

APRIL 15, 2024

WATERLOO REGION DISTRICT SCHOOL BOARD
NOTICE AND AGENDA

A Committee of the Whole meeting of the Waterloo Region District School Board will be held in the Boardroom, Building 2, 51 Ardelt Avenue, Kitchener, Ontario, on **Monday, April 15, 2024, at 7:00 p.m.**

AGENDA

Call to Order

O Canada

Approval of Agenda

Celebrating Board Activities/Announcements

Declarations of Pecuniary Interest

Delegations

Lamees Jallad - Anti-Palestinian Racism Experience
Zarina Sarhadi - Palestinian Issues within the WRDSB
Quill Christie-Peters - Anti-Arab Racism and Censorship
Akbar Arkani - Palestinian Issues within the WRDSB
Cristina Fernandes - Book Review for Libraries and Classrooms
Elaine Scharlach - Budget Deficit
Julia Malott - Solar Eclipse Decision

Staff Follow Up

GRCA Nature Centres

S. Miller

SEAC Letter - Funding Amounts

S. Miller

Policy and Governance

01 Board Policy 1016 - Use of Service Animals by Students

Policy Working Group / J. Albrecht

05 Board Policy 5003 - Recognition of Retiring Staff

Policy Working Group / G. Shantz

Reports

08 New South Kitchener Elementary School Boundary Review

N. Landry / L. Agar

22 Education Development Charges Report

N. Landry / L. Agar

Board Reports

Question Period (*10 minutes*)

Future Agenda Items (*Notices of Motion to be referred to Agenda Development Committee*)

Adjournment

Questions relating to this agenda should be directed to
Stephanie Reidel, Manager of Corporate Services
519-570-0003, ext. 4336, or Stephanie_Reidel@wrdsb.ca



Report to Committee of the Whole

April 15, 2024

Subject: Board Policy 1016 - Use of Service Animals by Students

Recommendation

That the Waterloo Region District School Board approve Board Policy 1016 - Use of Service Animals by Students as presented at the April 15, 2024, Committee of the Whole meeting.

Status

The Policy Working Group is recommending approval of Board Policy 1016 - Use of Service Animals by Students. A copy of the draft recommendations and the current policy are included with this report.

Recommended changes include updated language and definitions.

The Policy Working Group has ensured that the following steps have occurred:

- Public Consultation
- Consultation with WRDSB Committees including but not limited to, Parent Involvement Committee, Special Education Advisory Committee and Equity and Inclusion Advisory Group
- Reviewed using the Human Rights and Equity Review Guide
- Reviewed by Leadership Council
- Reviewed for legislative updates and consistent language

Background

On March 22, 2021 the Board of Trustees approved striking a Policy Working Group.

Financial implications

There are no known financial implications resulting from the policy revisions presented in this report.

Communications

Approved policies will be updated on the internal and external websites after ratification at the end of the month.

Prepared by: Stephanie Reidel, Manager of Corporate Services
for the Policy Working Group in consultation with Leadership Council



USE OF SERVICE ANIMALS BY STUDENTS

Legal References:	Education Act Ontario Human Rights Code (OHRC) Accessibility of Ontarians with Disabilities Act (AODA), 2005 Blind Persons Rights Act, 2007 Individual Education Plan, A Resource Guide, 2004 OHRC Policy On Accessible Education for Students with Disabilities, 2018 PPM 163 School Board Policies on Service Animals, 2019
Related References:	Board Policy 1008 - Equity and Inclusion Board Policy 1010 - Accessibility of Ontarians with Disabilities Board Policy 1006 - Supporting Students with Prevalent Medical Conditions Board Policy 1017 - Human Rights Administrative Procedure 1630 - Accessibility of Ontarians with Disabilities Administrative Procedure 1470 - Anaphylactic Management Plan Administrative Procedure 2020 - Use of Service Dogs
Effective Date:	January 1, 2020
Revisions:	April 15, 2024
Reviewed:	

1. ~~Preamble~~ Purpose

1.1 The Waterloo Region District School Board (WRDSB) is committed to the learning of all students and provides a range of differentiated placements, programs and interventions to support student achievement and well being. It is the policy of the Waterloo Region District School Board, in accordance with its obligations pursuant to the Ontario Human Rights Code, to provide individualized accommodation to students with disabilities (as defined in Section 2 of the AODA and the OHRC) to enable them to have meaningful access to education services.

