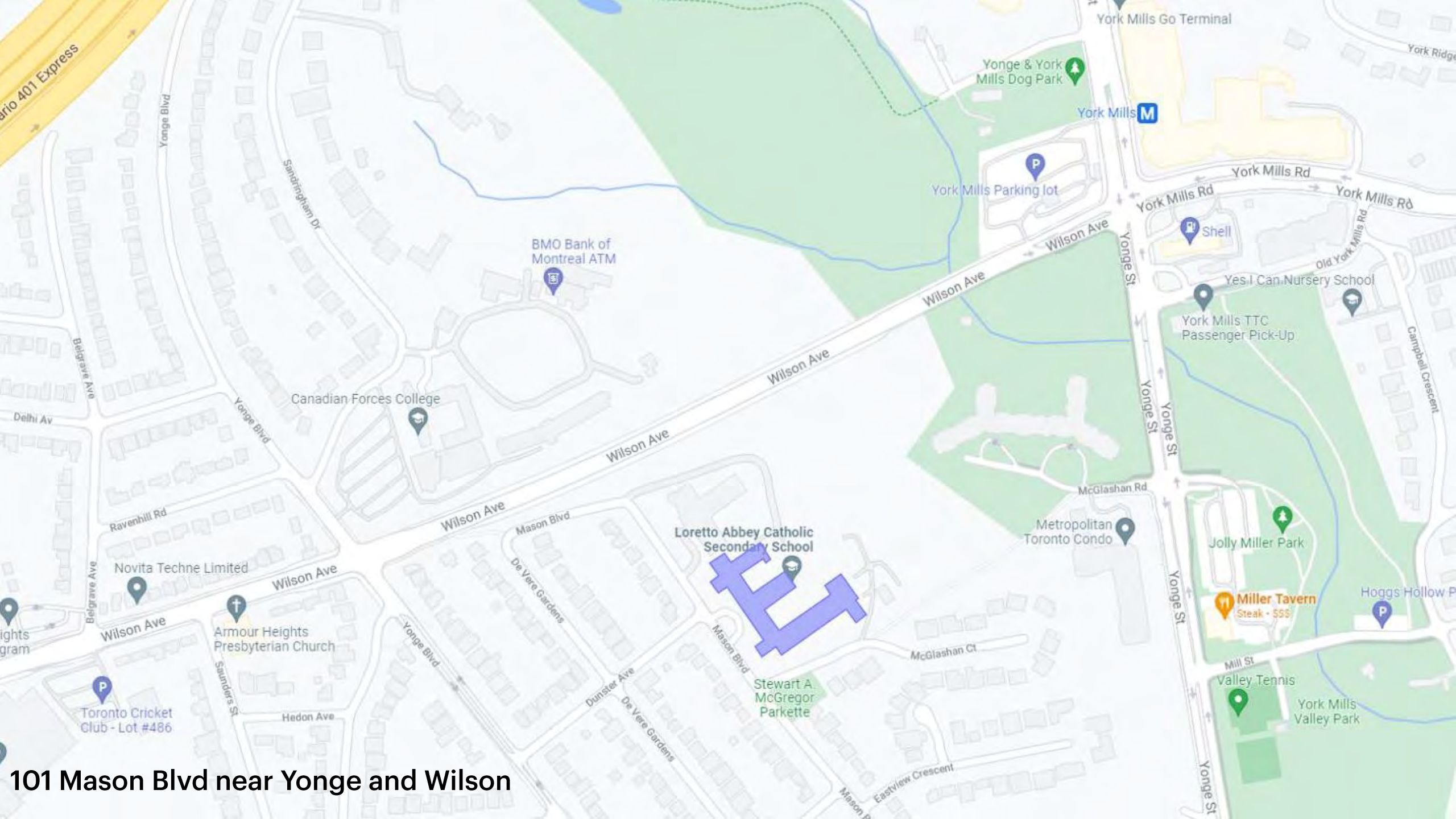


Loretto Abbey Catholic School Renovation and Addition

Project Introduction Meeting
January 11, 2022

**diamond
schmitt**

**MOFFET &
DUNCAN**
architects inc.



101 Mason Blvd near Yonge and Wilson





- Loretto Sisters came to Toronto in 1847 to provide young women religious education, initially located on Wellington St.
- Bucolic site was selected on outskirts of the city for new facility.
- 1928 the convent with south school wing designed by Findlay and Foulis from Niagara Falls, built in Neo-Gothic style.
- Opened with 200 students from kindergarten to high school, including 100 boarders.



