

Clause 14 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.

14

Acquisition of Land
Paramedic Response Station
Woodbine Avenue and Stouffville Road
Town of Whitchurch-Stouffville

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 north west quadrant of Woodbine Avenue and Stouffville Road in the Town of Whitchurch-Stouffville.

| No. | Owner | Municipal Address | Legal Description | Interest Required |
|-----|-------------------------|---|--|-------------------|
| 1. | 2054889 Ontario Limited | Part of 10 Gordon Collins Drive, Whitchurch-Stouffville | Part of Lot 1, Plan M4109 further described as Part 1, Plan 65R36756 | Fee Simple |

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

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

1. Recommendations

It is recommended that:

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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 west side of Woodbine Avenue, north of Stouffville Road, in the Town of Whitchurch-Stouffville. 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 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.

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The Master Plan identified a need for a Paramedic Response Station to service the north east area of the Town of Richmond Hill

One of the areas identified as requiring a new local station is north east Richmond Hill. Future development along Leslie Street north of Stouffville Road will add significant call volumes and demand for Paramedic Response Services. Currently, the area is serviced by resources from Stouffville, Aurora, Richmond Hill and King. Richmond Hill's North Leslie Secondary Plan projects population in the area will reach 19,300 people and provide employment with approximately 3,200 jobs creating a need for a station to service those people.

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

The Master Plan specifies the need for a one-acre site that will serve the north east portion of Richmond Hill and the North Leslie area and the south west portion of the Town of Whitchurch-Stouffville. The study identified an area focused along Stouffville Road and reaching south to 19th Avenue, between Yonge Street and Highway 404 as the preferred location for a new Paramedic Response Station.

4. Analysis and Implications

A parcel of land was identified in the Town of Whitchurch-Stouffville

The proposed site is located in the north-west quadrant of Woodbine Avenue and Stouffville Road. Specifically, the site is on the north portion of a vacant lot municipally described as 10 Gordon Collins Drive and has frontage on the west side of Woodbine Avenue.

The neighbourhood is a developing rural commercial/industrial mix of uses. A cemetery is located on the north side of the property line and vacant lands are located immediately to the south. Sites within the subdivision have rural municipal services.

This site has a road frontage of approximately 48.5 metres on the west side of Woodbine Avenue and a depth along the north limit of the lot of approximately 135.49 metres. The total site area is surveyed to be 6,556.6 square metres (1.62 acres).

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The property search gave consideration to sites close to the optimal area

Sites close to the optimal area are impacted by development restrictions in the Oak Ridges Moraine. The subject site is located adjacent to the optimal search area (identified in the Master Plan), will meet required response times, and is within budget.

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

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

The site is situated on part of a larger parcel of land that is currently on the market. The two-bay station will be located with Woodbine Avenue road frontage, and good access to Stouffville Road and Highway 404.

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, an independent appraisal was completed in April 2016 to determine compensation.

The Town of Whitchurch-Stouffville’s zoning by-law requires an amendment to permit the proposed use by the Region. The amendment is supported by Town planning staff and is being undertaken internally by them. It is anticipated to be completed in early 2017.

The agreement is conditional upon the completion of the zoning amendment along with 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 Implications

The funding for this acquisition is included in the approved 2016 Capital Spending Authority for Paramedic Services. As the land acquisition is expected

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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 a paramedic response station will support increasing demand for service by ensuring optimal response time and resource allocation. The location of this station will provide enhanced Paramedic service to the north east area of the Town of Richmond Hill and to the Town of Whitchurch-Stouffville. The station will also support forecasted Regional growth established by the *Places to Grow Act* and as reflected in the Regional Official Plan.

7. Conclusion

Growth in the north east area of Richmond Hill known as North Leslie forecasts significant population and employment increases. This growth requires Paramedic Services.

The search for a site that will meet the needs of the area in both Richmond Hill and Whitchurch-Stouffville resulted in the identification of a site adjacent to the optimal location indicated by the Master Plan. Paramedic Services has reviewed and approved the location as being good for the area's needs.

Staff has concluded negotiations for the acquisition of the subject property which is required to facilitate construction of a paramedic response station.

An agreement was negotiated to acquire the land. 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 Branch at ext. 71684.

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The Senior Management Group has reviewed this report.

October 26, 2016

Attachments (2)

Private Attachments (1)

eDOCS #7100328

Accessible formats or communication supports are available upon request

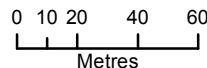


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Location Plan
Acquisition of Land
Paramedic Response Station
Woodbine Avenue and Stouffville Road
Town of Whitchurch Stouffville
November 10, 2016



Legend

-  Subject Property
-  Interest Required
-  Parcel
-  Road

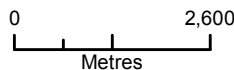


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Legend

- ★ Existing EMS Station
- ✱ Proposed EMS Station