

**HALTON CATHOLIC  
DISTRICT SCHOOL BOARD**

**EDUCATION  
DEVELOPMENT CHARGES  
BY-LAW AMENDMENT**

June, 2005

**P L A N N I N G   F O R   G R O W T H**



**C.N. WATSON  
AND ASSOCIATES LTD.**

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# HALTON CATHOLIC DISTRICT SCHOOL BOARD

## PROPOSED EDC BY-LAW AMENDMENT

### Introduction

On June 9, 2004 the Halton Catholic District School Board (HCDSB) passed an Education Development Charge (EDC) By-law that is applicable to development that occurs in the Region of Halton. The existing charge for the HCDSB is \$592 per residential dwelling unit. The existing non-residential charge is \$0.17 per square foot of gross floor area.

Since the by-law was passed in 2004, it has become evident to School Board staff that the cost to acquire land for new school sites in the Board's jurisdiction is greater than the per acre assumptions used in the 2004 EDC Background Studies, even with the land escalation assumptions made at the time. A recommendation has therefore been made to amend the existing by-law to reflect the higher per acre values that the Board would be expected to pay.

### Methodology

The analysis undertaken in support of the proposed amendments involved revisions to the proposed per acre acquisition costs and land escalation rates. All assumptions and calculations, exclusive of the aforementioned costs, have remained unchanged from the 2004 EDC Background Study. The following pages summarize the changes and the impact they have on the calculation of the charge.

Form G contains the revised per acre costs for each of the Board's approved sites as well as the total land costs for each panel. Form H1 outlines the actual net education land costs the Board's are eligible to collect as well as the residential/non residential allocations and the actual chargeable rates. As a result of the revisions, the total net education land costs for which the Board is eligible to collect EDCs have increased.

The increase in land costs has resulted in an increased Education Development Charge. The resulting charge is **\$659** per residential unit for the HDSB, an increase of \$67 from the existing

charge of \$592 per unit. For non-residential development the charge increased from the current \$0.17 per square foot to **\$0.18** per square foot, an increase of \$0.01 per square foot.

It is the Halton Catholic District School Board's intention to consider the proposed amendment at a Board meeting to be held at the Board Offices on Tuesday, June 21, 2005.

Halton Catholic District School Board  
 Education Development Charges Submission 2004  
 Form H1 - EDC Calculation - Uniform Residential and Non-Residential

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

Total:	Education Land Costs (Form G)	\$ 40,572,437
Add:	EDC Financial Obligations (Form A2)	\$ 7,401,504
<b>Subtotal:</b>	<b>Net Education Land Costs</b>	<b>\$ 47,973,941</b>
Less:	Operating Budget Savings	
	Positive EDC Reserve Fund Balance	
<b>Subtotal:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$ 47,973,941</b>
Add:	EDC Study Costs	\$ 465,000
<b>Total:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$ 48,438,941</b>

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

Total Growth-Related Net Education Land Costs to be Attributed to Non-Residential Development (Maximum 40%)	15%	\$ 7,265,841
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	85%	\$ 41,173,100

**Calculation of Uniform Residential Charge**

Residential Growth-Related Net Education Land Costs	\$ 41,173,100
Net New Dwelling Units (Form C)	62,454
Uniform Residential EDC per Dwelling Unit	\$ 659

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

Non-Residential Growth-Related Net Education Land Costs	\$ 7,265,841	
GFA Method:	Non-Exempt Board-Determined GFA (Form D)	39,330,018
	Non-Residential EDC per Square Foot of GFA	\$ 0.18

Halton Catholic District School Board  
 Education Development Charges Submission 2004  
 Form G - Growth-Related Net Education Land Costs