1952 chapel addition by Mathers and Haldenby

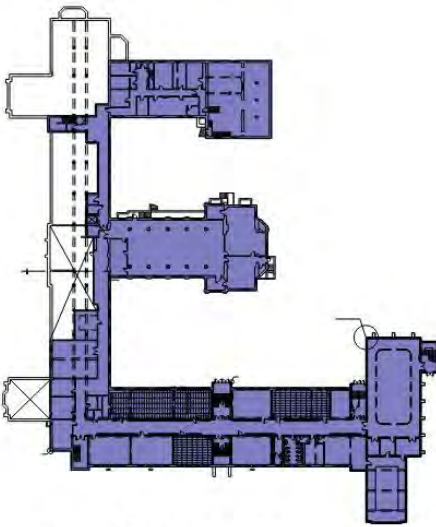


1952 north service wing addition by Mathers and Haldenby

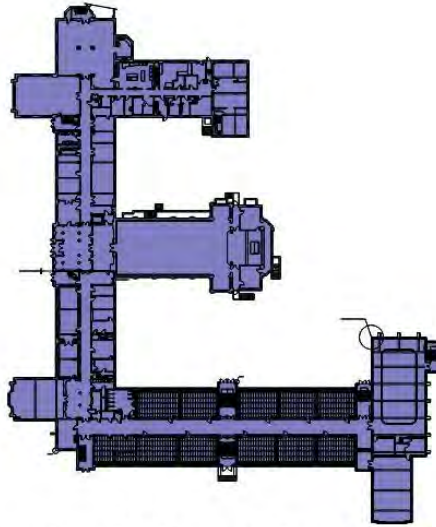


Chapel windows by glass artisan Yvonne Williams

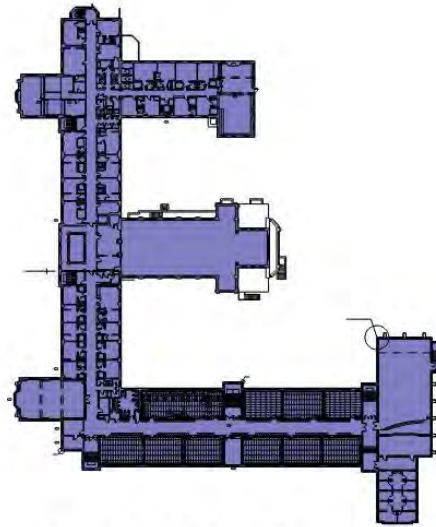
GFA: building area



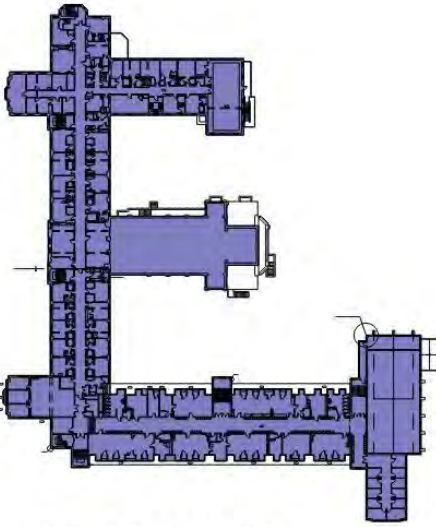
Level 1: 3480 m²



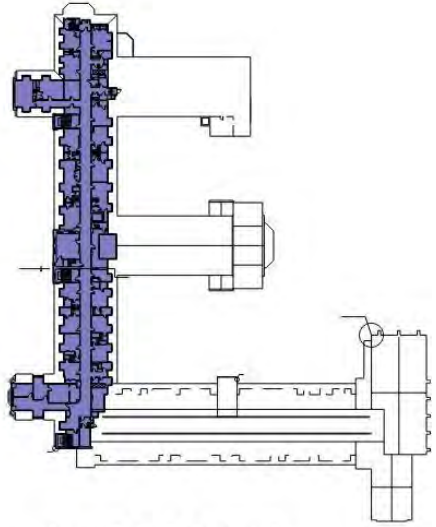
Level 2(Ground Floor): 4338 m²



Level 3: 4218 m²



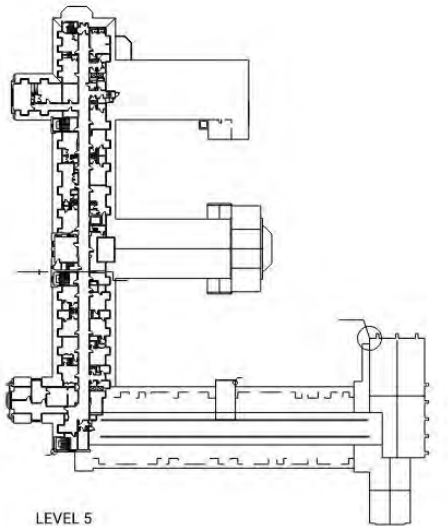
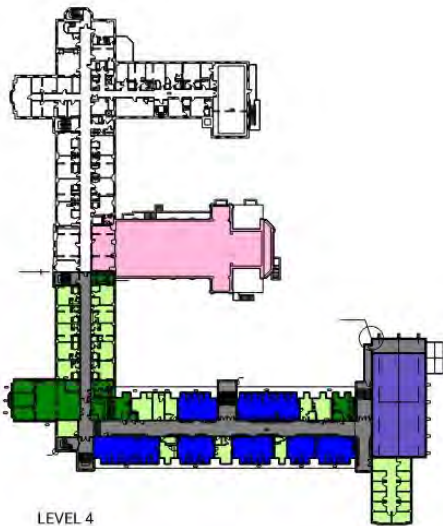
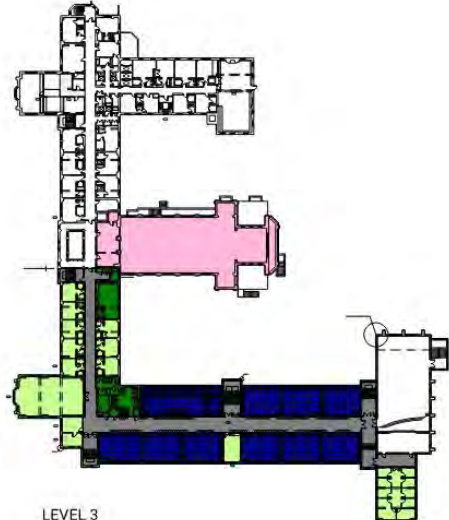
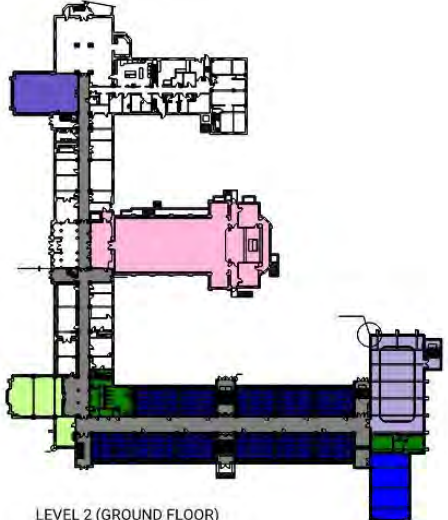
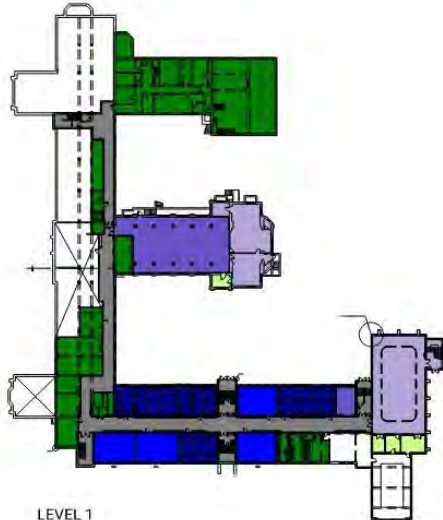
Level 4: 4083 m²



