

**NIAGARA CATHOLIC DISTRICT
SCHOOL BOARD**

**EDUCATION DEVELOPMENT
CHARGES BACKGROUND STUDY**

ADDENDUM

JUNE 4, 2015



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 **Planning for growth**

FOREWORD

The following report is an addendum to the original Niagara Catholic District School Board Education Development Charge Background Study dated May 6, 2015. The reason for this addendum is to highlight changes and revisions that have been made to the analysis contained in the original May 6th study. The reason for the revisions was twofold; the first was to incorporate changes that were made to the appraised site values for certain sites in the EDC analysis and the second was to incorporate changes that were made to one elementary school capacity in St. Catharine's. The change to the appraisals had the effect of decreasing the charge for the School Board. The original charge for the Niagara Catholic District School Board was **\$242** per residential unit for the Former Lincoln Region and **\$245** per residential unit for the Former Welland Region. The new revised charge for the Former Lincoln Region is **\$186** per residential unit and **\$172** per residential unit for the Former Welland Region.

The revisions had no impact on the enrolment projections or the estimate of the number of EDC eligible pupils and sites for either Board. All pages which have been revised in the original report can be found as part of this addendum.

at the Catholic Board's office as part of their regularly scheduled Board meeting. These meetings will satisfy the legislative requirements of two required public meetings – the second meeting will be held to consider passage of the new by-law.

Demographic projections form an important component of the EDC analysis. The residential dwelling unit forecast is used both to project pupils from new development as well as determining the final quantum of the residential charge. The residential forecasts used in this analysis are consistent with the most recent and available Region of Niagara forecasts that were available at the time of study preparation. The number of net new units projected in the Region for the 15 years in the EDC analysis totals **35,172** with **13,251** in the Lincoln region portion and **21,922** in the Welland region portion.

The number of growth-related pupils is based on the aforementioned residential forecast and pupil yields 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 15 year growth projection analysis projects a total of **1,358** elementary net growth-related pupils and **457** secondary net growth-related pupils for the NCDSB. **560** elementary and **182** secondary net-growth related pupils are expected in the Lincoln region portion and **798** elementary and **275** secondary net-growth related pupils in the Welland region portion.

Once the net growth-related pupil place requirements have been determined, it is necessary for Board to decide the number of new schools that will be built to accommodate that need. The EDC legislation provides a table which relates pupil place requirements to school site sizes. The table, as well as a description and methodology, are 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 projects that the NCDSB will require **3** new elementary sites – two in south Niagara Falls and one in Grimsby/Lincoln area. A detailed summary of the site requirements can be found in each region's Form G in Appendix A.

One of the final steps of the EDC process involves translating the land requirements to actual land costs. Estimated appraised values for new school sites are based on appraisals completed by the firm of Cushman & Wakefield Ltd. The per acre appraised values ranged from **\$245,000** to **\$300,000** for the sites. Similar to many areas in Ontario, the cost to acquire land has been increasing in the Region. Typical greenfield/lower density land is becoming less available and demand for higher density lands is increasing.

The costs to prepare and develop a school site for school construction are also EDC eligible costs. Since the Board does not have an existing EDC and thus no historical EDC site preparation costs, data from adjacent school boards was used. An average value of costs from the Brant Haldimand Norfolk DSB and the Hamilton Catholic and Hamilton District School Boards was used for this analysis. A site preparation cost of **\$47,705** per acre has been assumed for the NCDSB in this study. Site preparation costs are escalated to the time of site purchase at a rate of **2.5%** per year.

The total land costs (acquisition and servicing costs) as well as study costs must be included by the Board to determine the final net education land costs. The NCDSB's total net education land costs are estimated to be **\$6.14 million**. On a regional basis, the Lincoln region accounts for **\$2.43 million** and the Welland region for **\$3.71 million**.

On the basis of the aforementioned net education land costs and net new unit forecasts, the analysis resulted in a proposed EDC rate of **\$186 per dwelling unit** for the NCDSB's residential charge in the Lincoln region portion. The proposed EDC rate for the NCDSB's residential charge in the Welland region portion is **\$172 per dwelling unit**. The charges contained herein are based on a uniform rate for all types of development, with 100% residential allocation and applicable jurisdiction-wide charge for each previously mentioned region in the Region of Niagara.

