

Report of the Commissioner of Corporate Services
Acquisition of Land 14824 Yonge Street, Town of Aurora

1. Recommendations

1. Council approve the acquisition of land described in Appendix A, for a paramedic response station and expansion for future Regional uses at 14824 Yonge Street in the Town of Aurora.
2. The Commissioner of Corporate Services be authorized to execute the Agreement of Purchase and Sale and all necessary documents to complete the transaction.

2. Purpose

This report seeks Council approval to acquire 14824 Yonge Street in the Town of Aurora for a paramedic response station and expansion for future Regional uses. The property location is identified as Property No. 1 on the map in Appendix A.

Private Attachment 1 to this report will be considered in private session pursuant to section 239(2)(c) of the *Municipal Act*, 2001, as it relates to the acquisition of land by the Region.

Key Points:

- Aurora is currently serviced by four paramedic staff and equipped with two ambulances at a leased facility at the local fire station at 220 Edward Street, which is owned by the Town of Aurora
- There is insufficient space to expand the existing station and accommodate four ambulances for optimal response time performance
- This is an opportunity to purchase a surplus Provincially owned property that is well suited to meet response time targets and accommodate future demand growth

- Before closing, due diligence will be completed to ensure the existing building can be converted from a former retail store to a paramedic response station
- After closing, the planning and design processes will begin in early 2024 to convert this retail space to a paramedic response station

3. Background

The Paramedic Services Master Plan, 2021 to 2031, identifies optimal paramedic response station locations

In [June 2022](#), Council approved the updated Paramedic Services Master Plan, 2021 to 2031 (the Master Plan) which replaced the original Master Plan approved by Council in [September 2012](#). The Region created the Master Plan in response to increasing demand for paramedic services. It allocated personnel, vehicles, and stations for the Region to maintain service levels and meet performance time standards.

The Master Plan identifies the need for a paramedic response station to service the growing needs of Aurora residents and the surrounding area

The Master Plan identified preferred locations for paramedic response stations through detailed analysis of roadway networks, urban development, travel time and community resources.

As indicated in the modelling, ongoing development in the Town of Aurora is anticipated to result in increased call volumes. By 2028, the Master Plan identified up to four ambulances will be needed to support growth in Aurora. Development of a new station in this area will help to meet Council's approved Response Time Performance Plan targets.

4. Analysis

The existing shared paramedic station with Central York Fire Services is constrained and will not be able to meet future capacity needs

The current two-bay paramedic response station at the local fire station at 220 Edward Street in Aurora is space constrained and incapable of being expanded. With the Town's growth and the Master Plan requirements, the current station will not be equipped to handle the forecasted number of service calls.

There is a limited amount of available and suitable land in Aurora to construct the replacement station

Staff researched Region-owned sites within the search area. While the Region owns land at 14452 Yonge Street in Aurora, Community and Housing Services is actively pursuing this site for a project,

for which there is an active planning application. The Region does not currently own other property in the area that is suited for a paramedic response station.

Vacant or redevelopment land that meets the Region's requirements is seldomly available for sale on the open market in central Aurora. Staff continually monitors property listings to seek opportunities for future Regional uses. On occasion, the Region receives circulation notices for properties in Aurora from other government agencies before they become available to the public.

The Region was advised of a property on Yonge Street in Aurora from an Infrastructure Ontario surplus property circulation notice

Before selling this property on the open market, Infrastructure Ontario provided the Region with an opportunity to express interest in acquiring the subject property, which is located on the west side of Yonge Street, approximately 1.2 kilometres south of Wellington Street. Staff circulated the property to all Regional Departments. Paramedic and Senior Services expressed interest as a new four-bay station at this property will enable the Region to achieve its Response Time Performance Plan targets as approved by Council. The large size of the building also provides opportunities to accommodate additional future Regional uses.