Level 5: 1276 m²

EXISTING BUILDING GROSS FLOOR AREA: 17,395 m²

GFA: existing building uses



■	Instructional Space - Classrooms	2755
■	Instructional Space - Athletic	846
■	Instructional Space - Other	1358
■	Operational Space - General	1654
■	Operational Space - Office	1224
■	School Circulation	2739

- Chapel
- Convent/Other Space

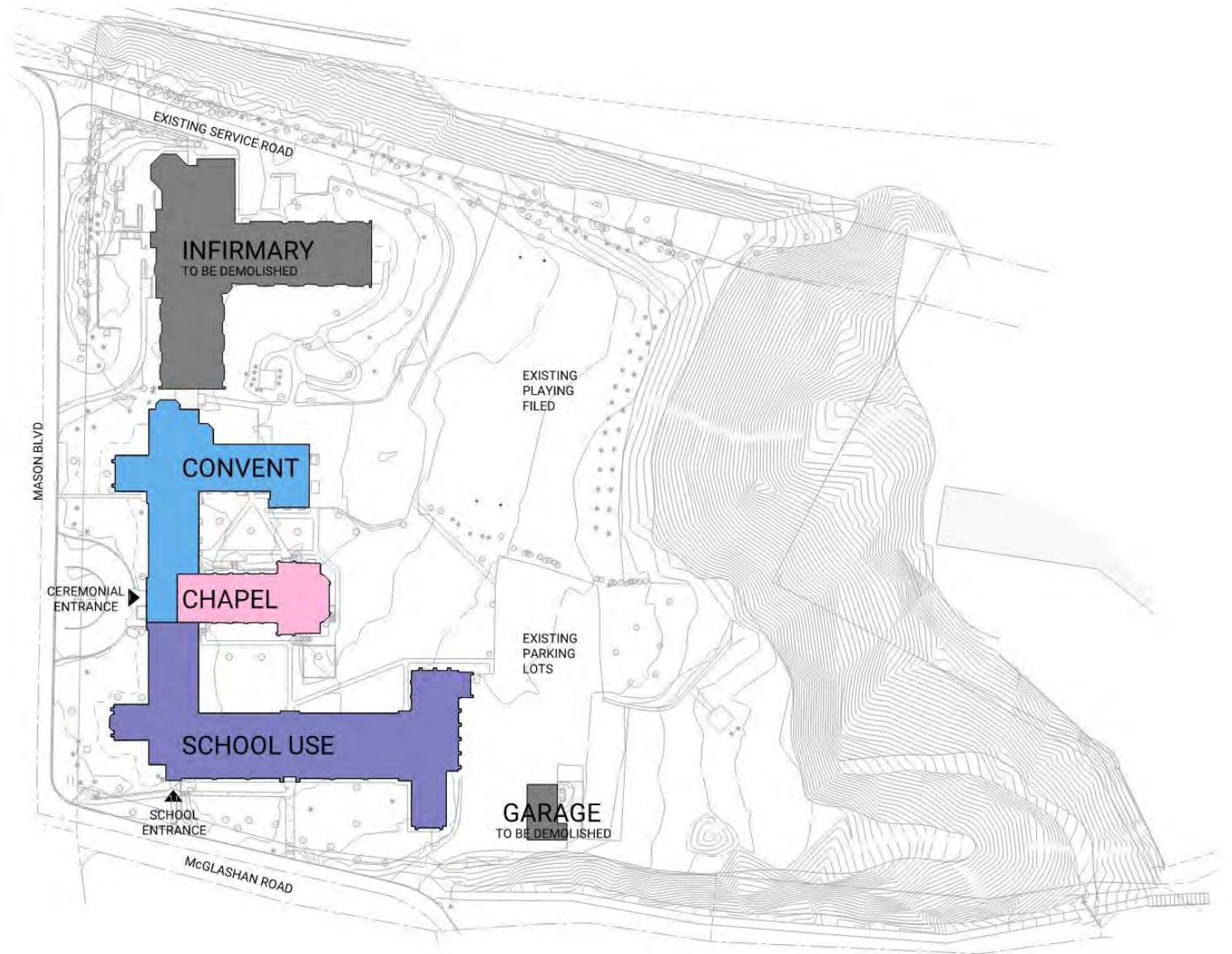
Instructional Area Total: 4959 m²
 Instructional Spaces Area: 2755 m²
 (5+9+6+6) 26 classrooms, 1 Health Science, 2 Music, 1 Art, 2 Computer, 1 Science Lab, 3 Science

Athletic Space Area: 846 m²
 Gym, Change room and Weights

Operational Area Total: 2878 m²
Existing School Area Total: 10,576 m²
Chapel Area: 1785 m²
Convent: 5034 m²