**Niagara Catholic District School Board
Education Development Charges Submission 2015
Form A - Eligibility to Impose an EDC**

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment (Assumes Full Day JK/SK)						Elementary Average Projected Enrolment less Capacity
	Year 1 2015/ 2016	Year 2 2016/ 2017	Year 3 2017/ 2018	Year 4 2018/ 2019	Year 5 2019/ 2020	Average Projected Enrolment Over Five Years	
16,901.0	14,840	14,911	14,947	15,001	15,073	14,954	-1,947

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Projected Enrolment less Capacity
	Year 1 2015/ 2016	Year 2 2016/ 2017	Year 3 2017/ 2018	Year 4 2018/ 2019	Year 5 2019/ 2020	Average Projected Enrolment Over Five Years	
7,143.0	7,442	7,349	7,336	7,396	7,437	7,392	249

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 Board 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 effective date of the appraisals is June 1st, 2015

The tables below sets out the estimated EDC eligible sites that the Board will require in the 15-year analysis term, their locations and their appraised land value. These values were calculated in 2015 and do not include escalation, site improvements, land transfer taxes, HST (net of rebate) or other associated acquisition costs.

Review Area - Site	Cost Per Acre
RA02B – New South Niagara Falls Elementary School	\$245,000
RA02B – New South Niagara Falls Elementary School	\$245,000
RA09 – New Lincoln/Grimsby Area Elementary School	\$300,000

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 be approximately **\$6.14** million for the Niagara Catholic District School Board. A total of **\$2,427,045** net education land costs are allocated to the former Lincoln county portion region and a total **\$3,715,409** in net education land costs are allocated to the former Welland county portion region.

5.3 Reconciliation of the EDC Reserve Fund

For Boards with prior or existing EDC by-laws - 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 education development charge financial obligations that have been incurred by the Board under previous by-laws 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.”

For NCDSB, this is the first EDC by-law proposed to be enacted in the Region of Niagara, as such no reconciliation of the EDC reserve fund is necessary.

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 proposed charge in this Background Study is based on a 100% residential charge, with no non-residential component; and the EDC is a uniform rate across all types of development. A range of charges and residential and non-residential rates are presented in the cashflow analysis later in this chapter. 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 (in this case 100%) are divided over the net new units from the dwelling forecast to determine a final EDC rate per dwelling unit.

For the former Lincoln county portion region, the net education land costs for the residential portion of NCDSB's by-law are estimated to be **\$2,427,045** and the number of net new units in the EDC forecast is projected to be **13,038** resulting in a rate of **\$186** per dwelling unit.

For the former Welland county portion region, the net education land costs for the residential portion of NCDSB's by-law are estimated to be **\$3,715,409** and the number of net new units in the EDC forecast is projected to be **21,571** resulting in a rate of **\$172** per dwelling unit.

Tables outlining the proposed costs and charges are shown below.

NCDSB – Region of Niagara 2015 EDC – Former Lincoln County Portion Calculation of Uniform 100% Residential/0% Non-Residential Charge

Residential Growth-related Net Education Land Costs	\$2,427,045
Net New Dwelling Units (Form C)	13,038
Uniform Residential EDC per Dwelling Unit	\$186

NCDSB – Region of Niagara 2015 EDC – Former Welland County Portion Calculation of Uniform 100% Residential/0% Non-Residential Charge

Residential Growth-related Net Education Land Costs	\$3,715,409
Net New Dwelling Units (Form C)	21,571
Uniform Residential EDC per Dwelling Unit	\$172

Table 5.1.A

Niagara Catholic District School Board - Region 1, Former Lincoln County Portion of Region of Niagara
Education Development Charge 2015
15 Year Cash Flow Analysis

Range of Residential and Non-Residential Rates		
Non-res Share	Res Rate	Non-Res Rate
0%	\$186	\$0.00
5%	\$177	\$0.03
10%	\$168	\$0.06
15%	\$158	\$0.09
20%	\$149	\$0.12
25%	\$140	\$0.15
40%	\$112	\$0.24

Cash Flow Assumptions	
A. Reserve Fund Interest Rate	2.00%
B. Long Term Borrowing Rate	3.80%
C. Short Term Borrowing Rate	3.80%
D. Long Term Debt Term (years)	10
E. Short Term Debt Term (years)	5

