



Education Development Charges Stakeholder Information Session - Middlesex

Thames Valley District School Board
London District Catholic School Board
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What Is An Education Development Charge



- An Education Development Charge (EDC) is a development charge that is imposed under a bylaw respecting growth-related net education land costs incurred or proposed to be incurred by a School Board.
- In simpler terms, this means it is a charge that is levied on new development that is paid by the developer/permit taker when the building permit is issued by the municipality.
- The revenue collected from the charge is then used by a school board to purchase land/school sites for new schools to be built upon.

EDC Legislative Changes: A Summary



On October 12, 2018, the Provincial government made a change to the legislation that pertains to education development charges;

- ❖ Ontario Regulation 438/18 amended Ontario Regulation 20/98.
 - Froze EDC rates at the levels in existing EDC by-laws as of August 31, 2018.

On March 29, 2019 the Government further amended the EDC legislation.

- ❖ Ontario Regulation 55/19 amended Ontario Regulation 20/98.
 - Essentially lifted the EDC rate freeze by implementing a provisional phase-in of proposed EDC rates with maximum yearly increases.

Phased In EDC Rates



- In year 1, the existing EDC rate could be increased by \$300 or 5% of the existing residential EDC rate, whichever is greater. The non-residential rate can similarly be increased by \$0.10 or 5% of the existing non-residential EDC rate;
- In the second year of the by-law and in each subsequent year, the rate could be increased by another \$300 or 5% of the previous year's residential EDC rate, whichever is greater. Again, the non-residential rate can also be increased by another \$0.10 or 5% of the previous year's non-residential EDC rate.
- Both the residential and non-residential rates are subject to maximum rates, which are the proposed EDC rates in the EDC Background Study.

What Are The Existing Charges & How Are They Applied?



The Thames Valley District School Board has never had an EDC bylaw. If the Board enacts EDC bylaws, the bylaws would be the first for the Board.

The London District Catholic School Board did have EDC bylaws that were applied across its jurisdiction in the early 2000's. The Board had 4 EDC bylaws; one each for Middlesex, Oxford and Elgin (including St. Thomas) counties and one for the City of London. The County bylaws lapsed in 2000 and the City in 2005.

Why 4 Bylaw Areas?

The EDC legislation defines certain bylaw areas – many former school board boundaries prior to amalgamation, are still defined as separate regions for the purposes of EDC legislation.

As such, any future EDCs for both school boards would have to be contemplated/enacted as 4 separate bylaw areas/regions.

EDC Phase-In & Cap



- **New charges: \$300 maximum increase over last existing residential EDC and \$0.10 maximum increase over last existing non-residential EDC.**
- TVDSB – no existing charges (i.e. \$0). Maximum year 1 residential charge can only be \$300 regardless of what is calculated as the proposed charge and the non-residential charge can be a maximum of \$0.10 in year 1.
- LDCSB – the proposed charges would be based on the last in-effect EDC's (below). There were no non-residential charges so the maximum non-residential charge in year 1 can be a maximum of \$0.10.
 - Middlesex County: \$602 per unit.
(MAX CHARGE YEAR 1 = \$902)
 - Oxford County: \$250 per unit.
(MAX CHARGE YEAR 1 = \$550)
 - City of London: \$379 per unit.
(MAX CHARGE YEAR 1 = \$679)
 - Elgin County: \$260 per unit.
(MAX CHARGE YEAR 1 = \$560)

Demographics: Elgin, Middlesex, Oxford, London, St. Thomas



Population Cohort	2001 Census	2006 Census	2011 Census	2016 Census	2021 Census
Total Population	583,985	610,470	632,245	655,355	717,140
Pre-School Population (0-3)	27,050	26,580	28,515	28,465	29,690
Elementary Aged Population (4-13)	81,560	76,415	72,185	75,255	84,000
Secondary Aged Population (14-18)	41,210	43,395	42,740	38,560	41,055
Population Over 18 Years of Age	434,165	464,080	488,805	513,075	562,395

2011-2021	
Absolute Change	% Change
84,895	13%
1,175	4%
11,815	16%
-1,685	-4%
73,590	15%

2016-2021	
Absolute Change	% Change
61,785	9%
1,225	4%
8,745	12%
2,495	6%
49,320	10%

Dwelling Unit Data	2001 Census	2006 Census	2011 Census	2016 Census	2021 Census
Total Occupied Dwellings	228,405	241,960	255,320	269,310	289,320
Total Pop./Dwelling	2.56	2.52	2.48	2.43	2.48
Elementary Pop./Dwelling	0.36	0.32	0.28	0.28	0.29
Secondary Pop./Dwelling	0.18	0.18	0.17	0.14	0.14