2. Definitions

2.1 Competing Human Rights involve situations where parties to a dispute claim that the enjoyment of an individual or group's human rights and freedoms, as protected by law, would interfere with another's rights and freedoms. This complicates the normal approach to resolving a human rights dispute where only one side claims a human rights violation. In some cases, only one party is making a human rights claim, but the claim conflicts with the legal entitlements of another party or parties. In situations where competing rights may be involved, the WRDSB will follow the Ontario Human Rights Commission's organizational process for addressing competing human rights.

2.2 Guide Dog, Service Dog and Service Animals are defined in Administrative Procedure 2020 - Use Of Service Animals, Guide Dogs And Service Dogs By Students Section 3.

3. ~~Purpose~~ Application of the Policy

- 3.1 In circumstances where a caregiver~~parent~~/guardian or adult student requests to have the student's Guide Dog, Service Dog or Service Animal accompany a student while attending school or a school-related event, each request will be reviewed individually by the WRDSB considering the student's dignity, integration, independence and disability-related learning needs and the current accommodations available to enable meaningful access to education.
- 3.2 The process of accommodation shall also consider the competing human rights of other students and staff; the impact of the Guide Dog, Service Dog or Service Animal on the learning environment; and the health and safety of all individuals who are or might be in the school, on school grounds or at a school-related event.
- 3.3 The Board shall retain data regarding the requests for Guide Dogs, Service Dogs and Service Animals as outlined in Administrative Procedure 2020.

Draft



USE OF SERVICE ANIMALS BY STUDENTS

Legal References: *Education Act*
Ontario Human Rights Code (OHRC)
Accessibility of Ontarians with Disabilities Act (AODA), 2005
Blind Persons Rights Act, 2007
Individual Education Plan, A Resource Guide, 2004
OHRC Policy On Accessible Education for Students with Disabilities, 2018
PPM 163 School Board Policies on Service Animals, 2019

Related References: *Board Policy 1008 - Equity and Inclusion*
Board Policy 1010 - Accessibility of Ontarians with Disabilities
Board Policy 1006 - Supporting Students with Prevalent Medical Conditions
Administrative Procedure 1630 - Accessibility of Ontarians with Disabilities
Administrative Procedure 1470 - Anaphylactic Management Plan
Administrative Procedure 2020 - Use of Service Dogs

Effective Date: January 1, 2020

Revisions:

Reviewed:

1. Preamble

- 1.1 The Waterloo Region District School Board (WRDSB) is committed to the learning of all students and provides a range of differentiated placements, programs and interventions to support student achievement and well being. It is the policy of the Waterloo Region District School Board, in accordance with its obligations pursuant to the Ontario Human Rights Code, to provide individualized accommodation to students with disabilities (as defined in Section 2 of the AODA and the OHRC) to enable them to have meaningful access to education services.

2. Purpose

- 2.1 In circumstances where a parent or adult student requests to have the student's Guide Dog, Service Dog or Service Animal accompany a student while attending school or a school-related event, each request will be reviewed individually by the WRDSB considering the student's dignity, integration, independence and disability-related learning needs and the current accommodations available to enable meaningful access to education.
- 2.2 The process of accommodation shall also consider the competing human rights of other students and staff; the impact of the Guide Dog, Service Dog or Service Animal on the learning environment; and the health and safety of all individuals who are or might be in the school, on school grounds or at a school-related event.
- 2.3 The Board shall retain data regarding the requests for Guide Dogs, Service Dogs and Service Animals as outlined in Administrative Procedure 2020.



Report to Committee of the Whole

April 15, 2024

Subject: Board Policy 5003 - Recognition of Retiring Staff

Recommendation

That the Waterloo Region District School Board approve Board Policy 5003 - Recognition of Retiring Staff as presented at the April 15, 2024, Committee of the Whole meeting.

