



Education Development Charges Background Study and Review of Education Development Charges Policies for: Waterloo Region District School Board and Waterloo Catholic District School Board

Region of Waterloo

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
WRDSB	Waterloo Region District School Board
WCDSB	Waterloo Catholic District School Board
EDC	Education Development Charge
GFA	Gross Floor Area
GSR	Grade Structure Ratio
LPAT	Local Planning Appeal Tribunal
OMB	Ontario Municipal Board
O. Reg.	Ontario Regulation
OTG	On the Ground (Capacity)



Executive Summary



Executive Summary

The Waterloo Region District School Board (WRDSB) and the Waterloo Catholic District School Board (WCDSB) have education development charge (EDC) by-laws in place in the Regional Municipality of Waterloo that are set to expire on May 31 of 2021. EDCs are a revenue source, for school boards that qualify, to purchase and develop land for new schools. EDCs are meant as a funding mechanism for boards that are experiencing a growth-related accommodation need in their jurisdiction. In order to renew their by-laws each Board must follow certain processes and guidelines as required by provincial legislation. This background study fulfills certain requirements while providing the information necessary to understand and determine the EDC.

The general authority for school boards to impose EDCs is provided by Division E of Part IX for the *Education Act.* Ontario Regulation 20/98, as amended, provides the requirements necessary to determine an EDC. In addition, the Ministry has published a set of guidelines (Education Development Charge and Site Acquisition Guidelines) to assist boards with the EDC process.

Before an EDC by-law can be passed, school boards must ensure that they:

- Demonstrate that their elementary and/or secondary enrolment on a jurisdictionwide basis is greater than the elementary and/or secondary approved OTG capacity or that their EDC reserve fund is in a deficit position.
- Prepare a background study meeting the requirements of the legislation.
- Hold required legislated public meetings.
- Receive written Ministry approval of the projected number of students and school sites.

Both the WRDSB and the WCDSB are eligible to renew their existing by-laws on the basis of:

- 1. **Reserve Fund Qualification** The WRDSB has a deficit in the EDC reserve fund and outstanding financial obligations; and
- Capacity Trigger Both Boards have an average 5-year projected enrolment exceeding the approved OTG capacity, on both the elementary and secondary panels.



The Boards intend to hold joint statutory public meetings to inform the public as to the new proposed EDC by-law. The Boards will hold a joint meeting on April 19, 2021 and will then consider passage of the EDC by-laws at an additional meeting on May 10, 2021 (both boards). Further details will be provided in the Boards' public meeting notices.

Please note that due to the current situation regarding COVID-19, current scheduled meetings assume a best-case scenario when daily activities and business can resume. Public consultation methods will need to be re-evaluated during the study in order to align with public health measures regarding COVID-19 at that time. As such, public consultation methods may be subject to change.

The EDC analysis in this background study has been completed for both the WRDSB and the WCDSB within the Regional Municipality of Waterloo. This EDC study contemplates jurisdiction-wide by-laws for the Regional Municipality of Waterloo of each respective board.

Demographic projections form an important component of the EDC analysis. The residential dwelling unit forecast is used both to project pupils from new development and to determine the final quantum of the residential charge. The residential forecasts used in this analysis are consistent with the most recent Regional/Municipal forecasts that were available at the time of study preparation. The total number of net new units projected in the Regional Municipality of Waterloo for the 15 years in the EDC analysis total **62,334**. The total Net Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years from Date of By-Law Passage is **37,567,180**.

The number of growth-related pupils is based on the aforementioned residential forecast and pupil yields that have been derived from Statistics Canada custom tabulated data and historical board enrolment information. Pupil yields are mathematical representations of the number of school-aged children that will be generated by particular dwellings. The total growth-related pupils must be offset by any available pupil places that are not required by existing pupils of the Boards. These calculations were done for both Boards on a review area basis to determine the total net growth-related pupil places.

The analysis projects a total of **11,701** elementary net growth-related pupils and **3,510** secondary net growth-related pupils for the WRDSB in the Regional Municipality of



Waterloo. For the WCDSB, a total of **5,134** elementary net growth-related pupils was projected, and **2,542** net growth-related pupil places for the secondary panel.

Once the net growth-related pupil place requirements have been determined, it is necessary for boards to decide the number of new schools that will be built to accommodate that need. The EDC legislation provides a table that relates pupil place requirements to school site sizes. The table, as well as a description and methodology, is provided in the background study. The study also provides information on the approximate timing, size, and location of the proposed new schools/sites.

The EDC analysis for the Regional Municipality of Waterloo predicts that the WRDSB will require approximately **19 new elementary sites** (5 in Cambridge, 7 in Kitchener, 4 in the Townships, and 3 in Waterloo) and **3 new secondary sites** (PS02, PS04, and PS05) in the 15-year EDC time frame.

The WCDSB's EDC analysis for the Regional Municipality of Waterloo projects a requirement of **10 new elementary sites** (3 in Cambridge, 4 in Kitchener, and 3 in the Townships) and **2 new secondary sites** (CS02 and CS03) in the 15-year EDC time frame.

One of the final steps of the EDC process involves translating the land requirements to actual land costs. Site acquisition costs are based on appraisals completed by the firm Cushman & Wakefield. The per acre acquisition values ranged from **\$750,000** to **\$1,484,500** for sites in Waterloo Region. As with many areas in Ontario, the cost to acquire land has been increasing rapidly across the jurisdiction. The acquisition costs have been escalated for a period of five years (the by-law term) at a rate of **5.0%** for each consecutive year until the end of the by-law term.

The costs to prepare and develop the site for school construction are also EDC-eligible costs. The assumed site preparation costs are based on the 2016 EDC report site preparation costs escalated to a 2020 site preparation cost of **\$125,696** per acre for both the WRDSB and the WCDSB in this study. Site preparation costs are escalated to the time of site purchase at a rate of **3.1%** per year.

The total land costs (acquisition and servicing costs) as well as study costs must be added to any outstanding financial obligations incurred by the board under a previous EDC by-law to determine the final net education land costs. A deficit balance in the existing EDC reserve fund is considered to be an outstanding obligation and must be



added to the existing land costs. If a board has a surplus balance in the EDC reserve fund, this amount must be subtracted from the land costs and used to defray the net education land costs.

The WRDSB's total net education land costs for the Regional Municipality of Waterloo are estimated to be **\$231,218,313** which includes an existing EDC reserve fund deficit of **\$5,442,470** that was added on top of the total EDC eligible costs.

The WCDSB's total net education land costs for the Regional Municipality of Waterloo are estimated to be **\$81,697,603**, which includes a surplus balance of **\$11,860,621** in the existing EDC reserve fund that was removed from the total EDC eligible costs.

On the basis of the aforementioned net education land costs and net new unit forecasts, the analysis resulted in a proposed EDC rate of **\$2,708 per dwelling unit** for the WRDSB's residential charge in the Regional Municipality of Waterloo and **\$1.66 per square foot of non-residential gross floor area (GFA)**. The new proposed EDC rate for the WCDSB is **\$1,049 per dwelling unit** for the residential charge in the Regional Municipality of Waterloo and **\$0.43 per square foot of non-residential GFA**. The charges contained herein are based on a uniform rate for all types of development. For WRDSB, 73% of costs are allocated to residential development and 27% allocated to non-residential development and applicable only within the Regional Municipality of Waterloo. The same applies to WCDSB; however, 80% of costs are allocated to residential development.



Report



Chapter 1 Introduction



1. Introduction

1.1 Background

Education development charges (EDCs) are a revenue source, for school boards that qualify, to purchase and develop land for new schools. EDCs are meant as a funding mechanism for boards that are experiencing a growth-related accommodation need in their jurisdiction. To qualify for EDCs, it is necessary for school boards to meet certain "triggers."

School boards can no longer implement property taxes to fund education costs and now rely on a system of per pupil grants established by the Ministry of Education. The grants are set out to cover expenses such as teacher salaries, textbooks, heating of schools, renewing schools, building schools, etc. EDCs are meant to fund the acquisition and development of growth-related school sites outside this grant envelope. EDCs are based on a formulaic approach that looks at three main areas – enrolment projections to determine need, the number of school sites necessary to meet need, and the costs related to the purchase and development of those school sites.

The EDC may be levied by a school board on both residential and non-residential developments, subject to certain exemptions which are outlined in the legislation. Division E of Part IX of the *Education Act* is the legislation responsible for governing the EDC. Ontario Regulation (O. Reg.) 20/98, as amended, provides guidelines and requirements on the qualification process for a school board as well as the specifics on calculating the charge. The charges are collected at building permit issuance on behalf of the school board by the local area municipality to which the by-law applies.

As mentioned earlier, not all school boards are eligible to implement EDCs due to qualification triggers that must be met. To qualify, there are two triggers that can be met. One trigger is that the board's total projected enrolment for the five-year period following expected by-law passage must exceed the board's Ministry-rated On-The-Ground capacity on **either** the elementary or secondary panel.

The other qualification trigger deals with unmet financial obligations with regard to the purchase and development of growth-related school sites. If the school board has an existing EDC by-law in place and they can demonstrate that there are existing



outstanding financial obligations, the school board will automatically qualify for a subsequent by-law. The *Education Act,* specifically section 257.54, gives school boards the ability to pass EDC by-laws.

"If there is residential development in the area of jurisdiction of a board that would increase education land costs, the board may pass by-laws for the imposition of education development charges against land in its area of jurisdiction undergoing residential or non-residential development."

School boards are responsible for providing school sites and can do so through such limited revenue sources such as, selling surplus school sites, revenue from leasing sites, entering into joint use agreements with other school boards or public/private partnerships and the imposition of EDCs – thus making EDCs an important revenue source.

1.2 Existing By-laws

This EDC background study has been prepared on behalf of the Waterloo Region District School Board (WRDSB) and the Waterloo Catholic District School Board (WCDSB) in consideration of renewing their EDC by-laws within the Regional Municipality of Waterloo. Each Board's current in-force by-laws came into effect on June 1, 2016. The WRDSB by-law is based on a 73% cost recovery from residential development and 27% from non-residential development, while the WCDSB by-law is based on 80% recovery of costs from residential development and 20% from nonresidential development.

The current EDC rates for the WRDSB are \$1,948 per residential dwelling unit and \$1.41 per square foot of non-residential GFA and for the WCDSB are \$653 per residential dwelling unit and \$0.32 per square foot of non-residential GFA.



School Board	In-force Date	Area of By-law	% Residential/ Non-residential	Charge
WRDSB	June 1, 2016	Regional Municipality of Waterloo	73%(Res.) 27%(Non-Res.)	\$1,948/Unit \$1.41/sq.ft.
WCDSB	June 1, 2016	Regional Municipality of Waterloo	80%(Res.) 20%(Non-Res.)	\$653/Unit \$0.32/sq.ft.

Table 1-1: Current In-force EDC By-laws for the WCDSB and the WRDSB

EDC Policy Review

All school boards with an existing EDC by-law in place must conduct a review of the policies contained in their existing by-laws before passing a new by-law. This process includes a policy review report as well as a public meeting to review the policies in a public forum.

Section 257.60 subsection (1) of the *Education Act* states that:

"Before passing an education development charge by-law, the board shall conduct a review of the education development charge policies of the board."

Subsection (2) goes on to state that:

"In conducting a review under subsection (1), the board shall ensure that adequate information is made available to the public, and for this purpose shall hold at least one public meeting, notice of which shall be given in at least one newspaper having general circulation in the area of jurisdiction of the board."

1.3 Area in Which By-law May Apply

The legislation states that an EDC by-law may apply to the entire area of the jurisdiction of a board or only part of it. In addition, an EDC by-law of the board shall not apply with respect to land in more than one "region" if the regulations divide the area of the jurisdiction of the board into prescribed regions. This EDC applies uniformly to the entire jurisdiction of each school board.



EDC background studies should clearly outline the areas that will be covered by EDC by-laws. Four maps have been included on the following pages outlining the Regional Municipality of Waterloo (WRDSB and WCDSB), the area to which the EDC by-laws will apply and the respective review areas for each Board and panel.

1.4 EDC Review Areas

The EDC methodology allows school boards to examine growth-related needs on a jurisdiction-wide basis – that is treat the whole EDC area as one review area – or to examine them on a sub-area basis or review areas. Review areas are artificial constructs intended to divide the board's jurisdiction into sub-areas in order to more accurately determine the location of new school sites. Board review areas are likely to reflect attendance boundaries for families of schools, natural dividers such as rivers, creeks, etc., or man-made barriers such as major thoroughfares. The Ministry of Education's EDC Guidelines recommend that review areas are consistent with board review areas used for capital planning purposes and that they try to maintain consistency with review areas of subsequent EDC by-laws.



























Both the WRDSB's and the WCDSB's review areas used in this background study are largely consistent with the Boards' review areas used in their long-term accommodation plans and previous EDC studies. For the purposes of calculating EDCs, WRDSB has been divided into **29** review areas on the elementary panel, with **5** corresponding secondary review areas. WCDSB has similarly been divided into **20** elementary, and **3** secondary review areas.

Elementary Review	Area	Secondary Review Area					
Name	Region	Name	Region				
PEC1	Cambridge	PS01	South				
PEC2	Cambridge	PS02	South Central				
PEC4	Cambridge	PS03	East Central				
PEC5A	Cambridge	PS04	North Central				
PEC5B	Cambridge	PS05	North				
PEC6	Cambridge						
PEC7	Cambridge						
PEC8	Cambridge						
PEK1A	Kitchener						
PEK1B	Kitchener						
PEK1C	Kitchener						
PEK2	Kitchener						
PEK3A	Kitchener						
PEK3B	Kitchener						
PEK3C	Kitchener						
PEK3D	Kitchener						
PEK4	Kitchener						
PEK5	Kitchener						
PEK6A	Kitchener						
PEK6B	Kitchener						
PET1	Townships						
PET2	Townships						
PET3	Townships						
PET4	Townships						
PET5	Townships						
PEW1	Waterloo						
PEW2	Waterloo						
PEW3	Waterloo						
PEW4	Waterloo						

 Table 1.2:
 WRDSB Review Areas – Regional Municipality of Waterloo



Elementary Review	Area	Secondar	y Review Area
Name	Region	Name	Region
CEC1	North/Central	CS01	North
CEC2	Southwest	CS02	West & Central
CEC3	Southeast	CS03	East & South
CEC4	Northeast		
CEK1	Northwest		
CEK2	East		
CEK3	Central		
CEK4	West (and part of Wilmot)		
CEK5	South		
CEK6	Northeast		
CET1	Wellesley & Woolwich Southwest		
CET2	Woolwich North		
CET3	Woolwich South		
CET4	Cambridge Southeast & North Dumfries East		
CET5	North Dumfries West		
CET6	Wilmot		
CET7	St Agatha		
CEW1	West		
CEW2	Central		
CEW3	East		

Table 1.3: WCDSB Review Areas - Regional Municipality of Waterloo

The EDC, when calculated on a review area basis, assumes that the combined OTG capacity of the existing facilities located within the review area is considered to be the total available capacity. Determining board needs on a review area basis is premised on the following:

- Available space is determined by subtracting the year 15 existing community enrolment number from the current OTG capacity figure;
- Pupils that are generated from new development must fill any available surplus OTG capacity first; and
- Pupils generated from new development above and beyond those that fill any available surplus space within the review area, are net growth-related pupil place requirements and can potentially be funded through EDCs.

The review area approach to calculating EDCs has been undertaken by both boards and is largely consistent with the way in which future capital needs will be assessed over the long term.



Chapter 2 The EDC By-law



2. The EDC By-law

2.1 Imposition of an EDC

The passage of an EDC by-law gives school boards the authority to impose and collect EDCs for the purpose of acquiring and developing growth-related school sites. Each by-law has a maximum term of five years and must be passed within one year of EDC background study completion. Before a school board can proceed with an EDC by-law, it must receive confirmation in writing from the Ministry of Education acknowledging receipt of the background study and approving estimates of enrolment projections and future site needs contained in the background study.

Section 10 of O. Reg. 20/98 sets out the conditions that must be satisfied in order for a board to pass an EDC by-law:

- The Minister has approved the board's estimates of the total number of elementary and secondary pupils over each of the 15 years of the forecast period;
- The Minister has approved the board's estimates of the number of elementary and secondary school sites used by the board to determine the net education land costs;
- The board has demonstrated that the average elementary or secondary enrolment within its jurisdiction exceeds the board's elementary or secondary capacity; or the board's current EDC financial obligations exceed revenues reported in the EDC reserve fund;
- The board has prepared a background study and given a copy of the EDC background study relating to the by-law to the Minister and each board having jurisdiction within the area to which the by-law would apply;
- The area to which the board proposes the EDC by-law is enforced and charges are imposed, is the same area that was subject to the EDC charge by-law in force on August 31, 2018; and
- The board provides any information regarding the calculation of the EDC if requested by the Minister upon the review of the background study.



2.2 The Background Study

An EDC background study must be completed by a school board that wishes to pass an EDC by-law. The intention of the background study is to provide information on the process and methodology of calculating an EDC, as well as the background and assumptions that make up the estimates of the enrolment projections and site needs.

Section 257.61 (1) of the Act requires that "before passing an education development charge by-law, the board shall complete an education development charge background study."

Section 257.61 (2) of the Act and O. Reg. 20/98 sections 9 (1) and (2) set out the following information that must be included in an EDC background study:

Section 9 (1):

- Estimates of the anticipated amount, type and location of new dwelling units for each year of the 15-year forecast period in the area in which the charge is to be imposed;
- The number of projected new pupil places as a result of new growth and the number of new school sites needed to provide accommodation for those students;
- The number of existing pupil places by school and the number of available spaces to accommodate the projected number of new pupil places;
- For every existing elementary and secondary pupil place in the board's jurisdiction that the board does not intend to use to accommodate pupils from new growth, an explanation as to why the board does not intend to do so.

Section 9 (2):

- For each elementary and secondary school site, estimates of the net education land cost, the location of the site, the area of the site (including the area that exceeds the maximum set out in section 2 of O. Reg. 20/98, and an explanation of whether the costs of the excess land are education land costs and if so, why);
- The number of pupil places the board estimates will be provided by the school to be built on the site, and the number of those pupil places that the board estimates will be used to accommodate new pupil places.



The EDC Guidelines suggest that school boards are required to provide the Ministry with a copy of the final background study at least 40 days prior to the anticipated by-law passage date. In addition, the background study must be made available to the public at least two weeks prior to the legislated public meeting.

2.3 Public Meetings

Before a school board can pass an EDC by-law, the legislation requires that the board hold at least one public meeting. The purpose of the meeting is to advise any interested stakeholders and the public at large of the board's intentions and address the new proposed EDC by-law. The public meeting also gives the community and stakeholders the opportunity to voice any issues or concerns they have with regard to the proposed by-law.

The board is required to provide at least 20 days' notice of the meeting and must make the background study as well as the new proposed by-law available to the public at least two weeks in advance of said meeting. O. Reg. 20/98 states that notice of a public meeting can be given in two ways:

- To every owner of land in the area to which the proposed by-law would apply by personal service, fax or mail;
- By publication in a newspaper that is, in the Secretary of the Board's opinion, of sufficiently general circulation in the area to which the proposed by-law would apply to give the public reasonable notice of the meeting.

If a school board already has an existing in-force EDC by-law in place, the board must hold an additional meeting to review the existing policies of the current EDC by-law. This part of the process is necessary in order to fulfil the necessary requirements of the policy review process. It should be noted that this policy review meeting can be addressed by the board during its EDC public meeting.

The Boards intend to hold public meetings to inform the public of the new proposed EDC by-laws. The Boards will hold a joint meeting on April 19, 2021. In addition, the Boards will consider passage of the by-laws at additional public meetings on May 10, 2021.



Education Development Charges Notice of Public Meetings

First Meeting Policy Review Public Meeting Monday, April 19, 2021 @ 7:30 p.m.

Immediately Followed By:

Second Meeting Successor By-law Public Meeting Monday, April 19, 2021 @ 7:45 p.m.

Third Public Meeting In Consideration of By-law Adoption Monday, May 10, 2021 @ 7:30 p.m.

TAKE NOTICE that on April 19, 2021 the Waterloo Region District School Board and the Waterloo Catholic District School Board will hold two joint public meetings: the first pursuant to section 257.60 of the Education Act and the second pursuant to section 257.63 of the Education Act.

AND TAKE NOTICE that on Monday, May 10, 2021 the Waterloo Region District School Board and the Waterloo Catholic District School Board will jointly hold a third public meeting.

The purpose of the first meeting on April 19, 2021 will be to review the current education development charge policies of both Boards and to solicit public input.

The purpose of the second public meeting on April 19, 2021 is to consider the continued imposition of education development charges in the Region of Waterloo, the successor by-laws and to inform the public generally about the education development charge proposal of each Board.

The purpose of the third public meeting is to consider the enactment of successor EDC by-laws in the Region of Waterloo.

Should new by-laws be passed, collection of education development charges pursuant to such by-laws may commence on June 1, 2021.

All interested parties are invited to attend the meetings. Any person who attends any of the meetings may make a representation to the Boards in respect of the policies. The Boards will also consider any written submissions.



All submissions received in writing and those expressed at the public meetings will be considered prior to the enactment of an education development charge by-law.

A Policy Review Document setting out the Boards' policies for the current education development charge by-laws as well as the EDC Background Study required under section 257.61 of the Education Act (and the proposed EDC by-laws) setting out each Board's EDC proposal is available on the Boards' websites.

All of these meetings will be held through electronic means. The Boards will post on their websites instructions on how to participate in the meetings at a time closer to the dates of the meetings. If in-person attendance becomes an option, more information about this will be posted on the Boards' websites. If you wish to be sent instructions on how to participate in any of the meetings, please communicate with the Board administrators at the telephone numbers and e-mail addresses provided below.

The Boards would appreciate receiving written submissions one week prior to the public meetings. Submissions and requests to address the Boards as a delegation, as well as any comments or requests for further information regarding this matter, should be submitted to:

Lauren Agar Manager of Planning Waterloo Region District School Board 51 Ardelt Avenue Kitchener, ON N2C 2R5 Telephone 519-570-0003 (ext. 4596) Email: edc-study@wrdsb.ca

Joanne Weston Chairperson of the Board

John Bryant Director of Education and Secretary of the Board Waterloo Region District School Board Jennifer Passy Manager of Planning Waterloo Catholic District School Board 480 Dutton Drive Waterloo, ON N2L 4C6 Telephone 519-578-3660 (ext. 2253) Email: edc@wcdsb.ca

Melanie Van Alphen Chair of the Board

Loretta Notten Director of Education and Secretary of the Board Waterloo Catholic District School Board



Stakeholder Participation

In addition to the legislated public meetings, the Ministry encourages school boards to include relevant stakeholders in the EDC process and discussions. Local developers or development associations, as well as municipalities, should be contacted in advance of the public meetings to ensure they are aware of the proposed EDC and bring to light any potential issues, etc. It is essential that stakeholders are part of the process and that the discussions remain transparent at all times to help ensure a smooth passage of the EDC by-law.

The WRDSB and the WCDSB have worked together closely on the preparation of the EDC background study and by-laws to ensure consistency in the included data and assumptions used in the calculation of the charges. Growth forecasts used for the EDC analysis are consistent with the most recent and available municipal and regional forecasts. The Boards initially notified area stakeholders of their intent to begin the EDC renewal process in the fall of 2020. Updates have been ongoing, and a virtual Stakeholder Information Session has been scheduled for March 18, 2021.

Exemptions

The EDC by-law is subject to certain statutory exemptions for both residential and nonresidential collection. The exemptions for residential development deal with residential intensification and replacement of units. If a new unit is added to an existing dwelling unit, for example, a single detached unit is converted to a duplex, the additional unit is exempt from EDCs. Section 3 of O. Reg. 20/98 sets out the classes of residential buildings and the maximum number of dwelling units that can be added under the exemption.

The legislation also allows for exemptions dealing with the replacement of residential units when the unit has been destroyed by fire, demolition or otherwise, or has been rendered uninhabitable, subject to certain conditions prescribed under section 4 of O. Reg. 20/98.

Non-residential statutory exemptions deal similarly with additions/enlargements of space and replacement of existing non-residential space that has been destroyed. A non-residential development that includes the enlargement of existing industrial space, up to 50% of the gross floor area (GFA) of the existing development, is exempt from EDCs as per section 257.55 of Division E of the *Education Act*. Replacement of non-



residential building space is exempt from EDCs if the existing space was destroyed by fire, demolition or otherwise, or has been rendered uninhabitable, subject to certain conditions in section 5 of O. Reg. 20/98.

In addition to the exemptions mentioned, the legislation allows for a limited nonresidential exemption for certain institutional developments. Section 257.54 (5) of the *Education Act* stipulates that, "No land, except land owned by and used for the purposes of a board or municipality, is exempt from an EDC under a by-law passed under subsection (1) by reason only that it is exempt from taxation under section 3 of the Assessment Act."

School boards may also decide to impose their own non-statutory exemptions to certain developments, both residentially and non-residentially. These types of exemptions may be for developments like seniors' housing, social housing, or recreational developments. Non-statutory exemptions are entirely at the discretion of the board and any EDC revenues lost as a result cannot be recovered.

Expiration

A school board can specify any date as the expiration date of the EDC by-law as long as the term of the by-law does not exceed five years. The exception to this rule is that the EDC by-law of one school board automatically expires on the same date as an existing by-law of a coterminous school board if they are in force in any part of the same area. Section 17 of O. Reg. 20/98 prescribes the conditions dealing with this special rule of expiry of by-laws.

Collection

The EDC is collected by local municipalities on behalf of the school boards at the time a building permit is issued. The funds are deposited into an EDC reserve fund. The municipality, under the legislation, cannot issue a building permit if the EDC has not been paid. In addition to collecting the charge and transferring the monies to the school boards, municipalities are also required to provide the boards with detailed reports respecting all EDC transactions (section 20 of O. Reg. 20/98). At a minimum each report should cover the total EDCs that have been collected, the number of building permits issued (or GFA for non-residential), any exemptions granted and any permits that were issued without an EDC being paid.



The municipalities do not receive any remuneration for collecting EDCs on behalf of the school boards; however, municipalities are allowed to retain any interest earned on the monthly EDC balances.

2.4 Appeals and Amendments

Appeals

The EDC by-law can be appealed by any individual or organization in accordance with the provisions in the *Education Act*. Sections 257.64 to 257.69 of the Act outline the legislation dealing with the appeal of the EDC by-law. The by-law is subject to appeal for a maximum of 40 days after the by-law has been passed. The school boards must provide a written notice that an EDC by-law has been passed (within 20 days of passage) and this notice must include information on how to file an appeal.