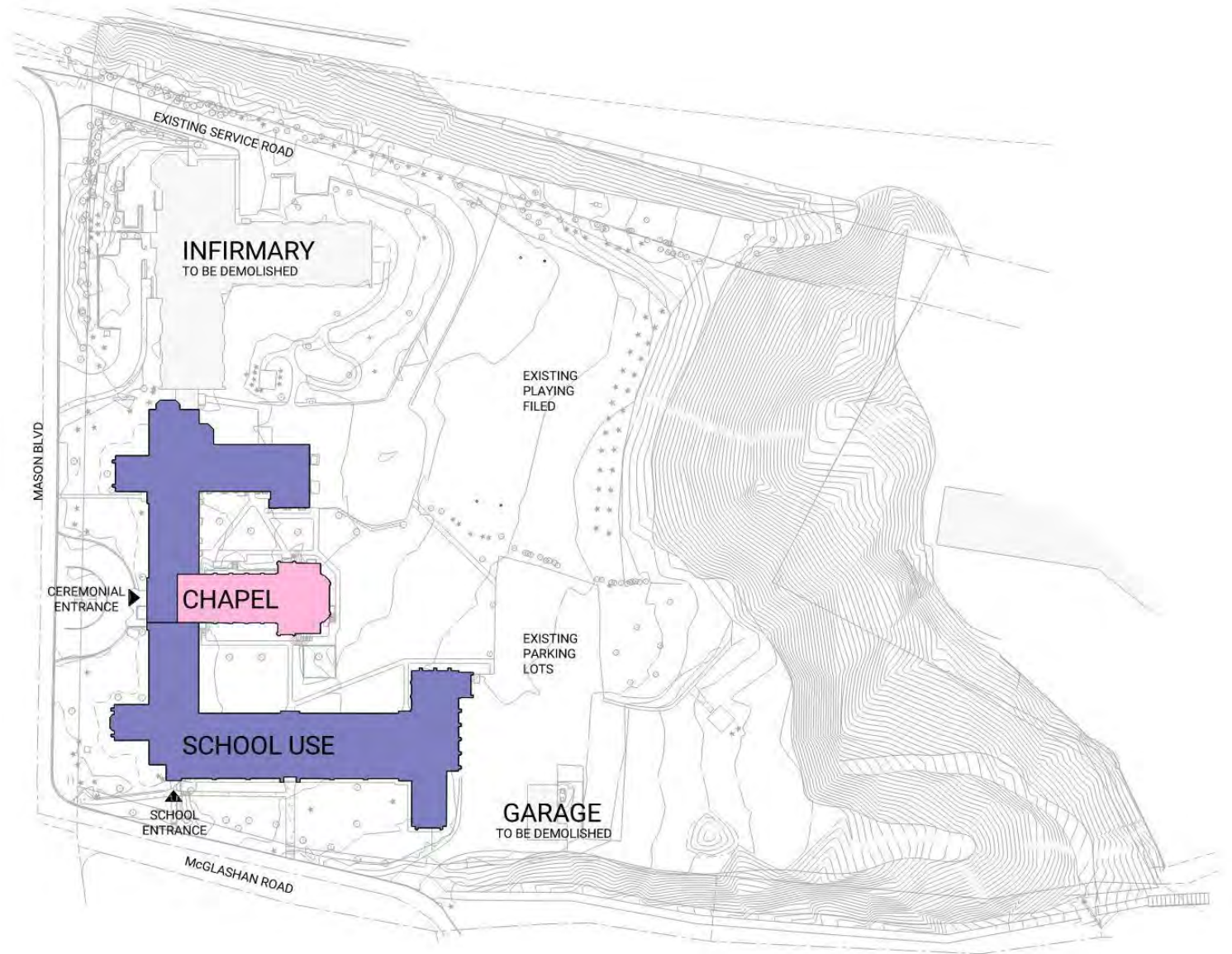
Existing Building Recent Uses

- June 1968 school boarding closed
- June 1985 last elementary classes
- Sept 1987 Metropolitan Separate school Board administers school as a girls high school
- June 1989 Infirmary is opened
- March 2011 bought by TDCSB