		Year 1 2015/ 2016	Year 2 2016/ 2017	Year 3 2017/ 2018	Year 4 2018/ 2019	Year 5 2019/ 2020	Year 6 2020/ 2021	Year 7 2021/ 2022	Year 8 2022/ 2023	Year 9 2023/ 2024	Year 10 2024/ 2025	Year 11 2025/ 2026	Year 12 2026/ 2027	Year 13 2027/ 2028	Year 14 2028/ 2029	Year 15 2029/ 2030
Projected Revenues																
1 Funds Available Due To Alternative Accommodation Arrangements		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2 Funds Available Due To Operating Budget Surplus		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3 Long Term Financing		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4 Short Term Financing		\$0	\$0	\$0	\$1,550,000	\$0	\$0	\$500,000	\$0	\$700,000	\$0	\$0	\$0	\$100,000	\$0	\$0
5 Subtotal (1 through 4)		\$0	\$0	\$0	\$1,550,000	\$0	\$0	\$500,000	\$0	\$700,000	\$0	\$0	\$0	\$100,000	\$0	\$0
6 Education Development Charge Revenue (Residential)	186 per unit	\$198,051	\$198,051	\$198,051	\$198,051	\$198,051	\$198,051	\$198,051	\$141,694	\$141,694	\$141,694	\$141,694	\$141,694	\$110,740	\$110,740	\$110,740
7 Education Development Charge Revenue (Non-Residential)	0.00 per sq.ft	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8 Subtotal EDC Revenue (6 + 7)		\$198,051	\$198,051	\$198,051	\$198,051	\$198,051	\$198,051	\$198,051	\$141,694	\$141,694	\$141,694	\$141,694	\$141,694	\$110,740	\$110,740	\$110,740
9 Total Revenue (5 + 8)		\$198,051	\$198,051	\$198,051	\$1,748,051	\$198,051	\$198,051	\$698,051	\$141,694	\$841,694	\$141,694	\$141,694	\$141,694	\$210,740	\$110,740	\$110,740
Education Development Charge Expenditures																
10 Site acquisition costs (Escalation Rates Included) ¹		\$0	\$0	\$0	\$1,687,296	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11 Site preparation costs (Escalation Rates Included) ¹		\$0	\$0	\$0	\$256,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12 Projected Future Study Costs		\$50,000					\$50,000					\$50,000				\$0
13 Long Term Debt Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14 Short Term Debt Costs		\$0	\$0	\$0	\$0	\$346,208	\$346,208	\$346,208	\$457,889	\$457,889	\$268,032	\$268,032	\$268,032	\$156,352	\$178,688	\$22,336
15 Deficit Recovery																
16 Total Expenditures (10 through 15)		\$50,000	\$0	\$0	\$1,944,161	\$346,208	\$396,208	\$346,208	\$457,889	\$457,889	\$268,032	\$318,032	\$268,032	\$156,352	\$178,688	\$22,336
Cashflow Analysis:																
17 Revenues Minus Expenditures (9 - 16)		\$148,051	\$198,051	\$198,051	-\$196,110	-\$148,157	-\$198,157	\$351,843	-\$316,195	\$383,805	-\$126,339	-\$176,339	-\$126,339	\$54,387	-\$67,949	\$88,404
18 Opening Balance (previous year's closing balance)		\$0	\$0	\$148,051	\$353,024	\$562,097	\$373,307	\$229,653	\$32,126	\$391,648	\$76,962	\$469,982	\$350,516	\$177,661	\$52,348	\$108,870
19 Sub total (17 + 18)		\$0	\$148,051	\$346,102	\$551,075	\$365,987	\$225,150	\$31,496	\$383,969	\$75,453	\$460,767	\$343,643	\$174,177	\$51,322	\$106,735	\$40,921
20 Interest Earnings		\$0	\$6,922	\$11,022	\$7,320	\$4,503	\$630	\$7,679	\$1,509	\$9,215	\$6,873	\$3,484	\$1,026	\$2,135	\$818	\$2,603
21 Closing Balance ² (19 + 20)		\$0	\$148,051	\$353,024	\$562,097	\$373,307	\$229,653	\$32,126	\$391,648	\$76,962	\$469,982	\$350,516	\$177,661	\$52,348	\$108,870	\$132,746

1 Land acquisition costs have been escalated by 4% compounded for the term of the bylaw. Escalation rates for site preparation costs are applied to the date of acquisition and are escalated by 2.5% compounded annually.