An appeal of an EDC by-law goes to the Local Planning Appeal Tribunal (LPAT), formerly known as the Ontario Municipal Board (OMB), to be decided. All appeals must be filed in writing with the secretary of the school board within the allotted time allowed. The reasons for the appeal must be included in the notice. It is the responsibility of the secretary of the school board to forward a copy of the Notice of Appeal to the LPAT within 30 days after the last day of the appeal period. In addition to the Notice of Appeal, the secretary must provide:

- A copy of the by-law certified by the secretary;
- A copy of the background study;
- An affidavit or declaration certifying that notice of the passing of the by-law was provided in accordance with the *Education Act*, and
- The original or true copy of all written submissions and material relevant to the by-law.

After hearing an appeal, the LPAT may decide to:

- Dismiss the appeal in whole or in part.
- Order the board to repeal or amend the by-law.
- Repeal or amend the by-law itself.



If the by-law is repealed, the EDCs that have already been paid must be refunded. If the by-law is amended and the amended charge is lower than the original charge, the difference must be refunded. All refunds are due within 30 days of the by-law being repealed or amended. While the LPAT does have the power to repeal or amend the bylaw, they are not able to increase the quantum of the charge, remove or reduce the scope of discretionary exemptions or change the expiration date of the by-law.

Amendments

The EDC legislation gives school boards the authority to amend their by-laws. Section 257.70 (1) of the Act states: "Subject to subsection (2), a board may pass a by-law amending an education development charge by-law." There are certain limitations to an EDC amendment, specifically laid out in section 257.70 (2) of the Act, as follows:

A board may not amend an education development charge by-law so as to any one of the following more than once in the one-year period immediately following the coming into force of the by-law or in any succeeding one-year period:

- Increase the amount of an EDC.
- Remove or reduce the scope of an exemption.
- Extend the term of the by-law.

There are a variety of reasons why school boards may feel the need to amend their bylaw. School boards may be paying more for school sites than what was estimated in the EDC and may need to increase their land cost assumptions, or they may need to change a discretionary exemption. The board does not need Ministry approval to pass an amending by-law; however, boards are required to provide proper notice proposing an amendment and of the amendment itself. Boards are also required to ensure that the original EDC background study is available, as well as any additional information that would explain the reason for the amendment. A public meeting is not required to pass an amending by-law, but it is recommended.



Chapter 3 The Process and Methodology of Calculating an Education Development Charge



3. The Process and Methodology of Calculating an Education Development Charge

The following chapter will outline the procedures and methodologies utilized to calculate the EDC. As mentioned earlier in this report, the EDC calculation is formulaic and technical in nature and encompasses three main components – demographic projections, determination of need (new school sites), and the associated costs.

3.1 Eligibility

School boards must meet certain criteria or triggers to be eligible to impose EDCs. The first criterion deals with the board's average projected enrolment compared to its OTG capacity. The second set of criteria, available only to school boards who have an existing in-force by-law, deals with outstanding EDC financial obligations.

Capacity Trigger

If a school board's average elementary or secondary enrolment on a jurisdiction-wide basis over the five years following proposed by-law passage is greater than the board's elementary or secondary OTG capacity, then it is eligible to impose an EDC. Qualification on either panel allows the board to impose EDCs throughout its jurisdiction for both elementary and secondary new school sites. Form A of the EDC submission sets out the board's projected average daily enrolment over the proposed five-year term of the EDC by-law (2021/22 to 2025/26), as compared to the board's OTG capacity on both the elementary and secondary panels.

The board's OTG capacity for the EDC is based on the Ministry-approved permanent capacity according to the School Facilities Inventory System on the proposed date the new by-law is to come into force. Additional adjustments may be made to the capacity figure used in the study, in consultation with Ministry staff and for circumstances such as:

 OTG capacity of schools that are transferred from one panel to the other within 12 months of by-law passage may be attributed to the panel the school will be used for after the transfer is complete. Boards must have passed a resolution for this to take effect.



- The capacity of all schools or additions under construction and that are planned for opening within 12 months of the by-law coming into force are to be included in the capacity determination.
- Purpose built space that cannot be reasonably used to accommodate pupils from new growth may be excluded from the permanent capacity determination.
- The capacity of a leased school must be included if the school has a "New Pupil Place" capacity attributed to it. The "New Pupil Place" capacity is the capacity used in the determination of Ministry grants.
- Any schools that have been closed (in accordance with the board's school closure policy) may be excluded from the permanent capacity. In addition, if a school is scheduled to close during the tenure of the by-law (with board-passed resolution) then the capacity may also be excluded.

The permanent capacity in the Regional Municipality of Waterloo for WRDSB is **46,938** on the elementary panel and **20,349** on the secondary panel. Comparably, the WCDSB has **16,736** spaces on the elementary panel and **6,375** on the secondary panel.

Both boards meet the capacity trigger on the elementary panel within the Regional Municipality of Waterloo. The WRDSB average projected enrolment is 47,335 compared to the capacity of 46,938, leaving a deficit of 397 spaces. For WCDSB, average projected enrolment from 2021/22 to 2025/26, jurisdiction-wide, is 19,496, compared to a capacity of 16,736 for a deficit of 2,760 spaces.

On the secondary panel, both boards again meet the capacity trigger through 2021/22 to 2025/26 period. For WRDSB the 5-year secondary enrolment average is calculated at 22,531, with 20,349 capacity, resulting in a deficit of 2,182 spaces. For the WCDSB the 5-year secondary enrolment average is calculated at 8,351 compared to the capacity of 6,375, resulting in a deficit of 1,976 secondary spaces.

Form A from the EDC Ministry Submission for both Boards can be found on the following pages.



Figure 3-1: Waterloo Region District School Board – Form A

Waterloo Region District School Board Education Development Charges Submission 2021 Form A - Eligibility to Impose an EDC

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

	Projected Elementary Panel Enrolment											
Elementary						Average	Average					
Panel	Year 1	Year 2	Year 3	Year 4	Year 5	Projected	Projected					
Board-Wide	2021/	2022/	2023/	2024/	2025/	Enrolment	Enrolment					
EDC Capacity	2022	2023	2024	2025	2026	Over Five	less					
						Years	Capacity					
46,938.0	46,190	46,695	47,228	47,922	48,637	47,335	397					

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

	Projected Secondary Panel Enrolment									
Secondary						Average	Secondary			
Panel	Year 1	Year 2	Year 3	Year 4	Year 5	Projected	Projected			
Board-Wide	2021/	2022/	2023/	2024/	2025/	Enrolment	Enrolment			
EDC Capacity	2022	2023	2024	2025	2026	Over Five	less			
						Years	Capacity			
20,349.0	21,774	22,218	22,715	23,110	22,837	22,531	2,182			

A.2: EDC FINANCIAL OBLIGATIONS

Total Outstanding EDC Financial Obligations (Reserve Fund Balance): -\$ 5,442,470



Figure 3-2: Waterloo Catholic District School Board – Form A

Waterloo Catholic District School Board Education Development Charges Submission 2021 Form A - Eligibility to Impose an EDC

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

		Elementary					
Elementary						Average	Average
Panel	Year 1	Year 2	Year 3	Year 4	Year 5	Projected	Projected
Board-Wide	2021/	2022/	2023/	2024/	2025/	Enrolment	Enrolment
EDC Capacity	2022	2023	2024	2025	2026	Over Five	less
						Years	Capacity
16,736.0	18,110	18,830	19,478	20,201	20,863	19,496	2,760

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

		Projected Secondary Panel Enrolment									
Secondary						Average	Secondary				
Panel	Year 1	Year 2	Year 3	Year 4	Year 5	Projected	Projected				
Board-Wide	2021/	2022/	2023/	2024/	2025/	Enrolment	Enrolment				
EDC Capacity	2022	2023	2024	2025	2026	Over Five	less				
						Years	Capacity				
6,375.0	7,772	8,067	8,392	8,623	8,900	8,351	1,976				
A.2: EDC FINANCIAL OBLIGATIONS											
Total Outstandin	Total Outstanding EDC Financial Obligations (Reserve Fund Balance): \$ 11,860,621										


Financial Obligations

A school board that has an existing EDC by-law in place, and has outstanding financial obligations related to its existing by-law that exceed the balance of the EDC reserve fund, is eligible to impose EDCs. It is possible for a board to have sufficient capacity to accommodate projected enrolment, yet still be obligated to pay for sites that have been purchased as a result of a growth-related need. Outstanding financial obligations can result from a board not having collected enough revenue because of growth shortfalls or an increase in land prices, or if a board has purchased school sites earlier than what was projected in the background study.

This financial obligation eligibility trigger was added to the original capacity trigger criteria with an amendment to O. Reg. 20/98 and came into force on March 12, 2002.

For school boards to qualify under this trigger, an EDC financial obligation must be demonstrated in the background study including the following required information:

- The board must have a previous by-law in effect after September 1, 1999.
- Funds borrowed from the EDC reserve fund must be reconciled back.
- Copies of Appendix D1 and D2 must be provided.
- A transaction history of EDC financial activity must be provided from the last Appendix D1 and D2 statements to proposed by-law implementation.
- A repayment schedule outlining the elimination of the EDC financial obligation must be provided.

An outstanding EDC financial obligation exists if the adjusted outstanding principal as per Appendix D of the board's financial statements (plus any adjustments made), is greater than the adjusted EDC reserve fund balance from Appendix D (including adjustments).

The WRDSB's EDC reserve fund has an existing EDC financial obligation of -\$5,442,470, which means that the reserve fund is currently in a deficit position and qualifies the Board to pursue an additional by-law in the Regional Municipality of Waterloo.

The WCDSB's EDC reserve fund has an existing EDC financial obligation of \$11,860,621, which puts the reserve fund in a surplus and would not qualify the Board



to pursue an additional by-law in the Regional Municipality of Waterloo. As mentioned earlier, however, the Board qualifies under the capacity trigger.

Form A, part A.2 of the Ministry EDC forms outlines the Boards' proposed reserve fund balances at the time of by-law renewal. Part A.2 of Form A for each Board's EDC reserve fund can be found below.

Figure 3-3: WRDSB – Form A.2

Waterloo Region District School Board Regional Municipality of Waterloo EDC By-law	
Education Development Charges Submission 2021	
Form A – Eligibility to Impose an EDC	
A.2: EDC FINANCIAL OBLIGATIONS (Estimated to May 10, 2021)	
Total EDC Financial Obligation:	-\$5,442,470

Figure 3-4: WCDSB – Form A.2

Waterloo Catholic District School Board Regional Municipality of Waterloo EDC By-law	
Education Development Charges Submission 2021	
Form A – Eligibility to Impose an EDC	
A.2: EDC FINANCIAL OBLIGATIONS (Estimated to May 10, 2021)	
Total EDC Financial Obligation:	\$11,860,621

3.2 Demographic Projections

The demographic projections respecting school enrolment and housing and population growth form an important basis for the entire EDC analysis. These projections ultimately determine eligibility, need and the final quantum of the charge. The housing unit forecasts contained in this study are consistent with the most recent Municipal forecast that were available at the time of study. Background, methodologies, and overviews of both the enrolment and housing forecasts can be found in Chapter 4 of this report.



The demographic projection requirements of the EDC consist of three distinct components: projecting the number of annual building permits that will be issued for new dwelling units and new non-residential space; projecting enrolment of the existing community; and projecting enrolment from new housing growth.

New Dwelling Units

The number of new dwelling units in the area of the EDC by-law must be estimated for each of the next 15 years. The forecast is set out by three types of development, low density (single and semi-detached houses), medium density (townhouses) and high density (apartments) and is broken down by the school board review areas that were outlined earlier in this report in section 1.4.

The forecast is set out by varying types of development for two reasons. The first is that different types of development produce school-aged children in different ways. Lowerdensity developments typically produce greater numbers of school aged children than do apartments. Defining various types of developments allows for greater accuracy when projecting the number of new pupils arising from new developments. The second reason is to be able to calculate a differentiated charge should the Boards choose to do so. Each Board has the ability to charge a uniform EDC rate across all types of development – meaning that the EDC is one rate for a single detached unit or an apartment – or can choose to charge separate rates depending on the type of development.

There are certain situations, as defined by the legislation, where specific developments are exempt from EDCs, such as housing intensification. The forecast of **net new dwelling units** should ensure that these exempt units are factored into any forecast and excluded.

Existing Community Projections and Projections of New Pupils

The enrolment projections required in order to calculate EDCs must be made up of two distinct projections, one for the existing community and one for pupils from new housing growth. This is done because ultimately the number of total growth-related pupils must be offset by any available pupil places that are not required by pupils of the existing community in year 15 of the forecast. The existing community projection must estimate by school, the number of students for 15 years based on the number of existing students today and assuming no additional new housing growth. The board's total OTG



capacity of the review area (as of by-law inception) less the projected number of existing community pupils in the review area in year 15, is the board's **total available space**.

The determination of pupils from new development is based on the aforementioned housing forecast and the use of pupil yield factors. Pupil yields are mathematical representations of the number of school-aged children that will be generated by a particular dwelling over the planning forecast and that will attend a particular school board. Pupil yields used in this analysis are based on Statistics Canada data and board historical enrolment information. Multiplying the pupil yield factors by the appropriate type of developments in the net new dwelling forecast determines the projected pupils from new development.

To determine the total **net growth-related pupil place requirements**, the available pupil places (total available space referenced above) must be subtracted from the total pupils projected from new development. Enrolment projections and the determination of net growth-related pupil places can be done on a jurisdiction-wide basis or on a review area basis. The EDC analysis in this study is based on a review area approach.

Site Needs

The final "planning" or "forecasting" step in the EDC process is to determine the board's site needs, specifically the number, location and size of sites for new growth-related schools. The calculation of net growth-related pupil place requirements ultimately determines the number of necessary sites and their size. The regulation governing the EDC provides a table of maximum sizes depending on the number of pupil places that will be constructed. These tables can be found on the following page.

While the calculations shown in the tables ultimately determine the amount/size of land that will be necessary for new school sites, the legislation also recognizes that there may be situations in which the necessary site for a new school may exceed the size specified in the table. For example, a board may need a larger site to accommodate certain municipal requirements or Ministry initiatives. Should a site exceed the legislative requirements, justification must be included in the EDC background study.



Table 3-1:	Elementary	School	Maximum	Area to	o Pupils
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Number of Pupils	Maximum Area (acres)
1 to 400	4
401 to 500	5
501 to 600	6
601 to 700	7
701 or more	8

Elementary Schools

Table 3-2: Secondary School Maximum Area to Pupils

Number of Pupils	Maximum Area (acres)
1 to 1,000	12
1,001 to 1,100	13
1,101 to 1,200	14
1,201 to 1,300	15
1,301 to 1,400	16
1,401 to 1,500	17
1,501 or more	18

Secondary Schools

Form G of the Ministry EDC Forms submission provides specific details on each site the board is proposing to acquire to construct new schools. On a site-by-site basis, Form G provides information on the general location of the site (by review area or greater detail, if available), the proposed size of the new school, the approximate timing of site purchase as well as the percentage of the site that is considered EDC eligible. The Ministry also recommends that proposed site purchases for new schools are consistent with the board's long-term accommodation plans.



3.3 Growth-related Net Education Land Costs

The planning or forecasting component of the EDC analysis is critical to determining the overall EDC-eligible needs of the Boards. To finalize the calculation process of the EDC, these accommodation needs must be translated into financial requirements. The analysis in the previous section determined the total growth-related pupil needs as well as the amount of land (in acres) that will be required to accommodate those pupils. EDC-eligible expenses are determined by attaching costs to acquire and service the land needed.

Land acquisition costs have been determined by qualified appraisers and the methodologies used as well as relevant data can be found in Chapter 5 of this report. Servicing costs are based on historical costs provided by the School Boards with respect to sites that have been recently developed. Once costs for each site have been finalized, the next step is to determine the percentage of each site that is EDC eligible. This is based on the percentage of net growth-related students that make up the total capacity of the proposed new school. For example, if the new proposed school had a capacity of 450, and 400 of the spaces were accounted for by new growth-related pupils, then the site would be 88.88% eligible for EDCs (400/450 = 88.88%).

In addition to site acquisition and servicing costs, there are other EDC-eligible expenses that can be included in the analysis. Examples of other EDC-eligible costs include:

- Interest and borrowing costs related to site acquisition;
- Land escalation costs;
- Costs related to the preparation and distribution of EDC background studies;
- Costs related to studies of land being considered for acquisition (environmental assessments); and
- Costs to service/prepare land for construction (grading, service lines, etc.).

Outstanding Financial Obligations

In addition to the costs that have been outlined above, any outstanding financial obligations from previous by-laws are also eligible education land costs. A negative balance in the Boards' EDC reserve funds, established for the area to which the proposed by-laws will apply, is considered an outstanding financial obligation and can be added to the total net education land costs. It should be noted that if the Boards



have a positive balance in their EDC reserve funds, these funds must be used to defray any EDC-eligible expenditures. The total eligible costs are referred to as the **total growth-related net education land costs**.

3.4 Determination of the Charge

Once the total growth-related net education land costs have been determined, there are certain prescribed steps that must be followed to determine the actual quantum of the EDC. As discussed in Chapter 2, the legislation allows school boards to determine the type of EDC it will impose. Boards can impose EDCs on residential or non-residential developments and can also charge a uniform rate for all types of developments or can differentiate the rate based on dwelling unit types.

Apportionment of Land Costs

The legislation allows school boards to allocate up to 40% of their education land costs to non-residential development. If a school board had a non-residential component to their EDCs, then the land costs would be multiplied by whatever percentage the board deemed to be apportioned to non-residential. For example, if the total land costs were estimated to be \$1 million and the non-residential allocation was 10%, then the **non-residential growth-related net education land costs** would total \$100,000. The remaining balance would make up **the residential growth-related net education land costs**.

To determine the residential charge (assuming a uniform charge), the total residential growth-related net education land costs are divided over the projected number of net new dwelling units assumed in the EDC forecast over the next 15 years. The result is the amount of the uniform residential EDC per dwelling unit. If charges are to be imposed on non-residential development, there are two ways in which they can be calculated. If the board chooses to use a non-residential forecast of GFA, then the total non-residential growth-related net education land costs are divided by the estimated GFA of proposed non-residential developments. The board can also choose to use a non-residential forecast of estimated declared values where the non-residential land costs are divided by the projected declared values and multiplied by 100 to get a non-residential charge.



Once the residential charge is determined, it can be charged uniformly across all types of development or different rates can be charged depending on the types of units being built. If the EDC is applied in a uniform manner, then the total residential land costs are simply divided over the estimated net new dwelling units as described earlier. If the board chooses to impose a differentiated EDC, then the charges are apportioned on the basis of different unit types producing different amounts of pupils. Boards may choose to define developments as they wish (i.e. low density, high density, condos, apartments, single family, etc.) but are encouraged to stay as consistent as possible with categories used by the municipalities impacted by the by-law.

A distribution factor is determined by the distribution of growth-related pupils amongst the various unit types defined by the board. For example, if 100 students were from low-density developments, 50 from medium-density developments and 10 from highdensity developments, the distribution factors would be 62.5% for low density (100/160), 31.25% for medium density and 6.25% for high density. These distribution factors are then multiplied by the total residential land costs to determine the apportioned residential land costs by development type. Each separate amount is then divided by the number of net new units for the particular development type to arrive at the **differentiated residential EDC per unit by development type**.

A flow chart detailing the EDC process can be found on the following page. In addition, the Ministry EDC Forms, which detail the calculations required to determine the EDC can be found in Appendix A at the end of this report.



EDC Process and Methodology





Chapter 4 Demographic Projections



4. Demographic Projections

As discussed earlier in this report, the demographic projections form the backbone of the EDC analysis in that they are used to determine eligibility, need, and ultimately the quantum of the charge itself. The demographic projections for an EDC consist of both forecasts of new housing development as well as projections of school enrolment. Projections of both new housing and enrolment must be provided on an annual basis for a 15-year period following by-law imposition.

The following chapter provides the methodology and background to the demographic projections as well as the results of those projections for the Regional Municipality of Waterloo.

4.1 The Residential & Non-Residential Growth Forecast

4.1.1 Residential

The residential growth forecast for the EDC is critical to the analysis because of the direct link between new homes and new pupils for the school board. In addition to determining a board's needs, the number of net new projected units in the forecast is what the total net education land costs get divided by to determine the final quantum of the residential charge. The dwelling unit forecast contained in this study provides a projection of the number of units on an annual basis for the next 15 years by low-(single/semis), medium- (townhouses) and high-density (apartments) allocations. O. Reg. 20/98 s. 7 (1) states that a board must "estimate the number of new dwelling units in the area in which charges are to be imposed for each of the 15 years immediately following the day the by-law comes into force."

Housing development and occupancy patterns have changed significantly over the last decade. Housing developments are offering more choice in terms of density, like singles, townhouses and apartments, as well as developments that cater to specific lifestyles or age groups (retirement residences). Recent policy changes, such as the new *A Place to Grow* initiative by the provincial government, mandate that future developments will have more units on less land, increasing the likelihood of more urban type developments and infilling projects in the future. The combination of new initiatives, societal shifts in housing and the recent downturn in the economy have



posed a set of unique challenges for municipalities in the area to develop long-term population and housing projections.

The development projections contained in this study are derived from local municipality Development Charges Background Studies and recently drafted growth forecasts completed for the Regional Municipality of Waterloo, as part of its Official Plan Review that incorporate local residential and employment targets. In addition, supplementary data in regard to servicing and land supply data were reviewed. The forecast information may be supplemented with other relevant data garnered from historical building permit issuance, small area development plans and prior conversations/ meetings with local planning departments.

According to information from municipal building permit data, the Regional Municipality of Waterloo has averaged approximately 3,820 occupancies from new units constructed from 2016 to 2018, increasing from a 2011-2016 average of 2,720 units. Residential building activity in the Regional Municipality of Waterloo has fluctuated over the last five years, ranging from a low of 2,246 in 2019 to a high of 5,108 occupancies in 2016 (range of 2,862 units). Since this peak in 2016, building permit issuance has slightly trended downwards to 4,482 in 2017 and 3,430 in 2018.

Year	Area	Total
2011	Regional Municipality of Waterloo	3,040
2012	Regional Municipality of Waterloo	2,743
2013	Regional Municipality of Waterloo	2,527
2014	Regional Municipality of Waterloo	2,810
2015	Regional Municipality of Waterloo	2,483
2016	Regional Municipality of Waterloo	5,108
2017	Regional Municipality of Waterloo	4,482
2018	Regional Municipality of Waterloo	3,430
2019	Regional Municipality of Waterloo	2,246
	2011-2019 Regional Municipality of Waterloo	28,869
	2011-2019 Average	3,208
	2016-2019 Average	3,817

Table 4-1: Regional Municipality of WaterlooHistorical Building Permit Occupancy (New Units)





Figure 4-1: Waterloo Region, Residential Building Permit Occupancy (New Units) by Type, 2011-2019

The Region's growth forecasts project significant growth over the next few decades with an average of approximately 4,262 new dwelling units per year from 2021/22 to 2035/36 (15-year EDC forecast term). A slight shift in future development is expected to occur in the type of units being built. According to building permits reported by the Region between 2011 and 2019, approximately 33% of all permits were for low-density type units (singles/semis), 18% for medium-density type units, and 48% for high-density type units while future growth will come through both greenfield development across the region and intensification of the cities.

Unit Type	# of Units	% By Density
Low Density (Singles/Semis)	23,935	37%
Medium Density (Townhouses)	14,928	23%
High Density (Apartments)	25,069	39%
Total	63,932	100%

Table 4-2: Regional Municipality of Waterloo Residential Forecast, 2021-2035

Source: Watson & Associates Economists Ltd., 2021.



As noted earlier, the final growth forecast for the Regional Municipality of Waterloo EDC by-law for both the WRDSB and the WCDSB is based on the aforementioned data and totals **63,932** new units that are forecast to be built over the next 15 years. Of these new units, 37% are estimated to be low density, 23% medium density and 39% high density. While the forecast averages **4,262** units for the 15-year EDC term, it is expected to increase to 2031 and then gradually decrease to 2035/36. The first five years of the forecast will average slightly lower new builds of 4,300 units per year. Between years 5 and 10, the forecast is expected to average approximately 4,500 units and between years 10 and 15 the forecast is expected to average approximately 4,030 units. Forecasts for both School Boards by elementary review area and density type can be found as part of the Ministry Forms package in Appendix A.

In order to account for intensification of units, which are exempt from EDCs, an adjustment to the projections was made to derive the "net" new units housing forecast. This adjustment is intended to estimate the number of units in the forecast that will be created by intensification – transforming an existing single-family home into duplex/ apartment type units. The overall forecast was reduced by approximately 2.5% to estimate the number of exempt units and resulted in a projection of 62,334 net new units as seen on Form C.

4.1.2 Non-residential

The non-residential growth forecast provides a basis for calculating a non-residential EDC, should boards elect to impose such a charge. O. Reg. 20/98 s. 7 (10) states that, "If charges are to be imposed on non-residential development, the board shall determine the charges and the charges shall be expressed as a rate applied to the gross floor area (GFA) of a new development." The non-residential forecasts contained in this report are projections of GFA and have been derived from the same sources as the residential forecasts.

The non-residential forecast for the Regional Municipality of Waterloo totals **47,963,260** square feet of GFA over the next 15 years. As with the residential forecast, assumptions must be made respecting certain exemptions of GFA. Industrial additions (up to 50% of existing floor area) and certain institutional properties (municipal and school board properties) are exempt under the legislation. Utilizing historical Statistics Canada data on non-residential construction by type, **10,396,080** (approximately 22%),



square feet were exempt from this forecast and the total "net" new non-residential forecast totals **37,567,180** square feet of GFA.

4.2 Enrolment Projections

Enrolment projections for the purposes of the EDC analysis are completed as two separate components – enrolment of the existing community and enrolment expected from new housing growth. The enrolment projections of the existing community are based on a scenario of no new housing growth and examine projected enrolment of the existing population. The projections of enrolment from new housing focus on pupils that are generated from expected new housing developments. EDC-eligible growth-related pupils must be offset by any available space in the existing community, hence the necessity of examining enrolment projections utilizing the two separate components.

Enrolment projections have been prepared for each review area within the Regional Municipality of Waterloo. The existing community projections have been prepared for each of the Boards' schools contained in the EDC analysis. The projections of enrolment from new housing growth are provided on a review area basis.

The enrolment projections also assume that students are accommodated in their home attendance areas. This means that any students currently in a holding situation, attending a school outside their home school boundary, are returned to their home boundary. Holding situations typically arise when students in a development area await new school construction and are "held" in nearby schools until the new school is open. Situations where students are permanently accommodated outside their home areas (e.g. are attending an outside school as part of a special program) are not affected.

Methodology

The prediction of school enrolment involves the consideration of a wide range of factors. There are three common methods of enrolment projection: rate of growth, enrolment ratios and grade transition. The rate of growth method assumes that past rates of enrolment growth or decline will carry forward. In today's changing demographic and economic landscape this method of enrolment forecasting is unreliable. The enrolment ratio method looks at historical ratios of school enrolment compared with the overall population and then carries forward these ratios, or makes assumptions about new ratios, and applies them to a population forecast. The grade transition method



examines historical progression rates from grade to grade and makes assumptions about the retention of grades from one year to the next.

