



APPENDIX A

Feasibility Study for a **New Dante Alighieri and Regina Mundi** on Playfair Avenue

Community Meeting
23 January 2019

CS&P Architects

Agenda

- Opening Prayer/Introductions
- Scope of Feasibility Study
- Community Meetings
- Options
- Recommendation

Scope of Feasibility Study

- Review of consolidated Dante, Regina Mundi and Sisters sites
 - 12.43 acres
 - Opportunities and constraints
- Preparation of conceptual options exploring a variety of approaches to a new Dante, Regina Mundi and Childcare campus
- Assessment of the options
 - Pros and cons
 - Cost benefit analysis
 - Phasing and schedule impacts
- Final Report

Existing Site



Existing Schools

- Dante Alighieri
 - 651 pupil place capacity (without portables) as a Secondary School
 - 667 pupil place capacity as an Elementary School, including 3 kindergartens and 6 room Childcare
 - Current enrolment: 853 students
 - Number of portables: 20
 - Gross floor area: 87,000 sf
- Regina Mundi
 - 340 pupil place capacity (without portables) as an Elementary School
 - Current enrolment: 370 students
 - Number of portables: 3 (only 1 being used for music program)
 - Gross floor area: 32,400 sf

Required Space Program

- Dante Alighieri
 - 1,300 student secondary school, 9-12
 - 171,670 sf
- Regina Mundi
 - 450 student elementary school, JK-8
 - 50,500 sf
- Childcare
 - 6 rooms
(3 Preschool, 2 Toddler, 1 Infant)
 - 9,000 sf

Community Meeting No. 1 - June 19, 2018

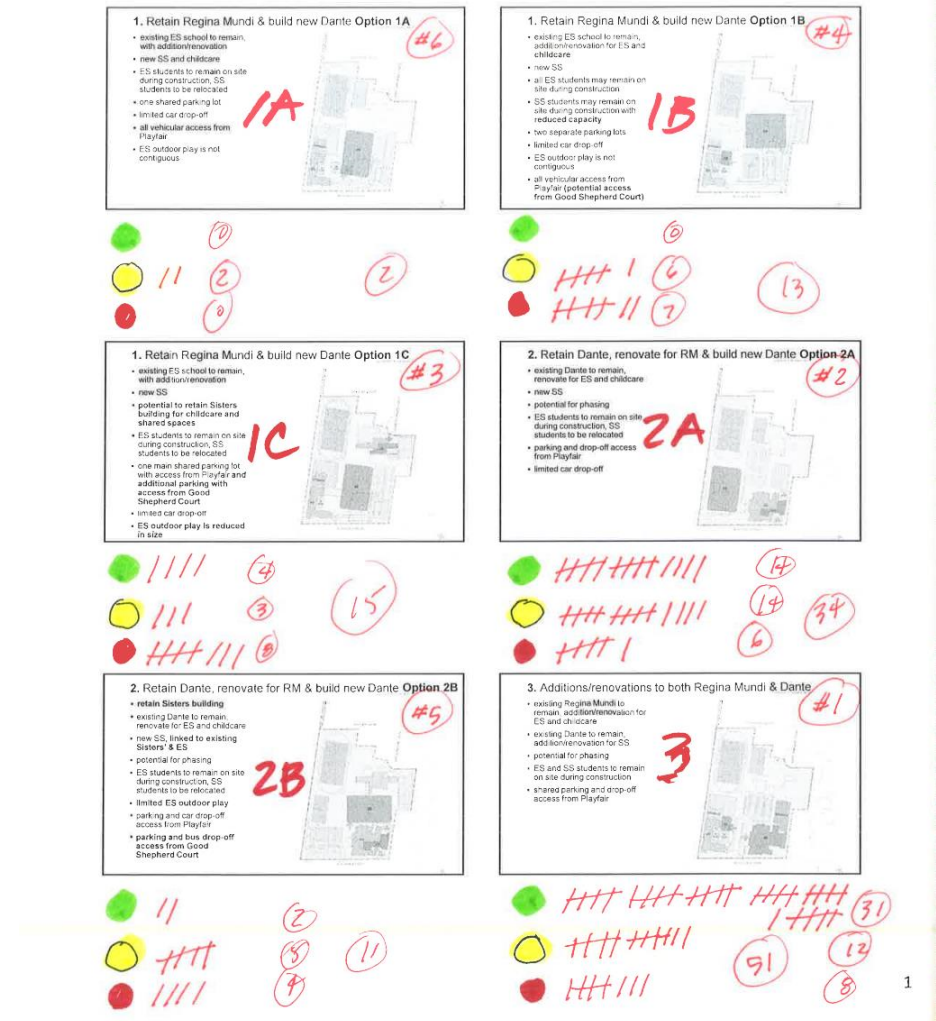
Key Priorities

- Traffic
 - Provide adequate, controlled, safe and separated pedestrian access and drop-off for cars and buses
- Renovation vs. New Build
 - Make best use of existing buildings and site, modernized to meet current standards for both schools
 - Minimize disruption to school community
- Program
 - Exploit opportunities of a shared JK- Grade 12 campus, while providing appropriate separation between the age groups
 - Maximize greenspace and landscaped play areas
- Consultation Process
 - Provide opportunity for feedback through a dedicated online webpage/email
 - Share options with community for input

