

# PLANNING FOR SCHOOL SITES

School Site Size Trends,  
Future Directions in the Delivery of Schools:  
Partnerships with municipalities and developers,  
Successes and Barriers

**BILD Land Committee Meeting**  
**September 7, 2011**  
**Westin Prince Hotel**





**Altus Group**

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# Changes and Trends in Education Development Charges Across the GTA

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# History of EDC Rates, Greater Toronto Area and Waterloo Region

York	<u>\$/Unit</u>
1999	\$2,628
2004	\$1,670
2009	\$2,020

Toronto	<u>\$/Unit</u>
2001	\$1,055
2003	\$402
2008	\$544

Halton	<u>\$/Unit</u>
1999	\$1,563
2004	\$1,383
2005	\$1,600
2006	\$2,068
2007	\$2,138
2009	\$2,576
2011	\$3,665

Peel	<u>\$/Unit</u>
1999	\$2,136
2004	\$1,689
2006	\$2,141
2009	\$1,759

Durham	<u>\$/Unit</u>
1999	\$2,084
2004	\$1,295
2009	\$1,964

Waterloo	<u>\$/Unit</u>
2006	\$749
2011	\$1,691



## Several Factors and Initiatives Have Combined to Increase EDC Rates

- Cap on Primary Class Sizes
- Full-Day Kindergarten
- Municipal Regulations requiring more land for school sites
- Increase in Land Costs
- Increase in Site Preparation Costs



## A Simplified Example

- Attempt to illustrate combined impact of factors and new initiatives
- Depicts a community with:
  - Two existing elementary schools
  - Projected development of 1,000 new homes
- What would calculated EDC be with and without these new initiatives and factors?

# Cap on Primary Class Sizes and Full-Day Kindergarten Reduces Capacity Available in Existing Schools

	BEFORE	AFTER	% Change
<b>Existing School A Capacity</b>	500 pupils	450 pupils	
<b>Existing School B Capacity</b>	<u>500 pupils</u>	<u>450 pupils</u>	
<b>Total Capacity of Existing Schools</b>	1,000 pupils	900 pupils	<b>-10%</b>
<b>Pupils from Existing Community</b>	<u>800 pupils</u>	<u>900 pupils</u>	<b>+13%</b>
<b>Capacity Available for New Development</b>	200 pupils	0 pupils	<b>-100%</b>

# Full-Day Kindergarten Increases Pupil Generation from New Development

	BEFORE	AFTER	% Change
<b>Capacity Available in Existing Schools</b>	200 pupils	0 pupils	
<b>Pupils Generated by 1000 New Housing Units</b>	<u>600 pupils</u>	<u>700 pupils</u>	<b>+17%</b>
<b>New Pupil Places Required</b>	400 pupils	700 pupils	<b>+75%</b>

# Regulations and Initiatives May Increase Ratio of Land Required per Pupil

	BEFORE	AFTER	% Change
<b>Capacity of New School</b>	400 pupils	700 pupils	<b>+75%</b>
<b>Land for New School Site</b>	4 acres	8 acres	<b>+100%</b>