Watson used a combination of the latter two methodologies – enrolment ratio and grade transition – in conjunction with robust demographic background data and historical Board enrolment to produce the enrolment forecast for the EDC. The enrolment projection methodology focuses on the relationships between demographic trends and actual historical enrolment of the Boards. The basis of the assumptions for future trends comes from the analysis of these historical relationships.

Demographic Background

A demographic profile is compiled for each review area within the Boards' jurisdictions using data from the 2001, 2006, 2011 and 2016 Census. Trends in the demographic data are used to highlight changes in population on both a review area and jurisdiction-wide basis. Examining these historical trends assists in providing perspective and direction when determining future assumptions for the projections.

The table on the following page depicts the demographic trends for the Regional Municipality of Waterloo. The total population of the Regional Municipality of Waterloo grew by approximately 8.7% between 2001 and 2006. In comparison, the population of Ontario grew by 6.6%, while Canada grew by 5.4% over that same time period. Growth in Waterloo Region slowed slightly in the latter half of the decade, with a population increase of 6.3% between 2006 and 2011. This increase was nevertheless greater than the provincial and national rates during this period, which were 5.7% and 5.9%, respectively. More recently, the Region has continued to grow, with a population increase of 5.5% between 2011 and 2016, compared to 4.6% provincially and 5.0% nationally.

The elementary school-aged population (4-13 years) is especially important from a school board's perspective – the size of this cohort remained fairly stable from 2001 to 2011, falling by only 0.5% between 2001 and 2006, and 0.6% between 2006 and 2011. The elementary school-aged population has seen recent growth, however, increasing by 5.1% between 2011 and 2016, resulting in an absolute increase of 2,450 from 2001 to 2016. The secondary school-aged population (14-18) increased by 8.8% between 2001 to 2006 but then remained largely stable, increasing by only 0.1 % from 2006 to



2011, and then decreasing by 2.8% from 2011 to 2016. This amounts to a net increase of 1,785 between 2001 and 2016.

In addition to the school-aged populations, the pre-school-aged population and the number of females aged 25-44 are both important as they are excellent indicators of what is expected to happen in the school-aged population in the short to mid-term. The pre-school population will be entering the school system in the next few years, and females between 25 and 44 years of age are said to be in their prime child-bearing years. Examining these groups can provide insight into future births and the population of school-aged children. The pre-school-aged population grew by 6.3% from 2001 to 2006, and by 6.2% between 2006 and 2011. Between 2011 and 2016 the size of this cohort fell by 2.5%. Meanwhile, the number of females aged 25-44 has undergone modest growth, increasing by 2.0% from 2001 to 2006, by 0.3% from 2006 to 2011, and by 1.7% from 2011 to 2016.

Table 4-3:	Regional	Municipality of	Waterloo Demographic Pi	rofile, 2001 to 2016
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Cohort	2001 Census	2006 Census	2011 Census	2016 Census
Total Population	438,560	476,625	506,430	534,195
Pre-School Population (0-3)	21,920	23,300	24,755	24,135
Elementary School Population (4-13)	62,395	62,065	61,720	64,845
Secondary School Population (14-18)	30,835	33,540	33,560	32,620
Population Over 18 Years of Age	323,410	357,720	386,395	412,595
Females Aged 25-44	70,045	71,465	71,680	72,920

Derived by Watson & Associates Economists Ltd. 2021, using Statistics Canada Census DA level Single Year of Age data.

Table 4-4: Regional Municipality of Waterloo Population Change, 2001 to 2016

	2001	2001-2006 2006		-2011	2011-2016	
Cohort	Abs.	%	Abs.	%	Abs.	%
	Change	Change	Change	Change	Change	Change
Total Population	38,065	8.7%	29,805	6.3%	27,765	5.5%
Pre-School Population (0-3)	1,380	6.3%	1,455	6.2%	-620	-2.5%
Elementary School Population (4-13)	-330	-0.5%	-345	-0.6%	3,125	5.1%
Secondary School Population (14-18)	2,705	8.8%	20	0.1%	-940	-2.8%
Population Over 18 Years of Age	34,310	10.6%	28,675	8.0%	26,200	6.8%
Females Aged 25-44	1,420	2.0%	215	0.3%	1,240	1.7%



A description of the relevant population age cohorts is as follows:

- Pre-school aged (0-3) used as a lead indicator of potential anticipated enrolment in the short term.
- Elementary (4-13) represents the predominant age structure of the students that attend elementary schools.
- Secondary (14-18) represents the predominant age structure of the students that attend secondary schools.
- Adult (18+) reflects the segment of the population that does not attend elementary or secondary school.

The Enrolment Projection Process

Determining Entry Year Enrolment

One of the most important and most difficult components of the enrolment forecast is predicting entry year enrolment for the junior kindergarten (JK) grade. Much of the overall projection relies on the assumptions made with regard to pupils entering the system, which are based on a detailed review of historical births, pre-school population (0-3 years old) and historical JK enrolment. The JK participation rate (that is, the proportion of the 4-year-old population that enters JK) is examined from one Census period to the next to determine future participation ratios.

In addition, a population forecast of the pre-school and school-aged population (0-18 years) by single year of age was prepared for the study area. This forecast is based on the population trends of the 2001, 2006, 2011 and 2016 Census periods, as well as other relevant demographic trends of the area. Recent fertility and death rates are applied to the 2016 Census population and the population is aged to provide future births and future school-aged population.

The challenge in this population forecast is to exclude growth/development in this phase of the forecast. The total enrolment forecast is divided into two separate components – existing enrolment and enrolment from future housing. To account for this, trends are examined for 2001, 2006, 2011 and 2016 Census populations to estimate levels of growth and migration that occurred between the Census periods. Assumptions arising from this examination are used to "strip" growth/migration from the projected population forecast to ensure that growth is not double counted.



Comparing historical JK enrolment to actual population provides ratios that are used to determine future JK enrolment from the projected 4-year-old population in the review area. This determines the projected JK pupils for the review area for the forecast period. These overall JK students then need to be allocated to their respective schools in the review area. This allocation is based on historical shares combined with any board information on recent openings/closures or program changes that may affect future share. Table 4.5 depicts an example of JK/Elementary participation rates between 2006 and 2016.

Single Year of Age	2006	2011	2016
0	286	261	274
1	317	291	274
2	316	296	290
3	315	355	297
4	340	288	285
5	362	328	305
6	363	391	358
7	356	350	374
8	324	372	387
9	321	364	393
10	327	378	334
11	388	365	448
12	336	350	409
13	346	323	384
JK Headcount Enrolment	172	150	145
Elementary Enrolment	1,567	1,591	1,760
JK Participation	51%	52%	51%
Elementary Participation	45%	45%	48%

Table 4-5:	An Example of Junior Kindergarten/Elementary Participation Ra	ates
	(2006 to 2016)	

At this stage of the projections, each school in a review area will have a projected number of JKs for the forecast period. The next step then involves using the grade transition method to advance each grade from one year to the next. For every school in the system, retention rates from grade to grade are calculated and applied to grade enrolments as they are advanced through each projection year. Each school and community can be unique when it comes to grade retention. For example, the ratio of



senior kindergarten (SK) students to JK students is often higher in the more rural areas and an indication that more students routinely enter the SK grade than would be expected, given the JK count from the previous year. Programs, such as French Immersion, can also have a significant impact on grade-to-grade retention. Table 4-6 provides a generic example of retention rate calculations based on historical enrolment.

				Historical					
				2011/	2012/	2013/	2014/	2015/	2016/
	Years		Grade	2012	2013	2014	2015	2016	2017
5	4	2	JK	1,484	1,562	1,539	1,559	1,605	1,730
111%	112%	110%	SK	1,720	1,611	1,745	1,750	1,696	1,797
110%	111%	112%	1	1,613	1,859	1,787	1,919	1,929	1,915
104%	103%	102%	2	1,847	1,682	1,949	1,866	1,947	1,994
104%	104%	104%	3	1,982	1,911	1,765	2,016	1,934	2,047
103%	103%	103%	4	1,971	2,004	1,953	1,846	2,067	1,990
103%	103%	103%	5	2,119	2,058	2,082	2,011	1,895	2,128
102%	102%	103%	6	2,151	2,145	2,093	2,123	2,051	1,953
101%	101%	102%	7	2,184	2,144	2,174	2,114	2,148	2,093
101%	102%	102%	8	2,120	2,210	2,194	2,178	2,145	2,193

Table 4-6: Retention Rate Example

Historical enrolment trends, overall participation rates/enrolment share as well as the overall demographics of the area are all examined in conjunction with the ratio of the projected enrolment to the population. This examination looks at the reasonableness of the projections and expected ratios and assumptions in light of recent historical trends.

Secondary Enrolment Projections

The secondary enrolment projections are based largely on the elementary projections and how the elementary students transition into the secondary panel. Each secondary school of the board is assigned feeder elementary schools which form a "family" of schools based on board data. As grade 8 students graduate, they are assigned to their respective secondary schools. If grade 8 students can attend more than one secondary school, they are then allocated based on recent trends.



The other factor involved in projecting the entry year grade (grade 9) for secondary schools involves the concept of open access. In Ontario, students are permitted to attend the secondary school of their choice, regardless of religious requirements and assuming there is space and program availability. To account for this in the projections, the predicted grade 9 enrolment at a given secondary school based on its feeder schools and historical retention rates is compared to the actual grade 9 enrolment at the school. This ratio provides an approximation of the net students lost or gained due to open access.

The other important variable that is considered in the secondary enrolment projection methodology is the impact of the fifth year of secondary school being eliminated in 2003/04. The elimination of the fifth year of study does not mean that grade 12 students are not allowed to come back for a fifth year of study. There are still instances where grade 12 students may come back to finish the four-year program in five years or to upgrade or retake certain courses. The percentage of students that are coming back for a fifth year varies throughout the Province and even from school to school within a board. The projections in this analysis typically utilize a three-year average of grade 12 retention rates (putting greater emphasis on the last year or two) as well as input from the School Boards on their experiences and expected future trends.

The remainder of the secondary projection follows the same methodology used in the elementary projections. Grades are advanced by applying historical grade transition rates for each school in the system. Assumptions are derived using historical ratios of enrolment to population and are used to ensure that projected secondary enrolment relates back to the projected secondary populations.

Examining Historical Enrolment Trends

Historical enrolment provides trends that are used to help form assumptions for projected enrolment and provides an important basis to determine relationships with demographic data. The historical data can provide detail on things like how enrolment changes compare with the changes in the school-aged populations in the same area, how different sized grade cohorts are moving through the system, and how enrolment has changed in light of new housing activity.

An important indicator when examining historical enrolment is the ratio of senior elementary enrolment compared to junior elementary enrolment. This ratio provides a



quick "snapshot" of the current enrolment structure and can provide a short-term outlook of expected enrolment.

The comparison is made between the senior elementary grades (6-8) and the junior elementary grades (JK-1). Assuming full day JK and SK, an equal number of pupils entering JK-1 to those moving through the senior elementary grades would result in a ratio of 1. If the ratio is higher than 1, it indicates that more pupils are leaving the elementary system or school than are entering, and could be an indicator of future enrolment decline, at least in the short term and absent of mitigating factors. A ratio lower than 1 indicates possible enrolment growth (at least in the short term) and is typically found in growing areas where housing attracts young couples or young families with children.

The ratio of senior to junior elementary enrolment (that is, the Grade Structure Ratio or GSR) for the WRDSB in Waterloo Region was 1.16 in 2006/07, and then fell sharply in subsequent years. It bottomed out at 0.99 in 2011/12 and increased slightly to 1.03 in 2016/17. Table 4-7 outlines historical enrolment and historical grade ratios for the WRDSB.

GRADES	2006/07	2011/12	2016/17
JK	3,295	4,091	3,965
SK	4,000	4,220	4,226
1	3,828	4,251	4,433
2	3,937	4,175	4,408
3	4,028	4,135	4,363
4	4,029	3,912	4,548
5	4,205	4,185	4,351
6	4,267	4,021	4,357
7	4,292	4,149	4,312
8	4,290	4,293	4,305
SE	0	0	0
ALT/OTH	0	0	0
TOTAL	40,171	41,432	43,268
RATIO	1.16	0.99	1.03

Table 4-7: Regional Municipality of Waterloo WRDSB Total



Table 4-8 depicts the historical GSR within Waterloo Region for the WCDSB. It has been in steady decline, falling from 1.28 in 2006/07, to 1.13 in 2011/12, and to 1.09 in 2016/17.

GRADES	2006/07	2011/12	2016/17
JK	1331	1303	1414
SK	1466	1479	1419
1	1475	1433	1434
2	1562	1500	1547
3	1643	1485	1520
4	1617	1544	1529
5	1749	1527	1622
6	1763	1521	1557
7	1815	1604	1543
8	1899	1620	1534
SE	0	0	0
ALT/OTH	0	0	0
TOTAL	16,320	15,016	15,119
RATIO	1.28	1.13	1.09

Table 4-8: Regional Municipality of Waterloo WCDSB Total

The Impact of Enrolment Share

Board enrolment share refers to the share or percentage of total enrolment a board receives between itself and its coterminous English language board. Changes in enrolment share can have significant impacts on board enrolment. For example, increases in enrolment share can help mitigate declines or even increase enrolment in areas where the total school-aged population is in decline.

Table 4-9 displays the historical elementary enrolment of WRDSB and WCDSB within the Regional Municipality of Waterloo. Between 2006 and 2016, enrolment share had steadily shifted toward the public board. WRDSB received a 71% share of the elementary enrolment between the two Boards in 2006, which increased to 73% in 2011/12, and to 74% in 2016/17. Since 2016/17, however, the trend has largely reversed and in 2019/20 the WCDSB increased its enrolment share back to 27%.



ELEMENTARY PANEL						
SCHOOL BOARD	2006/07	2011/12	2016/17	2019/20		
WRDSB	40,171	41,432	43,268	45,611		
WCDSB	16,320	15,016	15,119	16,853		
TOTAL	56,491	56,448	58,387	62,464		
WRDSB SHARE	71%	73%	74%	73%		
WCDSB SHARE	29%	27%	26%	27%		

The secondary enrolment share declined for the WCDSB between 2006 and 2011 by approximately 2% (Table 4.10). Since 2011, however, the secondary enrolment share between the school boards has remained largely unchanged.

SECONDARY PANEL						
SCHOOL BOARD	2006/07	2011/12	2016/17	2019/20		
WRDSB	20,672	21,438	19,844	20,678		
WCDSB	7,765	7,112	6,440	7,015		
TOTAL	28,437	28,550	26,284	27,693		
WRDSB SHARE	73%	75%	75%	75%		
WCDSB SHARE	27%	25%	25%	25%		

Table 4-10: Secondary Historical Enrolment

Enrolment Expected from New Housing

The second phase of the enrolment projection methodology involves predicting housing growth in the study area and its impact on school enrolment. Earlier in this chapter the residential unit growth forecasts were explained in detail. The residential unit forecast is used as the basis to predict future school enrolment from growth. Historical levels of occupancy by school-aged children and by housing type provide us with factors and trends that allow us to make assumptions about how new units might produce children in the future.

From an occupancy point of view, the number of people per housing unit has been declining in practically every part of the Province over the last decade or longer. In addition, the number of school-aged children per household has also been in sharp decline. New units today are not producing the same number of people or the same number of children as they have historically.



Each unit in the residential forecast is multiplied by a factor to predict the number of school-aged children that will come from the projected number of units. To derive this pupil generation factor, the methodology involves using custom Census data prepared specifically for Watson by Statistics Canada. The Census data provides information with respect to the number of pre-school-aged and school-aged children that are currently living in certain types and ages of dwelling units. For example, the data is able to provide the number of children aged between 4 and 13 years who live in single detached dwellings that are between one and five years old for any census tract in the study area.

Pupil yields were derived for both the elementary and secondary panels, for low-, medium- and high-density housing types for each review area in each Board's jurisdiction. The pupil yields and trends can vary significantly from area to area in a board's jurisdiction. In this way, factors are derived and applied to the appropriate growth forecast to get a forecast of school-aged children from new development. This new development forecast must then be adjusted to reflect only the enrolment for the subject board. Using historical apportionment and population participation rates, the enrolment forecast is revised to capture the appropriate share for the board.

For the WRDSB, the total yields for the elementary panel in Waterloo Region range between 0.150 in Cambridge to 0.297 in the Townships (Table 4-11). Comparably, on the secondary panel, yields range from 0.066 to 0.114. The WCDSB's total yields (Table 4-12) for the elementary panel range between 0.069 in Waterloo to 0.112 in the Townships, while secondary yields range from 0.029 to 0.055.

Figure 4.2 provides a flow chart outlining the process of projecting enrolment from new development.



Table 4-11: Waterloo Region DSB – Growth-Related Pupil Yields

Table 4.11.1: WRDSB – Elementary Growth-Related Pupil Yields

Table 4.11.2: WRDSB – Secondary Growth-Related Pupil Yields

Form E – Growth-Related Pupils – Elementary Panel

Form E – Growth-Related Pupils – Secondary Panel

Municipality	Dwelling Unit Type	Elementary Pupil Yield
	Low Density	0.348
Cambridge Review Areas	Medium Density	0.183
(PEC1-PEC8)	High Density	0.049
	Total	0.150
	Low Density	0.375
Kitchener Review Areas	Medium Density	0.233
(PEK1A-PEK6B)	High Density	0.064
	Total	0.221
	Low Density	0.424
Township Review Areas	Medium Density	0.221
(PET1-PET5)	High Density	0.058
	Total	0.297
	Low Density	0.464
Waterloo Review Areas	Medium Density	0.223
(PEW1-PEW4)	High Density	0.061
	Total	0.284

Municipality	Dwelling Unit Type	Secondary Pupil Yield
	Low Density	0.133
	Medium Density	0.07
South	High Density	0.025
	Total	0.066
	Low Density	0.133
	Medium Density	0.067
South Central	High Density	0.027
	Total	0.089
	Low Density	0.141
East Oastaal	Medium Density	0.078
East Central	High Density	0.03
	Total	0.066
	Low Density	0.178
North Control	Medium Density	0.086
North Central	High Density	0.036
	Total	0.114
	Low Density	0.161
North	Medium Density	0.084
INOITT	High Density	0.034
	Total	0.112



Table 4-12: Waterloo Catholic DSB – Growth-Related Pupil Yields

Table 4.12.1: WCDSB – Elementary Growth-Related Pupil Yields

Table 4.12.2: WCDSB – Secondary Growth-Related Pupil Yields

Form E - Growth-Related Pupils - Secondary Panel

Form E – Growth-Related Pupils – Elementary Panel

Municipality	Dwelling Unit Type	Elementary Pupil Yield	
	Lew Density	0.405	
	Low Density	0.195	
Cambridge Review	Medium Density	0.116	
Areas (CEC1-CEC4)	High Density	0.033	
	Total	0.086	
	Low Density	0.175	
Kitchener Review	Medium Density	0.097	
Areas (K1-K6)	High Density	0.032	
	Total	0.103	
	Low Density	0.160	
Township Review	Medium Density	0.103	
Low DensityCambridge Review vreas (CEC1-CEC4)Low DensityHigh DensityITotalILow DensityIHigh DensityITotalILow DensityIMedium DensityIHigh DensityITotalILow DensityIHigh DensityITotalITotalITotalIImage: DensityITotalIImage: DensityITotalIImage: DensityITotalIImage: DensityIMedium DensityIImage:		0.025	
	Total	0.112	
	Low Density	0.109	
Waterloo Review	Medium Density	0.067	
Areas (W1-W3)	High Density	0.021	
	Total	0.069	

Municipality	Dwelling Unit Type	Secondary Pupil Yield
	Low Density	0.052
Catholic Secondary	Medium Density	0.028
Review Area #1	High Density	0.013
	Total	0.029
	Low Density	0.052
Catholic Secondary	Medium Density	0.029
Review Area #2	High Density	0.011
	Total	0.034
	Low Density	0.109
Catholic Secondary	Medium Density	0.064
Review Area #3	High Density	0.020
	Total	0.055









Is the EDC Forecast Reasonable in Comparison to Other School-Aged Forecasts?

The aforementioned methodology describes the process in which enrolment projections are derived; however, before the projections can be finalized there is one final step. The projections are compared with an accepted school-age forecast for the Boards' EDC jurisdictions to determine the reasonableness of the projections. The Board projections are built back up to a total school aged population forecast using assumptions on apportionment and participation rates.

The projections are compared to the most recent available forecasts in the Boards' jurisdictions. These can include Ministry of Finance Population projections, Statistics Canada Population projections, Official Plan projections, etc. If the enrolment projections and the population forecast have similar long-term trends, further adjustment is unlikely. Should there be significant differences between the two forecasts, however, adjustments may be made to the enrolment projections to ensure consistency with the population forecast.

This final adjustment ensures that the projected enrolment for the School Boards maintains similar long-term trends and assumptions consistent with other governments/agencies in the Boards' jurisdictions.

4.3 Summary of Projected Enrolment

The total EDC enrolment projections for the Regional Municipality of Waterloo indicate that by the end of the forecast period (2035/36), WRDSB will have a total elementary enrolment of approximately 55,700. This represents a total increase of 11,028 from 2020/21, nearly approximately 25%. On the secondary panel, enrolment is expected to increase by about 21%, from a 2020/21 enrolment of 20,621 to around 25,000 by the end of the 15-year forecast term.

The WCDSB can expect a total elementary enrolment in the Regional Municipality of Waterloo of about 24,700 at the end of the forecast period, compared to the 2020/21 enrolment of 17,011 – a total increase of about 7,700 pupils, or 45%. On the secondary panel, enrolment is expected to increase from 7,515 in 2020/21 to nearly 12,300 at the end of the EDC term, for a total increase of 5,132 pupils, or approximately 63%. A summary of the projected enrolment by Board, review area and panel can be found on the following pages in Table 4-13 and Table 4-14.



Table 4-13: Waterloo Region DSB Enrolment Projections

WRDSB Elementary Review Areas

Review	Year 1	Year 5	Year 10	Year 15
Area	2021/22	2025/26	2030/31	2035/34
PEC1	1,303	1,266	1,178	1,120
PEC2	346	413	586	729
PEC4	2,584	2,661	2,805	2,958
PEC5A	2,093	2,044	2,021	1,982
PEC5B ¹	0	0	9	19
PEC6	2,363	2,477	2,632	2,697
PEC7	1,252	1,263	1,454	1,608
PEC8	698	774	962	1,103
PEK1A ²	49	248	806	1,318
PEK1B	1,713	1,980	2,210	2,295
PEK1C	2,882	3,342	3,765	4,277
PEK2	2,396	2,212	2,077	1,951
PEK3A	1,222	1,238	1,310	1,351
PEK3B	1,347	1,298	1,323	1,321
PEK3C	1,635	1,564	1,508	1,486
PEK3D	2,153	2,336	2,485	2,525
PEK4	1,976	2,020	1,957	1,912
PEK5	3,314	3,272	3,283	3,147
PEK6A	1,360	1,381	1,349	1,329
PEK6B	1,312	1,375	1,408	1,539
PET1	2,153	2,304	2,618	2,817
PET2	1,819	1,792	1,869	1,908
PET3	1,080	1,180	1,298	1,478
PET4	706	850	1,028	1,287
PET5	765	984	1,356	1,491
PEW1	2,034	2,567	3,283	4,001
PEW2	2,010	2,085	2,172	2,196
PEW3	1,614	1,680	1,783	1,792
PEW4	2,010	2,029	2,082	2,070
Total	46,190	48,637	52,617	55,705

¹No school in Review Area; students bussed externally.

²Holding zone.

WRDSB Secondary Review Areas

Review	Year 1	Year 5	Year 10	Year 15
Area	2021/22	2025/26	2030/31	2035/34
PS01	5,056	5,286	5,284	5,779
PS02	3,099	3,785	4,286	4,826
PS03	6,173	6,179	5,987	6,023
PS04	4,649	4,820	4,937	5,360
PS05	2,798	2,767	2,720	2,981
Total	21,774	22,837	23,214	24,969



Table 4-14: Waterloo Catholic DSB Enrolment Projections

WCDSB Elementary Review Areas

Review	Year 1	Year 5	Year 10	Year 15	
Area	2021/22	2025/26	2030/31	2035/34	
CEC1	1,876	2,040	2,178	2,238	
CEC2	599	668	763	814	
CEC3	1,187	1,355	1,552	1,672	
CEC4	1,338	1,503	1,668	1,708	
CEK1	1,874	2,133	2,152	2,098	
CEK2	2,414	2,714	2,822	2,813	
CEK3	2,662	3,091	3,620	3,996	
CEK4 ¹	1	3	7	9	
CEK5	919	1,125	1,321	1,525	
CEK6	266	311	313	304	
CET1	240	265	275	275	
CET2	200	218	251	296	
CET3	203	292	349	422	
CET4	570	631	917	1,188	
CET5	282	346	445	482	
CET6	373	495	588	634	
CET7 ¹	1	4	7	9	
CEW1	914	1,055	1,237	1,341	
CEW2	1,305	1,643	1,854	1,897	
CEW3	886	970	1,001	1,011	
Total	18,110	20,863	23,320	24,731	

WCDSB Secondary Review Areas

Review	Year 1	Year 5	Year 10	Year 15		
Area	2021/22	2025/26	2030/31	2035/34		
CS01	962	1,070	1,431	1,593		
CS02	4,001	4,772	6,030	6,637		
CS03	2,810	3,058	3,550	4,042		
Total	7,772	8,900	11,011	12,272		

¹No school in Review Area; students bussed externally.



Chapter 5 Education Development Charge Calculation



5. Education Development Charge Calculation

Once eligibility has been determined, the charge is calculated using the aforementioned forecasts and methodologies. The calculation is dependent on the growth/enrolment forecasts to project need, the valuation of land and services to assign a cost to that need and the residential and non-residential forecast to provide a quotient to determine the final quantum of the charge. O. Reg. 20/98, S.7 provides the basis under which the EDC is determined. The following section will explain and highlight the specific calculation components of the EDC.

5.1 The Projections

The residential dwelling unit forecasts as well as the non-residential GFA forecasts that were used in the EDC analysis are explained in detail in section 4.1 and outlined below.

Regional Municipality of Waterloo	2021/22- 2035/36
Total Projected Units	63,932
Total Net New Units	62,334

Residential Unit Forecasts

Non-Residential Unit Forecasts

Regional Municipality of Waterloo	2021/22- 2035/36			
Total Projected Units	47,963,260			
Total Net GFA	37,567,180			

Net Growth-related Pupil Places

The projected school board enrolments as well as the residential forecasts determine the net growth-related pupil places which in turn determine the number of EDC eligible



sites. Form E of the EDC Ministry Submission for each board and each panel is set out below. These forms, found in Table 5-1 and Table 5-2, highlight, by review area, the net number of units, the board pupil yields, and the growth-related pupils.