Community Meeting No. 2 – October 2, 2018

Key Priorities:

- Alignment of construction cost with the Ministry funding
- Minimizing student disruption
- Improved traffic and drop-off control
- Maximizing greenspace
- Child care location at Regina Mundi
- Retention of the existing Dante auditorium (Arts/Drama wing)
- Opportunity to upgrade both schools



Options

Ministry approval is to build a new Dante and to renovate a part of the existing Dante for a new Child care. Funding for Dante was approved by the Ministry in 2011

- **Option 1**

- Retain Regina Mundi, with additions and alterations, build new Dante

- **Option 2**

- Retain Dante, renovate for RM, and build new Dante on RM site

- **Option 3**

- Additions and alterations to both Regina Mundi and Dante

- **Option 4**

- Replace (build new) both Regina Mundi and Dante

Options



Option 1
Retain Regina Mundi, with additions and alterations, build new Dante



Option 2
Retain Dante, renovate for RM, and build new Dante



Option 3
Additions and alterations to both Regina Mundi and Dante



Option 4
Replace (build new) both Regina Mundi and Dante

Recommendation



Option 1
Retain Regina Mundi, with additions and alterations, build new Dante



Option 2
Retain Dante, renovate for RM, and build new Dante



Option 3
Additions and alterations to both Regina Mundi and Dante



Option 4
Replace (build new) both Regina Mundi and Dante

Recommendation – Option 2

- Retain Dante, alterations for Regina Mundi, and build new Dante
- Best use of the existing site and buildings
- Dante is in better condition than Regina Mundi
 - Existing spaces can readily renovated to accommodate the full elementary school and child care programs
- Alterations include:
 - Full deep retrofit of building systems and upgrades for current building code and accessibility requirements
- Arts/Drama wing is retained
- Relationship between schools and their outdoor play and amenity spaces are optimized
- Distribution of parking and the location and layouts of bus and car drop-offs are improved
- Regina Mundi students can remain in their existing schools during construction, Dante students would be relocated

Option 2A

Retain Dante, renovate for Regina Mundi, and build new Dante

- Alterations to Dante for RM
 - Alterations for elementary school program, kindergartens, childcare and outdoor play
 - Existing arts/drama wing is retained
- New Dante
 - New 3 storey secondary school
- Traffic Considerations
 - All car and bus drop-off and south parking lot accessed from Playfair
 - New card-controlled staff only parking lot accessed from Good Shepherd Court. Bollard-controlled link between lots
- Phasing Options
 1. RM students remain on site during construction, Dante students to be relocated
 2. Or, RM students are relocated, new Dante is constructed, Dante students remain on site



Option 2B

Retain Dante, renovate for Regina Mundi, and build new Dante

- Alterations to Dante for RM
 - Alterations for elementary school program, kindergartens, childcare and outdoor play
 - Existing arts/drama wing is retained
- New Dante
 - New 3 storey secondary school
- Traffic Considerations
 - All car and bus drop-off, and parking accessed from Playfair
- Phasing Options
 1. RM students remain on site during construction, Dante students to be relocated
 2. Or, RM students are relocated, new Dante is constructed, Dante students remain on site



Transportation Consultant Recommendations

- Provide a minimum of two site accesses to distribute site traffic, providing good vehicle circulation and intersection operations
- Maintain site access from both Playfair Avenue and Good Shepherd Court to provide additional flexibility for vehicle circulation and internal access arrangements
- Parking Required
 - 135 parking spaces + 10% buffer = 150 spaces
- Pick-up and Drop-off (PUDO) Activity
 - Accommodate minimum 30 vehicles total stacking spaces
 - One hour morning peak
 - Four hour afternoon peak

Option 2 - Order of Magnitude Costing

	Approved Ministry Funding (Total Project)	Construction Funding (Total Project Funding less Soft Costs)	Estimated Construction Cost	Difference
Dante (replacement school)	\$ 32,800,000	\$ 27,900,000	\$ 32,900,000	-\$ 5,000,000
Child Care (retrofit existing Dante)	\$ 1,500,000	\$ 1,275,000	\$ 1,964,000	-\$ 689,000
Regina Mundi (retrofit existing Dante)	n/a	n/a	\$ 5,950,000	-\$ 5,950,000

Option 2 - Pros & Cons

Retain Dante, renovate for Regina Mundi, and build new Dante

Pros	Cons
<ul style="list-style-type: none"> More spacious, modern RM to current standards Retains existing Arts/Drama wing New Dante to meet current and future program requirements 	
<ul style="list-style-type: none"> Green space has appropriate size and relationship to each school 	
<ul style="list-style-type: none"> Option 2A - distribution of parking takes pressure off Playfair 	<ul style="list-style-type: none"> Option 2A – potential impact to residents of new traffic from Good Shepherd Court to controlled staff parking Option 2B - all parking and drop-off access site from Playfair causes congestion and parking lot creates a barrier between school yards
<ul style="list-style-type: none"> RM students remain on site during construction 	<ul style="list-style-type: none"> All Dante students to be relocated during construction
	<ul style="list-style-type: none"> Construction cost exceeds Ministry funding Renovations to accommodate RM at existing Dante are not funded

A New Dante Alighieri and Regina Mundi on Playfair Avenue



New school precedents