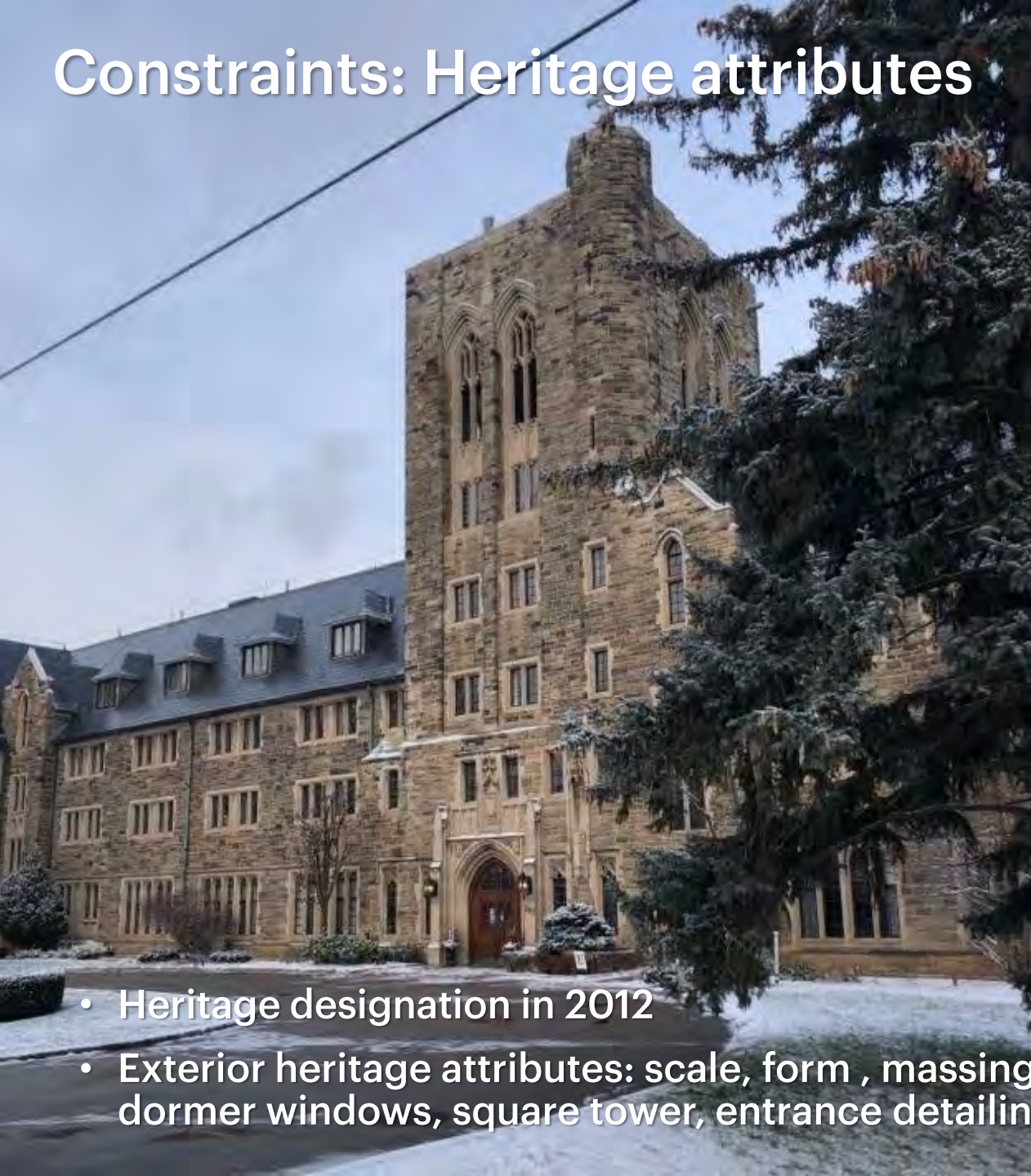


Existing Building Proposed Uses

- 2016 the sisters moved out; convent is available for school expansion
- Majority of proposed program expansion will fit within existing heritage building, except for large Athletic Spaces
- Infirmary location is appropriate for large athletic spaces, new entry and drop off
- Infirmary building to be demolished since spaces are not suitable for school use due to configuration and distance from existing school use



Constraints: Heritage attributes



- Heritage designation in 2012
- Exterior heritage attributes: scale, form, massing, E shaped plan, materials, gable roof, hipped dormer windows, square tower, entrance detailing, window detailing, landscaped setting



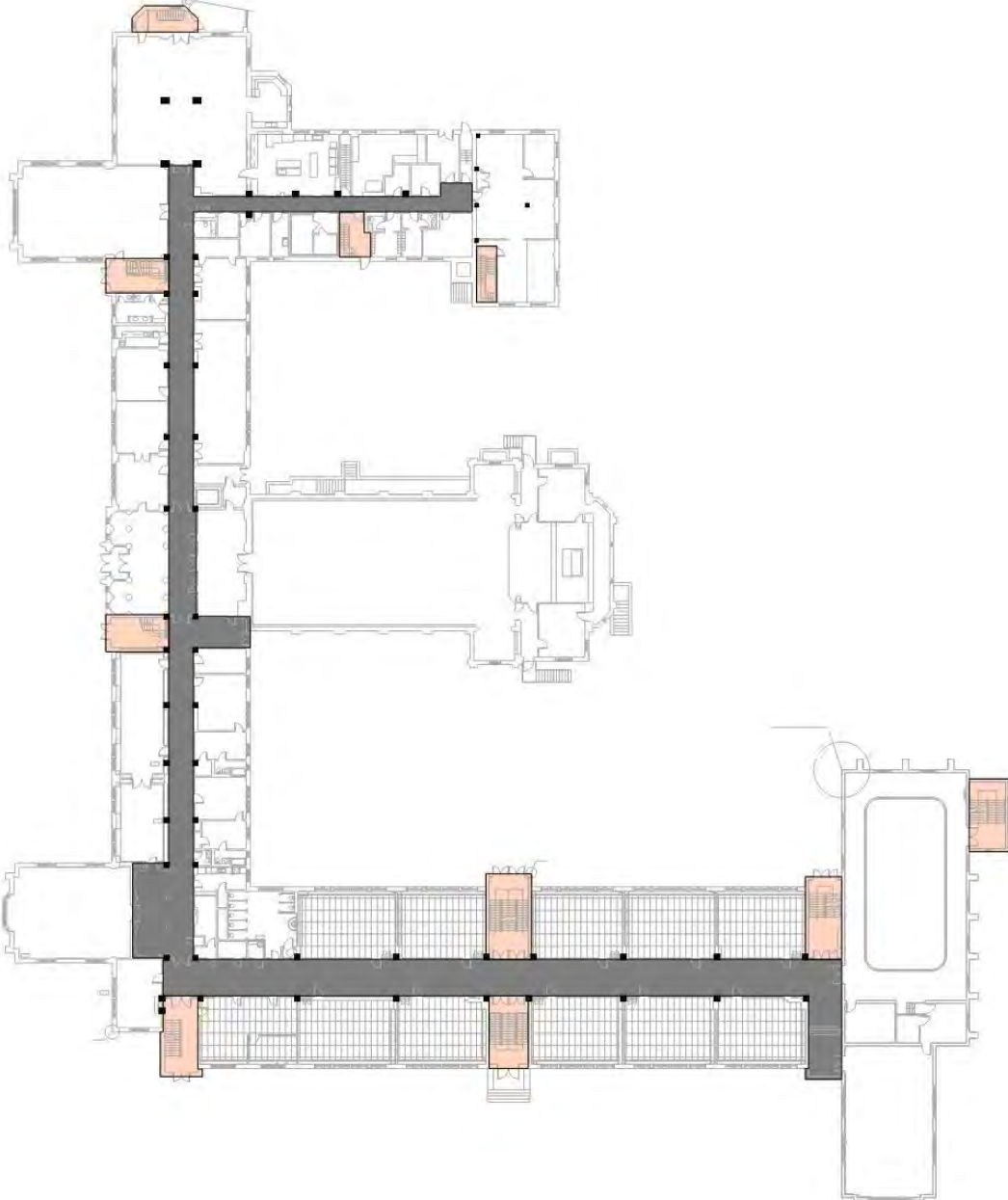
- Exterior heritage attributes: scale, form, massing, E shaped plan, materials, gable roof, hipped dormer windows, square tower, entrance detailing, window detailing, landscaped setting



