

Clause 21 in Report No. 9 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on May 17, 2018.

21
Acquisition of Land
2960 Teston Road
City of Vaughan

Committee of the Whole recommends adoption of the following recommendations contained in the report dated April 26, 2018 from the Commissioner of Corporate Services:

1. Council authorize the acquisition of the following land required for a Paramedic Response station in the north east quadrant of Teston Road and Jane Street in the City of Vaughan.

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Antonio Comegna and Rosetta Comegna	2960 Teston Road Vaughan	Part of Lot 26, Concession 4 as in R275257, except Part 1, Exprop Plan D943	Fee Simple

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

Report dated April 26, 2018 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 north east quadrant of Teston Road and Jane Street in the City of Vaughan.

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No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Antonio Comegna and Rosetta Comegna	2960 Teston Road Vaughan	Part of Lot 26, Concession 4 as in R275257, except Part 1, Exprop Plan D943	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 the construction of a two bay Paramedic Response Station on the north east corner of Jane Street and Teston Road in the City of Vaughan. The location of the subject land is 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.

3. Background and 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 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 modeling ensured that responding vehicles from any location are within a given travel time in 95 per cent of all cases across the Region.

From the completed range cover analysis, the consultant identified five new replacement sites and seven new growth related sites. One of the growth related sites corresponds to this recommended land purchase. The resulting capital

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component of the Master Plan achieves a range cover of 10 minutes or less in 97 percent of incidents Region-wide.

The Master Plan identified a need for a Paramedic Response Station to service the north Maple area of the City of Vaughan, in addition to replacing the Maple station on Keele Street

The Region currently leases a single vehicle bay at a fire and rescue station located at 9290 Keele Street in the City of Vaughan. It services the Maple 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 upon expiry of the existing lease.

The City of Vaughan has informed the Region that it will not extend the existing station lease which terminates December 2020.

Acquisition of this site would enable construction to commence in late 2019.

In addition to the need to replace the existing site, the area at Jane Street and Teston Road has been identified as an optimal location for a new station. Future development of the area north of Teston Road will add significant call volumes and demand for Paramedic Response Services.

Development of a new station in this area is required to ensure that Council's approved Response Time Performance Plan targets are met.

Future paramedic response times will be met with the development of a replacement station

A search identified a vacant parcel of Region owned land at the north east corner of Jane Street and Teston Road (2980 Teston Road). The Region's site is 0.42 acres and is the remnant of a larger parcel acquired to accommodate the intersection improvement. Adjacent to the Region property is a 0.22 acre site (2960 Teston Road). The combination of the two properties will provide a viable site of 0.64 acres capable of accommodating a two bay ambulance station.

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

The location of this property qualifies as the ideal location within the Master Plan classification and will provide a high level of service that meets performance time standards.

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4. Analysis and Implications

The property search gave consideration to sites close to the existing station

There are no vacant sites available in the vicinity of the existing station. The location of the subject site has been reviewed by Paramedic Response and their consultants.

The subject land is located at the north end of a developing residential area

The neighbourhood is a developing residential area. The area to the south side of Teston Road is an established residential neighbourhood. Lands to the north of Teston Road are primarily vacant or interim uses pending the completion of the local Secondary Plan.

The proposed use is in conformance with the City of Vaughan's zoning by-law. The property is improved with a concrete block garage and a mobile dwelling. The improvements will be removed and demolished to accommodate the new paramedic facility which would be situated on the assembled property.

Negotiations have been successfully completed

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 June 2017 and February 2018 to determine the basis of negotiations.

Environmental Due Diligence is Underway

The agreement is conditional upon the Region's standard geotechnical and environmental due diligence requirements which are to be completed to Regional staff satisfaction prior to acquisition. The agreement will proceed only with the satisfactory completion of the due diligence requirements.

5. Financial Considerations

The funding for this acquisition is included in the approved 2018 Capital Spending Authority for Paramedic Services. As the land acquisition is to be

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completed this year, a request for Capital Spending Authority will be included in the 2018 Budget.

6. Local Municipal Impact

The construction of this site will support existing demand and will ensure future growth in the area is serviced. The location of this station will provide enhanced Paramedic service to the Maple area in both the existing and future developments.

7. Conclusion

The existing paramedic facility in Vaughan is situated on property owned by the City of Vaughan. The lease at this location terminates at the end of 2020 and will not be renewed or extended. This factor, combined with future growth in the area north of Teston Road, warrants the requirement of another site at a new location.

The Region property at the corner of Jane Street and Teston Road provides an opportunity to utilize an owned asset. Acquisition of the easterly adjoining parcel allows the Region to develop the combined parcels with a Paramedic Response station that will provide a continuation of current needs and future growth.