The WRDSB's projections forecast a total of 11,701 elementary net growth-related pupils and 3,510 secondary pupils in the Regional Municipality of Waterloo. In comparison, the WCDSB enrolment projections predict 5,134 net growth-related pupils on the elementary panel and 2,542 on the secondary panel.



Table 5-1: WRDSB EDC Submission 2021 – Regional Municipality of Waterloo, Form E Growth-Related Pupils

Waterloo Region District School Board

Education Development Charges Submission 2021 Form E - Growth Related Pupils - Elementary Panel Waterloo Region District School Board

Education Development Charges Submission 2021

Form E - Growth Related Pupils - Secondary Panel

				Elementary						Secondary
				Growth-						Growth-
	Dwelling	Net New	Elementary	Related			Dwelling	Net New	Secondary	Related
Elementary Planning Area	Unit Type	Units	Pupil Yield	Pupils		Secondary Planning Area	Unit Type	Units	Pupil Yield	Pupils
	Low Density	4,287	0.348	1,491			Low Density	5,808	0.133	772
Cambridge Review Areas (PEC1	Medium Density	4,845	0.183	885		South	Medium Density	5,685	0.070	400
PEC8)	High Density	9,965	0.049	492		South	High Density	10,230	0.025	260
	Total	19,097	0.150	2,868	Belated PupilsSecondary Planning AreaDwelling Unit TypeNet New Units1,491	0.066	1,432			
	Low Density	9,139	0.375	3,423			Low Density	8,031	0.133	1,069
Kitchener Review Areas	Medium Density	4,663	0.233	1,086		South Control	Medium Density	3,451	0.067	231
(PEK1A-PEK6B)	High Density	9,310	0.064	593		South central	High Density	4,488	0.027	121
	Total	23,112	0.221	5,103			Total	15,971	0.089	1,421
	Low Density	5,621	0.424	2,385			Low Density	2,298	0.141	324
Township Review Areas (PET1- PET5)	Medium Density	2,451	0.221	541		East Central	Medium Density	1,556	0.078	122
	High Density	2,225	0.058	130			High Density	5,414	0.030	163
	Total	10,297	0.297	3,056	130 East Central 3,056	Total	9,268	0.066	609	
	Low Density	4,888	0.464	2,269			Low Density	4,888	0.178	870
Waterloo Review Areas (PEW1	Medium Density	1,370	0.223	305		North Control	Medium Density	1,370	0.086	118
PEW4)	High Density	3,569	0.061	217		North Central	High Density	3,569	0.036	129
	Total	9,827	0.284	2,790			Total	9,827	0.114	1,117
							Low Density	2,910	0.161	467
						North	Medium Density	1,268	0.084	106
						North	High Density	1,368	0.034	47
							Total	5,546	0.112	620
SUBTOTAL			12 017				SUBTOTAL		E 109	
		JUBIUTAL.	AL. 13,617 SUBIDIAL		SUBTUTAL.		5,198			
		LESS: Available Pupil Places:		2,116				LESS: Available	e Pupil Places:	1,688
		NET GROWTH RELATED PUPILS:		11,701				NET GROWTH	RELATED PUPILS:	3,510



Table 5-2: WCDSB EDC Submission 2021 – Regional Municipality of Waterloo, Form E Growth-Related Pupils

Waterloo Catholic District School Board

Education Development Charges Submission 2021 Form E - Growth Related Pupils - Elementary Panel Waterloo Catholic District School Board

Education Development Charges Submission 2021

Form E - Growth Related Pupils - Secondary Panel

				Elementary					Secondary
				Growth-					Growth-
	Dwelling	Net New	Elementary	Related		Dwelling	Net New	Secondary	Related
Elementary Planning Areas	Unit Type	Units	Pupil Yield	Pupils	Secondary Planning Area	Unit Type	Units	Pupil Yield	Pupils
	Low Density	3,335	0.195	652		Low Density	3,222	0.052	167
Cambridge Review Areas	Medium Density	3,909	0.116	454	Catholic Secondary Review	Medium Density	1,690	0.028	47
(CEC1-CEC4)	High Density	9,032	0.033	302	Area #1	High Density	4,641	0.013	60
	Total	16,276	0.086	1,407		Total	9,553	0.029	275
	Low Density	8,957	0.175	1,567		Low Density	14,928	0.052	778
Kitchener Review Areas (K1-	Medium Density	4,437	0.097	431	Catholic Secondary Review	Medium Density	6,028	0.029	175
Кб)	High Density	8,599	0.032	276	Area #2	High Density	10,198	0.011	115
	Total	21,993	0.103	2,274		Total	31,154	0.034	1,068
	Low Density	6,485	0.160	1,035		Low Density	5,785	0.109	632
Township Review Areas (T1 -	Medium Density	3,315	0.103	341	Catholic Secondary Review	Medium Density	5,612	0.064	361
Т7)	High Density	3,158	0.025	80	Area #3	High Density	10,230	0.020	207
	Total	12,957	0.112	1,455		Total	21,627	0.055	1,200
	Low Density	5,159	0.109	563					
Waterloo Review Areas (W1-	Medium Density	1,669	0.067	111					
W3)	High Density	4,280	0.021	90					
	Total	11,108	0.069	764					
SUPTOTAL		E 001			CURTOTAL.		2 5 4 2		
		SUBIUTAL:		5,901			SUBTUTAL:		2,542
		LESS: Available Pupil Places:		767			LESS: Available	e Pupil Places:	0
		NET GROWTH RELATED PUPILS:		5,134			NET GROWTH	RELATED PUPILS:	2,542


5.2 Net Education Land Costs

The enrolment projections, the Boards' long-term accommodation plans and the EDC analyses ultimately determine the number of EDC-eligible sites that are needed for new growth-related schools. Form F of the Ministry Submission outlines by review area the 15-year enrolment projections as well as the net growth-related pupil places. Form G of the Ministry Submission outlines the number of new sites that will be needed as well as the number of EDC-eligible acres of land that are required for those sites.

O. Reg. 20/98, section 7, specifically paragraphs 4-7, deals with the steps involved in moving from the site component of the calculation to the financial or costing component of the calculation. A cost must be attached to the value of the land that needs to be purchased as well as the costs to provide services and prepare the land for construction. In addition, the balance of the existing EDC reserve funds must be calculated and incorporated into the analysis. Finally, the total eligible revenues, expenditures and existing deficits or surpluses are cash flowed over a 15-year period to determine the final charge.

Section 257.53 (2) specifically describes what education land costs are:

- 1. Costs to acquire land or an interest in land, including a leasehold interest, to be used by the board to provide pupil accommodation.
- 2. Costs to provide services to the land or otherwise prepare the site so that a building or buildings may built on the land to provide pupil accommodation.
- 3. Costs to prepare and distribute EDC background studies.
- 4. Interest on money borrowed to pay for costs described in paragraphs 1 and 2.
- Costs to undertake studies in connection with an acquisition referred to in paragraph 1. N.B. – Only the capital component of costs to lease land or to acquire a leasehold interest is an education land cost.



Site Valuation

Paragraph 4 of section 7 of O. Reg. 20/98 states that,

"The board shall estimate the net education land cost for the elementary school sites and secondary school sites required to provide pupil places for the new elementary school pupils and secondary school pupils."

To determine the costs of land acquisition, both the WRDSB and the WCDSB retained the appraisal firm of Cushman & Wakefield. The appraisers were responsible for providing a land value per acre for each EDC-eligible site identified in the analysis. In addition, the appraisers were asked to provide an annual land escalation factor (for five years) to apply to the current land values.

The following approach to land valuation was undertaken by the appraisers:

The acreage rates for each site/district have been based on an examination of historic acquisition costs, pending acquisition agreements and options, and available sales data. The information regarding the sites has been provided by the Boards and has been relied upon as being accurate.

In addition, the values assume that the sites are zoned and serviced for residential development, notwithstanding the fact the many of the sites are still in the preliminary stages of planning – these "hypothetical" values are intended to capture the cost of land at the time the Board will be purchasing the sites to be used as schools.

In undertaking the appraisals, the two most common approaches to the valuation of development land were utilized and are summarized as follows:

- a) the Direct Comparison Approach which involves comparing or contrasting the recent sale, listing or optioned prices of comparable properties to the subject and adjusting for any significant differences between them; and,
- b) the Land Residual Approach (or Development Approach) which estimates land value based on determining selling prices of serviced lots and considers infrastructure costs and appropriate returns, rendering a 'residual' land value component.

The strengths underlying the Land Residual Approach are that it more accurately reflects the specific development parameters of a site, while its



weaknesses relate to the preliminary nature of planning and engineering information available.

The strengths underlying the Direct Comparison Approach are that it more accurately reflects market attitudes to development land, while its weaknesses relate to the specifics of the subject properties, particularly those that are draft plan approved. For all the subject properties, except where noted, both approaches have been utilized.

The tables on the following page set out the estimated EDC-eligible sites that the Boards will require in the 15-year analysis term and their appraised land values on per acre basis. These values were calculated in 2020 and do not include escalation, site improvements, land transfer taxes, HST (net of rebate) or other associated acquisition costs.

ELEMENTARY PANEL				
PEC2 Site #1	\$1,420,000			
PEC4 Site #1 (Owned)	\$0			
PEC6 Site #1	\$1,060,000			
PEC7 Site #1	\$1,060,000			
PEC8 Site #1	\$1,060,000			
PEK1A Site #1	\$1,230,500			
PEK1A Site #2	\$1,484,500			
PEK1B Site #3 (Owned)	\$0			
PEK1C Site #1	\$1,229,500			
PEK1C Site #2	\$1,229,500			
PEK3D Site #1	\$1,230,000			
PEK6B Site #1	\$1,230,000			
PET1 Site #1	\$902,500			
PET1 Site #2	\$902,500			
PET4 Site #1 (Owned)	\$0			
PET5 Site #1	\$902,500			
PEW1 Site #1	\$1,244,500			
PEW1 Site #2	\$1,244,500			
PEW1 Site #3	\$1,244,500			

Table 5-3: Waterloo Region District School Board (WRDSB) Elementary Sites



Table 5-4: Waterloo Region District School Board (WRDSB)Secondary Sites

SECONDARY PANEL	
PS02 Site #1	\$1,238,000
PS04 Site #1	\$1,256,500
PS05 Site #1	\$902,500

Table 5-5: Waterloo Catholic District School Board (WCDSB) Elementary Sites

ELEMENTARY PANEL	
CEC1 Site #1	\$1,054,000
CEC2 Site #1	\$1,054,000
CEC4 Site #1	\$1,054,000
CEK2 Site #1	\$750,000
CEK3 Site #1	\$1,092,000
CEK3 Site #2	\$1,484,500
CEK5 Site #1	\$1,235,000
CET3 Site #1	\$0
CET4 Site #1	\$1,054,000
CET6 Site #1	\$901,500

Table 5-6: Waterloo Catholic District School Board (WCDSB) Secondary Sites

SECONDARY PANEL	
CS02 Site #1	\$750,000
CS03 Site #1	\$1,054,000

Land Escalation Over the Forecast Period

As previously mentioned, the appraiser's report estimates an annual land escalation rate to be applied to the acreage values in order to sustain the likely site acquisition costs over the next five years. In arriving at an escalation factor the appraisers considered the recent historical general economic conditions at both the micro- and macro-economic levels. The purchase of school sites by the Boards takes place on a very local level, with Boards entering negotiations with developers on a site-specific



basis. Notwithstanding the individual nature of these transactions, it is important to recognize the perception that the health and stability of the economy as a whole has been downgraded, with impacts felt in virtually all sectors including residential land sales.

Having regard for all of the above, the appraisers concluded escalation factors of 5% per annum for the first year through to the final year are reasonable for the purposes of projecting the land values over the five-year by-law period.

Land Development and Servicing Costs

The *Education Act* includes the "costs to provide services to the land or otherwise prepare the site so that a building or buildings may be built on the land to provide pupil accommodation" as an EDC eligible education cost. These costs typically include services to the lot line of the property, rough grading and compaction of the site and that the site is cleared of debris. Costs related to studies of land being considered for acquisition such as environmental assessments or soil studies are also considered to be EDC eligible.

Discussions with stakeholders and the Ministry of Education in past EDC by-law processes has resulted in a list that includes some of the primary development and servicing costs that are considered to be EDC eligible:

- Agent/commission fees to acquire sites;
- Municipal requirements to maintain sites prior to construction;
- Appraisal studies, legal fees;
- Expropriation costs;
- Site option agreements; and
- Land transfer taxes.

Based on recent historical site preparation costs, a figure of **\$125,696 per acre** for both WRDSB and WCDSB was used in the study. Using historical economic data and construction cost indices, an escalation factor of **3.1%** per annum was applied to the assumed per acre site preparation costs. Site preparation costs are escalated to the time of site purchase.



Total Land Costs

The total net education land costs including the site acquisition costs, the escalation of land over the term of the by-law (five years), the site development/servicing costs, as well as associated financing costs and study costs are projected to approximately **\$231.2** million for the WRDSB in the Regional Municipality of Waterloo. The WCDSB is projected to incur total education land costs of approximately **\$81.7** million over the 15-year term of the proposed by-law in the Regional Municipality of Waterloo.

5.3 Reconciliation of the EDC Reserve Fund

Before the final growth-related net education land costs can be determined they must be adjusted by any deficit or surplus in the existing EDC reserve fund. Any outstanding EDC financial obligations that have been incurred by the board under a previous by law are added to the total land costs. If there is a positive balance in the EDC reserve fund this amount is subtracted from the total land costs and used to defray EDC-eligible expenditures.

Section 7, paragraphs 5-7 of O. Reg. 20/98 describe the process of deriving the final net education land costs.

"The board shall estimate the balance of the education development charge reserve fund, if any, relating to the area in which the charges are to be imposed. The estimate shall be an estimate of the balance immediately before the day the board intends to have the by-law come into force."

"The board shall adjust the net education land costs with respect to any balance estimated under paragraph 5. If the balance is positive, the balance shall be subtracted from the cost. If the balance is negative, the balance shall be converted to a positive number and added to the cost."

"The net education land cost as adjusted, if necessary, under paragraph 6, is the growth-related net education land cost."

The reserve fund analysis summarizes the EDC collections (both actual and estimated) as well as the EDC costs that have been expended (both actual and estimated) and the estimated EDC reserve fund balance. It is based on the Ministry of Education Appendix D1 and D2 Forms that are prepared and submitted to the Ministry by all school boards with EDC by-laws in place. The balance from the most recent Appendix D1/D2 is used



as the base point. The EDC reserve fund must also include certain estimates respecting revenues and expenditures to account for the most recent actual balance and the balance estimated to the new EDC by-law date.

Incorporating actual collections and expenditures since 2014 as well as estimates to the proposed new by-law inception date, the new reserve fund balance for WRDSB is estimated at -**\$5,442,470** in the Regional Municipality of Waterloo. For WCDSB, the new reserve fund balance is estimated at **\$11,860,621**.

5.4 The Education Development Charge

The total land costs, adjusted by any surplus or deficit in the EDC reserve fund, determine the total net education land costs for which EDCs may be imposed. The final steps in the process involve apportioning the land costs between residential and non-residential as well as differentiating the charge by development type, if necessary. The existing EDC by-law for WCDSB is based on an 80% residential charge/20% non-residential charge, while WRDSB's by-law is based on a 73% residential charge/27% non-residential charge. The EDCs are a uniform rate across all types of development. The proposed charge in this background study is premised on the same assumptions. In addition, a differentiated residential charge is also presented as part of the EDC Forms package contained in Appendix A.

The final net education land costs that have been apportioned to residential are divided over the net new units from the dwelling forecast to determine a final EDC rate per dwelling unit. The remainder was apportioned to non-residential development and was divided over the net gross floor area.

The net education land costs for the residential portion of WRDSB's by-law are estimated to be **\$168,789,368** and the number of net new units in the EDC forecast is projected to be **62,334** resulting in rate of **\$2,708** per dwelling unit. The non-residential portion of WRDSB's by-law is estimated to be **\$62,428,944** and the number of net new GFA in the EDC forecast is projected to be **37,567,180** resulting in rate of **\$1.66** per square foot.

The net education land costs for the residential portion of WCDSB's by-law are estimated to be **\$65,358,083** and the number of net new units in the EDC forecast is projected to be **62,334** resulting in rate of **\$1,049** per dwelling unit. The non-residential



portion of WRDSB's by-law are estimated to be **\$16,339,521** and the number of net new GFA in the EDC forecast is projected to be **37,567,180** resulting in rate of **\$0.43** per square foot.

Tables for the proposed by-laws, shown below, outline the total growth-related net education land costs, the net new units and the final EDC rates.

WRDSB – Regional Municipality of Waterloo EDC Calculation of Uniform 73% Residential

Residential Growth-Related Net Education Land Costs	\$168,789,368
Net New Dwelling Units (Form C)	62,334
Uniform Residential EDC Per Dwelling Unit	\$2,708

WRDSB – Regional Municipality of Waterloo EDC Calculation of Uniform 27% Non-Residential

Non-Residential Growth-Related Net Education Land Costs	\$62,428,944
Net Estimated Board-Determined Gross Floor Area (Form D)	37,567,180
Uniform Non-Residential EDC Per Square Foot of GFA	\$1.66

WCDSB – Regional Municipality of Waterloo EDC Calculation of Uniform 80% Residential

Residential Growth-Related Net Education Land Costs	\$65,358,083
Net New Dwelling Units (Form C)	62,334
Uniform Residential EDC Per Dwelling Unit	\$1,049

WCDSB – Regional Municipality of Waterloo EDC Calculation of Uniform 20% Non-Residential

Non-Residential Growth-Related Net Education Land Costs	\$16,339,521
Net Estimated Board-Determined Gross Floor Area (Form D)	37,567,180
Uniform Non-Residential EDC Per Square Foot of GFA	\$0.43

EDC Rate Phase-In

As described earlier in the report, the final step in the EDC calculation is to determine the permitted phase-in of EDC rates. The existing in-force EDC rates for the WCDSB



are **\$653** per residential unit and **\$0.32** per square foot of Gross Floor Area. This means that, since their new proposed residential EDC rate can increase by **\$300** per year over the existing rate, upon passage of a new by-law the rate would equal **\$953** per unit. It would then increase to the new proposed rate of **\$1,049** in year 2. For the non-residential rate, the new proposed phased-in rate would increase by a maximum of **\$0.10** over the existing in-force rate to **\$0.42** per square foot of GFA. Again, this would reach the proposed rate of **\$0.43** in year 2 of the by-law.

The existing in-force EDC rates for the WRDSB are **\$1,948** per residential unit and **\$1.41** per square foot of non-residential GFA. As described above, the residential EDC rate can increase by **\$300** per year over the existing rate, and upon passage of a new by-law would equal **\$2,248** per unit. This would increase to **\$2,548** in year 2, and in year 3 would hit the maximum of **\$2,708** per unit (new proposed rate). The new proposed phased-in rate for non-residential would, again, increase by the maximum of **\$0.10** per year over the existing in-force rate to **\$1.51** per square foot of GFA. It would reach **\$1.61** in year 2 and by year 3 would come to rest at the proposed non-residential rate of **\$1.66** per square foot of GFA.

The following tables provide a summary of the existing EDC rates, the proposed phasein of rates and the new maximum rate.

Type of Development	2016 EDC Rate	Year 1	Year 2	Year 3	Year 4	Year 5	MAXIMUM RATE
Residential	\$653	\$953	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049
Non-Residential	\$0.32	\$0.42	\$0.43	\$0.43	\$0.43	\$0.43	\$0.43

Table 5-7:	WCDSB	Phase	in Rates
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Table 5-8: WRDSB Phase in Rates

Type of Development	2016 EDC Rate	Year 1	Year 2	Year 3	Year 4	Year 5	MAXIMUM RATE
Residential	\$1,948	\$2,248	\$2,548	\$2,708	\$2,708	\$2,708	\$2,708
Non-Residential	\$1.41	\$1.51	\$1.61	\$1.66	\$1.66	\$1.66	\$1.66



The Cashflow Analysis

A cashflow analysis was completed, incorporating all eligible EDC expenditures, current reserve fund balances and land escalation factors, to determine the necessary revenues that will be collected through the imposition of EDCs. When revenue in any given year is insufficient to cover the expenditures, interim financing (on a short- or long-term basis) is assumed. The methodology used for the cashflow analysis is consistent with accounting practices used by many school boards, municipalities and financial lenders across the Province.

General Assumptions Used

The cashflow analysis must incorporate certain assumptions respecting interest rates, terms, escalation, etc. The table below outlines the general assumptions that have been used for the EDC analysis.

Site Acquisition Escalation Rate	Yr. 1 – 0%, Yr. 2 – 4%, Yr. 3 – 4%,
	Yr. 4 – 4%, Yr. 5 – 5%
Site Preparation Escalation Rate	3.1% per annum
EDC Reserve Fund Interest Earnings	1.5%
Short Term Debt (term/rate)	5 years at 3.00%

Description of Cashflow

The first section of the cashflow deals with **revenue** – there are two distinct components to the revenue section of the cashflow:

- The first component deals with any short- or long-term debt the boards incur. The total debt issuance for any given year will be identified in Lines 1 or 2 of the analysis.
- The second component deals with the actual expected collections through the imposition of the EDC incorporating the annual net new dwelling unit forecast and non-residential forecast (if available). Projected EDC collections by year can be found on Lines 4, 5 and 6 of the cashflow.



The second section of the cashflow deals with **expenditures** – the eligible EDC expenditures incorporate the site acquisition and development costs, study costs and financing costs for incurred debt.

- Site acquisition costs are found on Line 8 of the analysis and are escalated for up to a five-year period (term of the by-law).
- Site preparation/development costs are found on Line 9 of the cashflow and are escalated up to the time of site purchase.
- Study costs (Line 10) are based on actual and projected board data and are included for each expected subsequent by-law renewal (every five years).
- Long- and short-term financing costs (debt carrying costs) are found on Lines 11 and 12 of the cashflow analysis.

The final section of the cashflow provides the projected opening and closing balances of the EDC reserve fund incorporating any existing deficit or surplus as well as annual interest earnings on any balance in the account. Total borrowing, debt payments and outstanding debt can be found in the bottom right portion of the cashflow analysis.

Cashflows for each School Board (and by-law) are included in Tables 5.3 and 5.4 on the following pages.



Table 5-9: WRDSB 15-Year Cashflow Regional Municipality of Waterloo EDC By-Law

Waterloo Region District School Board Education Development Charge Bylaw Education Development Charge 2018 15 Year Cash Flow Analysis

	Cash Flow Assumptions	
Α.	Reserve Fund Interest Rate 1	50%
в.	Borrowing Rate 3	.00%
C.	Borrowing Term (Years)	5

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
		2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Projected Revenues																
1 Long Term Financing		\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0		\$0	\$0	so \$0		\$0	\$0	\$0
2 Short Term Financing		\$0	\$0	\$0	\$16,400,000	\$15,600,000	\$7,600,000	\$14,100,000	\$32,000,000	\$25,100,000	\$4,700,000	\$3,300,000	\$14,900,000	\$2,700,000	\$ 0	
3 Subtotal (1 through 2)		\$0	\$0	\$0	\$16,400,000	\$15,600,000	\$7,600,000	\$14,100,000	\$32,000,000	\$25,100,000	\$4,700,000	\$3,300,000	\$14,900,000	\$2,700,000	\$0	\$0
4 Education Development Charge Revenue (Res) 2,708 per unit		\$11,170,580	\$11,228,512	\$11,255,880	\$11,283,538	\$11,310,907	\$11,670,810	\$11,863,553	\$11,887,732	\$11,911,911	\$11,935,800	\$10,812,770	\$10,592,948	\$10,620,316	\$10,621,476	\$10,622,636
5 Education Development Charge Revenue (Non-Res) 1.66 per sq.ft		\$4,161,930	\$4,161,930	\$4,161,930	\$4,161,930	\$4,161,930	\$4,161,930	\$4,161,930	\$4,161,930	\$4,161,930	\$4,161,930	\$4,161,930	\$4,161,930	\$4,161,930	\$4,161,930	\$4,161,930
6 Subtotal EDC Revenue (4 + 5)		\$15,332,510	\$15,390,442	\$15,417,810	\$15,445,468	\$15,472,836	\$15,832,739	\$16,025,482	\$16,049,662	\$16,073,841	\$16,097,730	\$14,974,699	\$14,754,878	\$14,782,246	\$14,783,405	\$14,784,565
7 Total Revenue (3 + 6)		\$15,332,510	\$15,390,442	\$15,417,810	\$31,845,468	\$31,072,836	\$23,432,739	\$30,125,482	\$48,049,662	\$41,173,841	\$20,797,730	\$18,274,699	\$29,654,878	\$17,482,246	\$14,783,405	\$14,784,565
Education Development Charge Expenditures																
8 Site acquisition costs (Escalation Rates Included) ¹		\$0	\$9,147,075	\$1,356,075	\$54,105,606	\$24,632,508	\$14,676,238	\$19,472,920	\$33,144,019	\$20,266,002	\$0	\$0	\$11,118,327	\$0	\$0	\$2,771,895
9 Site preparation costs (Escalation Rates Included) 1		\$2,357,235	\$906,986	\$133,562	\$5,099,352	\$2,710,925	\$1,739,184	\$1,986,869	\$3,235,706	\$2,181,355	<u>\$0</u>	\$0	\$1,228,567	\$0	\$0	\$462,619
10 Projected Future Study Costs		\$0				\$175,000					\$175,000					\$175,000
11 Long Term Debt Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>	\$0	\$0	\$0	\$0	\$0
12 Short Term Debt Costs		\$0	\$0	\$0	\$0	\$3,581,015	\$6,987,346	\$8,646,841	\$11,725,640	\$18,712,987	\$20,612,672	\$18,232,607	\$17,293,682	\$17,468,366	\$11,070,577	\$5,589,877
13 Total Expenditures (8 through 12)		\$2,357,235	\$10,054,061	\$1,489,637	\$59,204,958	\$31,099,448	\$23,402,768	\$30,106,630	\$48,105,365	\$41,160,344	\$20,787,672	\$18,232,607	\$29,640,576	\$17,468,366	\$11,070,577	\$8,999,391
Cashflow Analysis:																
14 Revenues Minus Expenditures (7 - 13)		\$12,975,275	\$5,336,381	\$13,928,173	-\$27,359,490	-\$26,612	\$29,971	\$18,852	-\$55,704	\$13,497	\$10,058	\$42,092	\$14,301	\$13,880	\$3,712,829	\$5,785,174
15 Opening Balance (previous year's closing balance)	-\$5,442,470	-\$5,442,470	\$7,532,805	\$13,062,224	\$27,395,253	\$36,299	\$9,832	\$40,400	\$60,141	\$4,504	\$18,271	\$28,754	\$71,909	\$87,503	\$102,904	\$3,872,969
16 Sub total (14 + 15)	-\$5,442,470	\$7,532,805	\$12,869,186	\$26,990,397	\$35,763	\$9,687	\$39,803	\$59,252	\$4,437	\$18,001	\$28,329	\$70,846	\$86,210	\$101,383	\$3,815,733	\$9,658,143
17 Interest Earnings		\$0	\$193,038	\$404,856	\$536	\$145	\$597	\$889	\$67	\$270	\$425	\$1,063	\$1,293	\$1,521	\$57,236	\$144,872
18 Closing Balance (16 + 17)	-\$5,442,470	\$7,532,805	\$13,062,224	\$27,395,253	\$36,299	\$9,832	\$40,400	\$60,141	\$4,504	\$18,271	\$28,754	\$71,909	\$87,503	\$102,904	\$3,872,969	\$9,803,015

1 Land acquisition costs have been escalated by 5% compounded for the term of the bylaw.

Escalation rates for site preparation costs are applied to the date of acquisition and are escalated by 3.1% compounded annually.