# Impact of Cost Increases for Land and Site Preparation Costs

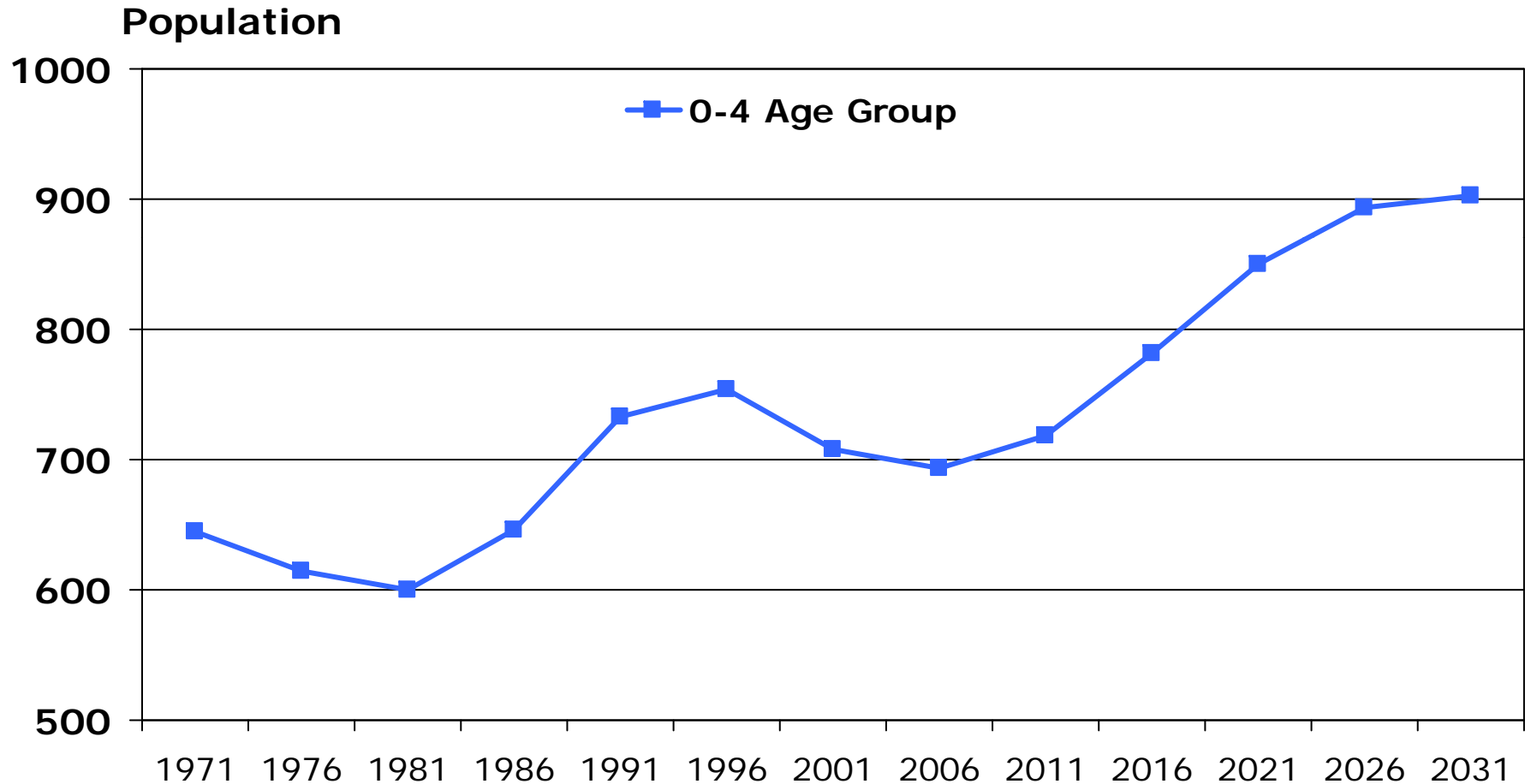
	BEFORE	AFTER	% Change
<b>Total Land Required</b>	4 acres	8 acres	<b>+100%</b>
<b>Land Cost Per Acre</b>	\$200,000	\$300,000	<b>+50%</b>
<b>Site Preparation Cost Per Acre</b>	\$60,000	\$100,000	<b>+67%</b>
<b>Total Cost of New Land</b>	\$800,000	\$2,400,000	<b>+200%</b>
<b>Total Site Preparation Costs</b>	<u>\$240,000</u>	<u>\$800,000</u>	<b>+233%</b>
<b>Total Costs</b>	\$1,040,000	\$3,200,000	<b>+208%</b>
<b>Number of New Housing Units</b>	<u>1,000 units</u>	<u>1,000 units</u>	
<b>EDC per Unit</b>	\$1,040/unit	\$3,200/unit	<b>+208%</b>