Interior heritage attributes: detailing in two storey entrance hall, chapel and ground floor vaulted corridors

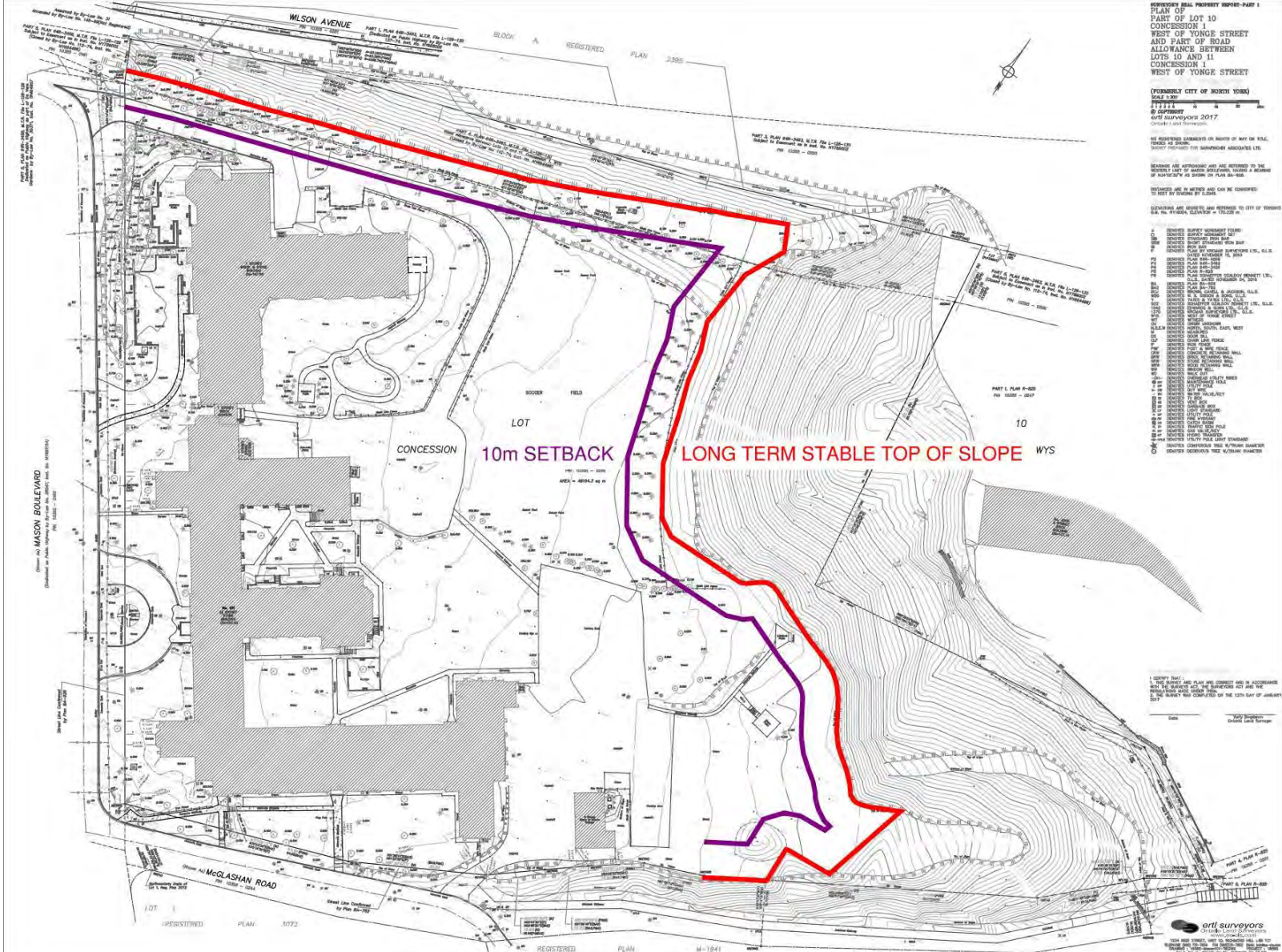
Constraints: Existing building

- Existing column and stair locations
- Narrow corridors of convent and west wing
- Low 10' floor to floor height above ground floor level