Status

The Policy Working Group is recommending approval of Board Policy 5003 - Recognition of Retiring Staff. A copy of the draft recommendations and the current policy are included with this report.

Recommended changes include updated language and updating the policy for current processes. This policy was formerly known as Recognition of Retiring Employees.

The Policy Working Group has ensured that the following steps have occurred:

- Public Consultation
- Consultation with WRDSB Committees including but not limited to, Parent Involvement Committee, Special Education Advisory Committee and Equity and Inclusion Advisory Group
- Reviewed using the Human Rights and Equity Review Guide
- Reviewed by Leadership Council
- Reviewed for legislative updates and consistent language

Background

On March 22, 2021 the Board of Trustees approved striking a Policy Working Group.

Financial implications

There are no known financial implications resulting from the policy revisions presented in this report.

Communications

Approved policies will be updated on the internal and external websites after ratification at the end of the month.

Prepared by: Stephanie Reidel, Manager of Corporate Services
for the Policy Working Group in consultation with Leadership Council



RECOGNITION OF RETIRING **STAFF** EMPLOYEES

Responsibility: Board of Trustees

Legal References:

Related References: [Administrative Procedures 4380 - Travel, Meals and Hospitality Expenditures](#)

Effective Date: *February 23, 1998*

Revisions: **April 15, 2024**

Reviewed: November 18, 2019

1. **Preamble Purpose**

1.1 It is the policy of the Waterloo Region District School Board (WRDSB) to hold a dinner **celebration event** for retiring **staff** employees in the Spring of each year and to ~~present a gift to each retiring employee~~ **offer each retiring staff the option to either receive a gift as a memento of the occasion or have the Board of Trustees make a donation to a registered charity selected by the Board.** as a memento of the occasion, recognizing that:

- 1.1.1 ~~employees~~ **Staff** retiring from the WRDSB each year have given a number of years of valuable and **dedicated** faithful service to this Board or its predecessors;
- 1.1.2 **The WRDSB desires to recognize these staff employees on their retirement.**



RECOGNITION OF RETIRING EMPLOYEES

Legal References:

Related References:

Effective Date: *February 23, 1998*

Revisions:

Reviewed: *November 18, 2019*

1. Preamble

- 1.1 It is the policy of the Waterloo Region District School Board (WRDSB) to hold a dinner for retiring employees in the Spring of each year and to present a gift to each retiring employee as a memento of the occasion, recognizing that:
 - 1.1.1 employees retiring from the WRDSB each year have given a number of years of valuable and faithful service to this Board or its predecessors;
 - 1.1.2 the WRDSB desires to recognize these employees on their retirement.



Report to Committee of the Whole

April 15, 2024

Subject: New South Kitchener Elementary School Boundary Review

Recommendation

That the Waterloo Region District School Board approve the initiation of a boundary review process involving Brigadoon, Doon, Groh, J.W. Gerth, and Pioneer Park Public Schools to establish an attendance area for the new JK-8 elementary school to be constructed at 670 Thomas Slee Drive in Kitchener.

Status

Construction of a new 591-pupil place Waterloo Region District School Board (WRDSB) JK-8 elementary school in southwest Kitchener will begin this spring. The project also includes a 3-room child care centre. The projected opening date for the school is September 2025.

An attendance area must be established prior to the opening of the new school and staff are seeking approval to start a boundary review in accordance with [Administrative Procedure 4991- Boundary Reviews](#). Staff recommend that the review include the following school communities:

- Groh Public School (Junior Kindergarten to Grade 8)
- J.W. Gerth Public School (Junior Kindergarten to Grade 6)
- Pioneer Park Public School (Junior Kindergarten to Grade 6)
- Brigadoon Public School (Junior Kindergarten to Grade 6)
- Doon Public School (Grade 7 to Grade 8)

The review will take place through the spring and fall of 2024 with a final recommendation presented to the Board of Trustees (the Board) before January 2025. This timeline will align with the 2025 Kindergarten registration and staffing processes. Any approved boundary changes will be implemented for the 2025-2026 school year.

Appendix A contains the Technical Background Report, which provides details on the review area schools, enrolment projections, a communications plan and a review timeline.

