

The Regional Municipality of York

Committee of the Whole
Finance and Administration
October 10, 2019

Report of the Commissioner of Corporate Services

Acquisition of Land 53 Jacob Keffer Parkway City of Vaughan

1. Recommendations

1. Council approve the acquisition of the interest in land set out in Attachment 1, for the construction of a Paramedic Response Station at 53 Jacob Keffer Parkway in the City of Vaughan.
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. Summary

This report seeks Council approval for the acquisition of 53 Jacob Keffer Parkway in the City of Vaughan for the Maple Paramedic Response Station, as shown on the map in Attachment 2.

Key Points:

- The Paramedic Services Resources and Facilities Master Plan (The Master Plan) identified the subject site as a preferred location for a Paramedic Response Station, as it meets the ongoing paramedic response needs in Maple and the surrounding area in Vaughan
- The subject site is well suited to meet recommended response times as outlined in the Master Plan
- Staff has successfully negotiated an agreement with the owner to purchase the entire parcel after expropriation procedures began in September 2018
- Immediately after this purchase, the process of design and the site plan application can begin, with construction of a Paramedic Response Station anticipated to begin in late 2020 or early 2021

3. Background

The 10-year Paramedic Services Resources and Facilities Master Plan identifies optimal Paramedic Response Station locations

In [September 2012](#), Council approved the 10-year Paramedic Services Resources and Facilities Master Plan (the Master Plan). The Master Plan was updated in 2016. The Region created the Master Plan in response to increasing demand for paramedic services. It allocates personnel, vehicles and stations for the Region to maintain service levels and meet performance time standards. The capital plan component was constructed using range-cover modeling (lowest capital cost to best incident coverage) to identify the exact number and location of paramedic response stations. The modelling ensured responding vehicles from any location are within a given travel time in 95 percent of all cases Region-wide.

From the completed range cover analysis, the consultant identified five new replacement sites and seven new growth related sites. This site was one of the recommended sites, as it complies with the Master Plan to achieve a response time of 10 minutes or less in 97 percent of incidents Region-wide.

The Master Plan identified the need for a Paramedic Response Station to service Maple and the surrounding area in Vaughan

The Master Plan identified areas focused along Rutherford Road east of Highway 400 to Keele Street, as the preferred location for a new Paramedic Response Station. The area is characterized by employment lands with industrial development uses.

As indicated in the modelling, ongoing development in the City of Vaughan is anticipated to result in increased call volumes. Development of a new station in this area is required to ensure Council's approved Response Time Performance Plan targets are met.

4. Analysis

The subject site is ideally located for a Paramedic Response Station and is a permitted use in this location

Staff conducted an extensive search of 26 potential sites in the immediate area. The subject site is 0.9 acres in size, vacant and ready for development. The Master Plan classifies the site as a "very good" location, which will provide a high level of service and meet performance time standards.

The site is considered ideal as it meets the Region's requirements, is suitable in area for a four-bay station and has all municipal services available.

Negotiations have been successfully completed to acquire the property

The Region has successfully negotiated the purchase price with the current owner, J-Park Holdings Limited, after starting expropriation proceedings in September 2018. In accordance with the Region's Corporate Land Acquisition Policy, two appraisals were obtained to support the offer of compensation. The owner accepted the Region's offer based on updated appraised values, and expropriation of the land is anticipated to be no longer needed.

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

A Phase One Environmental Site Assessment (ESA) is being performed to assess the potential environmental condition of the lands. Based on results of the Phase One ESA, a Phase Two ESA may be required to confirm the presence or absence of environmental impacts identified in the Phase One ESA.

Prior to acquisition of the site, results of the environmental due diligence currently being conducted for the lands will be reviewed by staff. If environmental impacts are identified, staff will take the necessary steps to minimize the Region's exposure to environmental risk and liability and report to Council with recommendations.

5. Financial

The planning and property acquisition costs are included in the approved 2019 Paramedic Services Capital Budget and there is sufficient capital spending authority for this property within the 2019 Capital Budget.

6. Local Impact

The construction of the replacement station will support increasing demands by ensuring optimal response time performance is met and resources are appropriately allocated. The station will also support forecasted Regional growth established by the *Places to Grow Act*, in accordance with the Regional Official Plan.

7. Conclusion

Development in the City of Vaughan is anticipated to result in increased call volumes. Development of a new station in this area is required to ensure Council's approved Response Time Performance Plan targets are met.

An extensive search to acquire a suitable parcel of land in the subject area has resulted in the subject site. Negotiations with the property owner to purchase the property have been successful after starting the expropriation process in September 2018.

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: **Bruce Macgregor**
Chief Administrative Officer

September 4, 2019
Attachments (2)
Private Attachments (1)
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