

Clause 28 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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Lease Extension at  
520 Cane Parkway, Newmarket

Committee of the Whole recommends adoption of the following recommendations contained in the report dated May 31, 2016 from the Commissioner of Corporate Services:

1. Council authorize a lease extension commencing July 1, 2016, for existing space located at 520 Cane Parkway, Newmarket, for a four and half year lease term.
2. The Commissioner of Corporate Services be authorized to execute a Lease Amending and Extending Agreement with Dave Wood Holdings Limited, subject to review by Legal Services.
3. The Commissioner of Corporate Services be authorized to exercise any renewal options with respect to all or part of the premises, subject to review by Legal Services.

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Report dated May 31, 2016 from the Commissioner of Corporate Services now follows:

1. Recommendations

It is recommended that:

1. Council authorize a lease extension commencing July 1, 2016, for existing space located at 520 Cane Parkway, Newmarket, for a four and half year lease term.
2. The Commissioner of Corporate Services be authorized to execute a Lease Amending and Extending Agreement with Dave Wood Holdings Limited, subject to review by Legal Services.

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3. The Commissioner of Corporate Services be authorized to exercise any renewal options with respect to all or part of the premises, subject to review by Legal Services.

## 2. Purpose

This report seeks Council approval for the proposed extension of the Region's lease at 520 Cane Parkway. The extension is required as there are no further renewal options on the lease. The extension will provide continuity of Regional services at this location until completion of the two new Paramedic Response Stations and the Administrative Centre Annex in Newmarket.

## 3. Background

Community and Health Services has occupied 520 Cane Parkway since 2002

Community and Health Services has been operating a Paramedic Response Station at 520 Cane Parkway in Newmarket since 2002. The Paramedic Services operation initially included a response station, EMS Headquarters, and medical supply storage. After EMS moved its headquarters to 80 Bales Drive in 2011, Community and Health Services users have occupied the office space. The location map for 520 Cane Parkway is included in *Attachment 1*.

Two new Paramedic Response Stations will be built in Newmarket to replace the 520 Cane Parkway Station

In order to meet service delivery requirements and legislated response time targets, Paramedic Services has identified the need for response stations in both Northwest Newmarket/Southwest East Gwillimbury and Southeast Newmarket.

The Region acquired 415 Harry Walker Parkway as part of a joint Paramedic Services, York Regional Police and Transportation Services site. The Region is also working on the redevelopment of a second owned site at 135 Aspenwood Drive, adjacent to a Transportation Services transit facility.

These new locations will enable Paramedic Services to achieve response time targets and will eventually replace the services currently provided from 520 Cane Parkway. It is anticipated that construction of these two new stations will be complete in 2017.

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520 Cane Parkway is an important part of the Region's interim accommodation plan and is required until the completion of the Administrative Centre Annex

Approximately 65 Community and Health Services program staff currently occupy the office space, including Public Health, Social Services and Business Operations and Quality Assurance. The space will continue to be used by Community and Health Services staff until the Administrative Centre Annex is ready for occupancy. The Region has been leasing this facility on a month-to-month basis since January 1, 2016.

#### 4. Analysis and Options

The Landlord and Regional staff have reached a tentative agreement for a four and a half year lease extension

Regional staff have reached a tentative agreement with the Landlord for a four and a half year lease extension, with an option to renew the lease for a further one (1) year term at the same rate. The lease rate is the same rate the Region has paid in the last two years of the previous lease. A renewal of the entire space is recommended in order to provide flexibility in the event of a delay in the construction of the new Paramedic Services facilities. Once Paramedic Services relocates, the Region is able to retain the entire space for another corporate user or can collapse the paramedic portion of the lease early should the space no longer be required.

Remaining at 520 Cane Parkway offers good value for the Region

Regional staff conducted a market search for leased spaces that would accommodate a comparable number of staff as 520 Cane Parkway. There were few options available on the market and what was available would require significant leasehold improvements to meet Regional standards. In addition, good value has been achieved out of leasehold improvements that were constructed over 14 years ago in the current space. The competitive lease rates at 520 Cane Parkway provide the best opportunity for the Region as compared to relocation.

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Link to key Council-approved plans

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

**Priority Area** – Provide Responsive and Efficient Public Service  
Ensuring a Fiscally Prudent and Efficient Region

**Priority Area** – Manage Environmentally Sustainable Growth  
Encouraging Growth along Regional Centres and Corridors

5. Financial Implications

The funding required to complete this lease extension is included in the Property Services budget and charged directly to Community and Health Services.

6. Local Municipal Impact

Maintaining a presence at 520 Cane Parkway will ensure that access to Regional services is not interrupted and costs involved with changing facilities are not incurred. Extending this lease will provide the Region with a suitable interim solution for service delivery for Paramedic Services and other Community and Health Services users until completion of the Administrative Centre Annex and two stand-alone Paramedic Response Stations in Newmarket.

7. Conclusion

Entering into a four and a half year Extending Agreement at 520 Cane Parkway will allow the Region to continue operating from this location until completion of the Administrative Centre Annex. Similarly, this location will allow the Region to continue operating a Paramedic Response Station on site until construction of two new response stations in Newmarket. The property is well located near Mulock Drive, and in close proximity to the Administrative Centre. Leasing the space supports the Region's short and long-term accommodation planning and is the most cost effective solution for the Region to bridge the gap until completion of the Administrative Centre Annex.

Lease Extension at  
520 Cane Parkway, Newmarket

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 31, 2016

Attachments (1)

Private Attachments (2)

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Accessible formats or communication supports are available upon request.

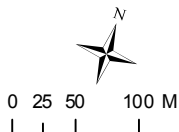


**Location Plan**





Lease Extension  
 520 Cane Parkway  
 Town of Newmarket

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

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**Legend**

-  520 Cane Parkway
-  Town of Newmarket
-  Road
-  Parcel