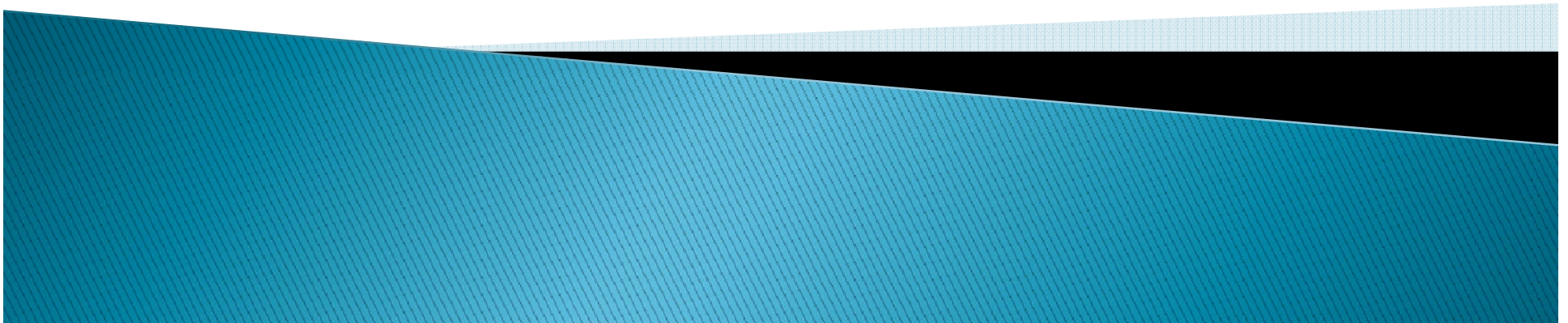


SCHOOL SITE SIZE TRENDS & EDC IMPACTS

BILD LAND COUNCIL PRESENTATION

September 7, 2011



Education Development Charges

- ▶ O.Reg 20/98 prescribes 1 acre per 100 elementary *pupils* and 1 acre for 80 to 85 secondary *pupils*
- ▶ Legislation refers to *pupils* not *pupil places*
- ▶ EDC-eligible school boards have been, in some cases, asking for more land than the ratio outlined above, as referenced by:
 - “Land is not excess land if it is reasonably necessary,
 - To meet a legal requirement relating to the site, or
 - To allow the facilities for pupil accommodation that the board intends to provide on the site to be located there and to provide access to those facilities.”
 - ‘Pupil Accommodation’ means a building to accommodate pupils or an addition or alteration ... to increase the number of pupils

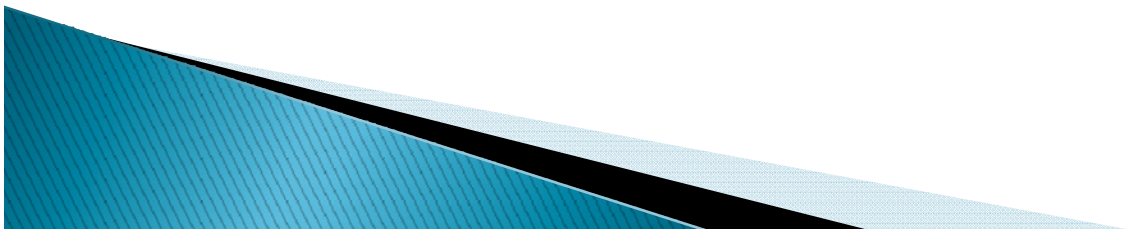
What Has Changed?

Site plan requirements, Provincial program initiatives, and accommodation solutions have, post 1997, altered the site sizes required by school boards:

- ▶ School boards building fewer, larger schools;
- ▶ Province has:
 - implemented lower class sizes increasing the number of classrooms required and the building footprint;
 - added before and after school programs congregated pupils, parents, caregivers and program staff on the site;
 - full day kindergarten increases the number of classrooms required and the building footprint;
 - altered on-site day care provisions to make them pupils of the board – encouraging day care at schools;
 - Literacy hubs and early learning centres add additional rooms and parking

What Has Changed?

