



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

ST. LOUIS C.S WARD 4

REVIEW OF ACCOMMODATION NEED

*"So neither the one who plants nor the one who waters is anything, but only God who gives the growth."
1 Corinthians 3:7*

Drafted

May 18, 2022

Meeting Date

June 1, 2022

B. Leporati, Sr. Coordinator, Planning Services

M. Loberto, Superintendent, Planning and Development

RECOMMENDATION REPORT

Vision: *IN GOD'S IMAGE: Growing in
Knowledge, with Justice and Hope.*

Mission: *Nurturing the faith development and academic
excellence of our Catholic learning community through the
love of God, neighbour, and self.*



MULTI-YEAR STRATEGIC PLAN
2022 - 2025

IN GOD'S IMAGE: Growing in Knowledge, with Justice and Hope



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A. EXECUTIVE SUMMARY

This report provides information concerning a previous Board decision to close St. Louis as recommended in the report *“Final Recommendation School Accommodation Review Holy Angels, Our Lady of Sorrows, St. Mark, St. Leo and St. Louis (Ward 2)”* approved at the **February 9, 2016** meeting of the Corporate Services, Strategic Planning and Property Committee.

There have been several changes in the area that have resulted in an increase in enrolment at both St. Leo and St. Louis. Although there are two approved replacement schools under construction in the area, the Ministry of Education Capital Program Branch has agreed that St. Louis should remain open to accommodate continued enrolment pressure in the area without a financial impact to existing projects.

The cumulative staff time required to prepare this report was 6 hours

B. PURPOSE

1. To provide information and a chronology of events leading to agreement with Ministry staff for St. Louis to remain open and operating to accommodate area growth.

C. BACKGROUND

1. At the **February 9, 2016** meeting of the Corporate Services, Strategic Planning and Property Committee the report *“Final Recommendation School Accommodation Review Holy Angels, Our Lady of Sorrows, St. Mark, St. Leo and St. Louis (Ward 2)”* was approved in part:

“ 1. *A business case be developed for submission to the Ministry of Education at the next available opportunity for funding of replacement schools at St. Leo and Holy Angels.*

2. *After the submission of the business case, St. Louis be closed and the student population be distributed between Holy Angels and St. Leo effective September 2018...*

.....

4. *Continue to investigate enhanced programming and partnership opportunities for these schools; and.....”*

3. *In September 2015*, a French Immersion program was implemented at St. Leo to better balance demand for French immersion in South Etobicoke.
4. *On May 18, 2016, the Ministry approved School Consolidation Capital (SCC) funding for a 500 pupil place replacement school on the St. Leo site.* The project was submitted as a new facility for a consolidated St. Leo and St. Louis.
5. *On March 27, 2018, the Ministry approved Capital Priorities funding for a 600 pupil place replacement school on the Holy Angels site.*
6. *In September 2018*, a French Immersion program was implemented at St. Louis as approved in the Board's Long Term Program Plan.
7. *Over the past three years*, the South Etobicoke area has experienced significant growth. There has been *a 300+% increase in residential units* experienced since the Pupil Accommodation Review (PAR) was completed for these area schools.

D. EVIDENCE/RESEARCH/ANALYSIS

1. *Significant area development growth combined with new program implementations (as recommended by the SARC) have contributed to an enrolment increase* in the three subject schools that will exceed the capacity of the two (2) new facilities if St. Louis is closed. The combined capacity of a rebuilt Holy Angels and St. Leo totals 1,100 pupil places whereas projected enrolment in the three schools (Holy Angels, St. Leo and St. Louis) was forecasted to exceed 1,500 students by 2024.

	2019	2024 – Consolidation	2024 – No Consolidation
Enrolment (3 schools)	1,194	1,587	1,587
Capacity	1,192	1,100	1,458
Utilization	100.2%	144.3%	108.8%

- **NOTE** – *Enrolment above reflects pre-pandemic forecasts. Decreases experienced due to the pandemic and temporary relocation of students during construction are assumed to be regained, as current SOAR registrations and continued development in the area are consistent with this enrolment growth.*

2. ***Because the funding for the new St. Leo was originally awarded through the School Consolidation Capital funding stream***, staff approached the Ministry Capital Program Branch in January 2020 to confirm that there would be no financial impact to the St. Leo capital project if St. Louis remained open.
3. ***The Ministry of Education Capital Program Branch provided an email response in 2021 confirming agreement with the rationale provided and no impact on capital funding from St. Louis remaining open.*** The Ministry acknowledged the Board's need to keep St. Louis open to address the enrolment increases and ensure adequate student accommodation exists to meet enrolment growth in Etobicoke.
4. The St. Louis staff and community were involved in planning and design of the new St. Leo in the early stages of the process (2017). The St. Louis community realized the approved size of the new building would not accommodate enrolment from both schools, and there was little to no St. Louis participation from 2018 on. The St. Louis community is no longer participating in local design and transition meetings for the new St. Leo building.
5. The PAR in South Etobicoke was initiated on the premise that the area was experiencing declining enrolment, consistent with the development trends of the time. Active developments in the pipeline have tripled since that time with more anticipated in the near future. ***It is necessary that the St. Louis facility remain open*** in addition to the construction of replacement schools for St. Leo and Holy Angels to ensure adequate space to accommodate upcoming student populations realized from residential intensification in the south Etobicoke area.

E. METRICS AND ACCOUNTABILITY

1. Enrolment will continue to be monitored in South Etobicoke to ensure adequate accommodation solutions are explored as pressure continues from new development.

F. STAFF RECOMMENDATION

That the Board rescind the closure decision from the February 9, 2016 meeting of the Corporate Services, Strategic Planning and Property Committee report "*Final*

Recommendation School Accommodation Review Holy Angels, Our Lady of Sorrows, St. Mark, St. Leo and St. Louis (Ward 2)”:

- 2. After the submission of the business case, St. Louis be closed and the student population be distributed between Holy Angels and St. Leo effective September 2018.*