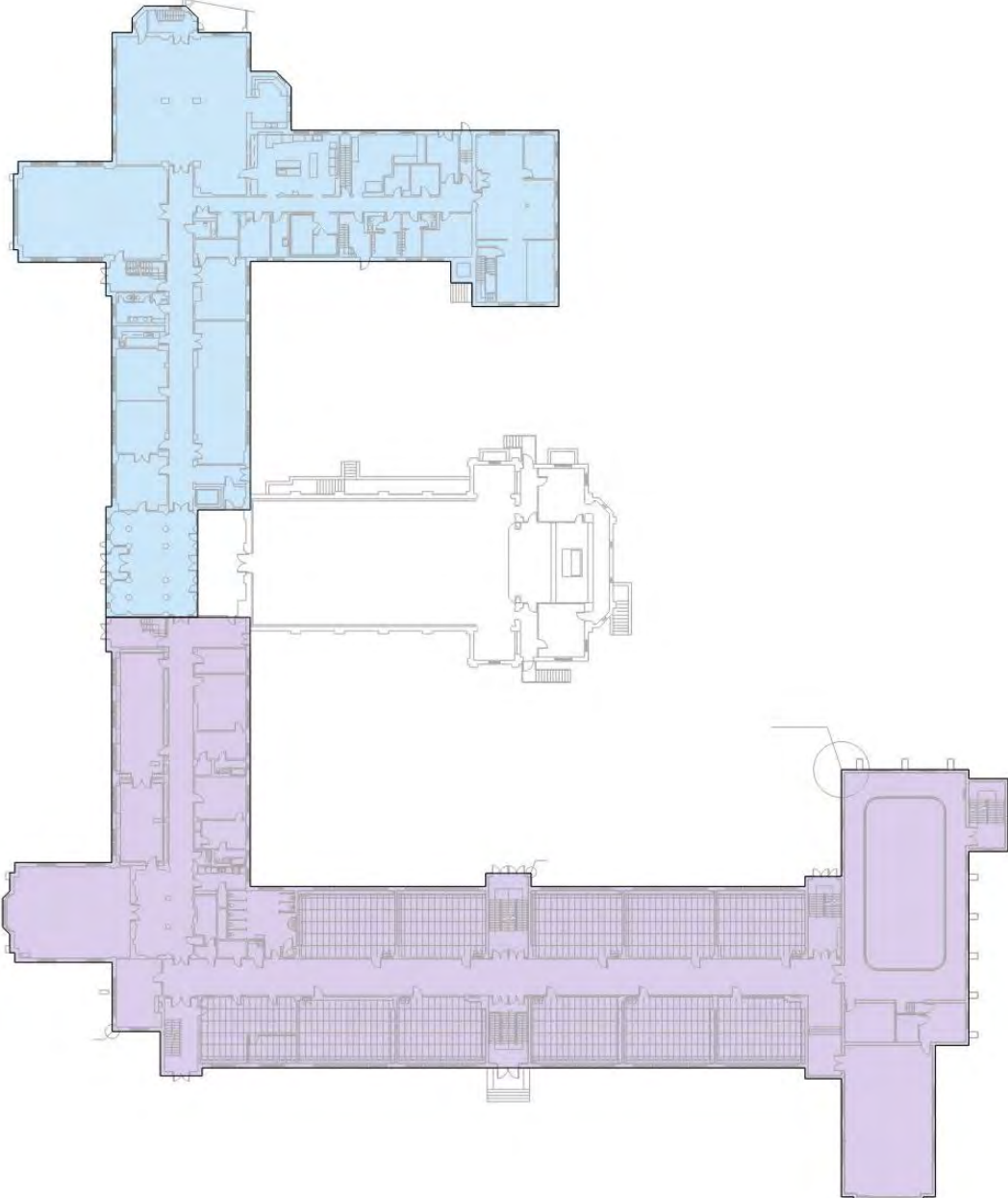
Constraints: Ravine setback

- Located on west side of Don River Valley Corridor
- 120m west of river
- Bottom of slope is located 60-75m from the site buildings
- TRCA typically requires 10m setback from LTSTOS (long term stable top of slope) for new development



Constraints: Phasing

- **School to remain operational during construction**
- **Phasing required for renovations to existing school spaces**



Community and Project Priorities

- School expansion into convent and addition
- Instruction space increase from 5000 sq m to 6500 sq m
- Provision of athletic facility with new gym
- New welcoming entry with drop off
- Appropriate sizing of undersized classrooms
- Locating administration near main entrance
- Grouping of specialty classrooms such as Science or Art
- Include for accessibility
- Establish sustainability goals

Community and Project Priorities

- **Incorporate 21st century learning spaces throughout building including:**
 - breakout or seminar rooms
 - informal seating areas and gathering spaces
 - increased access to technology
 - increased interior glazing for passive supervision
 - connection to exterior (visual and access)
 - flexible learning spaces
 - movable furniture and walls
 - white boards, pin boards and student displays