 Borrowing (Total of Line 3 and 4):
 \$136,400,000

 Total Debt Payments:
 \$148,917,818

 Outstanding Debt At End Of Forecast(15 years):
 \$8,996,208

 Outstanding Debt Will Be Fully Funded In:
 2038

1

Table 5-10: WCDSB 15-Year Cashflow Regional Municipality of Waterloo EDC By-Law

Waterloo Catholic District School Board Education Development Charge Bylaw Education Development Charge 2021 15 Year Cash Flow Analysis

	Cash Flow Assumptions										
Α.	Reserve Fund Interest Rate	1.50%									
В.	Borrowing Rate	3.00%									
C.	Borrowing Term (Years)	5									

		Year 1 2021/ 2022	Year 2 2022/ 2023	Year 3 2023/ 2024	Year 4 2024/ 2025	Year 5 2025/ 2026	Year 6 2026/ 2027	Year 7 2027/ 2028	Year 8 2028/ 2029	Year 9 2029/ 2030	Year 10 2030/ 2031	Year 11 2031/ 2032	Year 12 2032/ 2033	Year 13 2033/ 2034	Year 14 2034/ 2035	Year 15 2035/ 2036
Projected Revenues																2000
1 Long Term Financing		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$C
2 Short Term Financing		\$0	\$1,200,000	\$2,800,000	\$0	\$13,700,000	\$13,000,000	\$1,000,000	\$13,300,000	\$3,200,000	\$4,100,000	\$8,000,000	\$1,200,000	\$1,300,000	\$0	\$0
3 Subtotal (1 through 2)		\$0	\$1,200,000	\$2,800,000	\$0	\$13,700,000	\$13,000,000	\$1,000,000	\$13,300,000	\$3,200,000	\$4,100,000	\$8,000,000	\$1,200,000	\$1,300,000	\$0	\$0
4 Education Development Charge Revenue (Res) 1,049 per unit		\$4,325,437	\$4,347,869	\$4,358,466	\$4,369,176	\$4,379,773	\$4,519,134	\$4,593,767	\$4,603,130	\$4,612,492	\$4,621,743	\$4,186,886	\$4,101,768	\$4,112,365	\$4,112,814	\$4,113,263
5 Education Development Charge Revenue (Non-Res) 0.43 per sq.ft		\$1,089,301	\$1,089,301	\$1,089,301	\$1,089,301	\$1,089,301	\$1,089,301	\$1,089,301	\$1,089,301	\$1,089,301	\$1,089,301	\$1,089,301	\$1,089,301	\$1,089,301	\$1,089,301	\$1,089,301
6 Subtotal EDC Revenue (4 + 5)		\$5,414,738	\$5,437,170	\$5,447,768	\$5,458,477	\$5,469,075	\$5,608,435	\$5,683,069	\$5,692,431	\$5,701,794	\$5,711,044	\$5,276,188	\$5,191,069	\$5,201,666	\$5,202,115	\$5,202,565
7 Total Revenue (3 + 6)		\$5,414,738	\$6,637,170	\$8,247,768	\$5,458,477	\$19,169,075	\$18,608,435	\$6,683,069	\$18,992,431	\$8,901,794	\$9,811,044	\$13,276,188	\$6,391,069	\$6,501,666	\$5,202,115	\$5,202,565
Education Development Charge Expenditures																
8 Site acquisition costs (Escalation Rates Included) ¹		\$12,776,145	\$7,780,500	\$7,223,580	\$0	\$20,494,081	\$13,270,610	\$0	\$11,367,840	\$0	\$0	\$4,989,674	\$0	\$0	\$0	\$0
9 Site preparation costs (Escalation Rates Included) ¹		\$2,141,220	\$1,172,234	\$801,371	\$0	\$2,270,245	\$1,443,197	\$0	\$932,680	\$0	\$0	\$681,512	\$0	\$0	\$0	\$0
10 Projected Future Study Costs		\$0				\$150,000)				\$150,000					\$150,000
11 Long Term Debt Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12 Short Term Debt Costs		\$0	\$0	\$262,025	\$873,418	\$873,418	\$3,864,876	\$6,703,485	\$6,659,814	\$8,952,537	\$9,651,272	\$7,555,068	\$6,463,295	\$6,506,966	\$3,886,711	\$3,187,977
13 Total Expenditures (8 through 12)		\$14,917,365	\$8,952,734	\$8,286,976	\$873,418	\$23,787,744	\$18,578,683	\$6,703,485	\$18,960,334	\$8,952,537	\$9,801,272	\$13,226,254	\$6,463,295	\$6,506,966	\$3,886,711	\$3,337,977
Cashflow Analysis:																
14 Revenues Minus Expenditures (7 - 13)		-\$9,502,627	-\$2,315,564	-\$39,209	\$4,585,059	-\$4,618,670	\$29,752	-\$20,417	\$32,097	-\$50,744	\$9,772	\$49,933	-\$72,226	-\$5,300	\$1,315,404	\$1,864,588
15 Opening Balance (previous year's closing balance)	\$11,860,621	\$11,860,621	\$2,357,994	\$43,066	\$3,915	\$4,657,809	\$39,726	\$70,520	\$50,855	\$84,196	\$33,954	\$44,382	\$95,730	\$23,857	\$18,835	\$1,354,253
16 Sub total (14 + 15)	\$11,860,621	\$2,357,994	\$42,430	\$3,857	\$4,588,974	\$39,139	\$69,478	\$50,103	\$82,952	\$33,452	\$43,726	\$94,315	\$23,504	\$18,557	\$1,334,239	\$3,218,841
17 Interest Earnings		\$0	\$636	\$58	\$68,835	\$587	\$1,042	\$752	\$1,244	\$502	\$656	\$1,415	\$353	\$278	\$20,014	\$48,283
18 Closing Balance (16 + 17)	\$11,860,621	\$2,357,994	\$43,066	\$3,915	\$4,657,809	\$39,726	\$70,520	\$50,855	\$84,196	\$33,954	\$44,382	\$95,730	\$23,857	\$18,835	\$1,354,253	\$3,267,124

1 Land acquisition costs have been escalated by 5% compounded for the term of the bylaw.

Escalation rates for site preparation costs are applied to the date of acquisition and are escalated by 3.1% compounded annually.

 Borrowing (Total of Line 3 and 4):
 \$62,800,000

 Total Debt Payments:
 \$68,563,335

 Outstanding Debt At End Of Forecast(15 years):
 \$3,122,470

 Outstanding Debt Will Be Fully Funded In:
 2038



Appendices



Appendix A Education Development Charges Ministry of Education Forms Submission



Appendix A: Education Development Charges Ministry of Education Forms Submission

The Ministry of Education has prepared a set of standard forms that are required to form part of the EDC Background Study. The forms are used by the Ministry to review the EDC analysis and are standardized so that information is presented in a consistent manner for all school boards. The forms for each School Board's EDC analysis are found in this appendix. In addition, a description of each form and its purpose can be found below.

FORM A1 AND A2

This form is used to determine whether a school board is eligible to impose EDCs. The A1 section of the form includes the board's approved OTG capacity for each panel as well as the projected five-year enrolment. If the average five-year projected enrolment is greater than the board's OTG capacity (on either panel), the school board is eligible to impose EDCs. The A2 section of the form deals with any outstanding EDC financial obligations. The form highlights any outstanding principal less the existing reserve fund balance. A positive financial obligation results in a board being eligible to impose future EDCs.

FORM B

Form B outlines the dwelling unit forecast that was used in the EDC analysis. The forecast is provided by EDC review area and by year for low-, medium- and high-density types of development.

FORM C

This form provides the net new dwelling units that are requirement of the EDC analysis. Due to certain statutory exemptions (intensification) that were discussed earlier in this report, a certain percentage of units are removed from the forecast to determine the "net new units."

FORM D

This form provides the non-residential forecast of gross floor area in square feet over the next 15 years. In addition to providing the total projected square footage, this form



also includes an estimate as to the amount of square footage that is exempt from the forecast. Similar to the residential forecast, because of certain statutory exemptions, an assumption must be made regarding square footage that is excluded from the final EDC forecast.

FORM E

Form E provides the total number of growth-related pupils by EDC review area. The form includes the net number of units, associated pupil yields and the number of pupils by density type for both the elementary and secondary panels. The bottom of the form provides the total number of growth-related pupils less any existing available space to determine the total "net" growth-related pupils.

FORM F

These forms provide the total "net" growth-related pupil places on a review area basis. Each form provides a projection of the existing community enrolment by school for each of the 15 years in the EDC forecast as well as their current OTG capacities. In addition, the total projected enrolment expected from new development is provided for the total review area. The total requirements from new development less any available existing space are the net growth-related pupil places for that review area.

FORM G

Form G highlights the EDC eligible sites that the board is proposing to purchase. Each site listing includes information on location, status, proposed school size and site size. The form also provides information on what percentage of each site is EDC eligible based on eligible pupil places as a percentage of the total proposed capacity of the school. In addition to providing site and eligibility information, Form G is noteworthy because it includes the translation from site requirements to site costs. On a site by site basis the form highlights the expected per acre acquisition costs, site development costs as well as associated escalation and financing costs.

FORM H1 or H2

These forms outline the EDC calculation – Form H1 is used for a uniform EDC rate and Form H2 is used if the board is proposing a differentiated EDC rate. This EDC analysis assumes a uniform rate and includes Form H1. This form includes all relevant



information needed to calculate the final EDC. The total education land costs (derived from Form G) are added to any existing EDC financial obligations (Form A2) and study costs to determine the growth-related net education land costs for which EDCs may be collected. These costs must then be allocated to the proposed residential and non-residential splits. The amount determined to be borne by residential development (between 60% and 100%) is divided by the total net new units to determine a residential charge by unit.



Waterloo Region District School Board

Education Development Charge Forms Submission

Regional Municipality of Waterloo

Waterloo Region District School Board Education Development Charges Submission 2021 Form A - Eligibility to Impose an EDC

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

			Projected Elementa	ary Panel Enrolment			Elementary
Elementary						Average	Average
Panel	Year 1	Year 2	Year 3	Year 4	Year 5	Projected	Projected
Board-Wide	2021/	2022/	2023/	2024/	2025/	Enrolment	Enrolment
EDC Capacity	2022	2023	2024	2025	2026	Over Five	less
						Years	Capacity
46,938.0	46,190	46,695	47,228	47,922	48,637	47,335	397

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

			Projected Seconda	ry Panel Enrolment			
Secondary						Average	Secondary
Panel	Year 1	Year 2	Year 3	Year 4	Year 5	Projected	Projected
Board-Wide	2021/	2022/	2023/	2024/	2025/	Enrolment	Enrolment
EDC Capacity	2022	2023	2024	2025	2026	Over Five	less
						Years	Capacity
20,349.0	21,774	22,218	22,715	23,110	22,837	22,531	2,182

A.2: EDC FINANCIAL OBLIGATIONS

Total Outstanding EDC Financial Obligations (Reserve Fund Balance): -\$	5,442,470
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Waterloo Region District School Board Education Development Charges Submission 2021 Form B - Dwelling Unit Summary

PROJECTION OF GROSS NEW DWELLING UNITS BY ELEMENTARY EDC REVIEW AREA

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Total
	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	All
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Units
Cambridge Review Areas (PEC1-PEC8)																
Low Density	307	307	307	307	307	298	298	298	298	298	252	252	252	252	252	4,287
Medium Density	372	372	372	372	372	406	407	407	407	407	306	306	306	306	306	5,426
High Density	674	674	674	674	674	706	706	706	706	706	613	613	613	613	613	9,965
Total	1,353	1,353	1,353	1,353	1,353	1,410	1,410	1,411	1,411	1,411	1,172	1,172	1,172	1,172	1,172	19,678
Kitchener Review Areas (PEK1A-PEK6B)				-	-											
Low Density	605	610	614	619	623	617	612	607	602	596	600	605	609	609	610	9,139
Medium Density	338	336	335	333	332	326	336	346	356	366	368	366	365	361	357	5,222
High Density	581	585	592	599	606	613	620	625	630	635	639	638	645	649	652	9,310
Total	1,523	1,532	1,542	1,552	1,561	1,556	1,568	1,578	1,588	1,598	1,607	1,609	1,619	1,619	1,619	23,671
Township Review Areas (PET1-PET5)																
Low Density	419	419	419	419	419	416	416	416	416	416	290	290	290	290	290	5,621
Medium Density	169	169	169	169	169	223	223	223	223	223	157	157	157	157	157	2,745
High Density	130	130	130	130	130	163	163	163	163	163	152	152	152	152	152	2,225
Total	717	717	717	717	717	802	802	802	802	802	599	599	599	599	599	10,591
Waterloo Review Areas (PEW1-PEW4)																
Low Density	291	303	303	303	303	311	354	354	354	353	353	327	327	327	327	4,888
Medium Density	86	103	103	103	103	103	110	110	110	110	110	96	96	96	96	1,534
High Density	257	244	244	244	244	241	252	252	252	252	252	209	209	209	209	3,569
Total	635	649	649	649	650	655	716	716	716	716	716	631	631	631	631	9,991
Total Jurisdiction																
Low Density	1,622	1,639	1,643	1,648	1,652	1,641	1,679	1,674	1,669	1,663	1,496	1,474	1,478	1,478	1,479	23,935
Medium Density	965	980	979	977	976	1,059	1,076	1,086	1,096	1,107	942	925	924	920	916	14,928
High Density	1,642	1,633	1,640	1,647	1,654	1,723	1,741	1,746	1,751	1,756	1,656	1,612	1,619	1,623	1,626	25,069
Total	4,229	4,252	4,262	4,272	4,282	4,423	4,496	4,506	4,516	4,526	4,094	4,011	4,021	4,021	4,021	63,932

Waterloo Region District School Board Education Development Charges Submission 2021 Form C - Net New Dwelling Units - By-Law Summary

Elementary Planning Review Areas	Number of Units
Cambridge Review Areas (PEC1-PEC8)	19,678
Kitchener Review Areas (PEK1A-PEK6B)	23,671
Township Review Areas (PET1-PET5)	10,591
Waterloo Review Areas (PEW1-PEW4)	9,991
Grand Total Gross New Units In By-Law Area	63,932
Less: Statutorily Exempt Units In By-Law Area	1,598
Total Net New Units In By-Law Area	62.334

Waterloo Region District School Board

Education Development Charges Submission 2021

Form D - Non-Residential Development

D1 - Non-Residential Charge Based On Gross Floor Area (sq. ft.)

Total Estimated Non-Residential Board-Determined Gross Floor Area	
to be Constructed Over 15 Years From Date of By-Law Passage:	47,963,260
Less: Board-Determined Gross Floor Area From Exempt Development:	10,396,080
Net Estimated Board-Determined Gross Floor Area:	37,567,180

Waterloo Region District School Board

Education Development Charges Submission 2021

Form E - Growth Related Pupils - Elementary Panel

Waterloo Region District School Board

Education Development Charges Submission 2021

Form E - Growth Related Pupils - Secondary Panel

				Elementary Growth-						Secondary Growth-
	Dwelling	Net New	Elementary	Related			Dwelling	Net New	Secondary	Related
Elementary Planning Area	Unit Type	Units	Pupil Yield	Pupils		Secondary Planning Area	Unit Type	Units	Pupil Yield	Pupils
		-					•		1	•
	Low Density	4,287	0.348	1,491			Low Density	5,808	0.133	772
Cambridge Review Areas (PEC1-	Medium Density	4,845	0.183	885		South	Medium Density	5,685	0.070	400
PEC8)	High Density	9,965	0.049	492			High Density	10,230	0.025	260
	Total	19,097	0.150	2,868			Total	21,723	0.066	1,432
	Low Density	9,139	0.375	3,423			Low Density	8,031	0.133	1,069
Kitchener Review Areas (PEK1A-	Medium Density	4,663	0.233	1,086		South Control	Medium Density	3,451	0.067	231
PEK6B)	High Density	9,310	0.064	593		South Central	High Density	4,488	0.027	121
	Total	23,112	0.221	5,103			Total	15,971	0.089	1,421
	Low Density	5,621	0.424	2,385	1 [Low Density	2,298	0.141	324
Township Review Areas (PET1-	Medium Density	2,451	0.221	541		East Control	Medium Density	1,556	0.078	122
PET5)	High Density	2,225	0.058	130		East Central	High Density	5,414	0.030	163
	Total	10,297	0.297	3,056			Total	9,268	0.066	609
	Low Density	4,888	0.464	2,269	1 [Low Density	4,888	0.178	870
Waterloo Review Areas (PEW1-	Medium Density	1,370	0.223	305		North Control	Medium Density	1,370	0.086	118
PEW4)	High Density	3,569	0.061	217		North Central	High Density	3,569	0.036	129
	Total	9,827	0.284	2,790			Total	9,827	0.114	1,117
					1 [Low Density	2,910	0.161	467
						North	Medium Density	1,268	0.084	106
						North	High Density	1,368	0.034	47
							Total	5,546	0.112	620
		CURTOTAL		13 017	łſ			CURTOTAL		F 109
				13,817	11			SUBIUTAL:		5,198
			LESS: Available Pupil Places:					LESS: Available I	1,688	
		NET GROWTH REL	11,701				NET GROWTH R	ELATED PUPILS:	3,510	



Panel:

Review Area:

Elementary Panel

PEC1 Cambridge

REQUIREMENTS OF EXISTING COMMUNITY

	-			15 Year Projections														
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Highland P.S.	464	2	457	486	476	469	469	471	464	458	455	446	440	436	433	426	419	412
St. Andrew's P.S.	424	0	347	328	334	351	352	329	322	319	293	284	281	286	291	289	281	278
Tait Street P.S.	507	3	481	488	479	479	462	461	450	442	443	446	445	438	428	424	419	412
																		L
																		i i
TOTAL:	1,395.0	5	1,285	1,302	1,289	1,299	1,283	1,261	1,236	1,220	1,191	1,176	1,165	1,160	1,153	1,138	1,119	1,102
AVAILABLE PUPIL PLACES:																		293

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	5 Year Projectio	ons						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	1	2	3	4 5	5	7 8	9	11	12	13	14	16	17	18
1														

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	18
2	Available Pupil Places in Existing Facilities	293
3	Net Growth-Related Punil Place Requirements (1-2)	0

NOTES



PEC2

Panel:

Elementary Panel

Review Area:

Cambridge

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Blair Road P.S.	271	3	315	315	297	278	266	257	243	245	241	244	246	244	241	241	241	241
																		-
																		-
TOTAL:	271.0	3	315	315	297	278	266	257	243	245	241	244	246	244	241	241	241	241
AVAILABLE PUPIL PLACES:																		30

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	s						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
31	63	94	125	156	193	230	267	304	341	370	400	429	458	488

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	488
2	Available Pupil Places in Existing Facilities	30
3	Net Growth-Related Pupil Place Requirements (1-2)	458

NOTES



Panel:

Review Area:

Elementary Panel

PEC4 Cambridge

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Centennial P.S. (C)	294	0	214	211	206	209	199	190	191	189	190	190	190	190	189	190	190	190
Hespeler P.S.	675	7	708	718	709	710	733	738	713	720	727	738	735	745	748	746	738	737
Hillcrest P.S.	426	0	370	377	378	392	392	387	376	376	360	358	354	348	342	337	332	328
Silverheights P.S.	637	8	747	770	772	753	748	755	751	742	747	751	766	764	762	759	755	751
Woodland Park P.S.	479	0	419	407	392	370	370	381	371	356	367	364	339	341	341	338	330	326
ZZc North Cambridge (Hunt Club)	-	0		69	63	57	52	51	46	44	40	40	40	40	40	40	40	36
TOTAL:	2,511.0	15	2,458	2,552	2,521	2,491	2,494	2,503	2,448	2,427	2,431	2,440	2,423	2,428	2,423	2,410	2,385	2,368
AVAILABLE PUPIL PLACES:																		143

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

							15 Y	ear Projection	s						
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
A. STUDENTS FROM NEW RESIDENTIAL DEVELOPMENT	32	64	96	127	159	204	249	293	338	382	424	465	507	548	590
B. EDC ELIGIBLE STUDENTS HOLDING IN OTHER SCHOOLS (PEC5A)	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125
CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS															

1	Requirements of New Development (Pupil Places, A + B)	715
2	Available Pupil Places in Existing Facilities	143
3	Net Growth-Related Pupil Place Requirements (1-2)	572

NOTES



Panel:

Elementary Panel

Review Area:

PEC5A Cambridge

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Coronation P.S.	432	0	345	344	353	350	343	340	343	342	344	340	336	332	329	326	322	318
Grand View P.S (C)	349	0	253	249	222	211	190	189	183	179	174	169	165	162	160	157	153	150
Parkway P.S.	251	6	303	300	303	312	314	310	303	291	288	283	278	273	267	262	257	252
Preston P.S.	303	2	284	284	283	288	289	295	291	292	287	287	286	285	283	280	277	274
Ryerson P.S.	536	1	466	455	439	443	432	441	432	438	443	452	457	454	445	443	443	440
William G. Davis P.S.	455	0	435	448	454	407	413	410	389	401	381	372	374	381	386	382	372	369
Students Holding For Hunt Club In PEC4				- 125	- 125	- 125	- 125	- 125	- 125	- 125	- 125	- 125	- 125	- 125	- 125	- 125	- 125	- 125
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TOTAL:	2,326.0	9	2,086	1,956	1,929	1,887	1,856	1,859	1,815	1,817	1,792	1,778	1,770	1,761	1,745	1,725	1,699	1,678
AVAILABLE PUPIL PLACES:																		648

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	IS						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
12	24	36	48	60	73	86	100	113	126	136	147	158	168	179

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	179
2 Available Pupil Places in Existing Facilities	648
3 Net Growth-Related Pupil Place Requirements (1-2)	0



Panel:

Review Area:

PEC5B Cambridge

Elementary Panel

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projection															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
																		1
																		(
TOTAL:	0.0	0	0	0	0	0	0	0	C	0	0	0	0	0	0	0	0	0
AVAILABLE PUPIL PLACES:																		-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

15 Year Projections														
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	0	0	0	0	0	2	4	5	7	9 11	13	15	17	19

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	19
2 Available Pupil Places in Existing Facilities	0
3 Net Growth-Related Pupil Place Requirements (1-2)	19



Panel:

Review Area:

Elementary Panel

PEC6 Cambridge

REQUIREMENTS OF EXISTING COMMUNITY

				15 Year Projections														
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Avenue Road P.S.	464	1	482	483	485	468	455	438	424	436	420	398	392	394	395	389	381	377
Clemens Mill P.S.	527	8	627	627	607	597	603	588	579	585	586	586	575	573	567	559	543	537
Elgin Street P.S.	430	2	413	424	427	431	430	437	436	431	434	434	433	433	432	433	434	435
Manchester P.S.	426	1	366	374	349	357	354	361	362	362	365	373	376	375	372	371	370	368
Saginaw P.S.	458	0	408	416	426	434	444	458	464	480	475	477	476	475	472	468	463	458
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TOTAL:	2,305.0	12	2,296	2,324	2,294	2,286	2,285	2,282	2,265	2,294	2,281	2,267	2,253	2,250	2,238	2,220	2,190	2,175
AVAILABLE PUPIL PLACES:	AAILABLE PUPIL PLACES:											130						

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

15 Year Projections														
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
39	78	117	156	195	232	268	305	342	378	407	436	465	493	522

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	522
2	Available Pupil Places in Existing Facilities	130
3	Net Growth-Related Pupil Place Requirements (1-2)	392


Panel:

Review Area:

Elementary Panel

PEC7 Cambridge

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Central P.S.	308	0	263	263	253	252	246	247	246	240	243	242	239	236	231	228	225	220
Chalmers Street P.S.	257	9	420	431	425	416	406	403	406	408	413	409	408	409	413	413	412	412
Stewart Avenue P.S.	513	6	501	524	485	465	462	446	441	446	437	427	434	437	437	433	426	424
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TOTAL:	1,078.0	15	1,184	1,218	1,163	1,133	1,115	1,096	1,093	1,094	1,093	1,078	1,081	1,082	1,081	1,074	1,063	1,056
AVAILABLE PUPIL PLACES:																		22

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	s						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
34	67	101	134	167	208	250	291	332	372	408	444	480	516	552

1	Requirements of New Development (Pupil Places)	552
2	Available Pupil Places in Existing Facilities	22
3	Net Growth-Related Pupil Place Requirements (1-2)	530



Panel:

Elementary Panel

Review Area:

PEC8 Cambridge

REQUIREMENTS OF EXISTING COMMUNITY

										1	Year Projectio	ins						
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Moffat Creek P.S.	642	3	691	667	668	644	638	625	616	607	600	600	608	602	598	599	603	602
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TOTAL:	642.0	3.0	691	667	668	644	638	625	616	607	600	600	608	602	598	599	603	602
AVAILABLE PUPIL PLACES:																		40

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	s						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
30	60	90	120	150	191	232	273	313	354	383	412	442	471	500

1	Requirements of New Development (Pupil Places)	500
2	Available Pupil Places in Existing Facilities	40
3	Net Growth-Related Pupil Place Requirements (1-2)	461



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Elementary Panel

Review Area:

PEK1A Kitchener

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
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TOTAL:	0.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AVAILABLE PUPIL PLACES:																		-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	s						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
49	99	149	198	248	361	473	585	696	806	908	1010	1113	1216	1318

1	Requirements of New Development (Pupil Places)	1318
2	Available Pupil Places in Existing Facilities	0
3	Net Growth-Related Pupil Place Requirements (1-2)	1318



Panel:

Elementary Panel

Review Area:

PEK1B Kitchener

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Janet Metcalfe P.S.	657	9	810	886	936	950	976	986	986	1,001	1,006	1,036	1,040	1,025	1,011	1,008	1,011	1,005
Jean Steckle P.S.	715	1	749	783	794	802	797	817	835	848	861	847	840	837	839	834	827	822
ZZk Huron South (Tartan) Holding	-	0	-	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
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																		i i
TOTAL:	1,372.0	10	1,559	1,680	1,740	1,763	1,782	1,813	1,831	1,859	1,877	1,893	1,889	1,872	1,860	1,852	1,849	1,836
AVAILABLE PUPIL PLACES:																		-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

							15 \	ear Projection	IS						
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
A. STUDENTS FROM NEW RESIDENTIAL DEVELOPMENT	33	66	100	133	167	198	228	259	290	321	348	376	403	431	458
B. ECC ELIGIBLE STUDENTS HOLDING IN OTHER SCHOOLS (PE3KC)	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS	-														

1	Requirements of New Development (Pupil Places, A + B)	508
2	Available Pupil Places in Existing Facilities	(
3	Net Growth-Related Pupil Place Requirements (1-2)	508



Panel:

Review Area:

Elementary Panel

PEK1C <u>Kitchener</u>

REQUIREMENTS OF EXISTING COMMUNITY

	•									15	Year Projectio	ns			<u> </u>			
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Brigadoon P.S.	495	6	595	603	595	612	632	653	662	671	686	702	707	704	694	696	697	694
Doon P.S.	331	3	392	420	449	395	385	386	373	380	354	331	319	348	374	371	350	352
Groh P.S.	597	12	833	866	882	906	947	960	965	959	953	948	948	956	969	969	958	961
J.W. Gerth P.S.	582	0	520	475	436	420	408	404	399	399	404	415	420	420	415	415	417	418
Pioneer Park P.S.	294	4	355	367	362	354	362	363	375	383	384	392	396	396	392	391	391	390
ZZk Doon South II, III,V Holding	-	0	-	44	39	40	36	33	32	31	30	30	30	30	30	30	30	30
New Approved Elementary School	591																	
TOTAL:	2,890.0	25	2,695	2,774	2,762	2,728	2,769	2,798	2,806	2,825	2,812	2,818	2,821	2,854	2,873	2,872	2,843	2,846
AVAILABLE PUPIL PLACES:																		44

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15 \	ear Projection	S						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
109	217	326	435	544	625	705	785	865	944	1042	1139	1237	1334	1431

1	Requirements of New Development (Pupil Places)	1431
2	Available Pupil Places in Existing Facilities	44
3	Net Growth-Related Pupil Place Requirements (1-2)	1387



Elementary Panel

PEK2

Kitchener

Panel:

Review Area:

REQUIREMENTS OF EXISTING COMMUNITY

										15	Year Projectio	ns						
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Franklin P.S.	634	2	588	573	566	545	535	516	498	478	482	473	464	456	450	443	436	429
Howard Robertson P.S.	504	0	330	350	344	336	315	300	296	294	293	284	278	276	277	274	270	268
Rockway P.S.	294	0	214	226	222	221	221	213	212	204	205	203	199	194	188	183	179	174
Sheppard P.S.	433	0	353	355	343	331	322	326	309	309	309	308	307	304	300	295	289	281
Sunnyside P.S.	455	0	360	375	347	336	339	324	322	320	291	281	296	288	281	277	277	273
Wilson Avenue P.S.	510	4	491	514	520	509	511	511	515	507	503	495	487	479	470	462	454	447
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TOTAL:	2,830.0	6	2,336	2,392	2,342	2,278	2,243	2,191	2,153	2,112	2,083	2,044	2,031	1,997	1,966	1,935	1,905	1,873
AVAILABLE PUPIL PLACES:																		957

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projectio	ns						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
4	4	8 12	16	20	26	31	36	41	46	52	59	65	71	78

1	Requirements of New Development (Pupil Places)	78
2	Available Pupil Places in Existing Facilities	957
3	Net Growth-Related Pupil Place Requirements (1-2)	0



Elementary Panel

Panel:

Review Area:

РЕКЗА

REQUIREMENTS OF EXISTING COMMUNITY

Kitchener

15 Year Projections Current Number Current Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15 Existing Schools and Projects OTG of Temp 2020/ 2021/ 2022/ 2023/ 2024/ 2025/ 2026/ 2027/ 2028/ 2029/ 2030/ 2031/ 2032/ 2033/ 2034/ 2035/ Facilities 2021 2022 2023 2024 2025 2026 2027 2031 2032 2033 2034 2035 2036 Capacity 2028 2029 2030 Alpine P.S. 257 272 129 144 159 171 185 198 207 222 232 236 231 226 222 217 213 309 352 352 Country Hills P.S. 391 394 375 374 369 350 356 350 350 351 353 353 352 352 Glencairn P.S. 332 305 319 315 320 333 345 351 372 359 361 364 365 341 350 365 369 Trillium P.S. 262 193 202 205 200 195 187 183 172 169 166 162 159 155 152 149 145 TOTAL: 1,160.0 7 1,161 1,044 1,039 1,053 1,068 1,063 1,081 1,080 1,093 1,114 1,122 1,112 1,093 1,088 1,083 1,076 84 AVAILABLE PUPIL PLACES:

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	s						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
20	40	59	79	99	112	126	139	152	166	180	195	210	225	239

1	Requirements of New Development (Pupil Places)	239
2	Available Pupil Places in Existing Facilities	84
3	Net Growth-Related Pupil Place Requirements (1-2)	156



Panel:

Review Area:

Elementary Panel

Kitchener

PEK3B

REQUIREMENTS OF EXISTING COMMUNITY

										15	Year Projectio	ns		-	-			
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
W.T. Townshend P.S.	758	0	621	647	629	614	619	617	616	611	616	614	614	615	617	618	618	619
Williamsburg P.S.	770	0	676	699	671	677	669	677	679	684	695	699	700	697	692	690	689	688
																		i i
TOTAL:	1,528.0	0	1,297	1,347	1,301	1,291	1,288	1,294	1,295	1,295	1,311	1,313	1,314	1,312	1,309	1,308	1,308	1,307
AVAILABLE PUPIL PLACES:																		221

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

							15 Year Project	ons						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
1	1	1 :	2	3	4	5	6 7		B !	9 10	11	12	13	14

1 Requirements of New Development (Pupil Places)	14
2 Available Pupil Places in Existing Facilities	221
3 Net Growth-Related Pupil Place Requirements (1-2)	0



Elementary Panel

Review Area:

Panel:

PEK3C Kitchener

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Forest Hill P.S.	560	0	458	458	444	429	441	445	435	425	428	430	428	425	418	415	414	411
Laurentian P.S.	421	0	403	410	410	425	396	373	367	372	370	344	340	357	374	370	354	352
Queensmount P.S.	432	2	374	341	385	392	359	335	334	347	328	322	336	337	339	337	333	331
Southridge P.S.	518	0	417	426	422	418	416	411	412	402	404	401	397	393	390	388	386	382
Students Holding For Huron South In PEK1B				- 50	- 50	- 50	- 50	- 50	- 50	- 50	- 50	- 50	- 50	- 50	- 50	- 50	- 50	- 50
																		1
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TOTAL:	1,931.0	2	1,652	1,585	1,611	1,614	1,562	1,514	1,498	1,497	1,480	1,446	1,451	1,462	1,472	1,461	1,436	1,427
AVAILABLE PUPIL PLACES:																		504

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						19	5 Year Projection	ons						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
)) 0	c	1	3	4		67	' 8	8	9	9	10

1	Requirements of New Development (Pupil Places)	10
2	Available Pupil Places in Existing Facilities	504
3	Net Growth-Related Pupil Place Requirements (1-2)	0



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Panel: Review Area: Elementary Panel

PEK3D Kitchener

REQUIREMENTS OF EXISTING COMMUNITY

						-				15	Year Projectio	ns			-	-		
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Driftwood Park P.S.	352	6	412	418	407	407	404	401	402	388	396	391	387	382	376	377	369	362
John Darling P.S.	324	0	210	215	202	195	196	186	186	179	171	167	162	157	152	147	143	138
Meadowlane P.S.	285	0	239	235	240	228	231	232	235	246	247	252	255	256	255	251	248	245
Sandhills P.S.	678	2	655	683	704	707	703	685	685	680	679	667	661	663	670	667	662	658
Westheights P.S.	320	11	570	541	575	561	536	527	517	518	502	500	520	511	504	502	506	506
TOTAL:	1,959.0	19	2,086	2,092	2,129	2,098	2,071	2,032	2,026	2,010	1,995	1,977	1,985	1,969	1,958	1,944	1,928	1,909
AVAILABLE PUPIL PLACES:																		50

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	IS						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
60	0 121	182	243	305	344	384	423	462	500	523	546	569	592	615

1	Requirements of New Development (Pupil Places)	615
2	Available Pupil Places in Existing Facilities	50
3	Net Growth-Related Pupil Place Requirements (1-2)	566



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Elementary Panel

Review Area:

PEK4 Kitchener

REQUIREMENTS OF EXISTING COMMUNITY

						-				15	Year Projectio	ns	-		-			
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
A.R. Kaufman P.S.	493	2	371	371	365	354	340	342	338	326	320	311	303	295	289	285	282	277
Empire P.S.	441	11	572	605	604	622	623	627	621	638	648	642	634	627	624	619	612	606
Westmount P.S.	493	5	533	576	589	585	581	568	555	530	525	499	481	473	473	463	453	446
Westvale P.S.	401	5	386	420	430	447	455	461	466	466	464	470	474	473	468	469	470	470
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TOTAL:	1,828.0	23	1,862	1,972	1,987	2,009	1,999	1,997	1,980	1,961	1,957	1,922	1,892	1,868	1,854	1,836	1,817	1,798
AVAILABLE PUPIL PLACES:																		30

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	ns						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
5	5 9	14	18	23	31	40	48	56	65	75	84	94	104	113

1	Requirements of New Development (Pupil Places)	113
2	Available Pupil Places in Existing Facilities	30
3	Net Growth-Related Pupil Place Requirements (1-2)	84



Elementary Panel

Panel:

Review Area:

<u>PEK5</u>

Kitchener

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Courtland Avenue P.S.	340	0	245	220	222	216	208	205	214	220	203	204	206	204	202	200	198	197
Elizabeth Ziegler P.S.	437	3	473	478	477	497	496	501	486	482	472	479	482	481	477	478	480	479
J.F. Carmichael P.S.	552	0	456	473	464	463	450	456	451	454	452	445	438	432	427	417	406	397
King Edward P.S.	352	0	289	310	305	301	311	304	307	300	292	286	279	269	257	249	240	231
MacGregor P.S.	414	9	541	528	511	512	499	503	519	531	521	532	545	542	535	534	534	531
Margaret Avenue P.S.	472	0	359	320	301	318	293	288	315	310	307	309	305	304	302	297	292	288
Prueter P.S.	372	0	224	236	232	226	232	227	233	232	229	223	218	214	212	208	203	198
Queen Elizabeth P.S.	358	0	227	233	232	228	225	220	214	209	204	197	190	184	180	174	167	161
Suddaby P.S.	552	0	480	503	495	498	502	504	501	499	495	479	464	451	439	425	410	395
TOTAL:	3,849.0	12	3,294	3,302	3,240	3,260	3,216	3,210	3,239	3,237	3,175	3,154	3,126	3,082	3,032	2,981	2,931	2,878
AVAILABLE PUPIL PLACES:																		971

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	ıs						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
12	25	37	50	62	81	99	118	137	157	179	202	224	247	269

1	Requirements of New Development (Pupil Places)	269
2	Available Pupil Places in Existing Facilities	971
3	Net Growth-Related Pupil Place Requirements (1-2)	0



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Panel: Review Area:

Elementary Panel

PEK6A Kitchener

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Crestview P.S.	525	0	415	407	408	384	379	361	353	350	339	339	337	332	325	321	316	311
Mackenzie King P.S.	363	0	272	267	269	270	277	274	262	258	246	247	245	240	231	227	223	218
Rosemount Grand River	36	0	32	35	35	36	35	35	35	35	35	35	35	35	35	35	35	35
Smithson P.S.	376	0	233	237	229	237	230	226	223	225	225	221	220	220	222	222	221	221
Stanley Park P.S.	464	0	382	392	394	398	385	373	396	386	355	349	348	345	341	335	332	329
Students Holding For Breslau In PET4				- 55	- 55	- 55	- 55	- 55	- 55	- 55	- 55	- 55	- 55	- 55	- 55	- 55	- 55	- 55
																		1
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TOTAL:	1,764.0	0	1,334	1,283	1,279	1,269	1,251	1,214	1,214	1,199	1,144	1,137	1,130	1,117	1,100	1,086	1,073	1,059
AVAILABLE PUPIL PLACES:																		705

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	IS						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
22	45	67	90	112	123	133	144	154	164	174	185	195	205	215

1 Requirements of New Development (Pupil Places)	215
2 Available Pupil Places in Existing Facilities	705
3 Net Growth-Related Pupil Place Requirements (1-2)	0



Elementary Panel

Panel: Review Area:

PEK6B

Kitchener

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Chicopee Hills P.S.	623	7	781	775	785	776	796	805	781	782	772	759	743	755	765	762	751	750
Lackner Woods P.S.	412	6	534	518	494	491	480	476	466	458	449	457	460	457	449	448	449	448
																		i i
																		(
TOTAL:	1,035.0	13	1,315	1,293	1,279	1,267	1,276	1,281	1,247	1,241	1,221	1,216	1,203	1,212	1,214	1,210	1,200	1,198
AVAILABLE PUPIL PLACES:																		-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	IS						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
19	38	57	75	94	116	139	161	183	205	232	259	286	313	341

1	Requirements of New Development (Pupil Places)	341
2	Available Pupil Places in Existing Facilities	0
3	Net Growth-Related Pupil Place Requirements (1-2)	341



Panel:

Elementary Panel

Review Area:

PET1 Townships

REQUIREMENTS OF EXISTING COMMUNITY

									15	Year Projectio	n of Average D	aily Enrolmen	ts					
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Baden P.S.	605	3	589	572	553	531	509	501	482	476	474	463	464	468	468	465	459	457
Forest Glen P.S.	446	6	499	513	509	500	505	502	499	508	510	511	507	512	517	511	504	504
Grandview P.S. (NH)	179	4	232	236	248	254	266	264	274	273	275	276	277	276	274	276	278	279
New Dundee P.S.	228	0	161	175	176	176	177	181	183	185	182	174	175	177	178	179	178	178
Sir Adam Beck P.S.	565	1	602	600	584	571	575	573	575	574	594	603	597	593	594	594	594	596
TOTAL:	2,023.0	14	2,083	2,096	2,071	2,032	2,032	2,021	2,014	2,017	2,034	2,027	2,020	2,026	2,031	2,025	2,013	2,014
AVAILABLE PUPIL PLACES:																		9

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

					15	Year Projectior	of Average Da	ily Enrolment	S					
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
5	7 114	170	227	283	346	410	473	535	598	639	680	721	762	803

1	Requirements of New Development (Pupil Places)	803
2	Available Pupil Places in Existing Facilities	9
3	Net Growth-Related Pupil Place Requirements (1-2)	794



Panel:

Elementary Panel

Review Area:

PET2 Townships

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projection of Average Daily Enrolments															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Conestogo P.S.	262	2		211	202	194	180	180	176	172	171	170	171	168	166	164	161	159
Floradale P.S.	340	0	231	267	263	275	282	287	296	301	317	311	314	317	318	319	318	320
Linwood P.S.	528	0	374	376	358	353	352	364	355	353	349	341	338	345	345	341	332	329
St. Jacobs P.S.	320	1	269	271	265	258	259	253	236	233	230	230	231	233	235	236	236	236
Wellesley P.S.	714	2	698	679	673	653	647	636	633	630	642	639	650	650	649	649	647	645
TOTAL:	2,164.0	5	1,572	1,804	1,760	1,733	1,719	1,720	1,696	1,689	1,709	1,690	1,704	1,713	1,713	1,707	1,694	1,689
AVAILABLE PUPIL PLACES:																		475

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	n of Average Da	ily Enrolment	S					
Year 1	Year 2	Year 3	Year	1 Y	/ear 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024	/ 2	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	:	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
:	15	29	44	58	73	91	110	128	147	165	176	187	197	208	219

1 Requirements of New Development (Pupil Places)	219
2 Available Pupil Places in Existing Facilities	475
3 Net Growth-Related Pupil Place Requirements (1-2)	(



Panel:

Elementary Panel

Review Area:

PET3 Townships

REQUIREMENTS OF EXISTING COMMUNITY

·									1	5 Year Projecti	on of Average	Daily Enrolme	nts	-	-			
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
John Mahood P.S.	381	3	413	387	384	375	379	384	380	378	375	381	382	377	367	364	361	357
Park Manor P.S.	271	2	215	212	208	217	218	197	191	195	207	192	182	189	196	194	187	188
Riverside P.S.	557	0	434	444	444	429	428	416	423	416	411	409	408	409	411	412	412	412
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TOTAL:	1,209.0	5	1,062	1,043	1,036	1,021	1,025	997	993	989	993	982	972	975	975	970	960	956
AVAILABLE PUPIL PLACES:											252.877212							

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

15 Year Projection of Average Daily Enrolments														
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
37	74	110	147	183	212	241	269	298	326	365	404	443	482	522

1	Requirements of New Development (Pupil Places)	522
2	Available Pupil Places in Existing Facilities	253
3	Net Growth-Related Pupil Place Requirements (1-2)	269



Panel:

Elementary Panel

Review Area:

PET4 Townships

REQUIREMENTS OF EXISTING COMMUNITY

									1	5 Year Projecti	on of Average	Daily Enrolme	nts					
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Breslau P.S.	565	9	683	654	637	626	603	590	574	567	565	555	552	552	551	549	546	546
																		1
																		1
TOTAL:	565.0	9	683	654	637	626	603	590	574	567	565	555	552	552	551	549	546	546
AVAILABLE PUPIL PLACES:																		19

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	of Average Da	aily Enrolment	s					
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2023/ 2026	2028/	2027/ 2028	2028/ 2029	2023/ 2030	2030/ 2031	2031/	2032/ 2033	2033/ 2034	2034/ 2035	2033/
A. STUDENTS FROM NEW RESIDENTIAL DEVELOPMENT	52	104	156	208	260	303	346	390	433	476	529	582	635	688	741
B. EDC ELIGIBLE STUDENTS HOLDING IN OTHER SCHOOLS (PEK6A)	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55
CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS															

L	1	Requirements of New Development (Pupil Places, A + B)	796
ſ	2	Available Pupil Places in Existing Facilities	19
L	3	Net Growth-Related Pupil Place Requirements (1-2)	777


Panel:

Elementary Panel

Review Area:

PET5 Townships

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projection of Average Daily Enrolments															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Ayr P.S.	179	6	184	174	167	172	186	193	198	195	199	206	210	209	202	200	199	196
Cedar Creek P.S.	527	4	547	533	516	518	508	506	510	512	516	512	515	522	529	525	523	525
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TOTAL	706.0	10	721	707	692	601	694	600	709	707	714	719	725	721	721	725	722	72'
AVAILABLE PLIPIL PLACES:	700.0	10	/31	707	005	051	034	055	708	/0/	/14	/10	725	731	/31		/22	

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

					19	5 Year Projectio	n of Average D	aily Enrolmen	ts					
Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Yea														Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
57	115	172	229	285	355	424	494	563	632	659	687	715	743	770

1 Requirements of New Development (Pupil Places)	770
2 Available Pupil Places in Existing Facilities	0
3 Net Growth-Related Pupil Place Requirements (1-2)	770



Panel:

Review Area:

Elementary Panel PEW1 Waterloo

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projection of Average Daily Enrolments															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Abraham Erb P.S.	487	2	483	486	476	454	444	442	430	436	439	443	445	444	442	443	444	443
Edna Staebler P.S.	720	0	627	599	563	531	504	491	476	460	457	450	458	454	453	455	460	460
Vista Hills P.S.	643	9	779	785	804	792	790	787	799	810	811	812	805	809	808	809	810	811
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TOTAL:	1,850.0	11	1,889	1,870	1,843	1,777	1,738	1,720	1,704	1,706	1,707	1,705	1,708	1,707	1,703	1,708	1,714	1,714
AVAILABLE PUPIL PLACES:													135.586787					

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

					15	Year Projection	n of Average Da	aily Enrolment	s					
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
164	336	506	677	847	976	1126	1276	1425	1574	1733	1872	2010	2148	2287

1	Requirements of New Development (Pupil Places)	2287
2	Available Pupil Places in Existing Facilities	136
3	Net Growth-Related Pupil Place Requirements (1-2)	2151



Panel:

Review Area:

Elementary Panel

PEW2 Waterloo

REQUIREMENTS OF EXISTING COMMUNITY

						-	-		1	5 Year Projectio	on of Average	Daily Enrolmer	nts		-			
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Centennial P.S. (W)	294	9	443	436	442	433	434	444	453	469	468	475	477	489	499	494	482	481
Keatsway P.S.	294	7	397	424	427	428	443	462	475	478	482	481	477	467	454	441	428	416
Laurelwood P.S.	550	15	713	693	659	676	677	649	659	640	643	642	640	654	666	667	656	662
Mary Johnston P.S.	433	3	445	449	454	462	469	481	486	488	485	483	482	483	482	484	486	488
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TOTAL:	1,571.0	34	1,998	2,001	1,983	1,999	2,022	2,037	2,073	2,074	2,079	2,081	2,076	2,094	2,100	2,085	2,052	2,047
AVAILABLE PUPIL PLACES:																		

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

15 Year Projection of Average Daily Enrolments														
Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year														Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	9 19	29	39	49	58	68	77	87	97	108	118	129	139	149

1 Requirements of New Development (Pupil Places)	149
2 Available Pupil Places in Existing Facilities	0
3 Net Growth-Related Pupil Place Requirements (1-2)	149



Panel: Review Area: <u>Elementary Panel</u> <u>PEW3</u><u>Waterloo</u>

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REQUIREMENTS OF EXISTING COMMUNITY

·			15 Year Projection of Average Daily Enrolments															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Cedarbrae P.S.	409	0	209	216	210	218	221	236	245	252	253	260	262	258	249	242	237	232
Lincoln Heights P.S.	467	0	357	370	360	351	339	332	316	307	315	297	297	297	296	292	287	283
N.A. MacEachern P.S.	309	2	307	320	315	313	314	317	318	329	332	329	327	329	333	331	327	326
Northlake Woods P.S.	510	0	363	370	364	366	367	356	359	357	356	349	349	343	338	332	326	319
Winston Churchill P.S.	216	6	286	322	332	336	356	367	381	384	389	391	393	393	389	390	390	390
TOTAL:	1,911.0	8	1,522	1,600	1,581	1,584	1,596	1,609	1,620	1,629	1,646	1,626	1,628	1,620	1,605	1,587	1,568	1,549
AVAILABLE PUPIL PLACES:																		362.104005

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

15 Year Projection of Average Daily Enrolments														
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
14	1 28	42	56	70	87	104	121	138	155	174	191	208	226	243

1 Requirements of New Development (Pupil Places)	243
2 Available Pupil Places in Existing Facilities	362
3 Net Growth-Related Pupil Place Requirements (1-2)	0



Elementary Panel

Panel:

Review Area:

PEW4 Waterloo

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projection of Average Daily Enrolments															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Bridgeport P.S.	507	0	349	348	344	343	334	327	330	329	331	331	331	332	333	333	333	334
Lester B. Pearson P.S.	654	3	665	644	625	621	602	580	590	608	609	610	610	589	579	580	591	587
Lexington P.S.	113	12	355	374	394	393	409	408	380	380	376	371	367	362	358	353	347	343
Millen Woods P.S.	496	0	342	354	374	371	387	412	428	421	422	419	419	419	419	416	412	409
Sandowne P.S.	458	0	296	285	278	272	272	276	283	282	282	284	284	285	284	285	285	285
TOTAL:	2,228.0	15	2,007	2,005	2,014	1,999	2,005	2,004	2,010	2,020	2,019	2,016	2,011	1,987	1,973	1,966	1,969	1,958
AVAILABLE PUPIL PLACES:																		270.257118

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

					1	5 Year Projection	on of Average D	aily Enrolmen	ts					
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	5 10	15	20	25	34	43	52	61	70	79	87	95	104	112

1	Requirements of New Development (Pupil Places)	112
2	Available Pupil Places in Existing Facilities	270
3	Net Growth-Related Pupil Place Requirements (1-2)	0





Panel:	Secondary	Panel
Review Area:	PS01	South

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Galt Collegiate Institute	1,230.0	0	973	1,018	994	1,015	1,030	1,006	998	977	956	958	919	937	919	907	908	914
Glenview Park Secondary School	1,296.0	0	970	1,008	1,051	1,013	986	947	905	850	831	809	776	772	764	746	765	767
Jacob Hespeler Secondary School	1,299.0	0	1,109	1,159	1,106	1,150	1,168	1,145	1,166	1,147	1,126	1,141	1,099	1,064	1,066	1,094	1,086	1,100
Preston High School	1,137.0	0	1,065	1,108	1,077	1,114	1,096	1,064	1,074	1,014	989	1,009	955	973	949	950	956	960
Southwood Secondary School	912.0	0	670	677	727	708	726	697	661	664	648	634	618	605	588	590	598	607
TOTAL:	5,874.0	0	4,787	4,970	4,955	5,001	5,006	4,860	4,803	4,653	4,551	4,552	4,367	4,350	4,287	4,287	4,313	4,347
AVAILABLE PUPIL PLACES:																		1,527

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15 Y	ear Projectio	ns						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
86	171	257	342	426	525	623	721	819	916	1,019	1,123	1,226	1,329	1,432

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	1,432
2	Available Pupil Places in Existing Facilities	1,527
3	Net Growth-Related Pupil Place Requirements (1-2)	-

NOTES



Panel: Review Area: Secondary Panel
PS02
South Central

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Forest Heights Collegiate Institute	1,281.0	0	1,285	1,318	1,325	1,381	1,256	1,197	1,232	1,219	1,175	1,169	1,147	1,164	1,173	1,165	1,187	1,177
Huron Heights Secondary School	1,224.0	16	1,621	1,677	1,798	1,896	2,145	2,129	2,216	2,177	2,192	2,239	2,201	2,198	2,129	2,147	2,178	2,212
ZZk Doon South II, III,V Holding	-	0	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
TOTAL:	2,505.0	16	2,922	3,011	3,140	3,293	3,418	3,342	3,464	3,412	3,383	3,424	3,364	3,378	3,318	3,328	3,381	3,405
AVAILABLE PUPIL PLACES:																		-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15 Y	ear Projection	ıs						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
88	176	264	353	443	539	635	731	827	923	1,022	1,122	1,222	1,322	1,421

1	Requirements of New Development (Pupil Places)	1,421
2	Available Pupil Places in Existing Facilities	-
3	Net Growth-Related Pupil Place Requirements (1-2)	1,421



Panel:			
Review Area:			

