



REPORT TO

## CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

### TCDSB EDUCATION DEVELOPMENT CHARGES BY- LAW RENEWAL

*“In their hearts humans plan their course, but the Lord establishes their steps” Proverbs 16:9*

Created, Draft	First Tabling	Review
October 2, 2018	October 11, 2018	<a href="#">Click here to enter a date.</a>

M. Loberto, Superintendent of Planning and Development

#### INFORMATION REPORT

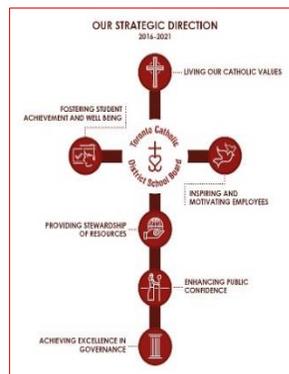
**Vision:**

*At Toronto Catholic we transform the world through witness, faith, innovation and action.*

**Mission:**

*The Toronto Catholic District School Board is an inclusive learning community uniting home, parish and school and rooted in the love of Christ.*

*We educate students to grow in grace and knowledge to lead lives of faith, hope and charity.*



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of Business Services and  
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## **A. EXECUTIVE SUMMARY**

This report provides information for the Board regarding the renewal of the Toronto Catholic District School Board (TCDSB) Education Development Charges By-law.

On June 29, 2018, the Board adopted EDC By-law No. 190, an interim By-law with a one-year term, which expires on July 3, 2019. The current By-law in place maintains the 2015 amendment rates of \$1,493 per residential unit and \$1.07 per square foot of non-residential gross floor area respectively.

As a result of the Ministry of Education solely permitting the adoption of a one-year EDC By-law at the rates previously in place, the TCDSB faces a significant shortfall to address upcoming committed site acquisitions, and is unable to access external financing for these purposes.

The TCDSB must proceed with adopting a new five year EDC By-law to address these issues. A schedule for the adoption of the By-law is included in the body of this report.

*The cumulative staff time required to prepare this report was 2 hours*

## **B. BACKGROUND**

1. On June 29, 2018, the Toronto Catholic District School Board (TCDSB) adopted Education Development Charges By-law (EDC) No. 190, which put in place an interim by-law with a one-year term, which expires on July 3, 2019.
2. The interim By-law was adopted as a result of the Ministry of Education solely permitting the adoption of a one-year EDC By-law at the rates in place prior to June 30, 2018: \$1,493 per residential unit and \$1.07 per square foot of non-residential gross floor area respectively.
3. The Ministry's requirement to adopt a one-year interim EDC By-law has placed the TCDSB in a significant financial shortfall to address upcoming site purchases, and has impeded the Board's ability to access external financing to meet its commitments.

4. As per the September 13, 2018, Board resolution, the TCDSB is beginning the process replacing the interim EDC By-law with a new five-year By-law, as per the schedule outlined below:
  - **October 2, 2018:** Notice and Re-circulation of Background Study, as well as posting on Board website. TCDSB staff will meet with development community stakeholders and respond to any inquiries as requested.
  - **October 11, 2018:** Public Meeting #1 – Policy Review Public Meeting.
  - **October 18, 2018:** Public Meeting #2 – First Successor By-law Public Meeting
    - Presentation of EDC Background Study approach and recommendations, as well as EDC By-law;
    - Proposed EDC rates for Board consideration;
    - Comparison of other EDC rates and total EDC rates; and
    - Inviting stakeholder input
  - **November 15, 2018:** Public Meeting #3 – EDC By-law Adoption Public Meeting
    - Board staff to present recommendations regarding policy decisions and proposed EDC rates;
    - Trustees to consider adoption of the By-law, following invitation for stakeholder input; and
    - Provide City of Toronto Building/Finance staff with updated EDC rates.
5. The new EDC By-law, subject to appeals, will be in effect on December 3, 2018.

## **C. CONCLUDING STATEMENT**

This report is for the consideration of the Board.