



**SPECIAL COMMITTEE OF THE WHOLE (PUBLIC)**  
**Report No. 19-004**

**15 January 2019**

**New Education Development Charges By-law (2019-2024) – Required Public Meeting and Background Study**

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**PURPOSE:**

1. To provide information to support a legislatively required meeting in order to inform the public about the Board's education development charge (EDC) proposals, and to solicit input regarding a proposed new by-law which would cover the period between 2019 and 2024.

**CONTEXT:**

2. Under the Ministry's education funding formula, the collection of EDCs is the main source of funding for growth-related net education land costs. These are costs incurred by a District to acquire land as a result of the need to build schools in areas of new development.

The District is currently in the midst of a consultative process which would result in the adoption of a new EDC By-law. The current by-law expires on 31 March 2019.

A required step in the process is the completion of an EDC Background Study. Section 257.61 of the legislation states that:

*Before passing an education development charge by-law, the Board shall complete an education development charge background study."*

*The background study shall include:*

- i) *estimates of the anticipated amount, type and location of residential and non-residential development;*
- ii) *the number of projected new pupil places and the number of new schools required to provide those new pupil places;*

- iii) *estimates of the education land cost, the net education land cost and the growth-related net education land cost of the new schools required to provide the projected new pupil places; and*
- iv) *such other information as may be prescribed.*

The Board is also legislatively required to hold a meeting to inform the public and interested stakeholders about the new EDC proposals and to solicit input.

Please note that this EDC by-law renewal study process has been completed in conjunction with the three other local school boards.

## **KEY CONSIDERATIONS:**

### **3. Education Development Charges Background Study (2019-2024 By-law)**

Staff and the District's consultant, the Quadrant Advisory Group, have now completed an Education Development Charges Background Study prepared in support of the consideration of a new by-law.

A copy of the study is available for download via the District's website by clicking 2019 Education Development Charges By-Law Renewal, under the Board of Trustees/Consultations/Other Consultations & Reviews tabs. A hardcopy version of the background study was also made available to the public upon request, beginning on 18 December 2018.

The study has been formally submitted to the Ministry of Education for approval in advance of the adoption of a new by-law. In addition, in accordance with the requirements of the legislation, copies of the background study were provided to the three coterminous school boards and to the City of Ottawa.

Copies have also been made available to specific interested stakeholders including the Greater Ottawa Home Builders' Association (GOHBA), the Building Owners and Managers' Association (BOMA), the Ottawa Construction Association (OCA), and the Ottawa Chamber of Commerce.

### **4. Future School Site Requirements**

The Education Development Charges Background Study includes the identification of 20 future elementary school sites and three future secondary school sites during the 15-year review period.

These sites are generally located in areas of the District where accommodation pressures exist and where ground-oriented residential development is forecasted to be strong. Suburban growth areas where sites are required outside of the greenbelt include Kanata, Stittsville (Fernbank), South Nepean, Riverside South, Findlay Creek, and Orleans.

The background study document also includes the identification of sites in a number of rural locations (the Villages of Greely, Manotick, and Richmond), and parts of the inner area (the Ottawa West and Central review areas, and Wateridge Village - Rockcliffe).

5. **Calculated EDC Rates**

The background study contains a calculated EDC of \$787.00 per new residential unit and \$0.58 per new square foot of non-residential development. These figures are based on a continued residential/non-residential percentage split of 80/20.

The calculated charges represent a slight increase from the existing by-law's charges of \$723.00 per new residential unit and \$0.52 per new square foot of non-residential development.

The background study includes a forecasted value of \$430,000.00 per acre for land required for school sites (up from \$400,000.00 per acre in 2014). This figure is estimated for by-law renewal at the end of March 2019.

The assumed cost to prepare sites for the construction of new schools and additions is relatively unchanged, from an estimate of \$127,645.00 per acre in 2014 to \$126,900.00 per acre in 2019. This calculated figure is based on an historical averaging of costs incurred.