Secondary Panel
PS03
East Central

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections ner Furrent Vaar 1 Vaar 2 Vaar 3 Vaar 4 Vaar 5 Vaar 6 Vaar 7 Vaar 9 Vaar 10 Vaar 11 Vaar 12 Vaar 13 Vaar 14 Vaar															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Cameron Heights Collegiate Institute	1,596.0	6	1,740	1,763	1,715	1,730	1,733	1,709	1,671	1,653	1,602	1,577	1,548	1,531	1,509	1,490	1,508	1,515
Eastwood Collegiate Institute	1,230.0	9	1,289	1,243	1,252	1,220	1,149	1,131	1,100	1,069	1,062	1,049	1,018	1,014	991	960	975	962
Grand River Collegiate Institute	1,383.0	8	1,301	1,432	1,526	1,582	1,618	1,589	1,599	1,568	1,576	1,573	1,514	1,486	1,422	1,398	1,388	1,393
Kitchener-Waterloo Collegiate Institute	1,461.0	2	1,603	1,699	1,726	1,685	1,651	1,575	1,544	1,540	1,519	1,535	1,542	1,562	1,551	1,550	1,553	1,545
TOTAL:	5,670.0	25	5,933	6,138	6,219	6,216	6,150	6,004	5,913	5,830	5,760	5,735	5,623	5,593	5,473	5,399	5,425	5,414
AVAILABLE PUPIL PLACES:																		256

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15 Y	ear Projectio	ns						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
35	70	105	140	175	213	250	288	326	364	413	462	511	560	609

1	Requirements of New Development (Pupil Places)	609
2	Available Pupil Places in Existing Facilities	256
3	Net Growth-Related Pupil Place Requirements (1-2)	353



Panel:		
Review Area:		

Secondary Panel
PS04
North Central

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Bluevale Collegiate Institute	1,389.0	0	1,214	1,327	1,288	1,301	1,314	1,253	1,183	1,169	1,150	1,147	1,180	1,189	1,208	1,187	1,182	1,163
Sir John A. Macdonald Secondary School	1,548.0	6	1,683	1,862	1,882	1,862	1,889	1,846	1,784	1,755	1,704	1,670	1,666	1,643	1,645	1,641	1,652	1,666
Waterloo Collegiate Institute	1,203.0	10	1,398	1,395	1,383	1,374	1,407	1,392	1,328	1,345	1,344	1,347	1,356	1,392	1,398	1,399	1,420	1,414
TOTAL:	4,140.0	16	4,295	4,585	4,554	4,536	4,609	4,491	4,295	4,269	4,199	4,164	4,202	4,224	4,251	4,228	4,254	4,244
AVAILABLE PUPIL PLACES:																		-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15 Y	ear Projectio	ns						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
64	131	197	263	329	404	487	570	653	735	816	891	966	1,041	1,117

1	Requirements of New Development (Pupil Places)	1,117
2	Available Pupil Places in Existing Facilities	-
3	Net Growth-Related Pupil Place Requirements (1-2)	1.117



Panel:	Secondary Panel
Review Area:	PS05 North

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections Jumber - Current Var 1 Var 2 Var 3 Var 4 Var 5 Var 6 Var 7 Var 8 Var 9 Var 10 Var 11 Var 12 Var 13 Var 14 Var 14															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Elmira District Secondary School	975.0	6	1,352	1,374	1,348	1,313	1,265	1,220	1,204	1,177	1,142	1,143	1,115	1,081	1,106	1,075	1,085	1,104
Waterloo-Oxford District Secondary School	1,185.0	11	1,332	1,392	1,393	1,439	1,439	1,389	1,376	1,292	1,241	1,227	1,224	1,213	1,252	1,244	1,255	1,258
TOTAL:	2,160.0	17	2,684	2,766	2,741	2,752	2,704	2,610	2,580	2,469	2,384	2,370	2,339	2,294	2,358	2,319	2,340	2,362
AVAILABLE PUPIL PLACES:																		-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15 Y	ear Projectio	ns						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
31	63	94	126	157	202	247	291	336	381	429	476	524	572	620

1	Requirements of New Development (Pupil Places)	620
2	Available Pupil Places in Existing Facilities	-
3	Net Growth-Related Pupil Place Requirements (1-2)	620



Waterloo Region District School Board Education Development Charges Submission 2021 Form G - Growth-Related Net Education Land Costs

ELEMENTARY PANEL

	Site Status			Net Growth-		Percent of Capacity	Total Number of							
	(Optioned,	Proposed		Related Pupil	Proposed	Attributed to Net Growth-	Acres Required	Acreage To Be			Eligible Site	Land		Total
Review	Purchased,	Year Of	Site Location/	Place	School	Related Pupil Place	(Footnote	Funded in EDC	Cost Per	Education	Preparation	Escalation	Financing	Education
Area	Reserved, Etc.)	Acquisition	Facility Type	Requirements	Capacity	Requirements	Oversized Sites)	By-Law Period	Acre	Land Costs	Costs	Costs	Costs	Land Costs
PEC2	Identified	2024	New School (Cambridge West - Bismark Dr.)	458	601	76.15%	7.22	5.50	\$ 1,420,000	\$ 7,806,894	\$ 756,924	\$ 1,230,562	\$ 576,329	\$ 10,370,709
PEC4	Owned	2021	New School (Site is owned -North Cambridge, Equestrian Way)	572	601	95.14%	7.02	6.68	\$-	\$ -	\$ 839,531	\$-	\$ 49,400	\$ 888,931
PEC5B			Accommodated In Existing Facilities, Temporary Space Or Additions	19						\$ -	\$-	\$ -	\$-	\$-
PEC6	TBD	2026	New School - Location TBD	392	401	97.77%	5.00	4.89	\$ 1,060,000	\$ 5,181,716	\$ 715,137	\$ 1,431,613	\$ 431,228	\$ 7,759,694
PEC7	Identified	2027	New School (Cambridge Joint Use Campus, Wesley Blvd.)	530	601	88.22%	7.00	6.18	\$ 1,060,000	\$ 6,546,042	\$ 931,268	\$ 1,808,551	\$ 546,407	\$ 9,832,268
PEC8	TBD	2025	New School - Location TBD	461	501	91.92%	6.00	5.52	\$ 1,060,000	\$ 5,845,928	\$ 782,690	\$ 1,259,834	\$ 464,179	\$ 8,352,631
PEK1A	Identified	2024	New School (Rosenberg #1, Rosenberg Way)	701	701	100.00%	7.50	7.50	\$ 1,230,500	\$ 9,228,750	\$ 1,032,579	\$ 1,454,682	\$ 689,403	\$ 12,405,414
PEK1A	Identified	2029	New School (Rosenberg #2, Gehl Place, Northeast Site)	617	700	88.19%	7.00	6.17	\$ 1,484,500	\$ 9,164,343	\$ 989,196	\$ 2,531,939	\$ 746,450	\$ 13,431,928
РЕК1В	Owned	2021	New School (Site is owned - 80 Tartan Ave)	508	601	84.57%	6.00	5.07	\$ -	\$-	\$ 637,829	\$-	\$ 37,532	\$ 675,361
PEK1C	TBD	2024	New School - Location TBD (Near Strasburg)	700	700	100.00%	7.00	7.00	\$ 1,229,500	\$ 8,606,500	\$ 963,741	\$ 1,356,600	\$ 642,966	\$ 11,569,807
PEK1C	TBD	2028	New School - Location TBD (SW Kitchener Site)	687	700	98.16%	7.00	6.87	\$ 1,229,500	\$ 8,447,719	\$ 1,068,052	\$ 2,333,949	\$ 697,271	\$ 12,546,991
РЕКЗА			Accommodated In Existing Facilities, Temporary Space Or Additions	156						\$ -	\$-	\$-	\$-	\$ -
PEK3D	Identified	2025	New School (Trussler North)	566	601	94.10%	7.00	6.59	\$ 1,230,000	\$ 8,101,797	\$ 934,799	\$ 1,745,988	\$ 634,478	\$ 11,417,062
РЕК4			Accommodated In Existing Facilities, Temporary Space Or Additions	84						\$-	\$ -	\$-	\$-	\$ -
РЕК6В	TBD	2023	Acquire Land For Addition To Existing Facilities	100	100	100.00%	1.00	1.00	\$ 1,230,000	\$ 1,230,000	\$ 133,562	\$ 126,075	\$ 87,654	\$ 1,577,291
РЕК6В			Accommodated In Existing Facilities, Temporary Space Or Additions	241						\$ -	\$-	\$-	\$-	\$ -
PET1	Identified	2026	New School (NW Baden/NE New Hamburg Site)	601	601	100.00%	7.00	7.00	\$ 902,500	\$ 6,317,500	\$ 1,024,047	\$ 1,745,409	\$ 534,702	\$ 9,621,658
PET1	TBD	2035	New School - Location TBD	193	401	48.13%	5.00	2.41	\$ 902,500	\$ 2,171,852	\$ 462,619	\$ 600,043	\$ 190,328	\$ 3,424,842
PET3			Accommodated In Existing Facilities, Temporary Space Or Additions	269						\$ -	\$-	\$-	\$-	\$ -
PET4	Owned	2021	New School (Site is owned - Breslau, Hopewell Creek, 95 Loxleigh Ln.)	601	601	100.00%	7.00	7.00	\$-	\$ -	\$ 879,875	\$-	\$ 51,774	\$ 931,649
PET4			Accommodated In Existing Facilities, Temporary Space Or Additions	176						\$-	\$ -	\$-	\$-	\$ -
PET5	TBD	2025	New School - Location TBD	601	601	100.00%	7.00	7.00	\$ 902,500	\$ 6,317,500	\$ 993,436	\$ 1,361,461	\$ 510,309	\$ 9,182,706
PET5			Accommodated In Existing Facilities, Temporary Space Or Additions	169						\$ -	\$ -	\$-	\$-	\$-
PEW1	Identified	2022	New School (North Waterloo, Beaver Creek Meadows, Pinery Trail)	700	700	100.00%	7.00	7.00	\$ 1,244,500	\$ 8,711,500	\$ 906,986	\$ 435,575	\$ 591,610	\$ 10,645,671
PEW1	TBD	2027	New School - Location TBD	700	700	100.00%	7.00	7.00	\$ 1,244,500	\$ 8,711,500	\$ 1,055,601	\$ 2,406,827	\$ 716,349	\$ 12,890,277
PEW1	TBD	2032	New School - Location TBD	700	700	100.00%	7.00	7.00	\$ 1,244,500	\$ 8,711,500	\$ 1,228,567	\$ 2,406,827	\$ 726,526	\$ 13,073,420
PEW1			Accommodated In Existing Facilities, Temporary Space Or Additions	51						\$-	\$ -	\$-	\$-	\$ -
PEW2			Accommodated In Existing Facilities, Temporary Space Or Additions	149						\$ -	\$ -	\$-	\$-	\$-
Total				11 701	11 112		121 7	113.4		\$ 111 101 040	\$ 16 336 //39	\$ 24 235 936	\$ 8 974 896	\$ 160 598 311

Waterloo Region District School Board Education Development Charges Submission 2021 Form G - Growth-Related Net Education Land Costs

SECONDARY PANEL

		Site Status			Net Growth-		Percent of Capacity	Total Number of							
		(Optioned,	Proposed		Related Pupil	Proposed	Attributed to Net Growth-	Acres Required	Acreage To Be			Eligible Site	Land		Total
	Review	Purchased,	Year Of	Facility	Place	School	Related Pupil Place	(Footnote	Funded in EDC	Cost Per	Education	Preparation	Escalation	Financing	Education
	Area	Reserved, Etc.)	Acquisition	Туре	Requirements	Capacity	Requirements	Oversized Sites)	By-Law Period	Acre	Land Costs	Costs	Costs	Costs	Land Costs
PS02		TBD	2024	New School - Location TBD	1,421	1,501	94.68%	18.00	17.04	\$ 1,238,000	\$ 21,098,828	\$ 2,346,108	\$ 3,322,790	\$ 1,575,089	\$ 28,342,815
PS03				Accommodated In Existing Facilities, Temporary Space Or Additions	353						\$ -	\$ -		\$-	\$-
PS04		TBD	2028	New School - Location TBD	1,117	1,201	92.96%	15.00	13.94	\$ 1,256,500	\$ 17,521,487	\$ 2,167,654	\$ 4,840,864	\$ 1,443,415	\$ 25,973,420
PS05		TBD	2029	New School - Location TBD	620	1,000	61.97%	12.00	7.44	\$ 902,500	\$ 6,711,440	\$ 1,192,159	\$ 1,858,280	\$ 574,417	\$ 10,336,296
Total:	:				3,510	3,702		45.00	38.42		\$ 45,331,754	\$ 5,705,921	\$ 10,021,935	\$ 3,592,922	\$ 64,652,532

Waterloo Region District School Board Education Development Charges Submission 2021 Form H1 - EDC Calculation - Uniform Residential

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	\$ 225,250,843
Add:	EDC Financial Obligations (Form A2)	\$ 5,442,470
Subtotal:	Growth-Related Net Education Land Costs	\$ 230,693,313
Add:	EDC Study Costs	\$ 525,000
Total:	Growth-Related Net Education Land Costs	\$ 231,218,313

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%)	27%	Ś	62.428.944
		T	,, .
Total Growth-Related Net Education Land Costs to be Attributed to Residential			
Development	73%	\$	168,789,368

Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	\$ 168,789,368
Net New Dwelling Units (Form C)	62,334
Uniform Residential EDC per Dwelling Unit	\$ 2,708

Calculation of Non-Residential Charge - Board Determined GFA

Non-Residential Growth-Related Net Education Land Costs	\$ 62,428,944

	Non-Exempt Board-Determined GFA (Form D)	37,567,180
GFA Method:	Non-Residential EDC per Square Foot of GFA	\$ 1.66

Waterloo Region District School Board Education Development Charges Submission 2021 Form H2 - EDC Calculation - Differentiated Residential (Part 1 of 2)

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	\$ 225,250,843
Add:	EDC Financial Obligations (Form A2)	\$ 5,442,470.00
Subtotal:	Growth-Related Net Education Land Costs	\$ 230,693,313
Add:	EDC Study Costs	\$ 525,000.00
Total:	Growth-Related Net Education Land Costs	\$ 231,218,313

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%)	27%	\$ 62,428,944
Total Growth-Related Net Education Land Costs to be Attributed to		
Residential Development	73%	\$ 168,789,368

Waterloo Region District School Board

Education Development Charges Submission 2021

Form H2 - EDC Calculation - Differentiated Residential (Part 2 of 2)

Residential Growth-Related Net Education Land Costs: \$ 168,789,368

Determination of Distribution of New Development:

Type of Development (Form B)	Net New Units (Form B & C)	15-Year Elementary Pupil Yield (Form E)	Elementary Gross Requirements of New Development	Distribution of Elementary Gross Requirements of New Development	15-Year Secondary Pupil Yield (Form E)	Secondary Gross Requirements of New Development	Distribution of Secondary Gross Requirements of New Development	Total Gross Requirements of New Development	Distribution Factor
Low Density Medium Density High Density	23,935 13,330 25,069	0.400 0.211 0.057	9,568 2,817 1,432	69.3% 20.4% 10.4%	0.146 0.073 0.029	3,502 977 719	67% 19% 14%	13,070 3,794 2,150	69% 20% 11%
Total	62,334	0.222	13,817	100%	0.083	5,198	100%	19,015	100%

Calculation of Differentiated Charge:

Type of Development (Form B)	Apportionment of		Apportionment of		Apportionment of		Differentiated	
	Residential Net		Residential Net		Residential Net		Residential	
	Education Land		Education Land		Education Land		EDC per Unit	
	Cost By		Cost By Ne		Cost By Net New Units		by	
	Development		Development (C		Development (Carried over		Development	
	Type		Type fr		Type from above)		Type	
Low Density	\$	116,019,275	23,935	\$ \$	4,847			
Medium Density	\$	33,681,748	13,330		2,527			
High Density	\$	19,088,345	25,069		761			



Waterloo Catholic District School Board

Education Development Charge Forms Submission

Regional Municipality of Waterloo

Waterloo Catholic District School Board Education Development Charges Submission 2021 Form A - Eligibility to Impose an EDC

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

			Elementary				
Elementary						Average	Average
Panel	Year 1	Year 2	Year 3	Year 4	Year 5	Projected	Projected
Board-Wide	2021/	2022/	2023/	2024/	2025/	Enrolment	Enrolment
EDC Capacity	2022	2023	2024	2025	2026	Over Five	less
						Years	Capacity
16,736.0	18,110	18,830	19,478	20,201	20,863	19,496	2,760

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary						Average	Secondary
Panel	Year 1	Year 2	Year 3	Year 4	Year 5	Projected	Projected
Board-Wide	2021/	2022/	2023/	2024/	2025/	Enrolment	Enrolment
EDC Capacity	2022	2023	2024	2025	2026	Over Five	less
						Years	Capacity
6,375.0	7,772	8,067	8,392	8,623	8,900	8,351	1,976

A.2: EDC FINANCIAL OBLIGATIONS

Total Outstanding EDC Financial Obligations (Reserve Fund Balance):	\$ 11,860,621

Waterloo Catholic District School Board Education Development Charges Submission 2021 Form B - Dwelling Unit Summary

PROJECTION OF GROSS NEW DWELLING UNITS BY ELEMENTARY EDC REVIEW AREAS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Total
	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	All
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Units
Cambridge Review Areas (CEC1-CEC4)																
Low Density	259	259	259	259	259	224	224	224	224	224	183	183	183	183	183	3,335
Medium Density	377	377	377	377	377	286	286	286	286	286	212	212	212	212	212	4,378
High Density	640	640	640	640	640	624	624	624	624	624	542	542	542	542	542	9,032
Total	1,277	1,277	1,277	1,277	1,277	1,135	1,135	1,135	1,135	1,135	937	937	937	937	937	16,745
Kitchener Review Areas (CEK1-CEK6)				-								-				
Low Density	542	547	550	555	558	631	626	621	616	610	613	618	622	622	623	8,957
Medium Density	307	305	304	303	302	317	326	336	345	356	358	356	355	351	347	4,969
High Density	535	542	549	556	563	563	568	572	577	582	586	593	600	604	607	8,599
Total	1,385	1,394	1,404	1,414	1,423	1,511	1,520	1,530	1,539	1,549	1,557	1,567	1,577	1,577	1,577	22,525
Township Review Areas (CET1 - CET7)																
Low Density	461	461	461	461	461	482	482	482	482	482	354	354	354	354	354	6,485
Medium Density	164	164	164	164	164	336	336	336	336	336	243	243	243	243	243	3,712
High Density	163	163	163	163	163	245	245	245	245	245	223	223	223	223	223	3,158
Total	788	788	788	788	788	1,063	1,063	1,063	1,063	1,063	820	820	820	820	820	13,355
Waterloo Review Areas (CEW1-CEW3)																
Low Density	359	372	372	373	373	303	346	346	346	346	346	319	319	319	319	5,159
Medium Density	117	134	134	133	133	120	128	128	129	129	129	114	114	114	114	1,869
High Density	303	287	287	287	287	291	304	305	305	305	305	254	254	254	254	4,280
Total	779	792	792	793	793	715	778	779	779	780	780	687	687	687	687	11,308
Total Jurisdiction																
Low Density	1,622	1,639	1,643	1,648	1,652	1,641	1,679	1,674	1,669	1,663	1,496	1,474	1,478	1,478	1,479	23,935
Medium Density	965	980	979	977	976	1,059	1,076	1,086	1,096	1,107	942	925	924	920	916	14,928
High Density	1,642	1,633	1,640	1,647	1,654	1,723	1,741	1,746	1,751	1,756	1,656	1,612	1,619	1,623	1,626	25,069
Total	4,229	4,252	4,262	4,272	4,282	4,423	4,496	4,506	4,516	4,526	4,094	4,011	4,021	4,021	4,021	63,932

Waterloo Catholic District School Board Education Development Charges Submission 2021 Form C - Net New Dwelling Units - By-Law Summary

Elementary Planning Review Areas	Number of Units
Cambridge Review Areas (CEC1-CEC4)	16,745
Kitchener Review Areas (CEK1-CEK6)	22,525
Township Review Areas (CET1 - CET7)	13,355
Waterloo Review Areas (CEW1-CEW3)	11,308
Grand Total Gross New Units In By-Law Area	63,932
Less: Statutorily Exempt Units In By-Law Area	1,598
Total Net New Units In By-Law Area	62,334

Waterloo Catholic District School Board Education Development Charges Submission 2021 Form D - Non-Residential Development

D1 - Non-Residential Charge Based On Gross Floor Area (sq. ft.)

Total Estimated Non-Residential Board-Determined Gross Floor Area	
to be Constructed Over 15 Years From Date of By-Law Passage:	47,963,260
Less: Board-Determined Gross Floor Area From Exempt Development:	10,396,080
Net Estimated Board-Determined Gross Floor Area:	37,567,180

Waterloo Catholic District School Board

Waterloo Catholic District School Board

Education Development Charges Submission 2021

Form E - Growth Related Pupils - Elementary Panel

Education Development Charges Submission 2021

Form E - Growth Related Pupils - Secondary Panel

				Elementary						Secondary
				Growth-						Growth-
	Dwelling	Net New	Elementary	Related			Dwelling	Net New	Secondary	Related
Elementary Planning Areas	Unit Type	Units	Pupil Yield	Pupils		Secondary Planning Area	Unit Type	Units	Pupil Yield	Pupils
	Low Density	3,335	0.195	652			Low Density	3,222	0.052	167
Cambridge Review Areas (CEC1-	Medium Density	3,909	0.116	454		Catholic Secondary Boylow Area #1	Medium Density	1,690	0.028	47
CEC4)	High Density	9,032	0.033	302		Catholic Secondary Review Area #1	High Density	4,641	0.013	60
	Total	16,276	0.086	1,407			Total	9,553	0.029	275
	Low Density	8,957	0.175	1,567			Low Density	14,928	0.052	778
Kitchener Review Areas (CEK1-	Medium Density	4,437	0.097	431		Catholic Secondary Poviow Area #2	Medium Density	6,028	0.029	175
CEK6)	High Density	8,599	0.032	276		Catholic Secondary Review Area #2	High Density	10,198	0.011	115
	Total	21,993	0.103	2,274			Total	31,154	0.034	1,068
	Low Density	6,485	0.160	1,035	ľΓ		Low Density	5,785	0.109	632
Township Review Areas (CET1 -	Medium Density	3,315	0.103	341		Catholia Casandary Daview Area #2	Medium Density	5,612	0.064	361
CET7)	High Density	3,158	0.025	80		Catholic Secondary Review Area #3	High Density	10,230	0.020	207
	Total	12,957	0.112	1,455			Total	21,627	0.055	1,200
	Low Density	5,159	0.109	563	ÌΓ					
Waterloo Review Areas (CEW1-	Medium Density	1,669	0.067	111						
CEW3)	High Density	4,280	0.021	90						
	Total	11,108	0.069	764						
		SUBTOTAL		E 001				SUPTOTAL		2 5 4 2
		SUBTUTAL:		5,901				SUBTUTAL:		2,542
	LESS: Available Pu	767			LESS: Available I	Pupil Places:	0			
	NET GROWTH RE	LATED PUPILS:	5,134				NET GROWTH R	2,542		



Panel: Review Area: Elementary Panel

CEC1 North/Central

REQUIREMENTS OF EXISTING COMMUNITY

				15 Year Projections														
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Christ the King	314	0	256	264	259	244	252	249	249	244	247	251	251	251	250	248	248	249
St. Joseph (C)	242	1	232	256	249	246	257	263	262	265	267	264	264	265	265	266	266	266
St. Margaret of Scotland	314	0	314	309	317	317	322	316	300	288	292	293	285	280	278	276	273	270
St. Michael (C)	360	0	312	330	334	338	340	342	343	344	341	342	339	338	335	330	328	325
St. Peter	383	0	285	242	244	250	253	261	272	274	279	286	286	285	286	286	286	286
St. Teresa of Calcutta	467	2	432	431	419	406	396	385	379	374	372	364	355	353	352	350	346	343
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TOTAL:	2,080.0	3	1,831	1,832	1,822	1,801	1,821	1,815	1,805	1,789	1,798	1,801	1,781	1,772	1,765	1,756	1,747	1,738
AVAILABLE PUPIL PLACES:																		342

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	1S						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
44	88	134	179	225	259	293	327	362	397	418	438	459	479	500

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	500
2	Available Pupil Places in Existing Facilities	342
3	Net Growth-Related Punil Place Requirements (1-2)	158

NOTES


Panel:

Elementary Panel
<u>CEC2</u>Sout

Review Area:

Southwest

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
St. Augustine	352	5	452	423	415	403	394	392	389	389	388	395	393	393	392	391	391	390
St. Gregory	242	0	166	151	149	146	148	152	153	151	153	154	152	152	152	152	152	151
																		1
																		1
																		1
																		1
																		1
																		1
																		1
																		1
																		1
																		1
																		1
																		1
																		1
TOTAL:	594.0	5	618	574	564	548	542	544	541	540	541	549	546	545	544	542	542	542
AVAILABLE PUPIL PLACES:																		52

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	s						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
24	49	73	99	124	142	161	179	198	217	228	239	250	261	272

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	272
2	Available Pupil Places in Existing Facilities	52
3	Net Growth-Related Pupil Place Requirements (1-2)	220

NOTES



Panel:

Elementary Panel

CEC3

Review Area:

Southeast

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
St. Anne (C)	409	3	447	469	480	481	488	492	504	512	512	507	504	497	490	488	482	478
St. Vincent de Paul	562	6	668	704	712	734	756	791	817	845	833	824	823	824	825	827	827	829
																		1
TOTAL:	971.0	9	1,115	1,173	1,192	1,214	1,244	1,284	1,322	1,358	1,345	1,331	1,328	1,321	1,314	1,314	1,310	1,307
AVAILABLE PUPIL PLACES:																		-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	ns						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
14	28	43	57	72	102	132	163	193	225	253	281	309	337	366

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	366
2	Available Pupil Places in Existing Facilities	0
3	Net Growth-Related Pupil Place Requirements (1-2)	366

NOTES



Panel:

Elementary Panel CEC4

Review Area:

Northeast

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Our Lady of Fatima	504	0	393	434	444	454	457	470	461	468	469	462	457	448	442	437	432	426
St. Elizabeth	352	4	383	407	424	427	436	438	440	442	446	436	432	431	422	419	413	409
St. Gabriel	401	4	448	486	501	530	538	541	565	578	593	603	613	610	610	606	605	604
TOTAL:	1,257.0	8	1,224	1,328	1,369	1,412	1,431	1,449	1,466	1,488	1,509	1,501	1,501	1,489	1,475	1,462	1,449	1,438
AVAILABLE PUPIL PLACES:																		-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

1						15	Year Projection	ns						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
1														
10	21	32	43	54	76	98	121	143	167	187	208	229	249	270
L														

