



**REPORT TO**

**REGULAR BOARD**

**DANTE ALIGHIERI ACADEMY AND REGINA MUNDI  
STATUS UPDATE (WARD 5)**

*But the stars that marked our starting fall away, we must go deeper into greater pain,  
for it is not permitted that we stay. Dante Alighieri, Inferno*

Created, Draft	First Tabling	Review
June 5, 2018	June 14, 2018	<a href="#">Click here to enter a date.</a>

M. Loberto, Sr. Coordinator Development Services  
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**INFORMATION REPORT**

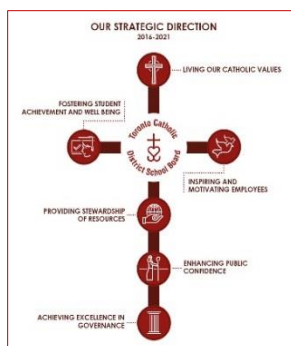
**Vision:**

*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.*



Rory McGuckin  
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Acting Associate Director  
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Executive Superintendent  
of Business Services and  
Chief Financial Officer

## **A. EXECUTIVE SUMMARY**

*This report is a follow-up to the February 22, 2018 Trustee Motion regarding the Toronto Catholic District School Board/Villa Charities Inc. Intergenerational Community Hub Summative report.*

The report provides a summary of actions taken by staff relating to each of the items contained in the February 22, 2018 Trustee Motion.

*The cumulative staff time required to prepare this report was 10 hours*

## **B. PURPOSE**

1. The purpose of the report is to provide an update on the status of the matters outlined in the February 22, 2018 Trustee Motion regarding the Toronto Catholic District School Board/Villa Charities Inc. Intergenerational Community Hub Summative report, where the Board adopted the following resolution:

*That the staff report be received;*

1. *That the Board sever the ties with Villa Charities for a joint use facility on Lawrence Avenue West;*
2. *That staff explore all possible facility options to accommodate the secondary school (Dante Alighieri), the elementary school (Regina Mundi) and the Reggio Emilia daycare centre (approved and funded by the province) on TCDSB property;*
3. *That staff present the aforementioned report with options and recommendations to the Board*
4. *That staff prepare an urgent business case for capital funding of Regina Mundi Catholic School and submit it to the Ministry of Education;*
5. *That staff prepare all the financial expenditures to date on the project and submit it to the Ministry of Education as per the request of the Ministry;*
6. *That a meeting with the Ministry of Education, local MPP and city Councillor be requested and that the local trustee, Chair and Director of Education confirm the commitment and the willingness of the Minister of Education and Early Years to “work quickly with the Board” to address the accommodation needs of this school community;*

7. *That the purchase and sale agreement between TCDSB and VCI of 3.467 acres of land on Lawrence Avenue West be disclosed and made public;*
8. *That all financial information regarding the costs to date for the TCDSB and Villa Charities joint venture be disclosed publicly. Expenditures to include all costs for feasibility studies, consultants, architects, planners, engineers etc.;*
9. *That all financial information regarding the purchase of 25 Good Sheppard Court be disclosed and made public;*
10. *That the Director of Education report to public Board on the purpose of purchasing 25 Good Sheppard Court;*
11. *That a Community Advisory Committee be established to review, advise and recommend short and long term plans for the site located at 25 Good Sheppard Court. The composition of the Community Advisory Committee will include:*
  - i. *parent representatives (two)*
  - ii. *school principals (two)*
  - iii. *school superintendent (one)*
  - iv. *Dante student (one)*
  - v. *Greater school community*
  - vi. *residents (10)*
  - vii. *local trustee (one)*
  - viii. *local MPP and City Councillor will be invited to participate*

## **C. BACKGROUND**

1. **September 1, 2011** - the Toronto Catholic District School Board received capital priorities funding in the amount of approximately \$32.8 million from the Ministry of Education to proceed to construct a 1,300 pupil place replacement facility for Dante Alighieri Academy.
2. **November 20, 2012** - the Board approved the construction of a replacement facility for Dante Alighieri Academy as part of a joint venture intergenerational community hub with Villa Charities Inc. (VCI). The joint venture educational and cultural arts facility would house the new secondary school and a new Columbus Centre.

The facility was originally contemplated to be located on Dufferin Street, however due to the inability to secure property for the project, VCI and the Board decided to pursue an option for the joint building on Lawrence Avenue West which involved the demolition of the Columbus Centre.

