

Halton District School Board

**Education Development Charge
Public Meeting**

May 16, 2018

Update:

Ministry of Education Approvals

- The Ministry of Education was notified by the School Boards and their consultant that the Boards would be renewing their EDC bylaws on or around May/June 2018 and that the bylaws will expire in June of 2018.
- The Ministry of Education/Minister is responsible for approving the EDC Background Study. They must be given 40 business days to review the study. They are often, as a courtesy, notified in advance of receiving the background study to plan accordingly.
- In the case of the proposed 2018 EDC Bylaw, extra care was taken in Ministry communications knowing that the EDC Background Study was being reviewed close to or during a Provincial election.
- The Boards were assured by the Business Services Branch of the Ministry of Education, that the election would not impact EDC approval timing.

Update:

Ministry of Education Approvals

- The EDC Background Study was provided to the Ministry of Education on March 15, 2018 (42 business days for review) and they were provided with all public meeting dates and consideration of passage dates. The Ministry confirmed receipt of the study via email on March 19, 2018.
- The Ministry was contacted by the consultant on April 19, 2018 requesting a status update and notifying the Ministry that the Boards had undertaken two public meetings and again providing the Ministry with consideration of passage meeting dates. There was no Ministry response.
- The Ministry was contacted by the consultant on May 7, 2018 asking for a status update.
- The consultant was contacted on May 8 by the Business Services branch of the Ministry of Education and notified that there would be no EDC approvals prior to the Provincial election.

A Review Of The Key Elements

- ❑ Education Development Charge (EDC) by-laws adopted under the *Education Act* enable recovery of growth-related net education land costs only.
- ❑ Boards must meet an eligibility trigger to qualify for EDCs.
- ❑ EDC by-laws may be uniform across the jurisdiction or area-specific.
- ❑ EDCs may be a single charge for all types of residential development or the Board may wish to impose different charges on different types of residential development.
- ❑ Boards can allocate net education land costs to both residential and non-residential developments.

Necessary Requirements

- ❑ The Board's consultant prepared an EDC Background Study and included the necessary requirements.
- ❑ The EDC Background Study was made available to the public at least two weeks prior to the first public meeting.
- ❑ Hold legislatively required public meetings and give notice of all public meetings at least a clear 20 days prior to said meeting as required by the legislation.
- ❑ The EDC Background Study was submitted to the Ministry of Education at least 40 days prior to consideration of bylaw passage.
- ❑ *The EDC Background Study has not yet received Ministry of Education approval.*

Stakeholders

- ❑ In addition to the legislated public process, the Boards also held an information session for all interested stakeholders in the Region.
- ❑ The information session was attended by members of the Building Industry and Land Development Association (BILD) as well as staff from some of the local municipalities in the Region.
- ❑ A memo was received by Altus Economic Consultants on behalf of BILD on April 27, 2018.
 - Memo addressed questions and comments with regard to; pupil yields, site preparation costs, changes to review area boundaries and appraisals.
- ❑ A response to the Altus memo was prepared by the Board's consultant and sent to BILD on May 8, 2018.

Staff Recommendations

- Jurisdiction-wide EDC
- Uniform rate across all types of development
- 90% Residential Allocation/10% Non-residential Allocation

The Proposed Charge

TOTAL	Education Land Costs	\$	466,122,126
Add:	EDC Financial Obligations	\$	20,312,206
Subtotal:	Net Education Land Costs	\$	486,434,332
Add:	EDC Study Costs	\$	450,000
Total:	Growth-Related Net Education Land Costs	\$	486,884,332
Non-Residential Development Costs (Maximum 40%)		15%	\$ 73,032,650
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development		85%	\$ 413,851,683
Residential Growth-Related Net Education Land Costs			\$ 413,851,683
Net New Dwelling Units (Form C)			84,597
Uniform Residential EDC per Dwelling Unit			\$ 4,892
Calculation of Non-Residential Charge - Board Determined GFA			
Non-Residential Growth-Related Net Education Land Costs			\$ 73,032,650
Non-Exempt Board-Determined GFA (Form D)			65,616,969
GFA Method:	Non-Residential EDC per Square Foot of GFA	\$	1.11

Next Steps

- Await Ministry Approvals After Provincial Election
- Determine If Additional Meetings Are Necessary
- Consider Passage/Pass Proposed New EDC Bylaw