



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

## Memorandum

To: Board of Trustees

From: Tracy Barill, Director of Education

Date: September 27, 2021

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

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

## Background

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 23<sup>rd</sup>, 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 significantly distant from north-east Oshawa where 11,700 units of new housing are being constructed. The Board was therefore 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 location 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 Inc. is 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 additional appraisals completed in May 2021. 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 were concluded in July 2021. The sites have been purchased and the closing dates for the purchase of the properties is December 2021. The board has requested approval from the ministry to purchase the properties. This submission was made in July 2021. We are still waiting approval.

### **Additional Information**

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

- Traffic Consultant
- Environmental Consultant
- Storm water management
- Geotechnical
- Land appraisal

- Legal real estate

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.

### **Retention of an Architect.**

DCDSB prepared Request for Proposal documents in July 2021, and issued to 4 Architects who have been prequalified for architectural services – new schools, additions and renovations greater than \$2,000,000.00 registry. The consultants invited to bid were as follows;

- Moffet and Duncan Architects Inc.
- CS&P Architects Inc.
- Hossack & Associates
- MC Architects

Four proposals were received for review on September 3<sup>rd</sup> 2021. DCDSB has assembled a review committee and are in the process of reviewing the proposals. DCDSB is aiming to complete the evaluation by the end of September and have the Architect with their team engaged by early October.

Approval has been received from the Ministry of Education on the space template that was submitted back in June, enabling the DCDSB to engage in a contract with the selected Architect.

### **Programming**

Through the visioning exercise completed earlier in 2021, DCDSB was able to prepare a space template based on programming needs for submission to the Ministry for approval of the spaces in the new Monsignor Paul Dwyer replacement. This template was submitted to the ministry in July 2021 and approval of the template was received in August 2021.

### **Anticipated Timelines**

July 2020 – Ministry approved capital funding for new high school

August 2021 to December 2021 -

- Land acquisition of the 2 residential parcels has been initiated and is closing December 2021 (Provincial Funding Signage to be installed once the land is owned);
- Land acquisition of larger developer parcel has been initiated and aims to be completed by May 2022. (Provincial Funding Signage to be installed once the land is owned);
- Assign architect (tendering process) in September/October 2021 and start design;
- Develop partnerships with various parties interested in the new location.
- Engage various stakeholders on design, layout, programming etc., in order to develop the vision.

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**

Staff will be working to complete the land acquisition of the final parcel 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. The targeted dates listed above are subject to change, but the goal is to open the school in September 2024. Staff will continue to provide updates to board which will include any necessary adjustments to the schedule for opening.

TB/SG/DC/tc