

Clause 27 in Report No. 11 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on June 23, 2016.

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Land Lease at 7690 Martin Grove Road, Vaughan

Committee of the Whole recommends adoption of the following recommendations contained in the report dated May 17, 2016 from the Commissioner of Corporate Services:

1. Council authorize a lease commencing February 1, 2017 for a Paramedic Response Station being constructed at 7690 Martin Grove Road in Vaughan.
2. The Commissioner of Corporate Services be authorized to execute the necessary agreements with the City of Vaughan, subject to review by Legal Services.

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Report dated May 17, 2016 from the Commissioner of Corporate Services now follows:

1. Recommendations

It is recommended that:

1. Council authorize a lease commencing February 1, 2017 for a Paramedic Response Station being constructed at 7690 Martin Grove Road in Vaughan.
2. The Commissioner of Corporate Services be authorized to execute the necessary agreements with the City of Vaughan, subject to review by Legal Services.

2. Purpose

This report seeks Council approval for the proposed land lease for a Paramedic Response Station at 7690 Martin Grove Road in Vaughan. The lease is required to construct a Paramedic Response Station at this location to serve York Region residents in accordance with mandated response time targets.

### 3. Background

The Region has been co-locating with the City of Vaughan's Fire Department since 2004

The Region and the City of Vaughan have partnered in the past to construct two joint use facilities to provide Fire and Paramedic Services. In both cases, the Region provided capital funding to build the Paramedic Services portion of the building and signed a land lease with the City of Vaughan. The lease at 111 Racco Parkway originated in 2005 and was renewed in mid-2015 for an additional 10 years. The lease at 9601 Islington Avenue originated in 2007 and expires in late 2016. It is expected that the 10-year extension option will also be exercised for the Islington Avenue location. These locations have successfully provided emergency services for their respective areas and will continue to do so in the future.

In 2012, the Emergency Medical Services 10-Year Resources and Facilities Master Plan was approved

In 2012, the York Region Emergency Medical Services 10-Year Resources and Facilities Master Plan was approved by Council. This report outlined the facilities and staff required to meet response time targets across the Region. In this report, a requirement for a new 2-bay location was identified in Vaughan – South Woodbridge. The lease and construction of a joint Fire/Paramedic Services station at 7690 Martin Grove Road will address this need.

### 4. Analysis and Options

The City of Vaughan acquired land to construct a facility at 7690 Martin Grove Road in 2014

Due to the lack of available land for sale and lease in this area, a partnership agreement was made in principle with the City of Vaughan in 2013. In order to construct the joint use facility, the City of Vaughan acquired 1.88 acres of land in 2014 at a cost of approximately \$4.4 million. The property is well located near the corner of Martin Grove Road and Highway 7, which provides the access and egress required by Paramedic Services. The Paramedic Services portion of the land for this project is 0.37 acres, which forms the basis for the land cost recovery structure in the lease agreement.

Funding for this project has been included in the Region's capital and operating budgets

A cost sharing agreement was established between the Region and the City of Vaughan for construction of the joint services facility at 7690 Martin Grove Road. In order to construct the Paramedic Services portion of the facility an upfront capital contribution will be made by the Region. This contribution covers the cost to construct the Paramedic Services portion of the building and a share of the site servicing costs for the property. This funding has been included in the Community and Health Services capital and operating budgets.

Staff is seeking authority for a long term land lease with the City of Vaughan

In order to secure the Region's investment in this property, a long-term land lease is required. A 49-year lease agreement at 7690 Martin Grove Road will provide the Region with security of tenure commensurate with the capital investment being made in the facility. The proposed lease agreement will provide the Region with the ability to provide service from this location well into the future.

Link to key Council-approved plans

***From Vision to Results: 2015 to 2019 Strategic Plan***

**Priority Area** – Ensuring a fiscally prudent and efficient Region  
Delivery of Regional Fiscal Strategy

**Priority Area** – Provide Responsive and Efficient Public Service  
Making it easier to access Regional information and services

5. Financial Implications

The funding required for this lease and the associated capital costs have been included in the Community and Health Services budget. Further details related to the Financial Implications are included in Private Attachment 1.

6. Local Municipal Impact

Constructing a Paramedic Response station and executing the corresponding land lease will ensure that response time targets are met for York Region residents in the west end of Vaughan. The long-term lease ensures that this partnership will benefit the Regional residents well into the future.

## 7. Conclusion

Entering into a land lease for the construction and occupancy of 7690 Martin Grove Road supports the EMS 10-Year Resources and Facilities Master Plan and will allow the Region to meet mandated response time targets. The property is well located close to the corner of Martin Grove Road and Highway 7, which provides the access and egress required by Paramedic Services. The long-term partnership with the City of Vaughan will ensure that Regional residents receive service from this location well into the future.