# Impact of Broader Demographic Trends

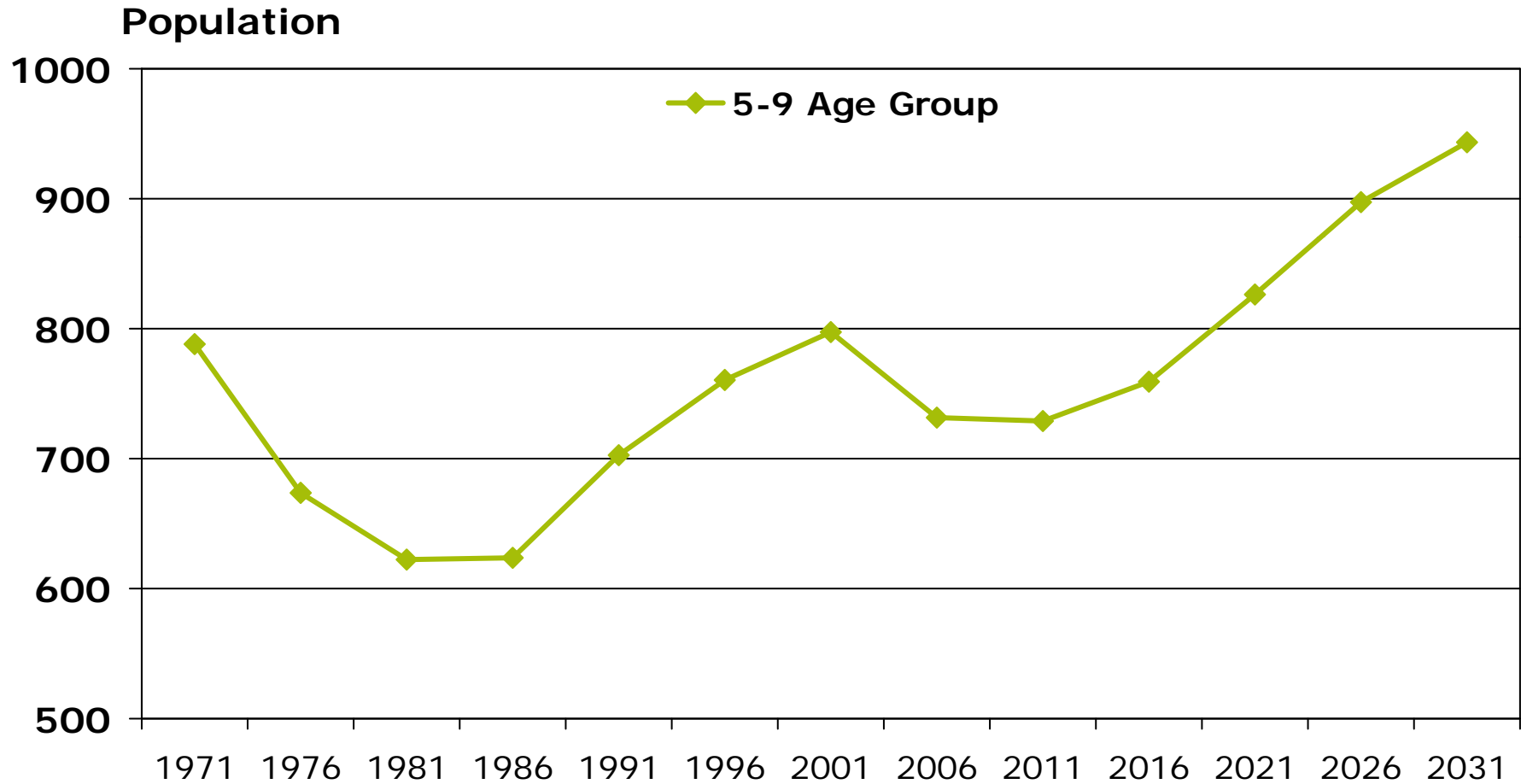
- The number of school aged children across Ontario is expected to grow significantly over the next 15 years
- Across Ontario as a whole, elementary school age population decreased from 2001 to 2011 as the “baby boom echo” generation moved out of elementary schools
- Children of “baby boom echo” will be coming soon