Background

A business case for a 591 pupil place elementary school and child care was submitted to the Ministry of Education (Ministry) as part of the 2019 Capital Priorities Program.

The Ministry approved this project on July 3, 2020, and the Board approved the purchase of a school site at 670 Thomas Slee Drive, Kitchener, in June 2021.

[Administrative Procedure 4991- Boundary Reviews](#) was updated in 2023 and provides the framework for conducting a boundary review process. Any modifications to school attendance areas require Board approval. As outlined in the procedure, decisions regarding changes to school boundaries where existing students may be impacted should not be made after February 28th for implementation the following school year.

Financial implications

No financial implications.

Communications

Once approved, staff will facilitate a public information session to provide context for the boundary review process. A Boundary Review Committee (BRC) will also be established, and family/caregiver representation will be included. A communications plan has been developed, including a boundary review webpage, a schedule of school communication and social media notices, and the promotion of public information sessions.

Prepared by: Lauren Agar, Senior Manager of Planning
Emily Bumbaco, Senior Planner
Sarah West, Senior Planner
Nick Landry, Superintendent, Business Services and Treasurer of the Board
in consultation with Leadership Council

TECHNICAL BACKGROUND REPORT NEW SOUTH KITCHENER ELEMENTARY SCHOOL BOUNDARY REVIEW

APRIL 15, 2024



Background

Boundary Review Process

The Waterloo Region District School Board (WRDSB) boundary review process is guided by [Administrative Procedure 4991 - Boundary Reviews](#). Boundary Reviews are conducted through a committee known as the Boundary Review Committee (BRC), which includes family/caregiver representation from each affected school. A Staff Steering Committee oversees the BRC. The Board of Trustees approves the final recommendations of the review.

Southwest Kitchener is an area of significant ongoing and future residential development within the Region of Waterloo. Many of the WRDSB's newest and proposed future schools are located in this area.

The schools proposed for this boundary review are part of Review Area E08 - Kitchener Southwest (Doon-Pioneer Park) of the [WRDSB Long-Term Accommodation Plan 2020-2030](#) (the LTAP). The [Education Development Charges \(EDC\) Background Study \(2021\)](#) indicates a net pupil place deficit resulting from new growth in the Review Area over the 15-year EDC planning horizon.

One of the short-term recommendations of the LTAP is to conduct a boundary review for the New South Kitchener elementary school.

Capital Plan

A business case for a 591 pupil place elementary school and child care centre was submitted to the Ministry of Education (Ministry) as part of the 2019 Capital Priorities Program. The Ministry approved this project on July 3, 2020. The new JK-8 elementary school will have:

- 6 Full Day Kindergarten (FDK) rooms
- 16 Regular classrooms
- 1 Music room
- 1 Science-tech room
- 1 Art room
- 1 Special Education room
- 2 Resource rooms
- Double Gym
- Library/Learning Commons

The school will also include a 3-room child care centre and will accommodate 49 licenced child care spaces.

WRDSB Facilities Services staff have been working through the site plan and building permit approval process with the City of Kitchener, and approval is expected imminently. Construction will begin in the Spring of 2024, and the target opening date for the new school is September 2025.

Development Areas

A Development Area (DA) is a geographically defined area that is assigned to a holding school on an interim basis. Development Areas are typically identified in areas of new residential development and growth, where there may not be

sufficient capacity at the neighbourhood school. They are intended to be a temporary accommodation measure until a more permanent accommodation solution can be implemented, either through new school construction or a boundary review. Refer to Administrative Procedure 4992—[Temporary Student Accommodation for Development Areas](#).

The planned new South Kitchener school is located in the Doon South V DA, which was established in 2014 through the boundary review for Groh Public School. It is currently assigned to Pioneer Park Public School for JK to Grade 6 and Doon Public School for Grades 7 and 8 for elementary school.

The WRDSB reserved a school site within the Doon South V DA subdivision plan in 2014. The new school will help alleviate enrolment pressure and balance enrolment at the review area schools. The review may consider reassigning or dissolving DAs.