- ▶ Municipal site plan requirements have increased site size requirements:
 - Bus laybys, visitor parking and student drop-off areas;
 - garbage pick-up and recycling enclosures;
 - Emergency access;
 - Increased parking standards;
 - Distances between portables and set backs
 - greening provisions re increased number of trees and permeable surfaces
- ▶ Undevelopable lands reduce buildable acreage



Is There a Site Size Issue?

- ▶ Reviewed all EDC sites acquired since 1997 by GTA boards, where new schools have been built;
- ▶ Compared student enrolment on each campus to the regulatory ratio;
- ▶ Except in declining enrolment situations, the # of pupils per acre is less than the regulatory ratio
- ▶ History suggests that there has been no site size issue that was not justifiable under the legislation

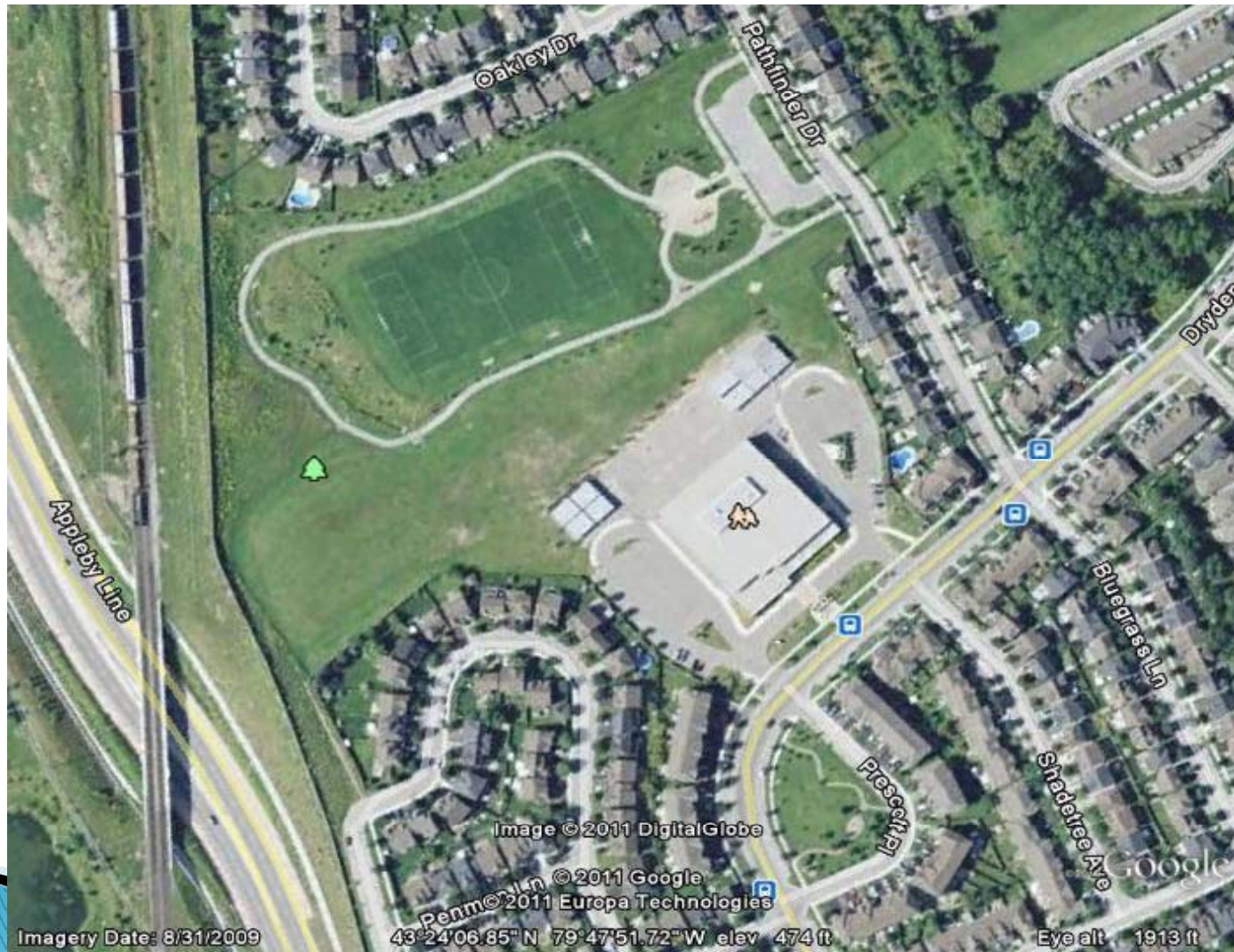
Site Sizes – An Example:

- ▶ Halton DSB:

	1999 to 2004	2004 to 2009
Number of Acres (Acquired & Built)	53.57	70.91
Capacity (OTG)	4,133	6,900
Enrolment	5,189	8,005
Utilization	125%	116%
Acres in Excess of Reg. Ratio	0.3 (0.5%)	1.2 (1.7%)

- ▶ There are 3 sites in excess of the Regulation and 2 of those back onto rail lines

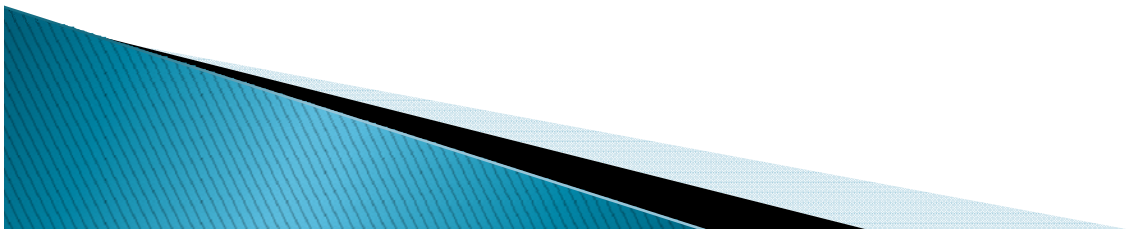
A Site Size in Excess of Regulation Ratio



Why Are the EDC Rates Increasing?

▶ Land Costs Are Increasing!!!!!!

- General economic trends;
- Provincial land use policies limiting greenfields development increases land values;
- Builder's profit;
- Increased density re school site zoning;
- Design/construction/school opening timeline constraints;
- Increased number of full scale expropriations;
- Site location choices

