

Clause 13 in Report No. 17 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on November 17, 2016.

13

Acquisition of Land  
 Paramedic Response Station  
 107-111 Glen Cameron Road  
 City of Markham

Committee of the Whole recommends adoption of the following recommendation contained in the report dated October 26, 2016 from the Commissioner of Corporate Services:

1. Council authorize the acquisition of the following land required for a paramedic response station in the City of Markham.

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Hunster Corporation	107-111 Glen Cameron Road	Lot 15 Registrar's Compiled Plan 10327, City of Markham; and Part of Lot 17 Registrar's Compiled Plan 10327, City of Markham, more specifically described as Part 1, Plan 65R-30311; together with an easement over Registrar's Compiled Plan 10327, more specifically described as Part 3, Plan 65R-21691, as in LT1422294	Fee Simple

2. The Commissioner of Corporate Services be authorized to execute all necessary documents to complete the transaction.

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Report dated October 26, 2016 from the Commissioner of Corporate Services now follows:

1. Recommendations

It is recommended that:

1. Council authorize the acquisition of the following land required for a paramedic response station in the City of Markham.

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Hunster Corporation	107-111 Glen Cameron Road	Lot 15 Registrar's Compiled Plan 10327, City of Markham; and Part of Lot 17 Registrar's Compiled Plan 10327, City of Markham, more specifically described as Part 1, Plan 65R-30311; together with an easement over Registrar's Compiled Plan 10327, more specifically described as Part 3, Plan 65R-21691, as in LT1422294	Fee Simple

2. The Commissioner of Corporate Services be authorized to execute all necessary documents to complete the transaction.

2. Purpose

This report seeks Council approval to acquire land for a replacement paramedic response station in the City of Markham, as shown in Attachment 1.

Private Attachment 1 to this report will be considered in private session because it relates to the acquisition of land by the Region.

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### 3. Background and Any Previous Council Direction

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 Region created the Master Plan in response to increasing paramedic services demand. It allocates personnel, vehicles and stations for the Region in order to maintain a high level of service and meet performance time standards. It also identifies the number, location and size of paramedic response stations to ensure responding vehicles from any location are within ten minutes of travel time in 95 per cent of all cases across the Region.

The Master Plan identified a need to replace the Thornhill Paramedic Response Station situated in the City of Vaughan that also services the Markham area of the community

The Region currently leases a vehicle bay at a fire and rescue station located at 835 Clarke Avenue in the City of Vaughan. It serves the Thornhill communities of both Markham and Vaughan. The vehicle bay accommodates only one ambulance and the Master Plan identifies a replacement station that can accommodate four ambulances to meet future growth demand within the growing Thornhill community. The Region is unable to expand the existing station and the City of Vaughan intends to recover the space for its growing fire and rescue service needs.

Future paramedic response times will continue to be met with the development of a replacement station within the identified search area

The Region and City of Vaughan have agreed to extend the existing station lease so that the Region can find a replacement site and construct a new station. The lease terminates December 2020. The Master Plan specifies the need for a one-acre replacement site to serve the Thornhill communities of Markham and Vaughan. The study identified a preferred replacement location that meets the needs of the community. It is generally bounded by Steeles Avenue on the south, Highway 407 on the north, Dufferin Street on the west and Bayview Avenue on the east.

Acquisition of Land  
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City of Markham

A comprehensive search identified a one acre site in the preferred area. The replacement site is situated approximately 3.3 kilometres east of the existing site in the City of Vaughan as shown on Attachment 2. The proposed site meets the criteria identified in the Master Plan and has good access to the local arterial roads. The replacement site will continue to effectively cover the service area in both the Vaughan and Markham sides of Thornhill and has been approved and accepted by Paramedic Services.

#### 4. Analysis and Implications

The replacement property is located in a mixed use area in Thornhill

The proposed replacement site, 107-111 Glen Cameron Road, is located between Yonge Street and Bayview Avenue. The neighbourhood is a mix of industrial buildings on the south side of Glen Cameron Road and detached single-family homes on the north side. A CN railroad runs along the south property line, shown in Attachment 1.

CN retains an easement along the south limit of the site. The layout of the Paramedic Response station can be designed so there is no conflict with the easement.

The Thornhill community is highly urbanized with limited available developable land. The area is undergoing various stages of development and redevelopment to high-density residential, and multi-storey commercial office and retail uses.

Staff has confirmed that the site is well-suited for a four-bay paramedic response station

The Master Plan classifies the site as a “good” location, which can continue to provide a high level of service and meet performance time standards. Criteria for site selection are based on 1) optimizing response times; 2) growth; 3) call demand and; 4) traffic patterns. The station relocation from the City of Vaughan to the City of Markham does not adversely affect service levels or ambulance response times.

The Region’s consulting architect confirmed that the site could accommodate a four-bay station, including site plan and building size requirements. Environmental, geotechnical and archaeological due diligence will be completed prior to acquisition of the site. The agreement of purchase and sale will be

Acquisition of Land  
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conditional upon Region staff being satisfied with the results of the pre-acquisition due diligence.

Negotiations have been successfully completed for the replacement property

Staff completed negotiations with the owner for an agreement of purchase and sale. In accordance with the Region's Corporate Land Acquisition Policy, two independent appraisals were completed in 2015 and 2016 to determine compensation. The total compensation includes the purchase price and the owner's appraisal fees.

## 5. Financial Implications

The funding for this acquisition is included in the approved 2016 Capital Spending Authority for Paramedic Services. As the land acquisition is expected to be completed in 2017, a request for 2017 Capital Spending Authority will be included in the 2017 Budget.

