

APPENDIX ‘D’

Reasons for the Decision to Approve the Expropriation with Modifications

- (a) Acquiring part of the proposed expropriation avoids further delay and risk of lack of success that would result if the Board proceeded to the OMB to appeal the minor variance;
- (b) Acquiring part of the proposed expropriation responds to the inquiry officer’s recommendations in part;
- (c) Acquiring part of the proposed expropriation leaves the school site with an undersized playing field, a clear loss of a public interest which is accepted in light of the private interests brought to the attention of the Board by the inquiry officer’s report;
- (d) The Board further responds to the inquiry officer’s report by accepting the recommendations with respect to costs and to the offer of extended possession;
- (e) The Board directs staff to seek reasonable arrangements to accommodate expropriated owners by offering leases or other appropriate interest in the 3 Townhouse units it owns as a result of voluntary acquisition, which units are not located in the Blocks to be expropriated;
- (f) The Board’s lease of the existing St. Joseph’s Morrow Park Secondary School at 3377 Bayview Avenue will expire June 30, 2015 and is under review to extend to June 30, 2018 at which time no further extensions are available (the “Leased Site”);
- (g) The Board acquired 5.04 acres in 2013 west of the subject properties from the Toronto District School Board (“New Site”) to replace the Leased Site;
- (h) the New Site is significantly undersized and falls below both the Board standard for secondary school sites and the EDC guideline of 1.2 acres per 100 pupils;
- (i) enrolment at the Leased Site exceeds capacity with no room for expansion or placement of portables;
- (j) the New Site lies within the catchment area of the Leased Site and is centrally located for planned growth and with expansion can accommodate a growing area population;
- (k) the New Site is in a catchment area that requires additional facilities and new locations have proven difficult to obtain;

- (l) there are few alternative opportunities to acquire large parcels without the expropriation and displacement of numerous homeowners by assembling single family homes;
- (m) to assemble other lands involves complexity, cost and delay;
- (n) a minor variance application to construct a 3 storey school building on the New Site was refused;
- (o) alternative sites were considered at 211 Steeles Avenue East and 100 Ravel Road, however these were not viable;
- (p) acquiring the subject properties together with the New Site provides sufficient area for a two storey building and associated hard surface play areas, playing fields and green areas;
- (q) acquisition of the Bayview Avenue frontage allows direct access off Bayview and improved site circulation and thus has less traffic impacts on the neighbourhood;
- (r) acquisition of the Bayview Avenue frontage allows the school site to function more effectively as a community hub offering community access to its indoor gym and theatre facilities and outdoor open space and playing field facilities;
- (s) site size requirements have been reduced by providing for underground parking which also reduces the impact of use of the site on the neighbourhood;
- (t) overall the acquisition of land in the City of Toronto for new or expanded school sites is proving extremely difficult;
- (u) the inclusion of this site complies with the criteria and policies of the Board with respect to site area and associated amenities;
- (v) construction is expected to start in 2016, therefore, possession of the required land must be attained by late 2015 or as soon as possible; and
- (w) funding through Education Development Charges is already in place to acquire this site.