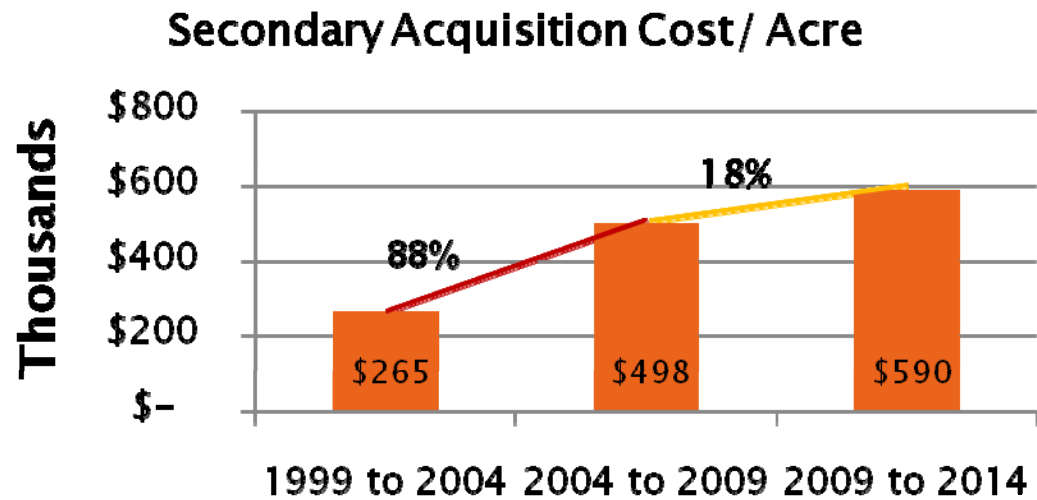
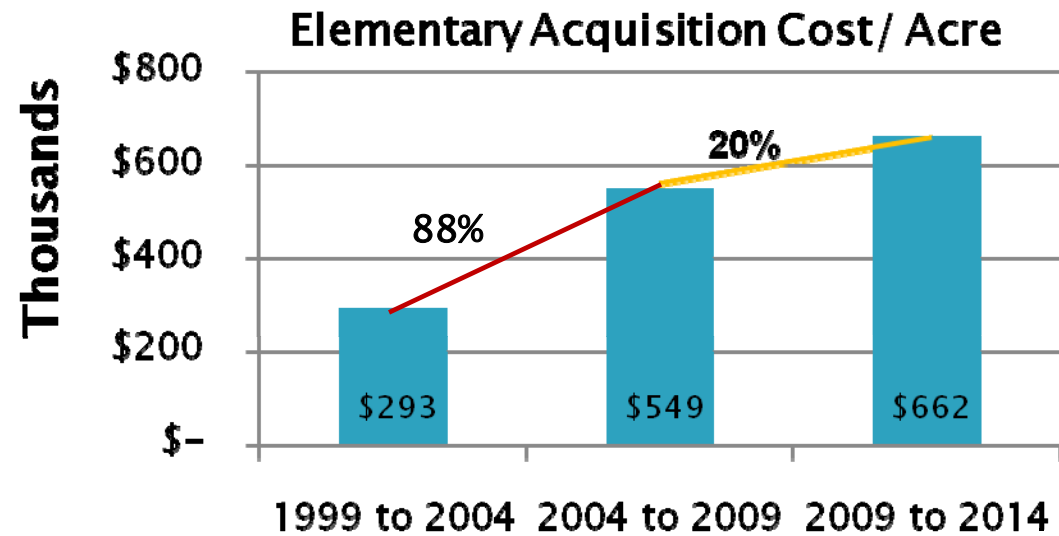
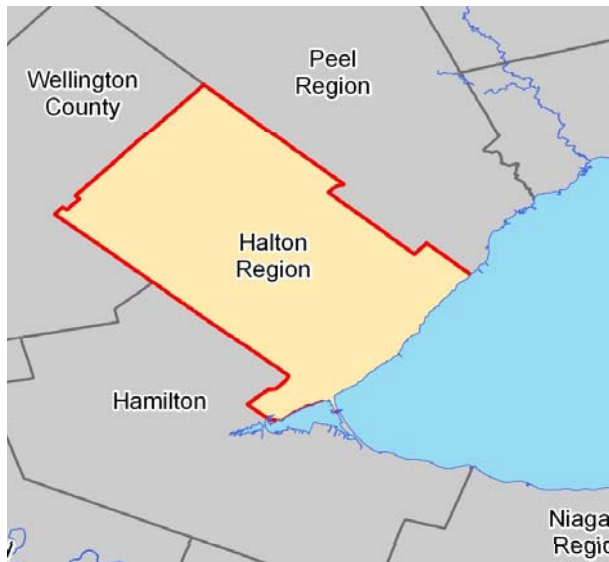