## 6. Local Municipal Impact

The construction of the replacement station will support increasing demand by ensuring optimal response time performance and resource allocation. The station will also support forecasted Regional growth established by the *Places to Grow Act* and reflected in the Regional Official Plan.

## 7. Conclusion

The existing site in Vaughan is situated on property owned by the City of Vaughan. The size of that property does not meet the needs of the growing Thornhill community in both Markham and Vaughan. Additionally, Vaughan has a need for the site for the expansion of its fire services and will not be extending the Region's lease.

Staff has concluded negotiations for the acquisition of the subject property, which is required to facilitate construction of a replacement paramedic response station. This acquisition will allow the Region to proceed with construction for operation in 2019.

Acquisition of Land  
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An agreement was negotiated to acquire a fee simple interest. Accordingly, it is recommended that Council approve the acquisition of the subject land subject to the Region staff's satisfaction with the results of the pre-acquisition due diligence program. The acquisition will facilitate timely completion and enable the Region to continue providing a high level of paramedic response service and meet performance time standards.

For more information on this report, please contact Michael Shatil, Director, Property Services Branch at ext. 71684.

October 26, 2016

Attachments (2)

Private Attachments (1)

eDOCS #7100214

Accessible formats or communication supports are available upon request



Glen Cameron Road

Henderson Avenue

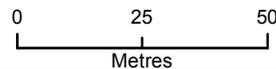


Produced by:  
The Regional Municipality of York  
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September 2016

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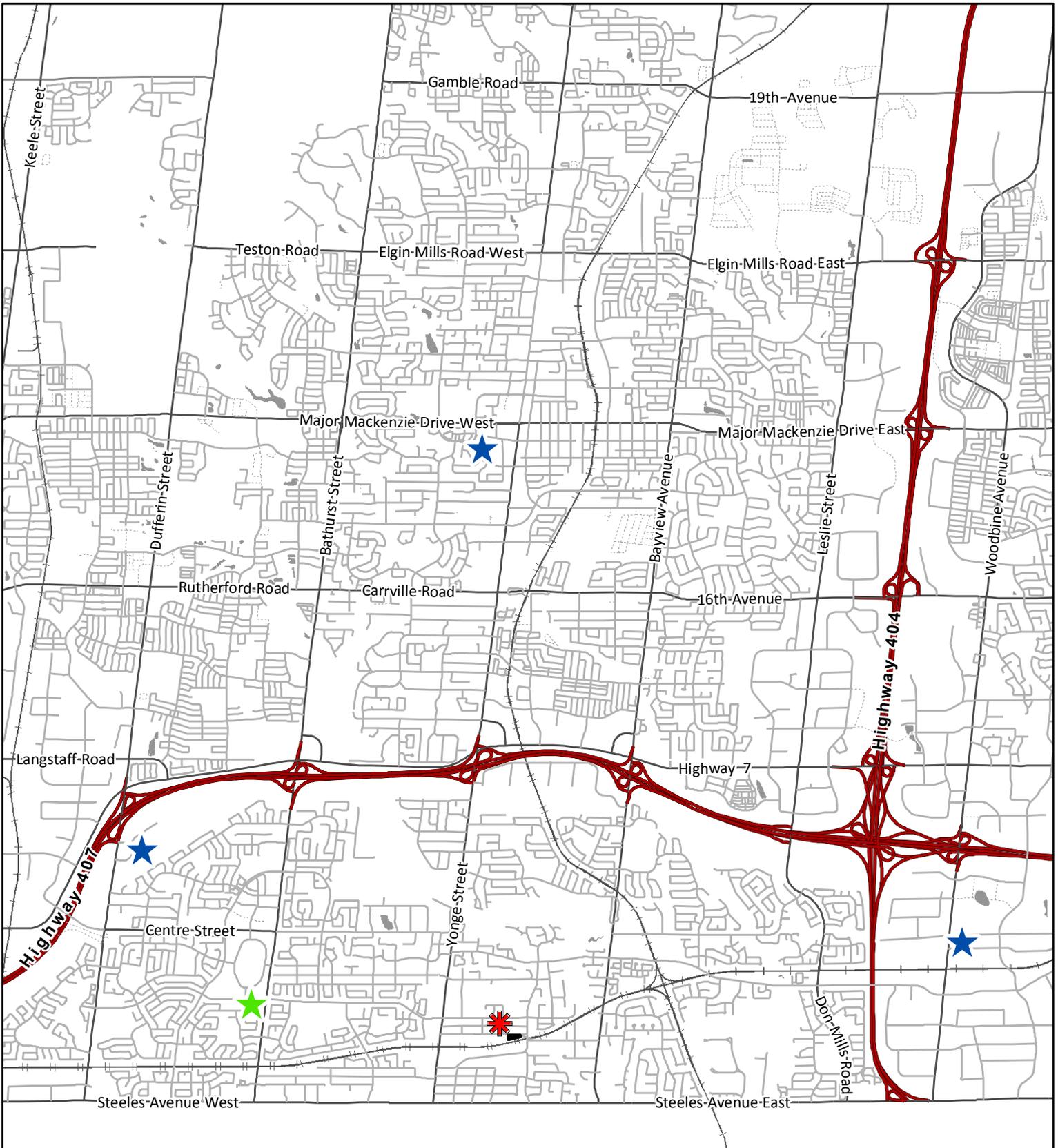
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**Location Plan**  
Acquisition of Land  
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City of Markham  
November 10, 2016



**Legend**

-  Subject Property
-  Interest Required
-  Parcel
-  Road
-  Railway



**Location Plan**  
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 November 10, 2016

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**Legend**

- ★ Existing EMS Station
- ★ Existing EMS Station to be relocated
- ✱ Proposed EMS Station