This property is in the optimal location indicated by the Master Plan. Paramedic Services has reviewed and approved the location as it not only meets the area's needs, it serves to replace the Maple station on Keele Street.

An agreement was negotiated to acquire the property. Accordingly, it is recommended that Council approve the acquisition of the subject land subject to Regional staff's satisfaction with the results of the pre-acquisition due diligence program. The acquisition enables 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 at 1-877-464-9675 ext. 71684.

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The Senior Management Group has reviewed this report.

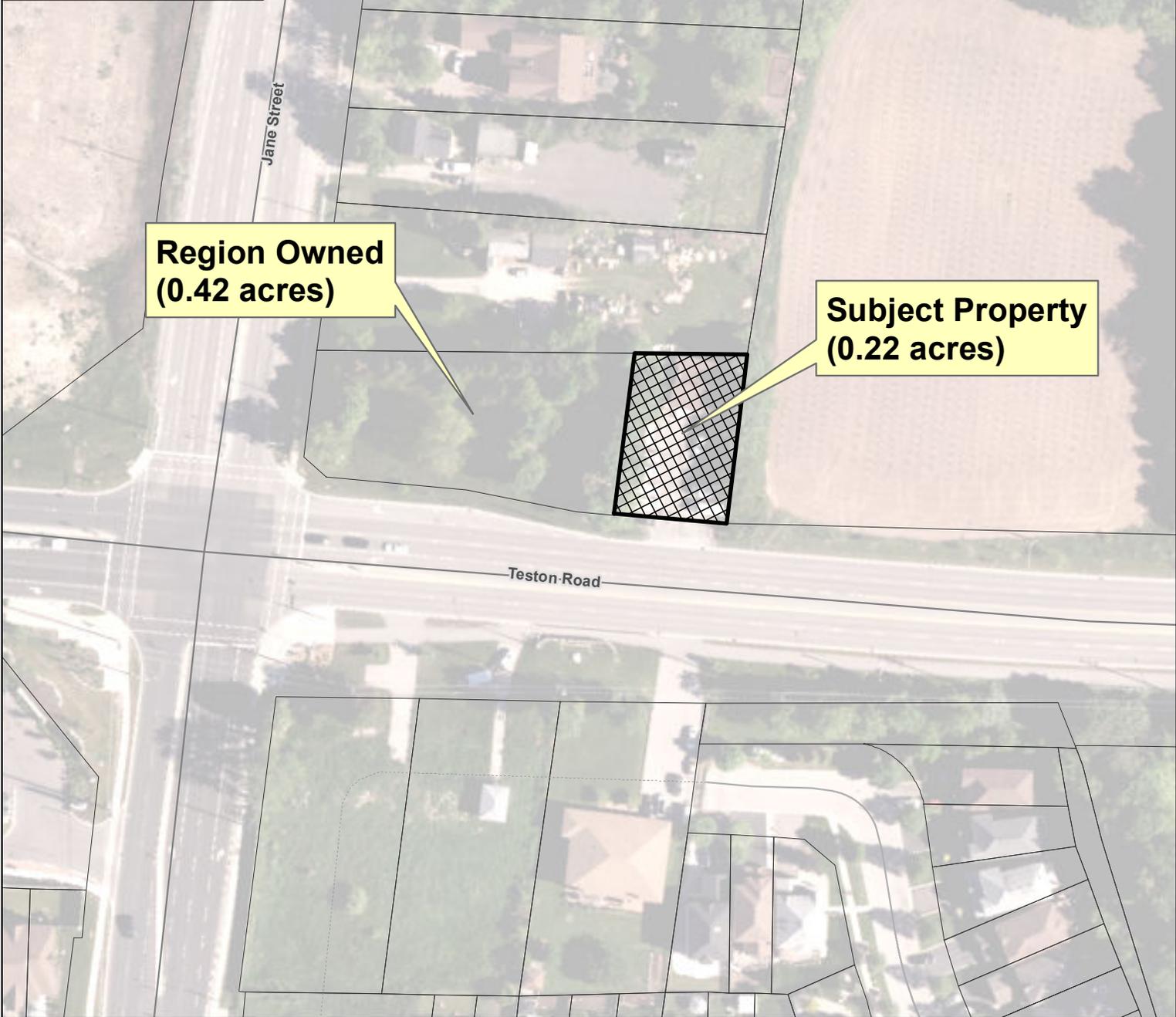
April 26, 2018

Attachments (1)

Private Attachments (1)

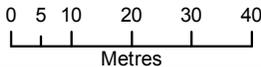
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Accessible formats or communication supports are available upon request



Location Plan

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City of Vaughan
May 10, 2018



Legend

-  Subject Property
-  Interest Required
-  Parcel
-  Road



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Property Services, Corporate Services
April 2018

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