

Sale of the Villa Maria Domain

Questions and Answers

September 8, 2026

In the wake of the Congrégation de Notre-Dame's (CND) announcement regarding the sale of the Villa Maria Domain, we wish to provide you with specific information on the situation and measures undertaken by the Board of Directors.

I've heard that the school is being sold and that Villa Maria will close. What is really happening?

It is important to distinguish between the sale of the Villa Maria Domain and the future of Villa Maria High School. Last July, the Congrégation de Notre-Dame announced that the Domain, including the School's current grounds and buildings as well as several other buildings and land, was being put up for sale.

While the Domain may have been put up for sale, Villa Maria, the teaching institution, is not for sale, and its activities are continuing as usual.

The School's current lease guarantees that it can pursue its activities on the site until July 2030. Furthermore, clauses for the sale of the Domain require that a potential buyer negotiate a new lease of at least two years with the School, thereby ensuring that Villa Maria can remain on the campus **until at least 2032**.

The sale of the Domain opens up the real possibility that Villa Maria could remain on its current site for a very long time.

Can you guarantee that my child will be able to complete his high school journey at Villa Maria if they start Secondary 1 in 2026 or 2027?

Yes. The School will be on its current campus **at least until 2032**, allowing students who start high school at Villa Maria in 2026 or 2027 to complete their high school journey on site.

What happens to the School after 2032?

2032 is not the date of the School's closing. Rather, it refers to the minimum horizon for the School's presence on its current site.

The Board of Directors is working to identify to the best conditions for ensuring the School's long-term future. The process for the sale of the Domain could, in fact, create new possibilities for Villa Maria's future.

Our objective is clear: **ensure the future of Villa Maria, allowing it to pursue its mission as long as possible.** We remain highly confident that we will achieve this.

What measures is the Board of Directors taking to ensure the School's future?

The Board of Directors is hard at work, identifying and analyzing the various options that will ensure the future of Villa Maria High School well beyond 2032.

With this in mind, **feasibility and valuation studies for the Villa Maria Domain** are currently being carried out with the support of experts in fields such as urban planning. Since the Congrégation de Notre-Dame has put the entire Domain up for sale, this work seeks to help us better understand the overall potential of this outstanding property that extends far beyond the land and buildings currently occupied by the School.

The objective, therefore, is to explore various scenarios that could help ensure a sustainable future for Villa Maria, while taking into account the reality of the situation and potential of the Domain as a whole. Among others, these analyses will make it possible to evaluate opportunities that could result from a potential project to develop or reconfigure the site, as well as conditions that would allow the School to pursue its mission over a very long period.

Concurrently, the Board of Directors is pursuing its dialogue with the Congrégation de Notre-Dame and working with experts to assess different possible avenues.

In the future, does the School plan to maintain both its French and English sectors?

Absolutely. The presence of a French and English sector is fundamental to Villa Maria High School's identity and mission.

The Board of Directors and the Management Team are not considering any changes in this area. Maintaining the two sectors is an integral part of our vision of the future and our desire to ensure the long-term sustainability of Villa Maria's unique bilingual character.

Is there a deadline for submitting an offer to purchase the Villa Maria Domain?

No, at this stage, we have not been given any specific date as part of the current sale process for the receipt or acceptance of an offer to purchase.

The Congrégation de Notre-Dame is pursuing its sale process.

What does the right of first refusal really mean?

Concretely, in keeping with the terms of that right, if the Congrégation were to receive an acceptable offer from a third party, the School could be informed of the conditions of the offer and decide if it wishes to acquire the Domain according to those same conditions.

It is important to note that a right of first refusal does not mean that the School is required to buy the Domain nor that it could acquire it at any price. Rather, in keeping with conditions set forth in applicable agreements, it gives the School the opportunity to position itself before a transaction with another buyer is finalized.

Is a land subdivision on the Domain still a possibility?

Yes, this possibility is still under study.

The City of Montréal's current administration has publicly expressed its openness to assessing the possibility of a potential land subdivision on the Domain.

However, no decision has been taken on this and no specific scenario has yet been retained. In due course, the School will explore this possibility with the appropriate municipal authorities, in accordance with urban planning regulations, the site's heritage and environmental characteristics, and the interests of the community.

The objective, as always, is to determine what options could most effectively help ensure Villa Maria's presence and future over the long term.

Does relocation remain a possibility?

Relocation has not been completely ruled out. The Board of Directors is responsible for exploring different avenues for ensuring the School's long-term future.

However, at this time, **our work focuses primarily on possibilities that would allow Villa Maria to pursue its mission on its current site.** Feasibility and valuation studies are an integral part of this measure.

The Villa Maria Domain is closely linked to the School's history, identity and educational experience, which is why keeping Villa Maria High School on its current site remains the preferred avenue to evaluate and, if possible, implement.

That said, responsible governance also calls for us to maintain a long-term horizon and remain open to different options until all necessary analyses have been completed.

What would happen if no offer is made for the Domain?

At this stage, it would be premature to consider this possibility in detail.

The sale process is still underway and a number of possibilities could still arise. Therefore, our priority is to pursue studies and analyses that will prepare the Board of Directors to react and make informed decisions based on the situation as it evolves. Current work will focus primarily on possibilities that would allow Villa Maria to pursue its mission on its current site.

Will the current situation have an impact on the School's operations and staff retention?

Our priority remains to ensure the stability of our operations and continue to offer our students and personnel a stable, stimulating, and forward-looking environment.

The School is actively pursuing its projects, including the implementation of its new pedagogical approach focused on our students' voices and choices, project-based learning, and close ties to the NDG-CDN community.

Moreover, several new positions have been created in order to strengthen our teams, increase collaboration, and better support teachers and support staff as well as students.

We are also continuing to invest in our facilities. During the summer, several maintenance, renovation and improvement projects were carried out, both inside and outside our buildings. Several other projects are also planned over the coming months.



These investments are part of a long-term plan to progressively modernize our facilities and offer our students and staff safe and functional environments adapted to our new approach to learning and working.