3. **December 2016** - a Site Plan application for the joint facility was submitted to the City of Toronto, and in **January 2017**, applications for a zoning bylaw amendment and Plan of Subdivision were also submitted to seek development approvals for the project.
4. In the spring of 2017, concerns regarding the project were raised by the members of community during consultation sessions. On **June 13, 2017**, in response to these concerns, North York Community Council directed the applicant to conduct extensive community consultation.
5. **October 27, 2017 - January 25, 2018** – A community consultation process was initiated and facilitated by Maximum City/Dillon Consulting Limited, jointly retained by TCDSB and VCI, as independent facilitators. The consultation process was initiated, facilitated and completed, engaging over 700 independent participants and over 1000 total participants through a variety of methods.
6. **February 14, 2018** - the TCDSB received a communication from the Ministry of Education stating that due to the significant concerns regarding the potential demolition of the Columbus Centre and the ongoing divisions which still exist over the project, the Ministry of Education will not support a school project that allows for the demolition of the Columbus Centre.
7. **February 22, 2018** – At the Regular Board meeting, resolutions arising from a Trustee motion were adopted by the Board.

#### **D. EVIDENCE/RESEARCH/ANALYSIS**

Staff have reviewed each of the items in the Trustee motion from the February 22, 2018 Board meeting, and have taken the following actions:

1. **Motion #1 - That the Board sever the ties with Villa Charities for a joint use facility on Lawrence Avenue West:** The TCDSB severed ties with VCI by terminating the Agreement of Purchase and Sale between two parties.

2. **Motions #2, #3 - Exploring all possible facility options to accommodate Dante Alighieri Academy and Regina Mundi on TCDSB property, and presenting the aforementioned options and recommendations to the Board:**
  - Through an RFP process, the TCDSB has retained CS&P Architects Inc. to undertake a feasibility study of site redevelopment and replacement options for Dante Alighieri Academy and Regina Mundi Catholic School.
  - The properties identified for this redevelopment includes both the Dante and Regina Mundi sites, as well as the Sisters of Good Shepherd property, for a total of 12.43 acres.
  - The study will include consultation with school staff and parents, and is anticipated to be completed by September 30, 2018.
  - Following the completion of the feasibility study, staff will bring forward a report to the Board of Trustees presenting the potential options and recommendations.
3. **Motion #4 - Preparation of business case for capital funding of Regina Mundi and submission to Ministry of Education:**
  - The submission of a business case should occur following the completion of the feasibility study outlining accommodation options for Regina Mundi students to more accurately and fairly inform the business case.
  - Typically, feasibility studies are submitted as part of the business case package, and enhance the rationale for capital funding.
  - Staff, pending the prioritization and Board approval of Capital submissions, may submit the business case during the next round of Capital Priorities, expected to be called by the Ministry of Education in Fall 2018
4. **Motion #5 and #8 - Preparation of all financial expenditures to date on the project for public disclosure and submission to the Ministry of Education:**
  - All expenditures for the project covered by Education Development Charges (EDC) were disclosed as part of the renewal of the TCDSB EDC By-law.

- With respect to the Capital Priorities funding, the TCDSB has spent approximately \$277,177 of the Ministry of Education Capital Priorities funding allocation on the project, principally on consulting fees associated with the municipal approvals for the joint facility.

The full costs are posted on the Board website and have been submitted to the Ministry of Education.

5. **Motion #6 – Meeting of Chair and Director with the Ministry of Education, local MPP and city Councillor to confirm willingness to address the needs of the 2 school communities:**
  - Staff initially attempted to secure a meeting with Ministry staff, but have been unsuccessful to date. Staff will continue to pursue setting up the meeting.
6. **Motion #7 – Public disclosure of the Agreement of Purchase and Sale between TCDSB and VCI regarding 3.467 acres of land on Lawrence Avenue West:** The Agreement of Purchase and Sale between the Board and VCI has been posted on the TCDSB website.
7. **Motion #9 – Public disclosure of the financial information regarding the purchase of 25 Good Shepherd Court:** The purchase price of the 25 Good Shepherd property has been posted on the TCDSB website.
8. **Motion #10 - The purpose of purchasing 25 Good Shepherd Court:**
  - The original intention of purchasing this property was to provide a connection between the joint venture facility on Lawrence Avenue West and the existing Board properties on Playfair Avenue.
  - This included the construction of a field house to accommodate an indoor changing area and the storage of sports equipment, as the sports field and track were to remain in its current location, and as such not immediately adjacent to the new facility.
  - There was also the potential to provide additional surface parking, as well as outdoor amenity space for both the elementary and secondary school students.
  - Potential options for the future use of the property will be reviewed as part of the forthcoming feasibility study.

9. **Motion # 11 - Establishment of the Community Advisory Committee:**
- Staff will work with the local Trustee to prepare the terms of reference for the Committee, and establish a transparent and inclusive process for selecting the member of the Committee.

## **E. CONCLUDING STATEMENT**

This report is for the consideration of the Board.