Boundary Review Goal and Scope

The primary goal of the boundary review is to create a sustainable long-term boundary for the new school while balancing enrolment throughout the review area to alleviate enrolment pressure, particularly at Groh Public School.

There continues to be significant growth potential within the review area in development plans where construction is pending. Future growth potential from new housing adds some uncertainty to the projection models compared with existing community forecasts, which are based on our actual students.

While there is recognition that these pending future students also require school accommodation, the goal of this review is to establish a boundary for the planned new elementary school.

In particular, the review is constrained by the new school's estimated opening date. To provide sufficient notice to impacted families, an attendance area must be established prior to opening, and ideally prior to kindergarten registration and staffing processes, which begins in early 2025.

If necessary, this community may be subject to future reviews and/or consideration for Development Area holding school reassignment.

It is worth noting that school closures or grade structure reconfigurations are not within the scope of this boundary review.

The new school will not open with a French Immersion (FI) program. However, a FI program may be considered once a school has been in operation for more than five years in accordance with [Administrative Procedure 1000 - French Immersion - Elementary](#).

The Boundary Review Committee will establish and confirm the review objectives. The objectives are used as criteria to evaluate the accommodation options (or scenarios).

Review Area Schools

The boundary review includes all schools within LTAP Review Area E08 - Kitchener Southwest (Doon-Pioneer Park).

- Brigadoon Public School (Junior Kindergarten to Grade 6)
- Doon Public School (Grade 7 to Grade 8)
- Groh Public School (Junior Kindergarten to Grade 8)
- J.W. Gerth Public School (Junior Kindergarten to Grade 6)
- Pioneer Park Public School (Junior Kindergarten to Grade 6)

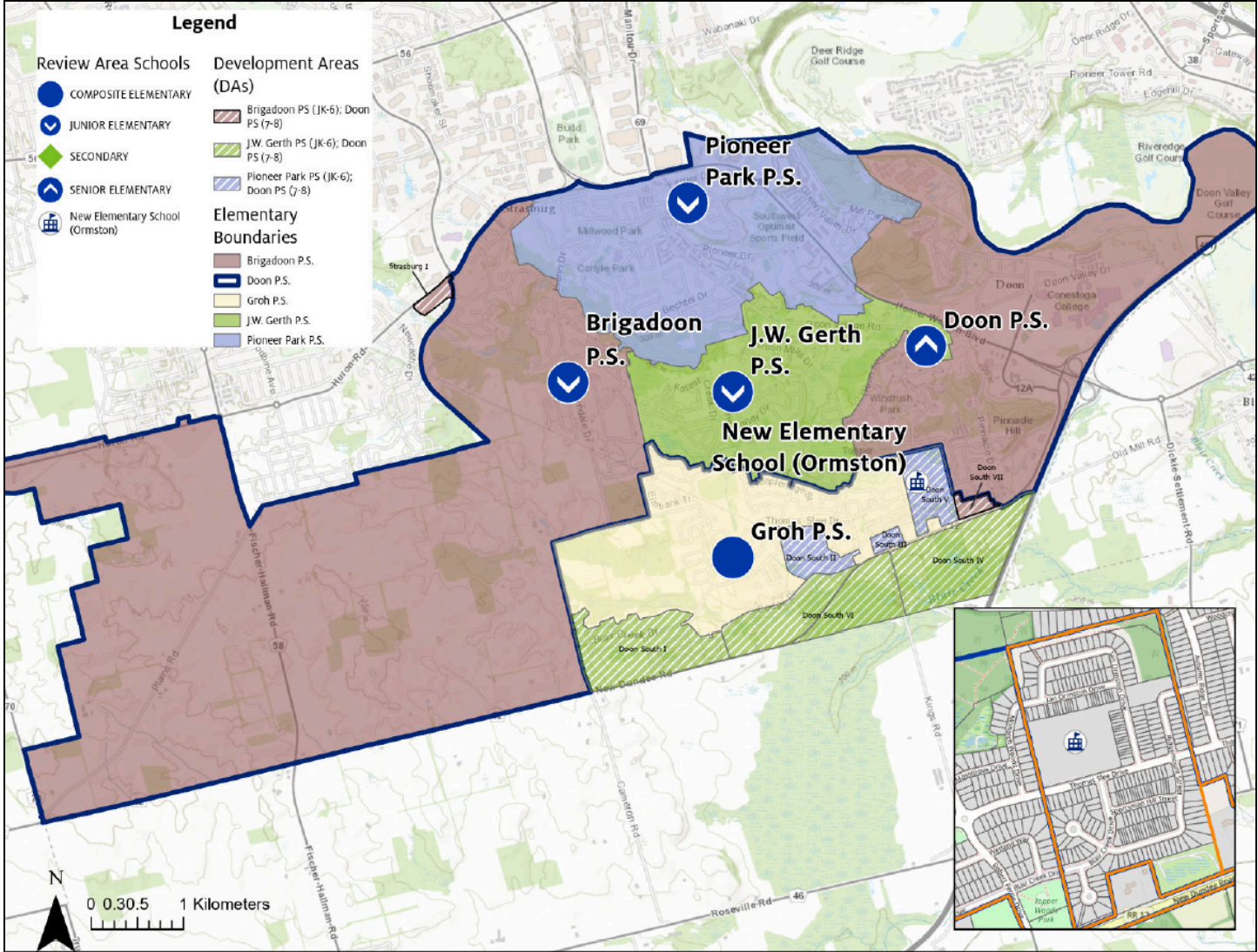
Groh Public School, located at 225 Thomas Slee Drive, Kitchener, opened in 2017 and is the newest school in the review area. Groh Public School has experienced enrolment pressures in recent years and currently has 16 portables on site. The new school is also located on Thomas Slee Drive (at Ian Ormston Drive), and there is an opportunity to assign a portion of Groh Public School to the new school to help relieve some pressure while maintaining walkability for students at both schools.