Long Term Borrowing (Total of Line 3):

Short Term Borrowing (Total of Line 4):

Total Debt Payments (Current \$, Total of Lines 13 & 14 + Outstanding Debt):

Outstanding Debt At End Of Forecast(15 years):

Outstanding Debt Will Be Fully Funded In:

\$0

\$2,850,000

\$3,182,884

\$67,008

2032

Table 5.1.B

Niagara Catholic District School Board - Region 2, Former Welland County Portion Of Niagara Region
Education Development Charge 2015
15 Year Cash Flow Analysis

Range of Residential and Non-Residential Rates		
Non-res Share	Res Rate	Non-Res Rate
0%	\$172	\$0.00
5%	\$164	\$0.03
10%	\$155	\$0.06
15%	\$146	\$0.08
20%	\$138	\$0.11
25%	\$129	\$0.14
40%	\$103	\$0.23

Cash Flow Assumptions	
A. Reserve Fund Interest Rate	2.00%
B. Long Term Borrowing Rate	3.80%
C. Short Term Borrowing Rate	3.80%
D. Long Term Debt Term (years)	10
E. Short Term Debt Term (years)	5

		Year 1 2015/ 2016	Year 2 2016/ 2017	Year 3 2017/ 2018	Year 4 2018/ 2019	Year 5 2019/ 2020	Year 6 2020/ 2021	Year 7 2021/ 2022	Year 8 2022/ 2023	Year 9 2023/ 2024	Year 10 2024/ 2025	Year 11 2025/ 2026	Year 12 2026/ 2027	Year 13 2027/ 2028	Year 14 2028/ 2029	Year 15 2029/ 2030
Projected Revenues																
1 Funds Available Due To Alternative Accommodation Arrangements		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2 Funds Available Due To Operating Budget Surplus		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3 Long Term Financing		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4 Short Term Financing		\$0	\$0	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000	\$0	\$0
5 Subtotal (1 through 4)		\$0	\$0	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000	\$0	\$0
6 Education Development Charge Revenue (Residential)	172 per unit	\$270,076	\$270,076	\$270,076	\$270,076	\$270,076	\$270,076	\$270,076	\$243,518	\$243,518	\$243,518	\$243,518	\$243,518	\$202,428	\$202,428	\$202,428
7 Education Development Charge Revenue (Non-Residential)	0.00 per sq.ft	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8 Subtotal EDC Revenue (6 + 7)		\$270,076	\$270,076	\$270,076	\$270,076	\$270,076	\$270,076	\$270,076	\$243,518	\$243,518	\$243,518	\$243,518	\$243,518	\$202,428	\$202,428	\$202,428
9 Total Revenue (5 + 8)		\$270,076	\$270,076	\$270,076	\$270,076	\$670,076	\$270,076	\$270,076	\$243,518	\$243,518	\$243,518	\$243,518	\$243,518	\$452,428	\$202,428	\$202,428
Education Development Charge Expenditures																
10 Site acquisition costs (Escalation Rates Included) ¹		\$0	\$0	\$0	\$0	\$1,433,077	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,475,534	\$0	\$0
11 Site preparation costs (Escalation Rates Included) ¹		\$0	\$0	\$0	\$0	\$263,287	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$317,590	\$0	\$0
12 Projected Future Study Costs		\$50,000					\$50,000					\$50,000				\$0
13 Long Term Debt Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14 Short Term Debt Costs		\$0	\$0	\$0	\$0	\$0	\$89,344	\$89,344	\$89,344	\$89,344	\$89,344	\$0	\$0	\$0	\$55,840	\$55,840
15 Deficit Recovery																
16 Total Expenditures (10 through 15)		\$50,000	\$0	\$0	\$0	\$1,696,364	\$139,344	\$89,344	\$89,344	\$89,344	\$89,344	\$50,000	\$0	\$1,793,124	\$55,840	\$55,840
Cashflow Analysis:																
17 Revenues Minus Expenditures (9 - 16)		\$220,076	\$270,076	\$270,076	\$270,076	-\$1,026,288	\$130,732	\$180,732	\$154,174	\$154,174	\$154,174	\$193,518	\$243,518	-\$1,340,696	\$146,588	\$146,588
18 Opening Balance (previous year's closing balance)		\$0	\$0	\$220,076	\$499,955	\$785,432	\$1,076,618	\$51,337	\$185,710	\$373,771	\$538,504	\$706,532	\$877,920	\$1,092,867	\$1,363,113	\$172,842
19 Sub total (17 + 18)		\$0	\$220,076	\$490,152	\$770,031	\$1,055,508	\$50,330	\$182,069	\$366,442	\$527,945	\$692,678	\$860,706	\$1,071,438	\$1,336,385	\$22,417	\$319,430
20 Interest Earnings		\$0	\$9,803	\$15,401	\$21,110	\$1,007	\$3,641	\$7,329	\$10,559	\$13,854	\$17,214	\$21,429	\$26,728	\$448	\$3,389	\$6,389
21 Closing Balance ² (19 + 20)		\$0	\$220,076	\$499,955	\$785,432	\$1,076,618	\$51,337	\$185,710	\$373,771	\$538,504	\$706,532	\$877,920	\$1,092,867	\$1,363,113	\$22,865	\$325,819

