

7000 New Condos mean \$5.9 million for Catholic Board, \$0 for Public Board

The city's approval of 7,000 new condo units last week will generate \$5.9 million in Education Development Charges for the Toronto Catholic District School Board, but \$0 for Toronto's Public Board.

The TCDSB collects \$841 per condo unit built in the city. The 7,000 new units approved by city council last term mean \$5,887,000 for the TCDSB. Although the public board serves more than double the number of students, it receives \$0.

The 7,000 new units are in addition to the 70,000 already being developed in Toronto. At the old rate of \$693 per unit, the 70,000 permits already approved by the city mean \$48.5 million for the TCDSB. The Toronto Catholic Board also collects 67 cents per square foot non-residential development.

In an open letter to provincial party leaders, the TDSB has asked for changes to section 257.10 of the Education Act that would allow the TDSB to collect Education Development Charges and to use them for renovations, additions and new school construction. Currently Education Development Charges can only be used for the purchase and upgrading of land. Because the TDSB has land, it is not allowed to collect Education Development Charges.

At Avondale, a new school construction site where the funding has come from the sale of other schools and school yards, TDSB Trustee Mari Rutka states that, "Without funding, schools will not get built without a substantial sacrifice of Toronto green space..."

"The regulations regarding Education Development Charges made sense for suburban horizontal development," says TDSB Trustee Chris Glover. "But now we have vertical development and none of the money from the developers is going to the local public schools to prepare spaces for the kids who will live in the condos."

"The Ottawa-Carleton and the Ontario Public School Boards Association have passed motions asking the provincial government to change the regulations to Education Development Charges," says Jennifer Mackenzie, Chair of the Ottawa-Carleton DSB. "We need Education Development Charges to cover additions and new school construction over and above the cost of land that they currently cover."

"In a densely populated city like Toronto, the TDSB is being forced to sell valuable green space in order to pay for renovations, new additions and new schools," says Heather Mitchell of the Toronto Sports Council. "The city is already short of playing fields, the provincial policy needs to be changed."

Alan Hrabinski, a Toronto resident says, "I was shocked and disappointed that the provincial government does not allow the Toronto District School Board to collect Education Development Charges to support the development of new schools in new developments in Toronto while the Toronto Catholic District School Board has access to them."

A press conference will be held:

Avondale Secondary School – 171 Avondale Avenue, North York

Thursday Sept 4th, 2014 at 10:30 a.m.

Contact: Nancy Trendoff – 647-292-5223

Press Package

- 1) TDSB Motion to write to party leaders regarding EDCs
- 2) Toronto Catholic Motion to increase EDC's - June 6, 2013
- 3) City of Toronto Info on Education Development Charges
- 4) Education Development Charges background - from
“Financial Facts”
http://www.tdsb.on.ca/Portals/0/AboutUs/Budget/FinancialFacts_update_May2014.pdf

1) TDSB Motion to write letter to party Leaders regarding EDCs

From May 14, 2014 Minutes

Purpose and Access to Education Development Charges

The Board decided:

Whereas, Section 257.10 and Ontario Regulation 20/98 of the *Education Act* allows school boards to levy education development charges for the purchase of property to be used as school sites, but not for the refurbishment of existing schools; and

Whereas, education development charges were developed to accommodate horizontal suburban growth where new schools sites would be required for new neighbourhoods;

Whereas, in “Places to Grow”, Ontario’s Ministry of Infrastructure projects a population growth of four million people, including 600,000 school-aged children in the next 20 years, concentrated in urban centres; and

Whereas, growth in Ontario’s urban centres is modeled on vertical intensification and school boards require funding to refurbish existing schools;

Therefore, be it resolved that the Chair write to all provincial party leaders urging them to revise Part IX, Division E and Ontario Regulation 20/98 of the *Education Act* to allow school boards to collect Education Development Charges.

2) Excerpt from Minutes of the TCDSB - June 6, 2013

MOVED by Trustee Del Grande, seconded by Trustee Crawford, that following item not questioned be approved:

Report regarding Education Development Charges: Policy Issues, Public Consultation and Submissions, and By-Law Passage

1. that the Education Development Charges Background Study and Review of Education Development Charges Policies (March 25, 2013) prepared by Quadrant Advisory Group Limited, submitted to the Ministry of Education for approval and approved by the Minister be received.
2. that the following EDC related policy considerations for a successor By-law be adopted:
 1. a) a recovery rate of 100% of the Board' s net education land costs through EDCs;
 2. b) EDC By-law with a term of 5 years (staff to prepare a status report to the Board each May for the term of the By-law on the EDC account and a recommendation on whether or not to amend the By-law)
 3. c) EDC By-law, including phased-in rate increases as outlined in comment 9(viii) above, to be effective on July 1, 2013;
 4. d) A single, jurisdiction-wide EDC By-law;
 5. e) Calculation of the charge for the EDC By-law be based on 25% of the net education land costs funded by non-residential development and 75% by residential development
 6. f) Non-statutory residential exemptions not ne approved at this time;
 7. g) Non-residential exemptions in the current By-law be continued in the successor EDC By-law;
 8. h) Successor EDC By-law continue to provide a conversion credit as well as a three- year grace period for demolition for residential development and a five-year grace period for demolition for non-residential development;
 9. i) EDC By-law with a uniform residential rate;
 10. j) No further public meeting is required prior to adoption of the By-law
3. That the Director of Education be authorized to enter into discussions with the City of Toronto with respect to providing an exemption for 'non-profit housing'
4. That the Board approve an Education Development Charges By-law as contained

in Appendix 'D' of this report based on the policy considerations in Recommendation #2 above.