The new school at 670 Thomas Slee Drive is within the Doon South V DA (highlighted in Figure 1). This area has been developed, and homes are occupied. The Doon South V DA has been assigned to Pioneer Park Public School and Doon Public School since 2014.

Several proposed developments are in the south end of the review area. These are all designated DAs and assigned to J.W. Gerth Public School or Brigadoon Public School. This boundary review may consider dissolving DAs or changing holding school assignments.

Figure 1 illustrates the existing review area school attendance and DA boundaries. The DAs are hatched and coloured based on their existing holding school assignment.

Figure 1: Review Area Schools and Existing Attendance Boundaries



Facility and Site Information

Table 1 summarizes the original year of construction of the facilities and the year additions were constructed. It also provides a summary of the site size and the gross floor area of the buildings.

Table 1: Review Area E08 Kitchener Southwest (Doon-Pioneer Park) Facility and Site Information (2023/2024)

School	Original Year of Construction	Additions	Site Size (acres)	Gross Floor Area (m ²)	Child Care	Programs
Brigadoon PS	1992	2014	9.37	4,623.39	YMCA	French Immersion
Doon PS	1957	1960, 1965, 1982, 2013	13.42	4,086.72	N/A	French Immersion, Gifted
Groh PS	2017	N/A	6.80	6,380.31	YMCA	French Immersion
J.W. Gerth PS	2008	2012	4.99	5,447.00	YMCA	French Immersion, Special Education
Pioneer Park PS	1977	2012	6.07	2,870.80	N/A	

The schools in this review area are all in close proximity to each other. Groh Public School is on the same road as the new school, approximately 2 kilometres away. Several students will be within walking distance of Groh Public School and the new school. Proposed boundaries should maximize the number of students within a school boundary who are within

walking distance (refer to [Board Policy 4009—Student Transportation](#)). Student Transportation Services of Waterloo Region (STSWR) will establish walking routes prior to the opening of the new school.

Enrolment Projections

Enrolment Projection Methodology

Enrolment projections include an analysis of trends between historical enrolment data, demographic indicators, and development activity.

Enrolment projections are developed using a software program (SPS Plus™ School Planning Software, Paradigm Shift Technology Group Inc.) which serves as a database for historical enrolment data and development applications.