The subject property is 0.8 acres, and the existing building is a vacant retail building, formerly occupied by a Liquor Control Board of Ontario (LCBO) store. The site is considered ideal as it meets the Region's requirements, is suitable in area for a four-bay station, has all municipal services available and contains additional space for future Regional uses. There is also flexibility for other uses as the Town's official plan and zoning bylaw permit a wide range of commercial uses and mixed-use infill development.

Negotiations have been successfully completed to acquire the new property

Staff has successfully negotiated the purchase price with the owner. In accordance with the Region's Corporate Land Acquisition Policy, two appraisals are required for any property valued at more than \$1 million. The Region and owner completed independent appraisals to support the negotiated compensation.

Closing of the acquisition is anticipated in early 2024, with planning and design to commence after closing, to convert the space to a paramedic response station.

Environmental due diligence will be completed prior to the Region taking ownership of the land

A Phase One Environmental Site Assessment (ESA) was completed by the owner of the land on April 5, 2022 and has been reviewed by staff. The Phase One ESA identified areas of potential environmental concern and recommended that a Phase Two ESA be undertaken, which remains to be completed. Prior to acquisition of the land, results of the environmental due diligence being conducted for the land will be reviewed by staff in consultation with Legal Services. In the event environmental impacts are identified, staff will take the necessary steps to minimize the Region's

exposure to environmental risk and liability and may report to Council with recommendations depending on the nature and extent of the impacts.

The subject land is being acquired on an “as is, where is” condition. If the Phase Two ESA identifies environmental impacts in, on or under the land, a deduction on the purchase price may be negotiated with the owner. The Region, prior to closing, will also conduct inspections on the building to conclude it can be converted to and function as a paramedic response station.

5. Financial Considerations

Funding for the land acquisition is within Community and Health Services’ approved 2023 Capital Spending Authority.

6. Local Impact

Construction of an expanded station will enable Paramedic Services to effectively meet Council’s approved response time well into the future. The station will thus be supporting forecasted Regional growth established by the *Places to Grow Act*, in accordance with the Regional Official Plan.

7. Conclusion

This is an opportunity to purchase a surplus Provincial property that is well situated to meet recommended response time targets and accommodate future demand growth. Population growth in the Town of Aurora is anticipated to result in increased call volumes, and the existing leased space in Central York Fire Services station is constrained and will not be able to meet future capacity needs. Negotiations have been successfully completed and the purchase price is supported by independent appraisals.

For more information on this report, please contact Michael Shatil, Director, Property Services at 1-877-464-9675 ext. 71684. Accessible formats or communication supports are available upon request.



Recommended by:

Dino Basso

Commissioner of Corporate Services



Approved for Submission:

Erin Mahoney

Chief Administrative Officer

September 29, 2023

#15403963

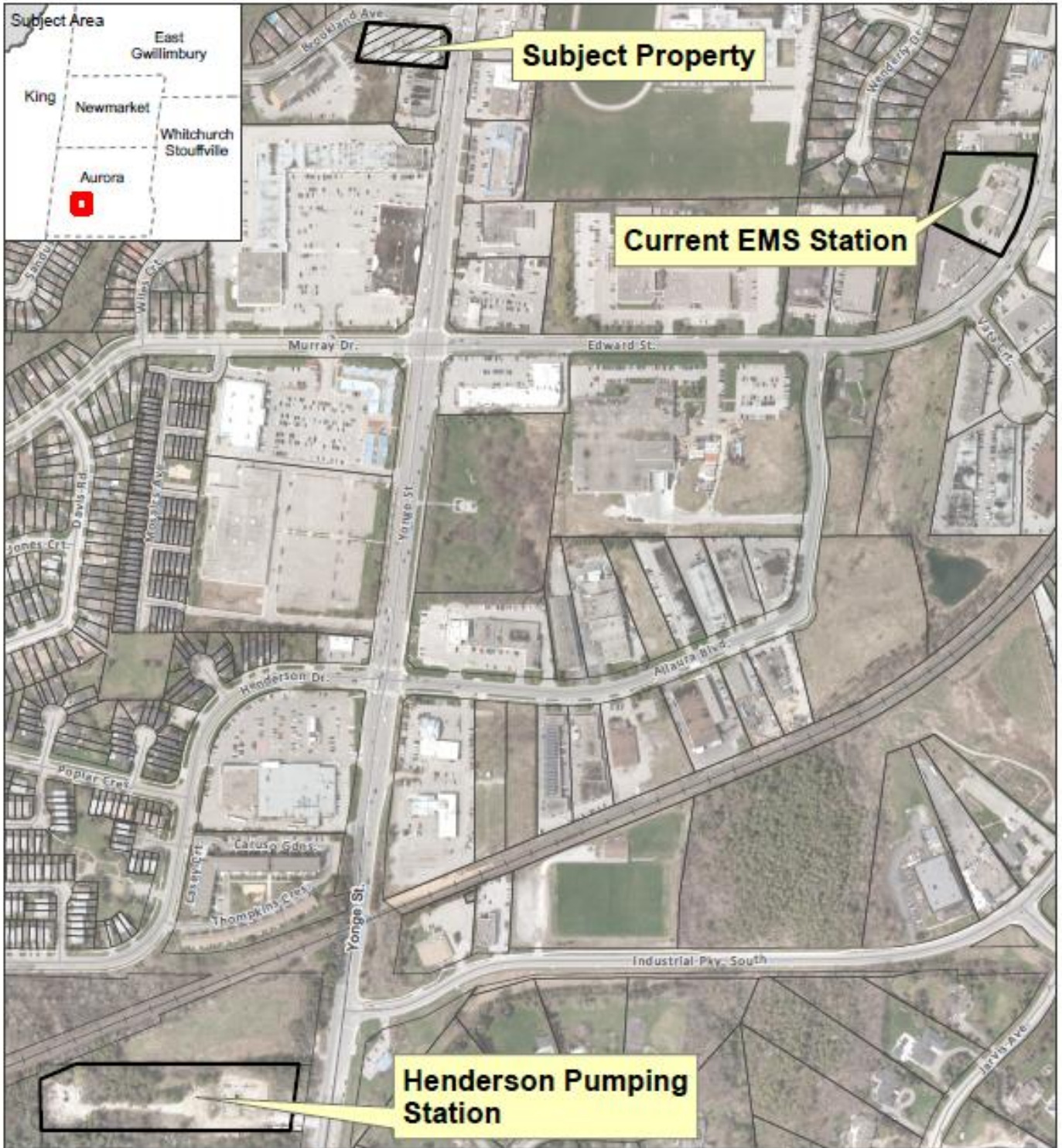
Appendix A – Property Schedule and Location Map


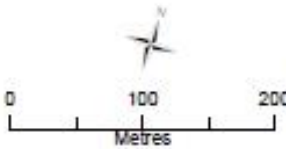





Private Attachment 1 – Proposed Compensation (#15418516)

**Property Schedule
Acquisition of Land
14824 Yonge Street
Town of Aurora**

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Liquor Control Board of Ontario	14824 Yonge Street Aurora	Part of Lot 82, Plan 246 Aurora as in A52422A, Except Part 3, Plan 65R-22753; Aurora; subject to an easement over Part 5, Plan 65R-22753 as in LT1553449, Town of Aurora, Regional Municipality of York	Fee Simple (3,140.2 sq. m.)

LOCATION MAP



 <p>Produced by: The Regional Municipality of York Property Services, Corporate Services September 2023</p> <p>Date: King's Printer for Ontario 2003-2023</p> <p>Imagery: © First Base Solutions Inc. 2021 See York up for disclaimer information.</p>	<p>Location Plan Acquisition of Land 14824 Yonge Street Town of Aurora October 12, 2023</p> 	<ul style="list-style-type: none">  Subject Property  Interest Required  Parcel  Road  Railway
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