2011-2021	
Absolute Change	% Change
34,000	13%
0.00	0%
0.01	3%
-0.03	-15%

2016-2021	
Absolute Change	% Change
20,010	7%
0.05	2%
0.01	4%
0.00	-1%

Source: Statistics Canada Census Profile, 2001,2006,2011,2016

Demographics: Middlesex EDC Region



Population Cohort	2001 Census	2006 Census	2011 Census	2016 Census	2021 Census
Total Population	66,630	69,960	72,960	71,715	78,245
Pre-School Population (0-3)	3,010	3,055	3,220	3,020	3,405
Elementary Aged Population (4-13)	10,550	9,810	9,165	9,005	9,740
Secondary Aged Population (14-18)	5,215	5,620	5,670	4,685	4,750
Population Over 18 Years of Age	47,855	51,475	54,905	55,005	60,350

2011-2021	
Absolute Change	% Change
5,285	7%
185	6%
575	6%
-920	-16%
5,445	10%

2016-2021	
Absolute Change	% Change
6,530	9%
385	13%
735	8%
65	1%
5,345	10%

Dwelling Unit Data	2001 Census	2006 Census	2011 Census	2016 Census	2021 Census
Total Occupied Dwellings	23,195	24,900	26,648	26,905	29,505
Total Pop./Dwelling	2.87	2.81	2.74	2.67	2.65
Elementary Pop./Dwelling	0.45	0.39	0.34	0.33	0.33
Secondary Pop./Dwelling	0.22	0.23	0.21	0.17	0.16

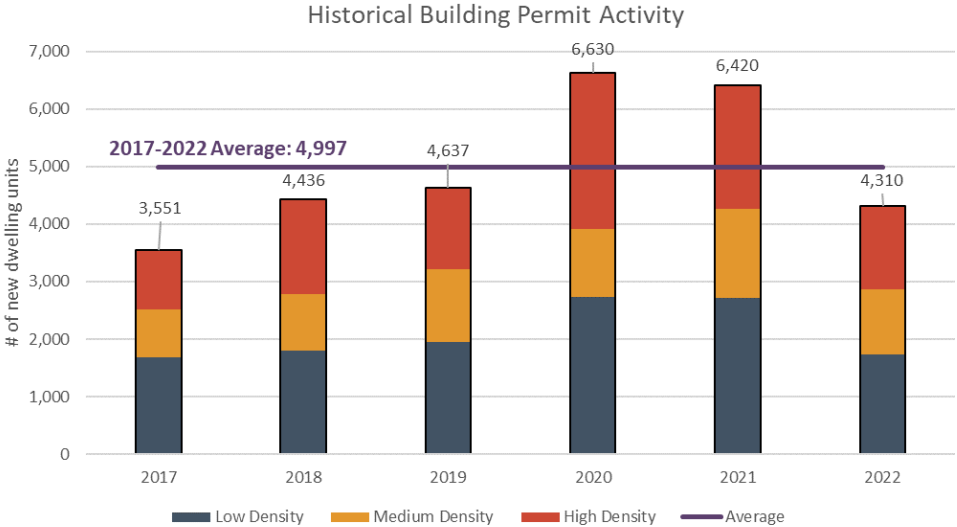
2011-2021	
Absolute Change	% Change
2,857	11%
-0.09	-3%
-0.01	-4%
-0.05	-24%

2016-2021	
Absolute Change	% Change
2,600	10%
-0.01	-1%
0.00	-1%
-0.01	-8%

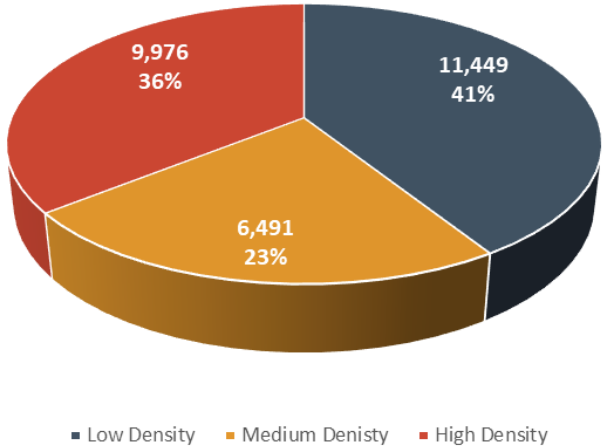
Source: Statistics Canada Census Profile, 2001,2006,2011,2016

Note: Does not include the City of London

Historical Growth – Elgin, Middlesex, Oxford, London, St. Thomas



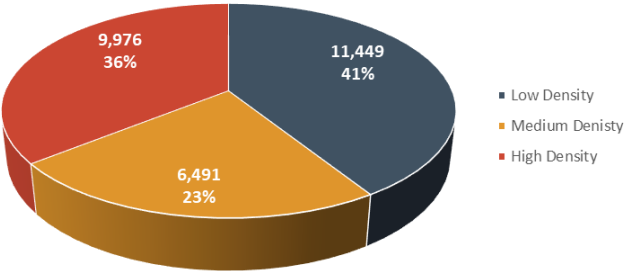
2018-June 2023 Building Permit Activity by Unit Type