1 Land acquisition costs have been escalated by 4% compounded for the term of the bylaw. Escalation rates for site preparation costs are applied to the date of acquisition and are escalated by 2.5% compounded annually.

Long Term Borrowing (Total of Line 3):	\$0
Short Term Borrowing (Total of Line 4):	\$650,000
Total Debt Payments (Current \$, Total of Lines 13 & 14 + Outstanding Debt):	\$725,921
Outstanding Debt At End Of Forecast(15 years):	\$167,520
Outstanding Debt Will Be Fully Funded In:	2032

Niagara Catholic District School Board
Education Development Charges Submission 2015
Form A - Eligibility to Impose an EDC

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment (Assumes Full Day JK/SK)						Elementary Average Projected Enrolment less Capacity
	Year 1 2015/ 2016	Year 2 2016/ 2017	Year 3 2017/ 2018	Year 4 2018/ 2019	Year 5 2019/ 2020	Average Projected Enrolment Over Five Years	
16,901.0	14,840	14,911	14,947	15,001	15,073	14,954	-1,947

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Projected Enrolment less Capacity
	Year 1 2015/ 2016	Year 2 2016/ 2017	Year 3 2017/ 2018	Year 4 2018/ 2019	Year 5 2019/ 2020	Average Projected Enrolment Over Five Years	
7,143.0	7,442	7,349	7,336	7,396	7,437	7,392	249

A.2: EDC FINANCIAL OBLIGATIONS (FIRST BYLAW - NOT APPLICABLE)

Adjusted Outstanding Principal:	\$ -
Less Adjusted EDC Reserve Fund Balance:	\$ -
Total EDC Financial Obligations:	\$ -

Panel:	<u>Elementary Panel</u>	
Review Area:	<u>RA01</u>	<u>St. Catharines</u>
<u>REQUIREMENTS OF EXISTING COMMUNITY</u>		

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)															
15 Year Projections (Assumes Full Day JK/SK)															
Year 1 2015/ 2016	Year 2 2016/ 2017	Year 3 2017/ 2018	Year 4 2018/ 2019	Year 5 2019/ 2020	Year 6 2020/ 2021	Year 7 2021/ 2022	Year 8 2022/ 2023	Year 9 2023/ 2024	Year 10 2024/ 2025	Year 11 2025/ 2026	Year 12 2026/ 2027	Year 13 2027/ 2028	Year 14 2028/ 2029	Year 15 2029/ 2030	
27	55	83	113	144	168	191	196	200	204	243	274	314	353	392	

1	Requirements of New Development (Pupil Places)	392
2	Available Pupil Places in Existing Facilities	895
3	Net Growth-Related Pupil Place Requirements (1-2)	0

NOTES

Niagara Catholic District School Board - Region 1, Former Lincoln County Portion Of Niagara Region
Education Development Charges Submission 2015
Form G - Growth-Related Net Education Land Costs

ELEMENTARY PANEL

Review Area	Site Status (Optioned, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Site Location/ Facility Type	Net Growth- Related Pupil Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth- Related Pupil Place Requirements	Total Number of Acres Required (Footnote Oversized Sites) *	Acreage To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
										\$ -	\$ -	\$ -		
CE04	-	-	Accommodated in existing facilities	126						\$ -	\$ -	\$ -		
CE11	TBD	2018	New Lincoln/Grimsby Area Elementary School	401	401	100.00%	5.00	5.00	\$ 300,000	\$ 1,500,000	\$ 256,865	\$ 187,296	\$ 332,884	\$ 2,277,045
CE11	-	-	Accommodated in existing facilities	33						\$ -	\$ -	\$ -		
Total:				560	401		5.00	5.00		\$ 1,500,000	\$ 256,865	\$ 187,296	\$ 332,884	\$ 2,277,045