WRDSB Planning staff review development applications from all local municipalities in the Region of Waterloo and update the enrolment software as development plans are submitted or new information becomes available. Student yield rates are built into the projection model. Retention rates and various other assumptions are reviewed annually.

Staff will use the projection software to model scenario options for the review.

Existing Conditions

Table 2 provides status quo (no change) enrolment projections for the review area schools. This illustrates the current situation, without a new school. Enrolment pressure is forecasted at each school in the area.

Table 2: Status Quo Enrolment Projections for Review Area Schools

				Historic		Projected			
School	Grades	Capacity	Portables	2022	2023	2024	2025*	2029	2033
Brigadoon PS	JK-6	495	5	560	565	570	585	635	635
Doon PS	Gr. 7-8	331	5	470	450	435	420	475	465
Groh PS	JK-8	597	16	940	900	920	940	945	945
J.W. Gerth PS	JK-6	582	0	490	450	460	515	685	705
Pioneer Park S	JK-6	294	6	400	390	405	420	425	405
TOTAL		2299	32	2860	2755	2790	2880	3165	3155
<i>Pupil Place Shortfall</i>				<i>(561)</i>	<i>(456)</i>	<i>(491)</i>	<i>(581)</i>	<i>(866)</i>	<i>(856)</i>
<i>*New School Opens</i>									

The calculated pupil place deficit demonstrates sufficient enrolment to fill a new school. Table 3 shows the status quo utilization of the current facilities, which does not include the introduction of the new school’s capacity.

Table 3: Status Quo Utilization Projections for Review Area Schools

School	2023	2029	2033
Brigadoon PS	114%	128%	128%
Doon PS	136%	144%	140%
Groh PS	151%	158%	158%
J.W. Gerth PS	77%	118%	121%
Pioneer Park S	133%	145%	138%
TOTAL	120%	138%	137%

Communication

The Communications Department has developed a communications plan to guide the boundary review. It includes a boundary review webpage, a schedule of school communication and social media notices, and the promotion of public information sessions.

Once the report is approved, staff will facilitate a public information session to provide context for the boundary review process and share this technical report.

A Boundary Review Committee (BRC), which includes family/caregiver representation from each school, will be convened after the first public information session. The BRC will meet regularly to analyze scenario options. The BRC Terms of Reference are included in Schedule 'B' of [Administrative Procedure 4991—Boundary Reviews](#). A second public information session will be held to present the draft final recommendation for public input.

Next Steps/Important Dates





Report to Committee of the Whole

April 15, 2024

Subject: Education Development Charges By-law - Annual Update

Recommendation

This report is for the information of the Board.

Status

Cushman & Wakefield and Watson & Associates Economists Ltd. were jointly retained by the Waterloo Region District School Board (WRDSB) and Waterloo Catholic District School Board (WCDSB) (or the Boards) to review 2024 land costs (Appendix A), projected [Education Development Charges](#) (EDC) cashflow, and to assess the adequacy of the EDC rates to support upcoming site preparation costs and acquisition.

Despite the change in land values, the annual increase in EDC rates is capped under [Ontario Regulation \(O. Reg.\) 20/98](#) (refer to Appendix B). The maximum eligible charge established as part of the [2022 by-law amendment](#) (\$4,423 per residential unit; \$2.72 per non-residential square foot) is sufficient to allow the WRDSB to increase its EDC charges annually, in compliance with O. Reg. 20/98. As such, no further increase to the maximum EDC charge is being recommended at this time.

Background

An EDC is a charge levied on new development that a permit taker must pay when the municipality issues the building permit. Given that enrollment growth within the jurisdiction exceeds the available capacity, EDCs are the WRDSB's primary funding source for property acquisition needs. The WRDSB's existing EDC By-law recovers 73% of education land costs from residential development and 27% from non-residential development.

On May 10, 2021, the WRDSB adopted a jurisdiction-wide Education Development Charges By-law. It is effective from June 1, 2021, to May 31, 2026; a term of 5 years. In response to stakeholder input, the following motion was also approved, directing staff to annually review the rates:

That the Waterloo Region District School Board direct staff to annually review land values and provide a report to the Board if land values support an amendment to the Education Development Charge By-law (2021) to increase residential and non-residential charges.