1	Requirements of New Development (Pupil Places)	270
2	Available Pupil Places in Existing Facilities	-
3	Net Growth-Related Pupil Place Requirements (1-2)	270



Panel:

Elementary Panel
<u>CEK1</u>Nort

Review Area:

Northwest

REQUIREMENTS OF EXISTING COMMUNITY

				15 Year Projections														
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
St. Dominic Savio	444	5	497	545	555	572	591	603	607	625	627	620	619	614	611	612	611	612
St. John	502	2	486	505	511	536	542	549	559	554	544	536	532	521	513	503	493	482
St. Mark	245	4	329	341	348	358	367	370	380	388	380	380	377	370	368	361	356	349
St. Paul	303	7	410	472	495	517	541	556	572	574	554	563	539	540	540	543	543	541
																		I
																		1
																		1
																		1
																		1
																		1
																		1
TOTAL:	1,494.0	18	1,722	1,864	1,908	1,983	2,040	2,079	2,118	2,140	2,104	2,098	2,067	2,046	2,032	2,020	2,003	1,984
AVAILABLE PUPIL PLACES:																		-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	ıs						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
10	21	32	43	54	60	66	72	78	84	90	96	102	108	114

1	Requirements of New Development (Pupil Places)	114
2	Available Pupil Places in Existing Facilities	0
3	Net Growth-Related Pupil Place Requirements (1-2)	114



Panel:	Elementary Panel

Review Area:

CEK2

East

REQUIREMENTS OF EXISTING COMMUNITY

										15	Year Projection	ons						
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Canadian Martyrs	314	3	389	392	404	411	432	449	448	447	455	469	450	441	434	425	418	411
Saint John Paul II	611	8	784	798	803	806	784	777	779	775	778	800	802	793	789	788	789	784
St. Anne (K)	521	6	608	652	695	704	732	749	752	772	772	761	764	764	757	760	757	759
St. Daniel	317	10	526	556	586	611	635	655	651	654	661	636	638	638	632	630	625	620
																		1
																		1
																		1
																		1
																		1
																		1
TOTAL:	1,763.0	27	2,307	2,398	2,489	2,531	2,583	2,629	2,631	2,648	2,665	2,666	2,655	2,637	2,613	2,603	2,588	2,574
AVAILABLE PUPIL PLACES:																		-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

_								15	Year Projection	IS						
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
		2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
А.	STUDENTS FROM NEW RESIDENTIAL DEVELOPMENT	16	33	50	67	85	101	117	134	151	168	182	196	210	224	239
B. CA	EDC ELIGIBLE STUDENTS HOLDING IN OTHER SCHOOLS (Attending Schools In Review Area) LCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125
	1 Requirements of New Development (Pupil Places, A + B) 364															

2	Available Pupil Places in Existing Facilities	0
3	Net Growth-Related Pupil Place Requirements (1-2)	364



Panel:		E

Review Area:

Elementary Panel

CEK3 Central

REQUIREMENTS OF EXISTING COMMUNITY

						-				15	Year Projectio	ons						
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Blessed Sacrament	360	4	395	442	454	477	507	527	547	576	607	610	632	647	657	663	663	658
John Sweeney	614	8	743	766	773	771	789	800	804	811	817	827	828	826	824	822	820	817
Monsignor R.M. Haller	234	2	268	256	256	253	250	247	246	247	246	239	235	231	228	226	224	222
Our Lady of Grace	265	6	377	367	370	386	399	407	398	411	413	407	406	407	404	403	401	398
St. Aloysius	363	5	440	489	502	518	524	537	544	552	536	533	525	507	494	486	476	466
St. Bernadette	291	1	277	289	292	282	283	292	301	296	285	273	264	261	252	246	238	231
New Huron Brigadoon (Planned Opening 2022)	650	0				-	-			-	-		-	-	-	-		
TOTAL:	2,777.0	26	2,500	2,608	2,648	2,686	2,753	2,809	2,840	2,893	2,903	2,889	2,890	2,878	2,860	2,846	2,821	2,792
AVAILABLE PUPIL PLACES:																		

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	s						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
54	109	165	223	282	362	452	544	637	730	824	919	1014	1109	1204

1	Requirements of New Development (Pupil Places)	1204
2	Available Pupil Places in Existing Facilities	0
3	Net Growth-Related Pupil Place Requirements (1-2)	1204



Elementary Panel

Panel: Review Area:

CEK4 West (and part of Wilmot)

REQUIREMENTS OF EXISTING COMMUNITY

										15	Year Projection	ons						
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
TOTAL:	0.0	0.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AVAILABLE PUPIL PLACES:		•												•	•			-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projectio	ns						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
1	1		2	3 3	4	5	5	6	7	7	8	8	9	9

1	Requirements of New Development (Pupil Places)	9
2	Available Pupil Places in Existing Facilities	0
3	Net Growth-Related Pupil Place Requirements (1-2)	9



Panel:	Elementar

Review Area:

Elementary Panel

South

CEK5

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
St. Kateri Tekakwitha	349	12	571	582	593	593	600	614	611	608	624	620	612	612	606	611	608	608
St. Timothy	291	1	279	295	298	297	295	293	290	284	280	276	275	273	269	267	264	262
																		1
																		1
																		-
TOTAL:	640.0	13	850	877	891	890	894	907	901	892	904	895	887	885	875	878	873	870
AVAILABLE PUPIL PLACES:																		-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	IS						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
42	84	128	173	218	273	312	352	393	434	478	522	567	611	655

1	Requirements of New Development (Pupil Places)	655
2	Available Pupil Places in Existing Facilities	0
3	Net Growth-Related Pupil Place Requirements (1-2)	655



Panel:

Elementary Panel CEK6

Review Area:

Northeast

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
St. Teresa (K)	291	0	238	262	273	277	289	291	296	297	292	286	278	272	265	262	256	250
																		1
																		i
TOTAL:	291.0	0	238	262	273	277	289	291	296	297	292	286	278	272	265	262	256	250
AVAILABLE PUPIL PLACES:																		41

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	ns						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	4	8 11	1 15	20	23	26	29	32	35	39	43	46	50	54

1	Requirements of New Development (Pupil Places)	54
2	Available Pupil Places in Existing Facilities	41
3	Net Growth-Related Pupil Place Requirements (1-2)	13



Elementary Panel

Wellesley & Woolwich Southwest

Panel:

Review Area:

CET1

REQUIREMENTS OF EXISTING COMMUNITY

										15	Vear Projectio	ons						
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
St. Clement	265	0	205	238	240	251	253	256	260	262	264	257	253	252	248	251	250	250
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TOTAL:	265.0	0	205	238	240	251	253	256	260	262	264	257	253	252	248	251	250	250
AVAILABLE PUPIL PLACES:																		15

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

1						15	Year Projectio	ns						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
í														
1 1	2 4	1 1	;	7 9) 12	14	16	19	22	22	23	24	24	25
L														

1	Requirements of New Development (Pupil Places)	25
2	Available Pupil Places in Existing Facilities	15
3	Net Growth-Related Pupil Place Requirements (1-2)	10



Elementary Panel

Panel:

Review Area:

CET2 Woolwich North

REQUIREMENTS OF EXISTING COMMUNITY

				15 Year Projections														
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
St. Teresa (E)	271	. 0	188	193	190	191	187	180	176	179	179	176	176	176	175	176	176	176
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TOTAL:	271.0	0	188	193	190	191	187	180	176	179	179	176	176	176	175	176	176	176
AVAILABLE PUPIL PLACES:																		95

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

							19	Year Projectio	ns						
Year 1	Yea	r 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	202	2/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	202	23	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	7	14	22	30	38	45	52	60	67	75	84	93	102	111	120

1	Requirements of New Development (Pupil Places)	120
2	Available Pupil Places in Existing Facilities	95
3	Net Growth-Related Pupil Place Requirements (1-2)	25



Elementary Panel

Panel:

Review Area:

CET3 Woolwich South

REQUIREMENTS OF EXISTING COMMUNITY

										15	Year Projectio	ns						
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
St. Boniface	257	1	194	129	144	159	171	185	198	207	222	232	236	231	226	222	217	213
TOTAL:	257.0	1	194	129	144	159	171	185	198	207	222	232	236	231	226	222	217	213
AVAILABLE PUPIL PLACES:																		44

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						19	Year Projection	ıs						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
12	2 24	31	7 50	63	75	88	100	113	126	141	157	172	188	203

1	Requirements of New Development (Pupil Places)	203
2	Available Pupil Places in Existing Facilities	44
3	Net Growth-Related Pupil Place Requirements (1-2)	159



Elementary Panel

Panel:

Review Area:

CET4 Cambridge Southeast & North Dumfries East

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Holy Spirit	622	0	576	544	529	517	514	500	490	474	475	476	471	470	471	471	470	471
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TOTAL:	622.0	0	576	544	529	517	514	500	490	474	475	476	471	470	471	471	470	471
AVAILABLE PUPIL PLACES:																		151

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	s						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
26	52	78	104	130	194	257	320	383	446	501	555	609	663	718

1	Requirements of New Development (Pupil Places)	718
2	Available Pupil Places in Existing Facilities	151
3	Net Growth-Related Pupil Place Requirements (1-2)	566



Elementary Panel

Panel:

Review Area:

CET5 North Dumfries West

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
St. Brigid	234	2	257	270	274	279	288	283	285	288	272	270	263	265	264	264	263	264
																		i
TOTAL:	234.0	2	257	270	274	279	288	283	285	288	272	270	263	265	264	264	263	264
AVAILABLE PUPIL PLACES:																		0

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	IS						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
12	24	37	50	63	87	111	135	158	182	190	197	204	211	218

1	Requirements of New Development (Pupil Places)	218
2	Available Pupil Places in Existing Facilities	0
3	Net Growth-Related Pupil Place Requirements (1-2)	218



Panel:	Elementa

Review Area:

Elementary Panel
<u>CET6</u><u>Wilmot</u>

CET6

REQUIREMENTS OF EXISTING COMMUNITY

			15 Year Projections															
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Holy Family	245	6	329	363	386	406	429	441	450	459	468	461	467	474	474	475	472	471
						_		_										
TOTAL:	245.0	6	329	363	386	406	429	441	450	459	468	461	467	474	474	475	472	471
AVAILABLE PUPIL PLACES:																		0

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	15						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
10	20	31	42	53	66	79	93	107	121	129	138	146	154	163

1	Requirements of New Development (Pupil Places)	163
2	Available Pupil Places in Existing Facilities	0
3	Net Growth-Related Pupil Place Requirements (1-2)	163



Panel:

Elementary Panel

Review Area:

CET7 St Agatha

REQUIREMENTS OF EXISTING COMMUNITY

										15	5 Year Projectio	ons						
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Holy Rosary - Bussed (rural)	-	0																1
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TOTAL:	0.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AVAILABLE PUPIL PLACES:																		0

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

							5 Year Projecti	ons						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	1	1	2	3	4	4	56		6	, 1	7 8	8	9	9

1	Requirements of New Development (Pupil Places)	9
2	Available Pupil Places in Existing Facilities	0
3	Net Growth-Related Pupil Place Requirements (1-2)	9



Panel:	Elementary Panel

CEW1

West

Review Area:

REQUIREMENTS OF EXISTING COMMUNITY

										15	5 Year Projectio	ons						
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Holy Rosary	458	1	442	468	499	513	522	552	579	588	598	600	593	588	583	578	574	568
St. Nicholas	478	0	444	423	416	395	384	383	367	355	341	342	343	342	340	339	337	335
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TOTAL:	936.0	1	886	891	915	908	906	936	947	943	940	942	936	930	923	917	911	903
AVAILABLE PUPIL PLACES:																		33

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	s						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
22	46	70	95	119	156	192	229	265	301	331	358	384	411	437

1	Requirements of New Development (Pupil Places)	437
2	Available Pupil Places in Existing Facilities	33
3	Net Growth-Related Pupil Place Requirements (1-2)	405



Panel:	Element

Review Area:

Elementary Panel

CEW2 Central

REQUIREMENTS OF EXISTING COMMUNITY

				15 Year Projections														
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Our Lady of Lourdes	337	1	324	342	359	379	395	397	410	434	439	447	448	442	444	442	445	444
Sir Edgar Bauer	481	0	394	430	457	485	500	510	528	545	549	556	556	555	553	551	545	537
St. Agnes	288	9	396	521	566	601	645	667	698	712	715	710	715	709	705	704	707	710
																		-
TOTAL:	1,106.0	10	1,114	1,292	1,383	1,465	1,541	1,574	1,637	1,690	1,703	1,714	1,719	1,707	1,702	1,697	1,698	1,690
AVAILABLE PUPIL PLACES:																		0

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

1						15	Year Projection	15						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
i														
13	27	41	55	69	81	94	108	121	135	150	165	179	193	207
1														

1	Requirements of New Development (Pupil Places)	207
2	Available Pupil Places in Existing Facilities	0
3	Net Growth-Related Pupil Place Requirements (1-2)	207


Panel:	Elementary Panel

CEW3

East

Review Area:		

REQUIREMENTS OF EXISTING COMMUNITY

				15 Year Projections														
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
St. Luke	668	0	425	415	423	425	432	445	459	467	474	477	477	471	465	466	467	468
St. Matthew	386	3	432	456	444	441	437	449	446	443	435	433	430	426	425	425	425	423
																		1
																		1
																		1
																		1
																		1
																		1
																		1
																		1
																		1
																		1
																		1
TOTAL:	1,054.0	3	857	871	868	866	869	894	905	910	908	910	907	897	890	891	892	891
AVAILABLE PUPIL PLACES:																		163

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15	Year Projection	15						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
14	4 29	44	60	76	94	94	94	94	94	99	104	110	115	120

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	120
2	Available Pupil Places in Existing Facilities	163
3	Net Growth-Related Pupil Place Requirements (1-2)	0





Panel:		
Review Area:		

Secondary Panel CS01 North

REQUIREMENTS OF EXISTING COMMUNITY

				15 Year Projections														
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
ST. DAVID	1,071.0	1	977	944	943	940	946	981	1,012	1,054	1,116	1,191	1,255	1,317	1,354	1,344	1,332	1,318
																		1
																		1
																		1
																		1
																		1
																		1
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																		1
																		1
																		1
TOTAL:	1,071.0	1	977	944	943	940	946	981	1,012	1,054	1,116	1,191	1,255	1,317	1,354	1,344	1,332	1,318
AVAILABLE PUPIL PLACES:																		

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15 Y	'ear Projectio	ns						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
16	31	47	63	80	98	117	136	156	176	196	215	235	255	275

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	275
2 Available Pupil Places in Existing Facilities	-
3 Net Growth-Related Pupil Place Requirements (1-2)	275

NOTES



Panel:	
Review Area:	

Secondary Panel
CS02
West + Central

REQUIREMENTS OF EXISTING COMMUNITY

				15 Year Projections														
	Current	Number	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
RESURRECTION	1,287.0	10	1,630	1,713	1,774	1,836	1,898	1,942	1,988	2,061	2,209	2,314	2,440	2,525	2,550	2,538	2,524	2,507
ST. MARY'S	1,530.0	27	2,180	2,227	2,301	2,403	2,461	2,516	2,629	2,671	2,720	2,835	2,909	2,972	3,056	3,066	3,068	3,062
TOTAL:	2,817.0	37	3,810	3,940	4,076	4,239	4,359	4,458	4,616	4,731	4,929	5,149	5,349	5,497	5,607	5,604	5,592	5,569
AVAILABLE PUPIL PLACES:																		-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15 Y	ear Projectio	ıs						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
58	118	178	239	301	374	450	526	603	681	759	836	913	990	1,068

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	1,068
2	Available Pupil Places in Existing Facilities	-
3	Net Growth-Related Pupil Place Requirements (1-2)	1.068



Panel:	
Review Area:	

Secondary Panel
CS03
East + South

REQUIREMENTS OF EXISTING COMMUNITY

										15 Y	'ear Projectio	ns						
	Current	Number	Current	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15										Year 15				
Existing Schools and Projects	OTG	of Temp	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
	Capacity	Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
ST. BENEDICT	1,458.0	9	1,662	1,615	1,622	1,643	1,631	1,669	1,702	1,716	1,703	1,723	1,745	1,771	1,811	1,833	1,831	1,819
MONSIGNOR DOYLE	1,029.0	3	1,066	1,116	1,111	1,092	1,048	989	943	922	964	995	1,035	1,056	1,055	1,041	1,032	1,023
TOTAL:	2,487.0	12	2,728	2,731	2,733	2,736	2,680	2,659	2,645	2,638	2,667	2,719	2,780	2,827	2,866	2,874	2,864	2,842
AVAILABLE PUPIL PLACES:																		-

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

						15 Y	ear Projectio	ıs						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
72	145	218	291	365	445	525	606	688	770	856	942	1,028	1,114	1,200

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	1,200
2	Available Pupil Places in Existing Facilities	-
3	Net Growth-Related Pupil Place Requirements (1-2)	1,200



Waterloo Catholic District School Board Education Development Charges Submission 2021 Form G - Growth-Related Net Education Land Costs

ELEMENTARY PANEL

	Site Status			Net Growth-		Percent of Capacity	Total Number of							
	(Optioned,	Proposed		Related Pupil	Proposed	Attributed to Net Growth-	Acres Required	Acreage To Be			Eligible Site	Land		Total
Review	Purchased,	Year Of	Site Location/	Place	School	Related Pupil Place	(Footnote	Funded in EDC	Cost Per	Education	Preparation	Escalation	Financing	Education
Area	Reserved, Etc.)	Acquisition	Facility Type	Requirements	Capacity	Requirements	Oversized Sites)	By-Law Period	Acre	Land Costs	Costs	Costs	Costs	Land Costs
CEC1	TBD	2031	New School - Location TBD	158	401	. 39.49%	5.00	1.97	\$ 1,054,000	\$ 2,081,111	\$ 336,183	\$ 574,973	\$ 197,441	\$ 3,189,708
CEC2	TBD	2025	Additional Land Required For Additions To Existing Schools	220	220	100.00%	2.00	2.00	\$ 1,054,000	\$ 2,108,000	\$ 283,839	\$ 454,287	\$ 187,798	\$ 3,033,924
CEC3			Accommodated In Existing Facilities Through The Use Of Temporary Space Or Additions	366						\$ -	\$ -	\$-	\$-	\$-
CEC4	TBD	2026	New School - Location TBD	270	401	67.30%	5.00	3.37	\$ 1,054,000	\$ 3,546,870	\$ 492,296	\$ 979,935	\$ 331,179	\$ 5,350,280
CEK1			Accommodated In Existing Facilities Through The Use Of Temporary Space Or Additions	114						\$-	\$-	\$-	\$-	\$ -
CEK2	Designated	2021	New Grade 7/8 School (Designated Site and Approved School)	364	401	90.70%	5.00	4.53	\$ 750,000	\$ 3,401,145	\$ 570,015	\$ 0	\$ 262,032	\$ 4,233,192
СЕКЗ	Identified	2023	New Elementary School (Rosenberg Sites)	600	600	100.00%	6.00	6.00	\$ 1,092,000	\$ 6,552,000	\$ 801,371	\$ 671,580	\$ 529,516	\$ 8,554,467
СЕКЗ	Identified	2028	New Elementary School (Rosenberg Sites)	600	600	100.00%	6.00	6.00	\$ 1,484,500	\$ 8,907,000	\$ 932,680	\$ 2,460,840	\$ 811,633	\$ 13,112,153
СЕКЗ			Accommodated In Existing Facilities Through The Use Of Temporary Space Or Additions	4						\$-	\$-	\$-	\$-	\$ -
CEK4			Accommodated In Existing Facilities Through The Use Of Temporary Space Or Additions	9						\$-	\$-	\$-	\$-	\$ -
CEK5	Identified	2022	New Elementary School (Doon South Site)	650	650	100.00%	6.00	6.00	\$ 1,235,000	\$ 7,410,000	\$ 777,417	\$ 370,500	\$ 564,683	\$ 9,122,600
CEK5			Accommodated In Existing Facilities Through The Use Of Temporary Space Or Additions	5						\$-	\$-	\$-	\$-	\$ -
CEK6			Accommodated In Existing Facilities Through The Use Of Temporary Space Or Additions	13						\$ -	\$ -	\$-	\$ -	\$-
CET1			Accommodated In Existing Facilities Through The Use Of Temporary Space Or Additions	10						\$-	\$ -	\$-	\$ -	\$-
CET2			Accommodated In Existing Facilities Through The Use Of Temporary Space Or Additions	25						\$-	\$ -	\$-	\$ -	\$-
CET3	Owned	2022	New School (St. Boniface - Site is owned)	159	257	62.06%	4.91	3.05		\$-	\$ 394,817	\$-	\$ 26,051	\$ 420,868
CET4	Identified	2026	New School (SE Galt Site - Identified Site - Shared Site/School With WRDSB)	354	354	100.00%	6.50	6.50	\$ 1,054,000	\$ 6,851,000	\$ 950,901	\$ 1,892,805	\$ 639,692	\$ 10,334,398
CET4			Accommodated In Existing Facilities Through The Use Of Temporary Space Or Additions	212						\$-	\$ -	\$-	\$ -	\$-
CET5			Accommodated In Existing Facilities Through The Use Of Temporary Space Or Additions	218						\$-	\$ -	\$-	\$ -	\$-
CET6	TBD	2031	New School - Location TBD	163	401	40.56%	5.00	2.03	\$ 901,500	\$ 1,828,429	\$ 345,329	\$ 505,161	\$ 176,765	\$ 2,855,684
CET7			Accommodated In Existing Facilities Through The Use Of Temporary Space Or Additions	9						\$ -	\$ -	\$ -	\$ -	\$ -
CEW1			Accommodated In Existing Facilities Through The Use Of Temporary Space Or Additions	405						\$ -	\$ -	\$	\$	\$ -
CEW2			Accommodated In Existing Facilities Through The Use Of Temporary Space Or Additions	207						\$ -	\$ -	\$ -	\$ -	\$ -
Total:				5,134	4,285		51.4	41.4		\$ 42,685,555	\$ 5,884,848	\$ 7,910,081	\$ 3,726,789	\$ 60,207,273

Waterloo Catholic District School Board Education Development Charges Submission 2021 Form G - Growth-Related Net Education Land Costs

SECONDARY PANEL

Review	Site Status (Optioned, Purchased,	Proposed Year Of	Facility	Net Growth- Related Pupil Place	Proposed School	Percent of Capacity Attributed to Net Growth- Related Pupil Place	Total Number of Acres Required (Footnote	Acreage To Be Funded in EDC	Cost Per	Education	Eligible Site Preparation	Land Escalation	Financing	Total
Area	Reserved, Etc.)	Acquisition	Туре	Requirements	Capacity	Requirements	Oversized Sites)	By-Law Period	Acre	Land Costs	Costs	Costs	Costs	Land Costs
CS01			Accommodated In Existing Facilities Through The Use Of Temporary Space Or Additions	275							\$-	ş -	\$-	\$ -
CS02	Designated	2021	New Secondary School (East Kitchener Designated Site & Approved)	1,000	1,000	100.00%	12.50	12.50	\$ 750,000	\$ 9,375,000	\$ 1,571,205	ş -	\$ 722,271	\$ 11,668,476
CS02			Accommodated In Existing Facilities Through The Use Of Temporary Space Or Additions	68						\$ -	\$ -	\$ -	\$ -	\$-
CS03	TBD	2025	New School - Location TBD	1,200	1,200	99.98%	14.00	14.00	\$ 1,054,000	\$ 14,752,531	\$ 1,986,406	\$ 3,179,263	\$ 1,314,276	\$ 21,232,476
Total:				2,542	2,200		26.50	26.50		\$ 24,127,531	\$ 3,557,611	\$ 3,179,263	\$ 2,036,546	\$ 32,900,951

Waterloo Catholic District School Board Education Development Charges Submission 2021 Form H1 - EDC Calculation - Uniform Residential

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	\$	93,108,224
Add:	EDC Financial Obligations (Form A2)	-\$	11,860,621
Subtotal:	Growth-Related Net Education Land Costs	\$	81,247,603
Add:	EDC Study Costs	\$	450,000
Total:	Growth-Related Net Education Land Costs	\$	81,697,603

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%)	20%	¢	16 339 521
	20/6	Ŷ	10,333,321
Total Growth-Related Net Education Land Costs to be Attributed to Residential			
Development	80%	\$	65,358,083

Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	\$ 65,358,083
Net New Dwelling Units (Form C)	62,334
Uniform Residential EDC per Dwelling Unit	\$ 1,049

Calculation of Non-Residential Charge - Board Determined GFA

No. Deside stations and polaris division of each state of each		46 220 524
Non-Residential Growth-Related Net Education Land Costs	Ş	16,339,521

	Non-Exempt Board-Determined GFA (Form D)	37,567,180
GFA Method:	Non-Residential EDC per Square Foot of GFA	\$ 0.43

Waterloo Catholic District School Board Education Development Charges Submission 2021 Form H2 - EDC Calculation - Differentiated Residential (Part 1 of 2)

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	\$	93,108,224
Add:	EDC Financial Obligations (Form A2)	-\$	11,860,621.00
Subtotal:	Growth-Related Net Education Land Costs	\$	81,247,603
Add:	EDC Study Costs	\$	450,000.00
Total:	Growth-Related Net Education Land Costs	\$	81,697,603

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%)	20%	\$ 16,339,521
Total Growth-Related Net Education Land Costs to be Attributed to		
Residential Development	80%	\$ 65,358,083

Waterloo Catholic District School Board

Education Development Charges Submission 2021

Form H2 - EDC Calculation - Differentiated Residential (Part 2 of 2)

Residential Growth-Related Net Education Land Costs: \$ 65,358,083

Determination of Distribution of New Development:

Type of Development (Form B)	Net New Units (Form B & C)	15-Year Elementary Pupil Yield (Form E)	Elementary Gross Requirements of New Development	Distribution of Elementary Gross Requirements of New Development	15-Year Secondary Pupil Yield (Form E)	Secondary Gross Requirements of New Development	Distribution of Secondary Gross Requirements of New Development	Total Gross Requirements of New Development	Distribution Factor
Low Density Medium Density High Density	23,935 13,330 25,069	0.159 0.100 0.030	3,816 1,338 747	64.7% 22.7% 12.7%	0.066 0.044 0.015	1,577 582 382	62% 23% 15%	5,394 1,920 1,129	64% 23% 13%
Total	62,334	0.095	5,901	100%	0.041	2,542	100%	8,443	100%

Calculation of Differentiated Charge:

Type of Development (Form B)	Apportionment of		Apportionment of		Differentiated	
	Residential Net		Residential Net		Residential	
	Education Land		Education Land		EDC per Unit	
	Cost By		Cost By Net New Units		by	
	Development		Development (Carried over		Development	
	Type		Type from above)		Type	
Low Density	\$	41,753,053	23,935	\$	1,744	
Medium Density	\$	14,864,250	13,330	\$	1,115	
High Density	\$	8,740,780	25,069	\$	349	