Niagara Catholic District School Board - Region 1, Former Lincoln County Portion Of Niagara Region
Education Development Charges Submission 2015
Form G - Growth-Related Net Education Land Costs

SECONDARY PANEL

	Review Area	Site Status (Optioned, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Facility Type	Net Growth- Related Pupil Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth- Related Pupil Place Requirements	Total Number of Acres Required (Footnote Oversized Sites)	Acreage To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
											\$ -	\$ -	\$ -		
	CS03			Accommodated in existing facilities	182						\$ -	\$ -	\$ -		
	Total:				182	-		0.00	0.00		\$ -	\$ -	\$ -	\$ -	\$ -

Niagara Catholic District School Board - Region 1, Former Lincoln County Portion Of Niagara Region
Education Development Charges Submission 2015
Form H1 - EDC Calculation - Uniform Residential and Non-Residential

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	\$	2,277,045
Add:	EDC Financial Obligations (Form A2)	\$	-
Subtotal:	Net Education Land Costs	\$	2,277,045
Less:	Operating Budget Savings		
	Positive EDC Reserve Fund Balance		
Subtotal:	Growth-Related Net Education Land Costs	\$	2,277,045
Add:	EDC Study Costs	\$	150,000
Total:	Growth-Related Net Education Land Costs	\$	2,427,045

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%)	0%	\$	-
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	100%	\$	2,427,045

Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	\$	2,427,045
Net New Dwelling Units (Form C)		13,038
Uniform Residential EDC per Dwelling Unit	\$	186

Calculation of Non-Residential Charge - Board Determined GFA

Non-Residential Growth-Related Net Education Land Costs	\$	-
GFA Method:	Non-Exempt Board-Determined GFA (Form D)	3,984,090
	Non-Residential EDC per Square Foot of GFA	\$ -

Niagara Catholic District School Board - Region 1, Former Lincoln County Portion Of Niagara Region
Education Development Charges Submission 2015
Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 1 of 2)

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	\$ 2,277,045
Add:	EDC Financial Obligations (Form A2)	\$ -
Subtotal:	Net Education Land Costs	\$ 2,277,045
Less:	Operating Budget Savings	
	Positive EDC Reserve Fund Balance	
Subtotal:	Growth-Related Net Education Land Costs	\$ 2,277,045
Add:	EDC Study Costs	\$ 150,000.00
Total:	Growth-Related Net Education Land Costs	\$ 2,427,045

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%)	0%	\$ -
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	100%	\$ 2,427,045

Calculation of Non-Residential Charge - Use Either Board Determined GFA or Declared Value

Non-Residential Growth-Related Net Education Land Costs	\$ -
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GFA Method:	Non-Exempt Board-Determined GFA (Form D)	3,984,090
	Non-Residential EDC per Square Foot of GFA	\$ -

Niagara Catholic District School Board - Region 1, Former Lincoln County Portion Of Niagara Region
Education Development Charges Submission 2015
Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 2 of 2)

Residential Growth-Related Net Education Land Costs:	\$ 2,427,045
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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	6,013	0.118	712	67.5%	0.059	353	77%	1,064	70%
Medium Density	4,161	0.064	267	25.3%	0.021	89	19%	356	24%
High Density	2,864	0.026	75	7.1%	0.007	19	4%	94	6%
Total	13,038	0.0808	1,054	100%	0.0353	461	100%	1,515	100%

Calculation of Differentiated Charge:

Type of Development (Form B)	Apportionment of Residential Net Education Land Cost By Development Type	Net New Units (Carried over from above)	Differentiated Residential EDC per Unit by Development Type
Low Density	\$ 1,705,206	6,013	\$ 284
Medium Density	\$ 570,527	4,161	\$ 137
High Density	\$ 151,312	2,864	\$ 53

Niagara Catholic District School Board - Region 2, Former Welland County Portion Of Niagara Region
Education Development Charges Submission 2015
Form G - Growth-Related Net Education Land Costs