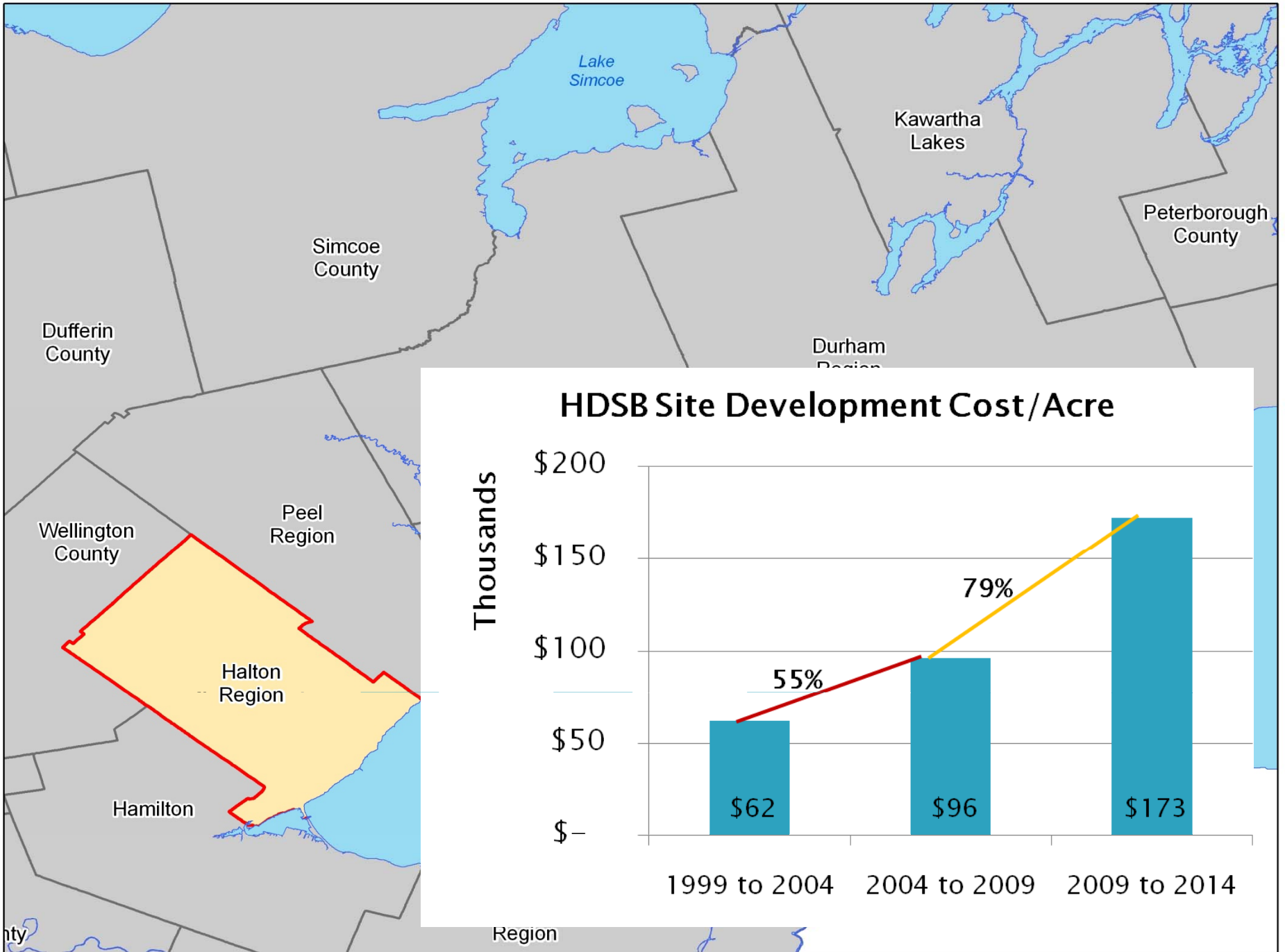
Why Are the EDC Rates Increasing?

▶ Site Development Costs Are Increasing!!!!!!

- Soils remediation and more soils remediation!;
- Municipal requirements;
 - Access,
 - Fencing;
 - On-site SWM
 - Off-site costs (e.g. traffic calming, signalization, sidewalks, hydro upgrades, cornerstone landscaping, etc.)
- Site location and topography;
- Parking (above ground and below)
- Addressing seismic conditions;

HDSB Site Acquisition Costs per Acre





HCDSB Site Acquisition Costs per Acre

