



**DURHAM CATHOLIC
DISTRICT SCHOOL BOARD**
Learning and Living in Faith

Memorandum

To: Board of Trustees

From: Tracy Barill, Director of Education

Date: April 26, 2021

Subject: **Replacement of Monsignor Paul Dwyer Catholic High School –
Progress Update**

Origin: Scott Grieve, Superintendent, Facilities Services
Daniel Carlin, Sr Manager, Planning, Capital and Admissions

Recommendation

Moved by _____, seconded by _____

“THAT the Durham Catholic District School Board receive and file, for information the Replacement of Monsignor Paul Dwyer Catholic High School – Progress Update Report dated April 26th, 2021.”

Background Data

On July 22, 2019 the Ministry of Education released Memo 2019:B17, announcing the launch of 2019-20 Capital Priorities Program, including Child Care Capital Funding and review of School Construction Standards. Subsequent to the announcement, DCDSB sent forward a request for Ministry approval for the design and construction of the replacement Monsignor Paul Dwyer Catholic High School.

On July 23rd, 2020 the Ministry of Education announced the approval for capital funding for the relocation of Monsignor Paul Dwyer Catholic High School.

Rationale

The existing Monsignor Paul Dwyer Catholic High School is located in the City of Oshawa in a building which has a capacity for 981 students. Significant portions of the school were originally constructed in 1963, with two subsequent additions. The school has had 2 renovations for community partners including the Grandview Children’s Centre and Community Innovation Lab which occupy approximately 12,000 square feet

of space in the school building. The building is not located in close proximity to the majority of existing secondary students and is not located close to where 11,700 units of new housing are being constructed in north-east Oshawa. As a result, the Board was approved for a replacement school of 1,061 pupil places to serve a growing Grade 7-12 population that is in close proximity to existing and planned growth areas.

A Catholic Secondary School site has been identified at the corner of Harmony Road and Greenhill Drive area of Northeast Oshawa and is required to be purchased prior to the relocation and reconstruction of the existing Monsignor Paul Dwyer Catholic High School.

Pre-Design Activities

Site Fit

The Board hired an architect to prepare site fits for the allocated site, and based on the approved capacity.

Site acquisition

The designated site for the DCDSB to construct the new Monsignor Paul Dwyer Catholic High School, is currently divided into three parcels of land, which are owned by three different owners.

Parcel 1-

Currently the main site is owned by Metro Ontario Inc. The site is currently not severed or zoned for a secondary school. Metro Ontario are currently in the process of preparing the documentation for submission to the City of Oshawa for severance and re-zoning from the existing residential zoning to the Community Institutional Zoning (CIN) required for the secondary school. Once that is complete, the DCDSB will prepare the purchase of sale agreement outlining the terms and conditions of the sale of the property. An appraisal of the property was completed in March of 2020, and an additional appraisal is being completed in April. Once a price is agreed upon it will require a 60-day period of review by the Ministry of Education.

Parcel 2 and 3 -

Two sites located at 1761 and 1735 Harmony Road North, Oshawa are also required for the development. The sites are residential properties and privately owned by different owners. The properties have been valued, and negotiations regarding the acquisitions are in process. Once a price is agreed upon it will require a 60-day period of review by the Ministry of Education.

Additional Information

The DCDSB have engaged consultants in the following areas of expertise to help navigate the acquisition process:

- Traffic Consultant
- Environmental Consultant
- Storm water management
- Land appraisal
- Legal real estate

All costs associated with acquiring the land are part of the educational development charges (EDC).

DCDSB has entered into partnership discussions in the following areas:

- Joint-use turf field with a track;
- Shared parking arrangements;
- Ontario Tech University (OnTechU) for curriculum connections in STEM (Science, Technology, Engineering & Math);
- OnTechU and Oshawa Public & Utilities Corporation for a district energy solution with an aim of reducing the energy footprint of the new school;
- Attempting to make further connections with the Durham energy sector on possible partnerships associated with the OnTechU curriculum and District Energy discussions.

Programming

The replacement of the existing Monsignor Paul Dwyer Catholic High School presents the Board with an opportunity to articulate a vision for the school and develop the program that this new Grade 7 to 12 school will offer.

In undertaking both the vision and program review the Board can develop the Facility Space Template (which is required by the Ministry of Education), and allows the Board to complete a space planning exercise which provides the architect with the attributes for each of the rooms that are included in the new school.

Staff are currently reviewing the credits that are offered to students of Monsignor Paul Dwyer Catholic High School this year, and using that to help inform the designated visioning team. Part of this process includes engaging community partners on potential opportunities.

A visioning team has been established to help provide insight into the design and programming of the space. The team developed a Thoughtexchange question which was issued to the Monsignor Paul Dwyer and family of school communities:

What are the values and traditions of Monsignor Paul Dwyer Catholic High School that are most important to our community?

There were 280 participants, with 187 thoughts, and 6,111 ratings of those thoughts. The roles participants identified with in the community consisted of the following:

%	# of People	Identity
4	11	Student
16	39	Teacher/Staff
78	196	Parent
2	6	Other

They represented the following communities:

%	# of People	School
36	89	Msgr Paul Dwyer
1	2	Good Shepherd
5	14	Sir Albert Love
7	18	St. Anne
9	22	St. Christopher
20	49	St. Kateri Tekakwitha
13	32	St. John Bosco
9	23	St. Joseph

The top key thoughts included:

- Air Conditioning
- Safety
- More practical life skills courses
- Excellence in academics, arts and athletics
- Faith formation
- Forward thinking students looking for staff and a building that promotes excellence in mind, body and spirit
- Leadership and community involvement values
- Keep the uniforms

The visioning committee continue to meet monthly to help with the space template and programming designs.

Anticipated Timelines

July 2020 – Ministry approved capital funding for new high school

August 2020 to December 2021 –

- Land acquisition of 3 parcels has been initiated and we hope to have this completed by July/August 2021; (Provincial Funding Signage to be installed once the land is owned);
- A team visioning exercise, including consultation from the school community (staff, students, parents, etc.) and feeder school communities (January – June 2021);
- Submit space template to Ministry of Education capital branch for review in July/August 2021;
- Assign architect (tendering process) in September/October 2021 and start design;

January 2022 – September 2024

- Submit site plan approval to City of Oshawa in May/June 2022;
- Complete design in May – October 2022 and get Ministry approval;
- Tender the construction October/November 2022;
- Award construction of new school with Ministry Approval December 2022;
- Construction January 2023 - August 2024
- Open doors to new school September 2024

Next Steps

Once the programming exercise is complete over the next few months and a sense of a vision for the new school has started, staff will look to engage specific stakeholders and potential partners to help complete the vision. The spacing template will be provided to the Ministry of Education for preliminary approval, which will allow the board to proceed with awarding an architect to design the school based on the space template and the vision.

While the programming and visioning is occurring, staff will be working to complete the land acquisition of three parcels of land in a condition suitable for construction of the new school.

At this point in the process, a timeline for opening the new school is challenging to predict based on the many moving parts, and various levels of government approvals that are required, but the goal is September 2024. As staff continue to provide updates to board, a schedule for opening will become clearer.