**ELEMENTARY PANEL**

Review Area	Site Status (Optioned, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Site Location	Net Growth-Related Pupil Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth-Related Pupil Place Requirements	Total Number of Acres Required (Footnote Oversized Sites)	Acres To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Less Previously Financed From Current EDC	Financing Costs	Total Education Land Costs
CEB2		2017	Grindstone Creek	20	400	5.00%	4.00	0.20	\$ 300,000	\$ 60,000	\$ 13,393	\$ 9,519	\$ -	\$ 13,185	\$ 96,097
CEB5		2006	Alton Site	531	600	88.50%	6.00	5.31	\$ 368,000	\$ 1,954,080	\$ 256,882	\$ 73,278	\$ -	\$ 363,238	\$ 2,647,478
CE01			Students accommodated in existing facilities	212											\$ -
CE03		2004	West Oak Trails #3	575	575	100.00%	5.98	5.98	\$ 403,679	\$ 2,414,000	\$ 272,688	\$ -	\$ -	\$ 427,235	\$ 3,113,923
CE03		2005	West Oak Trails #4	450	450	100.00%	4.00	4.00	\$ 430,000	\$ 1,720,000	\$ 187,872	\$ -	\$ -	\$ 303,388	\$ 2,211,260
CE03		2010	West Oak Trails Extension	334	400	83.50%	4.00	3.34	\$ 456,143	\$ 1,523,518	\$ 181,859	\$ 293,306	\$ -	\$ 317,829	\$ 2,316,512
CE04		2010	Oakville North of Hwy 5	550	550	100.00%	5.00	5.00	\$ 349,500	\$ 2,097,000	\$ 326,693	\$ 403,712	\$ -	\$ 449,611	\$ 3,277,016
CE04		2014	Oakville North of Hwy 5	450	450	100.00%	5.00	5.00	\$ 349,500	\$ 1,747,500	\$ 306,413	\$ 336,426	\$ -	\$ 380,110	\$ 2,770,449
CE04		2017	Oakville North of Hwy 5	221	450	49.11%	5.00	2.46	\$ 349,500	\$ 858,217	\$ 164,437	\$ 165,223	\$ -	\$ 188,895	\$ 1,376,772
CE07		2006	Iroquois Ridge #2	254	450	56.44%	5.00	2.82	\$ 486,000	\$ 1,371,600	\$ 136,531	\$ 61,722	\$ -	\$ 249,637	\$ 1,819,490
CEM2		2004	Guardian Angels	280	600	46.67%	6.20	2.89	\$ 284,000	\$ 821,707	\$ -	\$ -	\$ 821,707	\$ -	\$ -
CEM2		2005	Milton Urban Expansion #2	550	550	100.00%	6.00	6.00	\$ 294,575	\$ 1,767,450	\$ 281,808	\$ -	\$ -	\$ 325,871	\$ 2,375,129
CEM2		2007	Milton Urban Expansion #3	525	525	100.00%	6.00	6.00	\$ 368,000	\$ 2,208,000	\$ 298,970	\$ 203,191	\$ -	\$ 430,967	\$ 3,141,128
CEM2		2008	Milton Urban Expansion #4	361	500	72.20%	5.00	3.61	\$ 355,500	\$ 1,283,355	\$ 185,277	\$ 181,166	\$ -	\$ 262,349	\$ 1,912,147
CEH1		2005	Georgetown (Site To Be Determined)	596	596	100.00%	5.95	5.95	\$ 257,420	\$ 1,531,649	\$ 279,460	\$ -	\$ -	\$ -	\$ 1,811,109
CEH1			Students accommodated in existing facilities	299											\$ -
<b>Total:</b>				<b>6,208</b>	<b>7,096</b>		<b>74.13</b>	<b>59.56</b>		<b>\$ 21,358,075</b>	<b>\$ 2,892,283</b>	<b>\$ 1,727,544</b>		<b>\$ 3,712,314</b>	<b>\$ 28,868,509</b>