ELEMENTARY PANEL

	Review	Site Status (Optioned, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Site Location/ Facility Type	Net Growth- Related Pupil Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth- Related Pupil Place Requirements	Total Number of Acres Required (Footnote Oversized Sites) *	Acreage To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
	RA03	Identified	2019	New South Niagara Falls Elementary School	401	401	100.00%	5.00	5.00	\$ 245,000	\$ 1,225,000	\$ 263,287	\$ 208,077	\$ 36,908	\$ 1,733,272
	RA03	TBD	2027	New South Niagara Falls Elementary School	397	401	99.00%	5.00	4.95	\$ 245,000	\$ 1,212,781	\$ 317,590	\$ 262,753	\$ 39,013	\$ 1,832,137
	Total:				798	802		10.00	9.95		\$ 2,437,781	\$ 580,877	\$ 470,830	\$ 75,921	\$ 3,565,409

Niagara Catholic District School Board - Region 2, Former Welland County Portion Of Niagara Region
Education Development Charges Submission 2015
Form G - Growth-Related Net Education Land Costs

SECONDARY PANEL

	Review	Site Status (Optioned, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Facility Type	Net Growth- Related Pupil Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth- Related Pupil Place Requirements	Total Number of Acres Required (Footnote Oversized Sites)	Acreage To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
RS02				Accommodated in existing facilities	215						\$ -	\$ -	\$ -		
											\$ -	\$ -	\$ -		
RS04				Accommodated in existing facilities	60						\$ -		\$ -		
Total:					275	-		0.00	0.00		\$ -	\$ -	\$ -	\$ -	\$ -

Niagara Catholic District School Board - Region 2, Former Welland County Portion Of Niagara Region
Education Development Charges Submission 2015
Form H1 - EDC Calculation - Uniform Residential and Non-Residential

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	\$ 3,565,409
Add:	EDC Financial Obligations (Form A2)	\$ -
Subtotal:	Net Education Land Costs	\$ 3,565,409
Less:	Operating Budget Savings	
	Positive EDC Reserve Fund Balance	
Subtotal:	Growth-Related Net Education Land Costs	\$ 3,565,409
Add:	EDC Study Costs	\$ 150,000
Total:	Growth-Related Net Education Land Costs	\$ 3,715,409

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%)	0%	\$ -
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	100%	\$ 3,715,409

Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	\$ 3,715,409
Net New Dwelling Units (Form C)	21,571
Uniform Residential EDC per Dwelling Unit	\$ 172

Calculation of Non-Residential Charge - Board Determined GFA

Non-Residential Growth-Related Net Education Land Costs	\$ -
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	Non-Exempt Board-Determined GFA (Form D)	6,592,204
GFA Method:	Non-Residential EDC per Square Foot of GFA	\$ -

Niagara Catholic District School Board - Region 2, Former Welland County Portion Of Niagara Region
Education Development Charges Submission 2015
Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 1 of 2)

Determination of Total Growth-Related Net Education Land Costs

Total:	Education Land Costs (Form G)	\$ 3,565,409
Add:	EDC Financial Obligations (Form A2)	\$ -
Subtotal:	Net Education Land Costs	\$ 3,565,409
Less:	Operating Budget Savings	
	Positive EDC Reserve Fund Balance	
Subtotal:	Growth-Related Net Education Land Costs	\$ 3,565,409
Add:	EDC Study Costs	\$ 150,000.00
Total:	Growth-Related Net Education Land Costs	\$ 3,715,409

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%)	0%	\$ -
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	100%	\$ 3,715,409

Calculation of Non-Residential Charge - Use Either Board Determined GFA or Declared Value

Non-Residential Growth-Related Net Education Land Costs	\$ -
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GFA Method:	Non-Exempt Board-Determined GFA (Form D)	6,592,204
	Non-Residential EDC per Square Foot of GFA	\$ -

Niagara Catholic District School Board - Region 2, Former Welland County Portion Of Niagara Region
 Education Development Charges Submission 2015
 Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 2 of 2)

Residential Growth-Related Net Education Land Costs:	\$ 3,715,409
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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	15,592	0.146	2,282	89.1%	0.042	647	73%	2,929	85%
Medium Density	4,028	0.054	218	8.5%	0.050	201	23%	418	12%
High Density	1,951	0.032	62	2.4%	0.019	37	4%	99	3%
Total	21,571	0.1187	2,561	100%	0.0410	885	100%	3,447	100%

Calculation of Differentiated Charge:

Type of Development (Form B)	Apportionment of Residential Net Education Land Cost By Development Type	Net New Units (Carried over from above)	Differentiated Residential EDC per Unit by Development Type
Low Density	\$ 3,157,407	15,592	\$ 203
Medium Density	\$ 451,148	4,028	\$ 112
High Density	\$ 106,854	1,951	\$ 55
	\$ -	-	