# Ontario Population Projection, 1971-2031, 0-4 Age Group



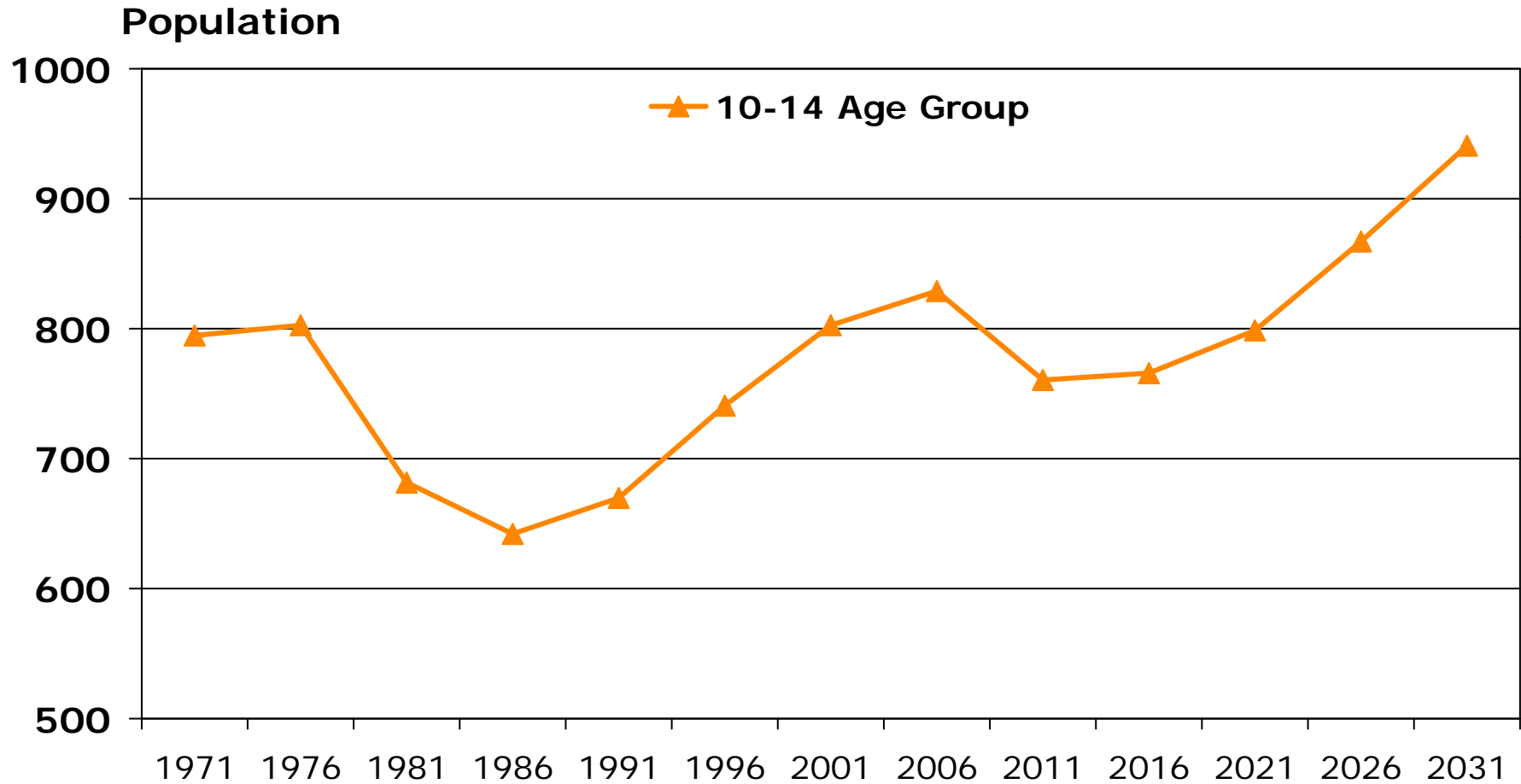
Source: Statistics Canada Post-Censal Estimates and  
Ontario Ministry of Finance Projections