**SECONDARY PANEL**

Review Area	Site Status (Optioned, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Facility Type	Net Growth-Related Pupil Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth-Related Pupil Place Requirements	Total Number of Acres Required (Footnote Oversized Sites)	Acres To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Less Previously Financed From Current EDC	Financing Costs	Total Education Land Costs
CS01		2017	Burlington Secondary - Site to be determined	332	1120	29.64%	14.00	4.15	\$ 359,500	\$ 1,491,925	\$ 542,403	\$ 236,695	\$ -	\$ 361,136	\$ 2,632,159
CS03		2005	Addon at St. Thomas Aquinas Secondary	300	300	100.00%	1.00	1.00	\$ 1,400,000	\$ 1,400,000	\$ 91,670	\$ -	\$ -	\$ 237,204	\$ 1,728,874
CS03		2017	New secondary facility - location to be determined	680	1120	60.71%	14.00	8.50	\$ 346,500	\$ 2,945,250	\$ 1,110,946	\$ 567,015	\$ -	\$ 735,179	\$ 5,358,390
CS04		2017	New secondary facility - location to be determined	268	1120	23.93%	14.00	3.35	\$ 319,000	\$ 1,068,650	\$ 437,843	\$ 205,735	\$ -	\$ 272,277	\$ 1,984,505
CS04			Accommodated through addition to Bishop Redding	336											\$ -
CS05			Students accommodated in existing facilities (Christ the King)	210											\$ -
<b>Total:</b>				<b>2,126</b>	<b>3,660</b>		<b>43.00</b>	<b>17.00</b>		<b>\$ 6,905,825</b>	<b>\$ 2,182,862</b>	<b>\$ 1,009,445</b>		<b>\$ 1,605,796</b>	<b>\$ 11,703,928</b>

<b>Scenario Comments:</b>
<b>HALTON CDSB</b>
<b>BOTH PANELS</b>

**Table 8-9**  
**Halton Catholic District School Board**  
**Cashflow Analysis for Both Panels (Total Jurisdiction)**  
**Assuming a 5 Year Short Term Borrowing Period**  
**Current (2004) \$**

Sensitivity Analysis		
Non-res Share	Res Rate	Non-Res Rate
0%	\$776	\$0.000
5%	\$737	\$0.062
10%	\$698	\$0.123
15%	\$659	\$0.185
20%	\$620	\$0.246
25%	\$582	\$0.308
40%	\$465	\$0.493

Cashflow Assumptions	
A. Reserve fund interest earnings (per annum):	3.50%
B. L/T Debenture Rate	7.00%
C. S/T Borrowing Rate	5.75%
D. L/T Debenture Term (years)	10
E. S/T Borrowing Term (years)	5