In 2019, the Ministry of Education (Ministry) issued O. Reg. 55/19, which amended O. Reg. 20/98; the latter is the regulation that governs EDCs. Further amendments were

made by O. Reg. 371/91. These amendments to O. Reg 20/98 removed a temporary freeze on EDC rates and imposed the following restrictions on annual rate increases:

- In year 2 of the By-law and each subsequent year, the residential rate can increase by a maximum of \$300.00 or 5% of the previous year's EDC rate or \$0.10 per square foot of GFA, whichever is greater. The non-residential rate can increase by a maximum of 5% of the previous year's non-residential EDC rate.

School boards may review the prescribed maximum EDC rate to ensure that inputs such as the price of land are consistent with the assumptions made in the original study. The regulation permits school boards to increase the quantum of the EDC rate once per year via an amendment.

In [May 2022](#), a report was brought to the Board recommending amendments to the EDC by-law to increase the maximum EDC charge allowable:

- Residential rate of \$4,423.00 per unit
- Non-residential rate of \$2.72 per square foot

The next opportunity to review land value assumptions and update our EDC analysis will occur in early 2025. At that time, staff will re-assess the need to adjust the EDC rates and will bring a report to the Board.

Financial implications

The existing EDC values and rates are based on an amendment that was made to the EDC bylaw in 2022 because of a significant increase in land values at that time. However, in 2023 and now in 2024, the appraisers (Cushman & Wakefield) have determined that land values are still generally below the 2022 values (apart from one or two specific site values). The new land values would result in lower overall land costs as compared to the values used in 2022.

In addition, as part of the annual review process, the WRDSB's EDC consultant (Watson & Associates Economists Ltd.) examines the current EDC reserve fund account balance. The EDC reserve fund balance plays a role in calculating any EDC amendments/rates. When the current EDC rates were amended in 2022, the WRDSB had an estimated reserve fund surplus of approximately \$3.5M. Based on current estimates, the reserve fund balance continues to be in a surplus position.

The EDC rates, approved as part of the 2022 amendment, will increase on June 1, 2024, and will be \$3,148 per unit (residential) and \$1.81 per square foot (non-residential). The WRDSB may continue to charge the full phase-in value for the duration of the 5-year by-law without reaching the maximum (market) rate (see Appendix B).

Communications

All EDC rates and documents are shared publicly on the WRDSB's website (www.wrdsb.ca/planning/education-development-charges/). Municipalities and permit applicants are provided annual reminders of the approved rate changes.

Prepared by: Lauren Agar, Senior Manager of Planning
Nick Landry, Superintendent, Business Services and Treasurer of the Board
in consultation with Leadership Council.

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2024 Appraised School Site Values

Average Site Value by Municipality

Review Area	2021 Appraised per Acre Value	2022 Appraised per Acre Value	2023 Appraised per Acre Value	% Difference (2021 to 2023)	2024 Appraised per Acre Value	% Difference (2023 to 2024)	% Difference (2021 to 2024)
Cambridge	\$1,102,000	\$1,954,063	\$1,814,063	65%	\$3,324,000	83%	202%
Kitchener	\$1,294,188	\$2,183,063	\$1,902,875	47%	\$1,828,250	-4%	41%
Waterloo	\$1,244,500	\$2,097,000	\$1,836,167	48%	\$1,814,750	-1%	46%
Townships	\$902,250	\$1,630,000	\$1,395,125	55%	\$1,375,500	-1%	52%

Phased-in Rates vs. Market Rate

Phased in Rates

Type of Development	2016-2021 EDC Rate	June 1, 2021- May 31, 2022	June 1, 2022- May 31, 2023	June 1, 2023 – May 31, 2024)	June 1, 2024 – May 31, 2025	June 1, 2025 – May 31, 2026	Market Rate (2022 EDC By Law)
Residential	\$1,948	\$2,248	\$2,548	\$2,848	\$3,148	\$3,448	\$4,423
Non-Residential	\$1.41	\$1.51	\$1.61	\$1.71	\$1.81	\$1.91	\$2.72