Welcoming Entrance

Havergal College Upper School



Welcoming Entrance

Orillia Secondary School



Gymnasium

Cawthra Community Centre



Gymnasium

Lakefield College School, Hadden Hall



GUEST	PERIOD	HOME
0	2:48	0
0	PLAYED	0
0	REALLY	0

LAKEFIELD
COLLEGE SCHOOL

LAKEFIELD
COLLEGE SCHOOL

Gymnasium

Orillia Secondary School



Group Study Rooms

University of Calgary, Taylor Institute



Informal Seating Areas

Havergal College Junior School



Informal Seating Areas

Ecole David-Saint-Jacques



Informal Seating Areas

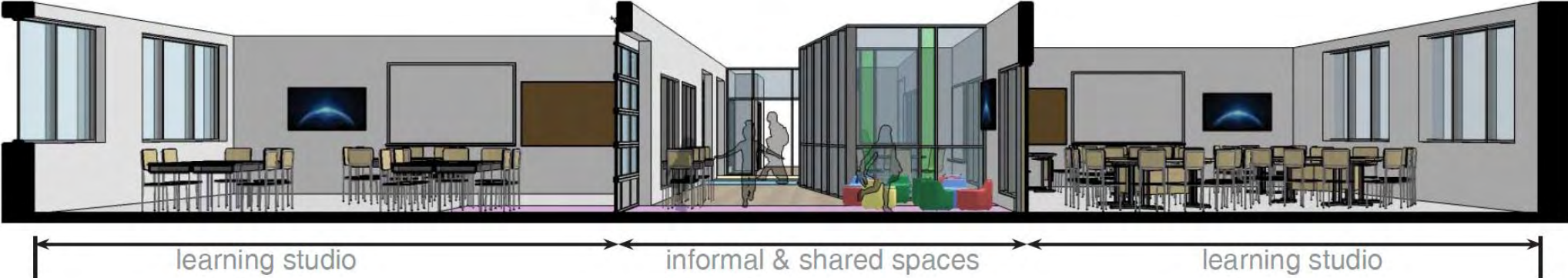
Student Residence, Montreal



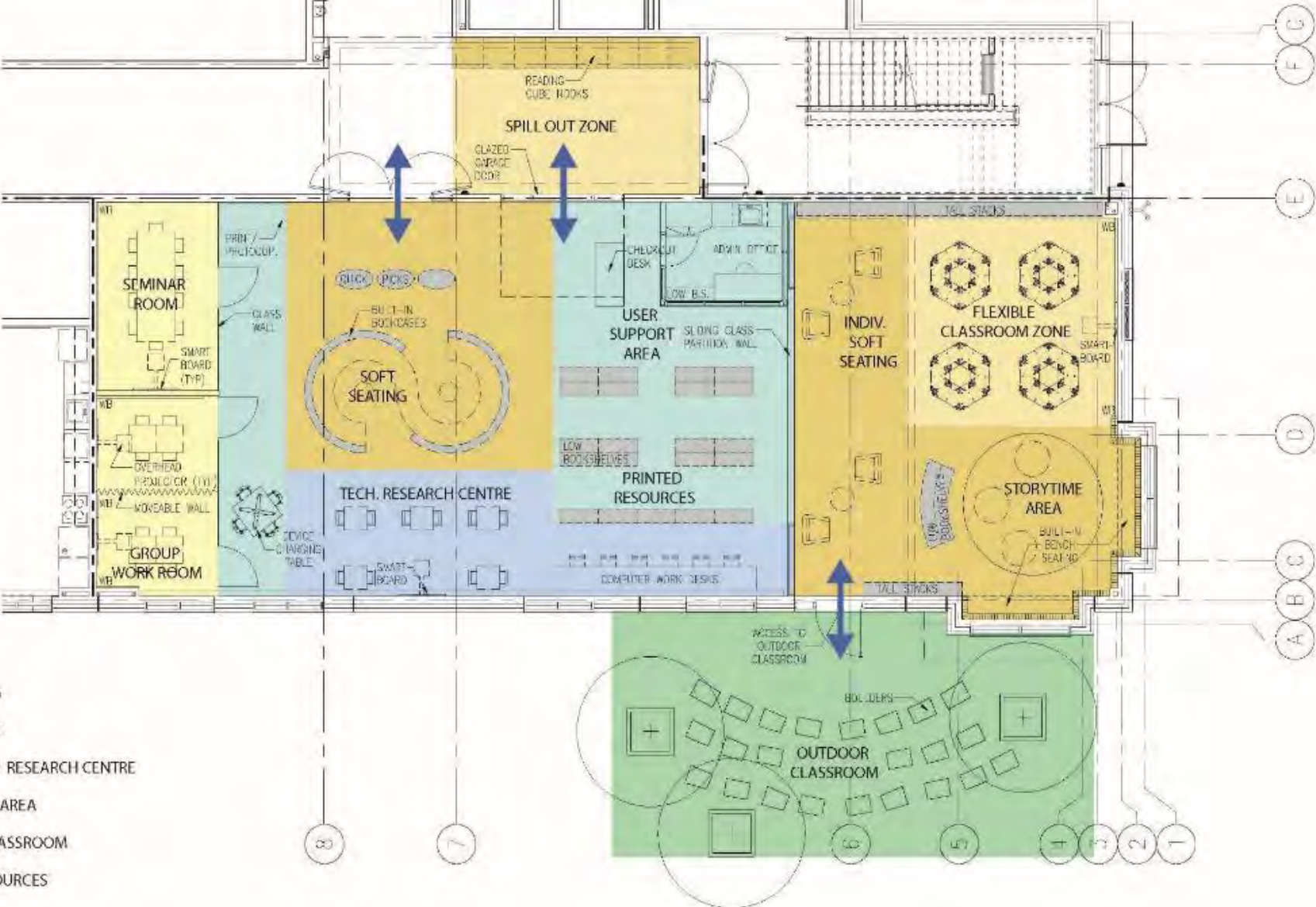
21st Century Learning

Activate Corridor Space

learning community



21st Century Learning Learning Commons



- SOFT SEATING
- GROUP WORK
- TECHNOLOGY RESEARCH CENTRE
- USER SUPPRT AREA
- OUTDOOR CLASSROOM
- PRINTED RESOURCES

Science Classroom in heritage wing

University of Toronto Schools (under construction)



Art Classroom in heritage wing

University of Toronto Schools (under construction)



Restored Heritage façade

University of Toronto Schools (under construction)



Project Schedule

Task	Date
Schematic Design	April 2022
Site Plan Approval	June 2022 – June 2024
Ministry of Education Approval to Tender the Construction	July 2024
Building Permit	Sept. 2024
Construction Start	Oct. 2024
Construction Completion	Dec. 2025
Ready for Use	Jan. 2026