	Year 1 2004/ 2005	Year 2 2005/ 2006	Year 3 2006/ 2007	Year 4 2007/ 2008	Year 5 2008/ 2009	Year 6 2009/ 2010	Year 7 2010/ 2011	Year 8 2011/ 2012	Year 9 2012/ 2013	Year 10 2013/ 2014	Year 11 2014/ 2015	Year 12 2015/ 2016	Year 13 2016/ 2017	Year 14 2017/ 2018	Year 15 2018/ 2019
<b>Revenues:</b>															
1 Alternative Accommodation Arrangements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2 Operating Budget Surplus	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3 Assumed Debenture Financing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4 S/T Borrowing Requirement	\$6,600,000	\$5,400,000	\$3,450,000	\$3,450,000	\$2,900,000	\$1,700,000	\$5,300,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$2,100,000	\$0
5 Subtotal (1 through 4)	\$6,600,000	\$5,400,000	\$3,450,000	\$3,450,000	\$2,900,000	\$1,700,000	\$5,300,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$2,100,000	\$0
6 EDC Revenue (Residential): 659 per unit	\$3,094,199	\$2,905,844	\$2,705,916	\$2,411,536	\$2,778,649	\$3,089,548	\$3,003,393	\$3,010,108	\$2,937,474	\$2,993,803	\$2,826,673	\$2,634,660	\$2,455,998	\$2,223,231	\$2,102,067
7 EDC Revenue (Non-resider) 0.18 per sq ft	\$484,389	\$484,389	\$484,389	\$484,389	\$484,389	\$484,389	\$484,389	\$484,389	\$484,389	\$484,389	\$484,389	\$484,389	\$484,389	\$484,389	\$484,389
8 Subtotal EDC Revenue (6 + 7)	\$3,578,589	\$3,390,234	\$3,190,306	\$2,895,926	\$3,263,039	\$3,573,938	\$3,487,782	\$3,494,497	\$3,421,864	\$3,478,192	\$3,311,062	\$3,119,049	\$2,940,388	\$2,707,621	\$2,586,456
9 Total Revenue (5 + 8)	\$10,178,589	\$8,790,234	\$6,640,306	\$6,345,926	\$6,163,039	\$5,273,938	\$8,787,782	\$3,994,497	\$3,421,864	\$3,478,192	\$3,311,062	\$3,119,049	\$2,940,388	\$4,807,621	\$2,586,456
<b>Expenditures:</b>															
10 Site acquisition costs (escalated at 2.75%-3.5% per annum for the period 2004-2009) <sup>1</sup>	\$2,414,000	\$6,419,099	\$3,460,680	\$2,411,191	\$1,464,521	\$0	\$4,317,536	\$0	\$0	\$0	\$2,083,926	\$0	\$0	\$7,608,229	\$0
11 Site preparation costs (escalated at 3.0% per annum to date of acquisition) <sup>1</sup>	\$272,688	\$840,810	\$393,413	\$298,970	\$185,277	\$0	\$508,552	\$0	\$0	\$0	\$306,413	\$0	\$0	\$2,269,022	\$0
12 Study Costs						\$155,000					\$155,000				\$155,000
13 Debenture Carrying Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14 Short Term Borrowing Costs	\$0	\$1,556,175	\$2,829,410	\$3,642,865	\$4,456,320	\$5,140,094	\$3,984,752	\$3,961,174	\$3,265,610	\$2,452,155	\$1,768,381	\$1,367,548	\$1,178,922	\$1,117,892	\$0
15 Total Expenditures (10 through 14)	\$2,686,688	\$8,816,084	\$6,683,503	\$6,353,026	\$6,106,118	\$5,295,094	\$8,810,840	\$3,961,174	\$3,265,610	\$2,452,155	\$4,313,720	\$1,367,548	\$1,117,892	\$9,877,251	\$650,147
<b>Cashflow Analysis:</b>															
16 Revenues Minus Expenditures (9 - 15)	\$7,491,901	-\$25,851	-\$43,197	-\$7,100	\$56,920	-\$21,157	-\$23,058	\$33,324	\$156,254	\$1,026,037	-\$1,002,658	\$1,751,501	\$2,822,496	-\$5,069,630	\$1,936,309
17 Opening Balance	\$0	\$7,401,504	\$90,397	\$66,805	\$24,434	\$17,941	\$77,481	\$58,295	\$36,470	\$72,237	\$236,488	\$1,306,713	\$314,697	\$2,138,515	\$5,134,646
18 Sub total (16 + 17)	\$0	\$90,397	\$64,546	\$23,608	\$17,334	\$74,861	\$56,324	\$35,237	\$69,794	\$228,491	\$1,262,525	\$304,055	\$2,066,198	\$4,961,011	\$65,016
19 Interest Earnings (12 months on Sub-total)		\$0	\$2,259	\$826	\$607	\$2,620	\$1,971	\$1,233	\$2,443	\$7,997	\$44,188	\$10,642	\$72,317	\$173,635	\$2,276
20 Closing Balance <sup>2</sup> (18 + 19)	-\$7,401,504	\$90,397	\$66,805	\$24,434	\$17,941	\$77,481	\$58,295	\$36,470	\$72,237	\$236,488	\$1,306,713	\$314,697	\$2,138,515	\$5,134,646	\$67,292

<sup>1</sup> No escalation applied beyond the term of the by-law (2009)

<sup>2</sup> Includes any reserve fund surplus/deficit accruing from the Board's existing EDC, by-law

**Total L/T debt issued: \$0**  
**Total short term borrowing: \$31,400,000**  
**Total debenture payments (current \$): \$37,018,110**  
**Residual debt payment as of end of forecast period: \$1,980,587**  
**Year in which outstanding debt is fully funded: 2022**