

---

## BY-LAW INSPECTION:

By-law No. 163, adopted by the Toronto Catholic District School Board, is available for inspection during regular business hours, at the Board's office at 80 Sheppard Avenue East, Toronto. The By-law and related documentation is also posted on the Board's website at [www.tcdsb.org](http://www.tcdsb.org) on the Planning and Facilities page.

Any inquiries with respect to the Toronto Catholic District School Board's Education Development Charges By-law should be directed to Mr. Peter Kole, Senior Coordinator, Planning Services at (416) 222-8282 ext. 2273, or Mr. Joseph Ruscitti, Supervisor, Planning Services, ext. 2281.

Dated: March 2009



### TORONTO CATHOLIC DISTRICT SCHOOL BOARD TRUSTEES 2009

#### *Wards*

1. Joseph Martino	416-512-3401
2. Ann Andrachuk	416-512-3402
3. Sal Piccininni	416-512-3403
4. Mary Cicogna	416-512-3404
5. Maria Rizzo	416-512-3405
6. Rob Davis	416-512-3406
7. John Del Grande	416-512-3407
8. T.B.A.	416-512-3408
9. Catherine LeBlanc-Miller	416-512-3409
10. Barbara Poplawski	416-512-3410
11. Angela Kennedy	416-512-3411
12. Paul John Crawford	416-512-3412
James Dempsey, Student Trustee	

**Ann Perron**  
Interim Director of Education

Toronto Catholic District School Board  
80 Sheppard Avenue East, Toronto, Ontario M2N 6E8  
[www.tcdsb.org](http://www.tcdsb.org)



## **EDUCATION DEVELOPMENT CHARGES BY-LAW No. 163**

### **TORONTO CATHOLIC DISTRICT SCHOOL BOARD**

This pamphlet summarizes the Education Development Charges imposed by the Toronto Catholic District School Board. The information contained herein is intended only as a guide. Interested parties should review the approved By-law and consult with the City of Toronto to determine the applicable charges that may apply to specific development proposals.

**Ann Perron**  
Interim Director of Education

TORONTO CATHOLIC DISTRICT SCHOOL BOARD

# EDUCATION DEVELOPMENT CHARGES

**LEGISLATIVE AUTHORITY:**

Division E of Part IX of the *Education Act* enables a district school board to pass by-laws for the imposition of education development charges against residential and/or non-residential development, if residential development in the area of jurisdiction of the board increases education land costs and the development requires one or more of the actions set out below and described in Section 257.54 of the *Education Act*:

- the passing of a zoning by-law or an amendment to a zoning by-law under Section 34 of the *Planning Act*;
- the approval of a minor variance under Section 45 of the *Planning Act*;
- a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act* applies;
- the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- a consent under Section 53 of the *Planning Act*;
- the approval of a description under Section 50 of the *Condominium Act*, or
- the issuing of a building permit under the *Building Code Act, 1992*, in relation to a building or structure.

Only one EDC is leviable for a development under the By-law's provisions, even if more than one planning approval is required.

**PURPOSE OF EDUCATION DEVELOPMENT CHARGES:**

Education development charges are used to fund the acquisition of school sites, and related costs, to accommodate growth-related pupil needs.

**EDUCATION DEVELOPMENT CHARGES BY-LAW PROCESS:**

The Toronto Catholic District School Board held Public Meetings on July 24, 2008 and August 14, 2008, and subsequently adopted By-law No. 163 on August 14, 2008.

The effective implementation date for By-law No. 163 is August 25, 2008. The By-law has a term of five years.

Building permit applications submitted to the City of Toronto on or before June 30, 2008 will be 'grandfathered' and subject to the charge under the previous By-law (#153 as amended), being \$442.00 per dwelling unit or \$0.24 per square foot of new gross floor area.

**EDUCATION DEVELOPMENT CHARGE RATES:**

By-law No. 163 imposes single uniform **residential and non-residential** education development charge rates on development of all lands within the City of Toronto, except those described in Appendix "A" of the By-law. The EDC rates are as follows:

	Residential (\$/new residential unit)	Non-residential (\$/new sq.ft. of gross floor area <sup>1</sup> )
Toronto Catholic District School Board	\$544.00	\$ 0.58

<sup>1</sup> Gross floor area is defined in Part I of O. Reg. 20/98. The definition may not be consistent with the definition of gross floor area set out in the City of Toronto's development charge by-law.

"gross floor area" means the total floor area, measured between the outside of the exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls and for the purpose of this definition, the non-residential portion of a mixed-use building or structure is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.

**BY-LAW EXEMPTIONS:**

In addition to the statutory exemptions required under the *Education Act*, and set out in the By-law, the Board has approved a number of non-statutory exemptions. These are as follows:

- A publicly funded university, community college or college of applied arts and technology established under the *Ministry of Colleges and Universities Act* or a predecessor statute;
- A public hospital receiving aid under the *Public Hospitals Act*;
- A cemetery or burying ground that is exempt from taxation under the *Assessment Act*;
- Non-residential uses permitted pursuant to Section 39 of the *Planning Act*; and
- The Toronto Area Transit Operating Authority ("GO Transit").

**TIMING OF PAYMENT OF EDUCATION DEVELOPMENT CHARGES:**

Education development charges are payable to the City of Toronto, upon the date that the first building permit is issued in relation to a building or structure for above ground construction.

