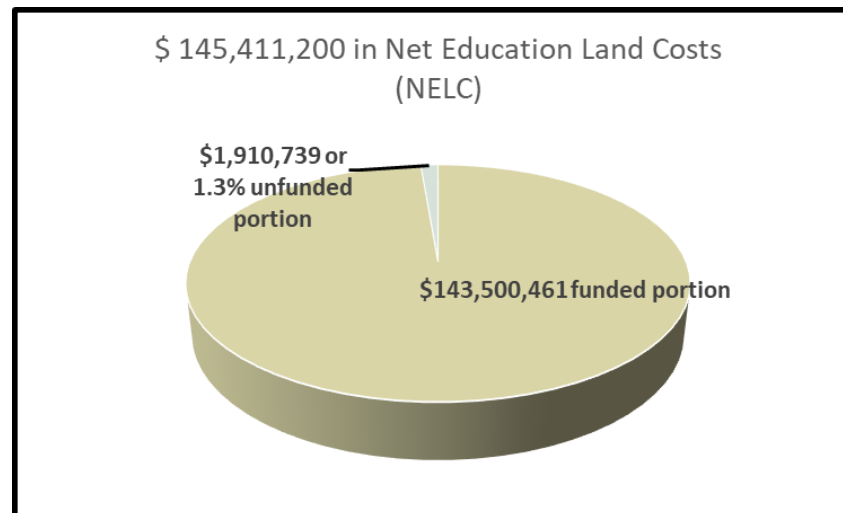
The EDC rates are spread over the net forecast (i.e., net of statutory exemptions)

A cashflow analysis is undertaken, for the purpose of:

1. Determining the appropriate 'calculated rate';
2. Determine the potential funding shortfall to fund 100% of the growth-related school site needs, where the revenue stream is fixed under the legislative 'cap'

The funding gap is projected to be 0.1% of the net education land costs over the forecast period, due to the legislative 'cap'

| TABLE 7-6<br>HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD  |                | % of<br>Total |
|--|----------------|---------------|
| CALCULATION OF EDUCATION DEVELOPMENT CHARGES   |                |               |
| Total Growth-Related Net Education Land Costs<br>(over 15-year forecast period including associated financing and study costs) | \$ 145,411,200 |               |
| Site Acquisition Costs   | \$ 89,785,030  | 61.7%         |
| Land Escalation Costs  | \$ 41,588,637  | 28.6%         |
| Site Preparation Costs   | \$ 8,978,365   | 6.2%          |
| Site Preparation Escalation Costs  | \$ 2,027,717   | 1.4%          |
| Credit Line Interest Payments  | \$ 1,686,506   | 1.2%          |
| Study Costs  | \$ 520,000     | 0.4%          |
| Financial Obligations/Surplus (projected EDC Account Balance as of June 30, 2024)  | \$ 6,576,854   | 4.5%          |
| Interest Earnings/ (Expense)   | \$ (5,707,743) | -3.9%         |
| Closing Account Balance  | \$ (44,165)    | 0.0%          |
| Total Net New Units  | 60,588         |               |
| Total Non-Residential, Non-Exempt Board-Determined GFA   | 21,265,271     |               |
| Residential Education Development Charge Per Unit based on 85% of Total Growth-Related Net Education Land Costs                | \$ 2,040       |               |
| Non-Residential Education Development Charge Per Sq. Ft. of GFA based on 15% of Total Growth-Related Net Education Land Costs  | \$ 1.03        |               |



# Next Steps

**March 17<sup>th</sup> – sent EDC submission to Minister of Education for review**

**March 27<sup>th</sup> – sent background information respecting calculations and proposed successor by-law rates to West End Homebuilders' Association**

**HWDSB Policy Review & Successor By-law Public Meetings – Monday May 27<sup>th</sup> – 7PM – 20 Education Court, Hamilton (these meetings)**

- Review of 2019 policy decisions; legislative changes and proposed EDC rates

**HWDSB By-law Adoption Public Meeting – Meeting #3 Monday June 17, 2024 (same location/same start time)**

- Trustees to consider adoption of by-law, following invitation for stakeholder input

**Followed by:**

- Notice of By-law Passage and last date for appeal
- Provide municipal Building/Finance staff with updated EDC rates and any changes to by-law definitions and/or collections procedures