



Bruce-Grey Catholic District School Board

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St. Teresa of Calcutta Childcare and Renovation Project: Summary

- **Board Name:** Bruce-Grey Catholic DSB (BGCDsb)
 - **Project Name:** St. Teresa of Calcutta Childcare and Renovation Project
 - **Total Project Cost: \$9,285,809** (comprising \$6,827,463 in Capital Priorities funding and \$2,458,346 in Child Care Capital funding)
 - **Target Opening Date:** September 1, 2030
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1.0 Executive Summary: Rationale and Integrated Solution

The St. Teresa of Calcutta Childcare and Renovation Project is a strategic, dual-purpose capital initiative designed to address critical K–8 accommodation pressures and the significant regional shortage of licensed childcare spaces in the Walkerton and surrounding area. The project represents a fiscally responsible investment that avoids long-term reliance on temporary structures and maximizes community impact through co-location.

The integrated solution involves:

1. **Construction of a new, 10-room, purpose-built childcare facility** adjacent to the existing school.
2. **Renovation of the existing 9,745 ft² in-school childcare area** to expand K–8 instructional capacity.

2.0 Urgent Need and Accommodation Pressure

St. Teresa of Calcutta Catholic School is currently facing acute and increasing enrolment pressures driven by sustained population growth in the Municipality of Brockton, amplified by in-migration of young families.

- **Severe Overcrowding:** The school is operating at **132% utilization** (373 students vs. 282 OTG capacity in 2024–25) and currently uses four portables.
- **Unsustainable Projections:** Without intervention, enrolment is projected to reach **205% utilization by 2041–42**, which would necessitate the inefficient long-term use of up to 13 temporary portables.
- **Regional Capacity Saturation:** The project is necessary because **all surrounding Catholic schools** within a 20 km radius are already operating above practical capacity (ranging from 107% to 147% utilization) and lack the viable land, site servicing, or infrastructure to absorb overflow students or support permanent expansion.



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3.0 Project Outcomes and Capacity Delivered

This single capital investment delivers substantial, long-term capacity for both educational and early years services:

Component	Output	Impact on Utilization
K-8 Capacity	144 new pupil places created via internal renovation.	Reduces projected utilization from 152% to a sustainable 101% by 2030-31 .
Childcare Spaces	195 licensed spaces (75 toddler, 120 preschool).	Delivers 78 net new licensed childcare spaces (4 net new rooms), directly addressing the critical shortage where waitlists routinely exceed capacity (e.g., Brockton Child Care Centre has over 300 children waitlisted).

4.0 Readiness, Site Feasibility, and Partnership

The project is highly feasible, cost-effective, and supported by key community partners.

- **Partnership:** The childcare component has received **full joint approval from Bruce County CMSM/DDSAB**, confirming alignment with the County's Early Years service priorities.
- **Site Readiness:** The existing 9.3-acre St. Teresa of Calcutta site is the **most feasible location** for expansion. The site is secured via lease (supported by the Hamilton Diocese) and is fully serviced with municipal utilities and road access, requiring no rezoning.
- **Phased Delivery:** The new facility will be constructed first; childcare operations will relocate; and *then* internal renovation will occur. This phased approach minimizes disruption, avoids student displacement, and preserves the continuous use of the four existing portables as essential holding space until the new classrooms open.
- **Fiscal Control:** The budget is based on a comprehensive Class D estimate validated by third-party consultants and aligns with Ministry benchmarks, with a 5% contingency built in to manage construction risk.

5.0 Consequences of Non-Funding

If the project does not proceed, the community will suffer significant consequences: utilization will reach 205% by 2041-42, compromising the quality and equitable access to Catholic education. Furthermore, families will continue to face lengthy waitlists, limiting access to early learning and constraining workforce participation, leading to lost fiscal opportunity and forcing the Board into continued reliance on temporary, costly portables.

The St. Teresa of Calcutta Childcare and Renovation Project is an essential, transformative community asset that ensures educational stability and critical early years support for the rapidly growing Brockton area.