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

The Senior Management Group has reviewed this report.

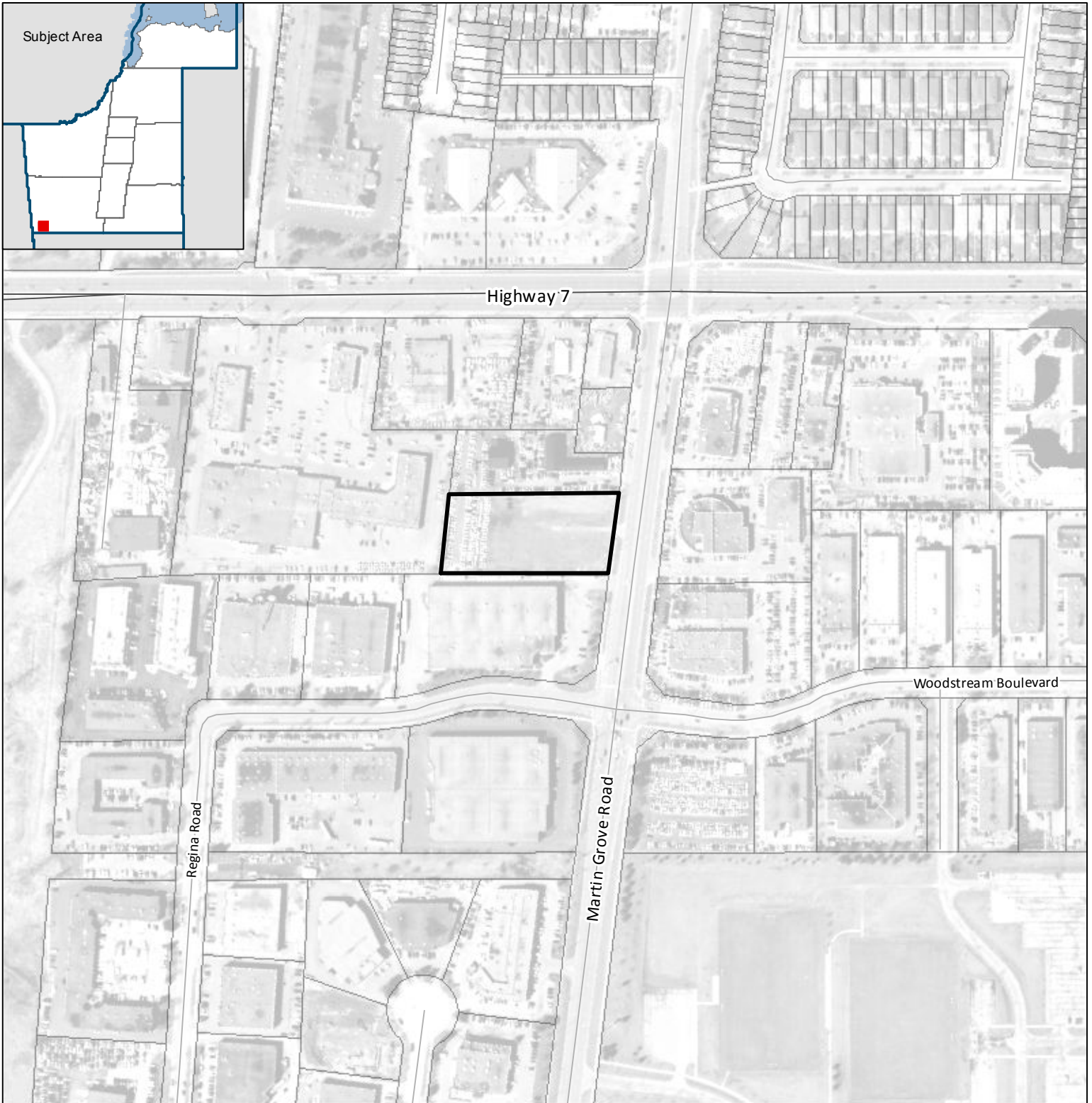
May 17, 2016

Attachments (1)

Private Attachments (2)

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Accessible formats or communication supports are available upon request

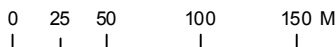
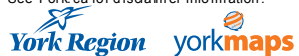


**Location Plan**




Land Lease  
 7690 Martin Grove Road  
 City of Vaughan

Produced by:  
 The Regional Municipality of York  
 Property Services, Corporate Services  
 May 2016

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**Legend**

-  Subject Property
-  Road
-  Parcel