6. **Imposition of a Temporary Cap on EDC Rates**

As outlined in Trustee Memorandum No. 18-130 dated 19 October 2018, the Ministry recently amended Ontario Regulation 20/98 which governs the implementation of EDCs within the province.

The amendments serve to maintain the status quo with respect to the collection of EDCs until the Ministry has completed a review of the policy framework surrounding the charges.

Until that review is completed, EDC rates will be frozen at levels no higher than those contained in existing by-laws, geographic areas covered will not be able to be changed, and those school boards without by-laws in place may not adopt new ones.

As indicated earlier, the existing OCDSB EDC By-law contains charges of \$723.00 per new residential unit and \$0.52 per new square foot of non-residential development.

The amendments adopted by the province will likely create a short-fall in revenue. The 2019 Education Development Charges Background Study document is important in that it provides a calculation of what the charges should look like in order to ensure the full collection of funds required to meet forecasted growth-related school site needs. This potential shortfall will be one of the issues which will need to be addressed as part of the Ministry's review.

The cap on EDC rates will also limit the scope of policy decisions which a Board will be able to be to consider as part of the 2019 new by-law adoption process.

**7. Additional Notes**

Please note that the enrolment projections contained in the background study have been calculated using a specific methodology required in the provincial regulations. As such, these projections are specific to the EDC calculation and may differ from those prepared by District staff.

It should also be noted that individual school capacities shown in the study may differ from those shown in the District's enrolment report as they are legislatively required to reflect Ministry On-the-Ground (OTG) figures. Capacities will also include any additional space which will be created over the next few years at schools as a result of the completion of major capital projects.

Consideration of the adoption of a new OCDSB EDC By-law is currently scheduled to take place at Committee of the Whole on 19 February 2019 and by Board on 26 February 2019

**RESOURCE IMPLICATIONS:**

8. The collection of EDCs is the main source of funding for costs incurred by the District to acquire land or prepare school sites as a result of the need to build new pupil places due to growth.

At the time of its scheduled expiry at the end of March 2019, the Board's by-law is estimated to have resulted in the collection of over \$27 million in EDCs. Without the implementation of these charges, the above costs would have to be funded from an alternative source.

**COMMUNICATION/CONSULTATION ISSUES:**

9. In order to consider the adoption and implementation of a new EDC By-law the District is required to follow a legislatively governed consultative process. This process includes holding a minimum of two public meetings and for each, the provision of formal notice.

An advertisement was published in the Ottawa Citizen on 13 December 2018 which provided notice to members of the public regarding the special Committee of the Whole meeting taking place on 15 January 2019. This notice indicated that the District's EDC Background Study would be made available to the public on or before 18 December 2018.

A copy of the study was posted on the Board's website on 18 December 2018. Hard copies of the document were also made available upon request to members of the public on 18 December 2018. Copies of the study have also been provided to key stakeholders.

A study page for the EDC by-law renewal consultation has been available on the District website since July 2018. The webpage includes supporting background information, key dates in the adoption process, and copies of previously submitted reports and memoranda. The page also includes a study email address where public feedback respecting the by-law and the consultation process can be sent. To date, no input from the public has been received.

## **STRATEGIC LINKS:**

10. The provision of safe and caring learning environments is a priority of the District. Student accommodation and the effective management of enrolment pressures are critical aspects of the ability to provide safe learning spaces and to mitigate unnecessary risk.

The timely acquisition of new school sites is a key element in being able to implement school construction decisions made by Board to address enrolment growth needs.

## **GUIDING QUESTIONS:**

The following questions are provided to support discussion of this report by the Committee:

- Is the process through which the Board will consider the adoption of a new 2019 education development charge by-law clear?
- Are there concerns or questions regarding the information contained in the Districts' recently completed Education Development Charge's Background Study?
- Are there changes to policies the Board would like to contemplate as part of the consideration of a new by-law?

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