# Ontario Population Projection, 1971-2031, 5-9 Age Group



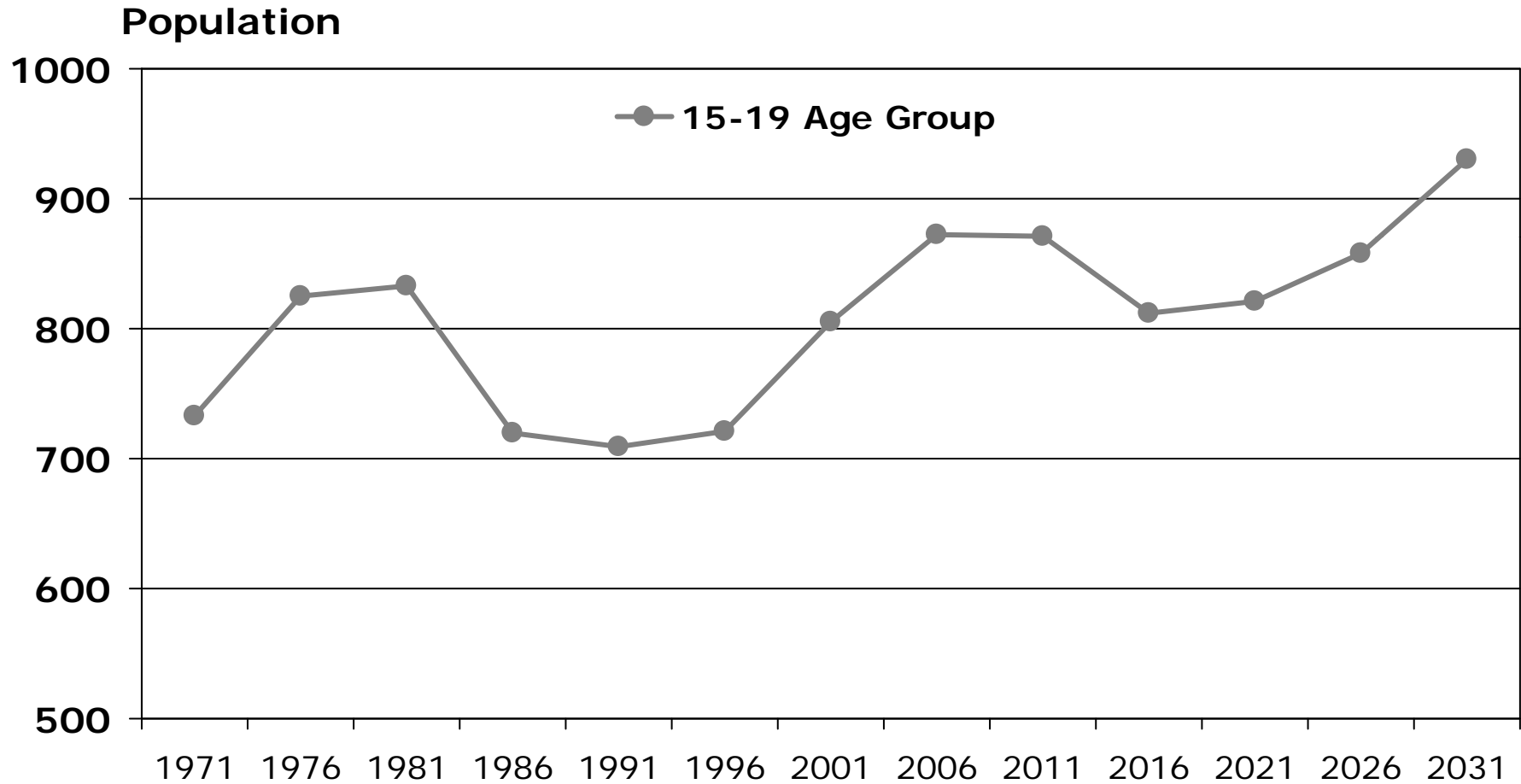
Source: Statistics Canada Post-Censal Estimates and Ontario Ministry of Finance Projections

# Ontario Population Projection, 1971-2031, 10-14 Age Group



Source: Statistics Canada Post-Censal Estimates and  
Ontario Ministry of Finance Projections

# Ontario Population Projection, 1971-2031, 15-19 Age Group



Source: Statistics Canada Post-Censal Estimates and  
Ontario Ministry of Finance Projections



## Ministry of Finance Forecast Exceeds Growth Plan Forecast for GGH

### **2031 Total Population**

**Growth Plan Schedule 3**

**11,500,000**

**Ministry of Finance  
Projections**

**12,003,700**

**Difference**

**503,700**

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