3) Education Development Charges from the City of Toronto Website:

Education Development Charges

City of Toronto – Education Development Charges
from:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=acc90680bd550410VgnVCM10000071d60f89RCRD>

Education Development Charges

At its meeting on June 6, 2013, the Toronto Catholic District School Board passed By-law 2013 No. 178 to supersede Education Development Charges By-law 2008 - No. 163. As of July 1, 2014 charges will increase from \$693.00 to \$841.00 per dwelling unit for residential development, and from \$0.62 to \$0.67 per square foot of non-residential development. This increase will be effective from July 1, 2014 to June 30, 2015.

The Toronto District Catholic School Board has determined that charges for Residential dwelling units and Non-Residential gross floor area will increase on July 1st for the next 5 years. This By-law will expire on June 30, 2018.

*see chart below for current rate and increases.

What are Education Development Charges?

Section 257.54(1) of the Education Act enables a district school board to pass by-laws for the imposition of Education Development Charges against land if there is residential or other development in its area of jurisdiction that would increase education land costs. The Toronto Catholic District School Board has determined that the development of land in the City of Toronto increases education land costs and has imposed a Development Charge to cover those costs.

Current Education Development Charge Rates:

| Residential Charges | | |
|----------------------------|-------------------------------|---|
| By-law Period | | Educational Development Charge Per Dwelling Unit |
| Year 1 | July 1, 2013 to June 30, 2014 | \$693 |
| Year 2 | July 1, 2014 to June 30, 2015 | \$841 |
| Year 3 | July 1, 2015 to June 30, 2016 | \$990 |
| Year 4 | July 1, 2016 to June 30, 2017 | \$1,150 |

| | | |
|--------|-------------------------------|---------|
| Year 5 | July 1, 2017 to June 30, 2018 | \$1,309 |
|--------|-------------------------------|---------|

| Non-Residential Charges | | |
|--------------------------------|-------------------------------|--|
| By-law Period | | Educational Development Charge Per Square Foot of Gross Floor Area of Non-Residential Development |
| Year 1 | July 1, 2013 to June 30, 2014 | \$0.62 |
| Year 2 | July 1, 2014 to June 30, 2015 | \$0.67 |
| Year 3 | July 1, 2015 to June 30, 2016 | \$0.71 |
| Year 4 | July 1, 2016 to June 30, 2017 | \$0.83 |
| Year 5 | July 1, 2017 to June 30, 2018 | \$0.94 |

4) Excerpt from TDSB Financial Facts Document

Education Development Charges

Education Development Charges (EDC) provide school boards with funds to purchase school sites and cover all related site preparation and development costs that result from growth.

School boards must meet several conditions before being eligible to require developers to pay EDCs. The first condition is that the board must show that the number of students that it needs to accommodate is larger than the space available. The TDSB does not meet this condition because there is space across the system. However, city intensification plans mean that many neighbourhoods are growing and putting additional pressure on many schools in these areas that are already full.

City of Toronto planning information indicates that there are applications for an additional 277,000 new residential units. Based on the current Toronto Catholic District School Board's EDC rate, if the TDSB was treated equally, it is estimated that this projected growth would generate nearly \$300 million of much needed revenue to meet the capital needs of the Board.

Education Development Charges in the GTA

| Region | School Board | Residential Charge Per Unit | Non-Residential Charge/Sq Ft |
|---------------|----------------------------|-----------------------------|------------------------------|
| Durham Region | Durham Catholic Dsb | \$541.00 | \$0.00 |
| | Durham Dsb | \$1,423.00 | \$0.00 |
| Halton Region | Halton Catholic Dsb | \$1,484.00 | \$0.38 |
| | Halton Dsb | \$2,691.00 | \$0.69 |
| Hamilton | Hamilton-Went. Cath. Dsb | \$739.00 | \$0.22 |
| Peel | Dufferin-Peel Catholic Dsb | \$551.00 | \$0.33 |
| | Peel Dsb | \$1,595.00 | \$0.32 |
| Simcoe County | Simcoe County Dsb | \$1,364.00 | \$0.36 |
| | Simcoe Muskoka Cath. Dsb | \$463.00 | \$0.12 |
| Toronto | Toronto Catholic Dsb | \$1,303.00 | \$0.94 |
| | Toronto Dsb | \$0.00 | \$0.00 |
| York Region | York Catholic Dsb | \$650.00 | \$0.17 |
| | York Dsb | \$1,370.00 | \$0.35 |