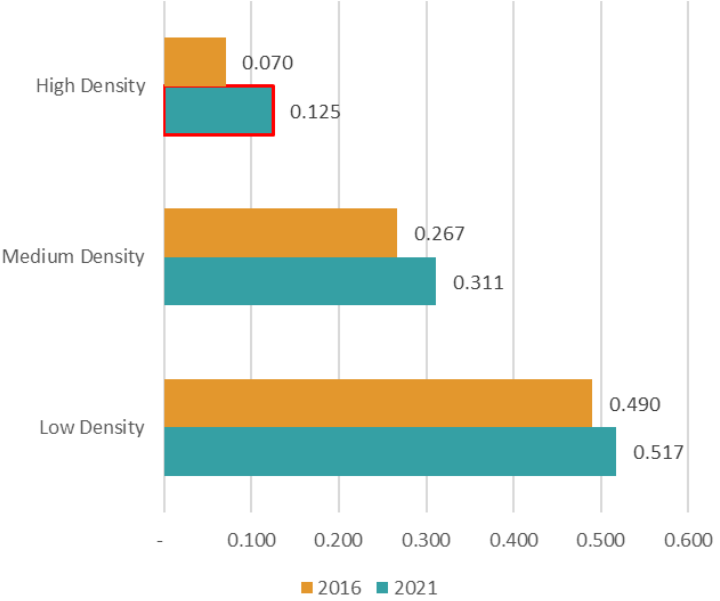
Dwellings – Elgin, Middlesex, Oxford, London, St. Thomas



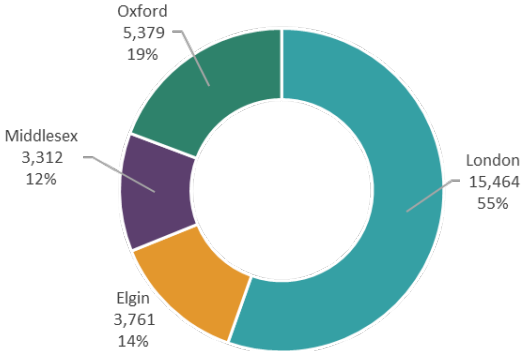
2018-June 2023 Building Permit Activity
by Unit Type



Elementary Aged Population in Households
less than 5-years old



2018 - June 2023 Building Permit Activity
(Number of Units)





Growth Allocations

- Utilize approved local/county housing projections (Growth Analysis Studies, Growth Management Studies, County Comprehensive Reviews);
- Ongoing growth studies currently being undertaken for St. Thomas, Middlesex County;
- Current forecasts under review/appeal (Middlesex Centre, Strathroy-Caradoc, Thames Centre)





Jurisdiction Wide Or Area Specific Charges

Boards can
choose what
areas they
want the EDC
to cover

Bylaws can be
jurisdiction-
wide or cover
only certain
areas

Both school boards have jurisdictions that cover four separate regions for EDC purposes; Middlesex, Oxford, Elgin (including St. Thomas) counties and the City of London.

Within those regions, the Boards can choose to have EDCs that cover the entire region in a uniform manner or can have area specific bylaw areas within a region.

Most of the EDCs in Ontario are applied uniformly across the bylaw area with limited examples of area specific charges.

EDC Policies



Percentage Of Net Education Land Costs To Be Borne By Residential And Non-Residential Development

Boards can allocate up to 40% of the EDC to non-residential development

The average around the Province is ~10% but the range is from 0% to 25%

No non-residential charges in the LDCSB previous EDCs



Uniform Charge For All Types Of Development Vs. Differentiated Charges

Boards can
have one rate
for all types of
development
or can
differentiate

There are
currently no
EDC bylaws
with
differentiated
rates



Percentage Of Growth-Related Net Education Land Costs To Be Borne Through EDCs

Typically
calculated to
collect 100%
of education
land costs

Exemptions
can result in
less than
100% of
collections

Additional Legislative Changes: Alternative Projects & LEDA



Part of the legislative changes, introduced the possibility of new options for both school boards and building permit takers or developers.

ALTERNATIVE PROJECTS

- A Board may request approval from the Minister of Education, that EDC monies be used towards an “alternative project”. An alternative project is deemed as a “project, lease or other prescribed measure...that would address the needs of the board for pupil accommodation and would reduce the cost of acquiring land.” Some examples provided by the Ministry of Education include, alternative parking arrangements (i.e. underground parking), additional costs attributed to vertical construction etc.

LEDA (Localized Education Developers Agreements)

- A LEDA is an agreement between a school board and a landowner, such as a developer, in which the owner provides a means for pupil accommodation or other benefit to be used for pupil accommodation and in exchange, the geographical area that the LEDA will service will be exempt from the collection of EDCs. Examples of a LEDA provided by the Ministry of Education include, the provision of access to land (either through long-term lease or gift), owner constructs and provides facilities (podium schools) etc.

What's Next?



1. Background Study and associated analysis is in process.
2. Land values being analyzed, and updates will be provided to interested stakeholders.
3. EDC stakeholder meetings: A future meeting planned for late summer/early fall of 2024.
4. Draft EDC Background Study.
5. First public meetings and bylaw passage dates: TBD



QUESTIONS?