



Date: March 25, 2024
To: Board of Trustees
From: Director of Education
Subject: 2024 Education Development Charges – Annual Update

Type of Report:

- ☐ Decision-Making
- ☐ Monitoring
- ☒ Incidental Information concerning day-to-day operations

Type of Information:

- ☐ Information for Board of Trustees Decision-Making
- ☐ Monitoring Information of Board Policy **XX XXX**
- ☒ Information only of day-to-day operational matters delegated to the CEO

Origin: (cite Education Act and/or Board Policy or other legislation)

On May 10, 2021, the Board of Trustees approved Education Development Charge By-law (2021) for a term of 5 years with an effective date of June 1, 2021. In response to stakeholder input, the Board also directed staff to review land values annually and provide a report to the Board if land values supported an amendment to the Education Development Charge By-law (2021) to increase residential and non-residential charges.

The purpose of this report is to provide information to the Board of Trustees on the 2024 review of Education Development Charge rates.

Policy Statement and/or Education Act/other Legislation citation:

N/A

Alignment to the MYSP:

☐ **Awaken to Belong**

- ☐ Every student can see themselves reflected in their learning.
- ☐ Staff experiences a positive, healthy, and inclusive workplace.
- ☐ Are aware of and/or use the available resources to assist in navigation of the school system.

☒ **Ignite to Believe**

- ☒ Every student experiences the Ontario Catholic School Graduate Expectations (OCSGEs) and the WCDSB pastoral plan within their learning environments.
- ☐ Staff are welcomed and invited to continue to be a partner in their adult faith formation journey.
- ☐ The relationship between home, parish and school is strengthened.

☒ **Strengthen to Become**

- ☒ Every student reaches their full potential.
- ☐ Staff see their impact on student achievement.
- ☐ Are engaged as active partners in our students' Catholic education journey.



Background/Comments:

Education Development Charges (EDCs) are used to fund the acquisition of school sites and related costs to accommodate growth-related pupil needs. These rates are applied to all new residential and non-residential development, with limited exceptions. The Board's existing EDC By-law recovers 80% of education land costs from residential development and 20% from non-residential development.

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 EDC Background Study. The EDC legislation permits school boards to increase the quantum of the EDC rate once in a one-year period via an amendment.

However, the board may not increase residential charges by more than \$300 or 5% annually, or non-residential charges by \$0.10 or 5%.

Current EDC rates are shown below:

	Year 1 June 1/21 – May 31/22	Year 2 June 1/22 – May 31/23	Year 3 June 1/23 – May 31/24	Year 4 June 1/24 – May 31/25	Year 5 June 1/25 – May 31/26	Maximum Rate
Residential (flat rate)	\$953	\$1,253	\$1,553	\$1,739	\$1,739	\$1,739
Non-Residential (per square foot)	\$0.42	\$0.52	\$0.62	\$0.72	\$0.72	\$0.72

Cushman and Wakefield (Cushman) and Watson & Associates Economists Ltd. (Watson) were jointly retained by the Waterloo Catholic District School Board and Waterloo Region District School Board to review 2024 land costs, projected EDC cashflow, and to assess the adequacy of the rates shown above to support upcoming land purchases.

The data provided by the consultants indicate that on average, 2024 land values are consistent with those from 2022 and 2023. Accordingly, there is no staff recommendation to increase the rates shown in the table above.

Staff will report to the board in spring 2025 on the next annual review and any further change in the charge that may be warranted at that time.

Recommendation:

That this report be received for information.

Prepared/Reviewed By: Tyrone Dowling
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Executive Superintendent of Corporate Services

*4.2 DIRECTOR Monitoring Reports: Where the Board receives from the CEO a monitoring report that flows from a responsibility delegated to the Director under Board Policy – except where approval is required by the Board on a matter delegated by policy to the Board – the minutes of the Meeting at which the Report is received shall expressly provide that the Board has received and approved of the Report as an action consistent with the authority delegated to the CEO, subject in all instances to what otherwise actually occurred.

