

Clause No. 28 in Report No. 12 of the Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on June 26, 2014.

28
ACQUISITION OF LAND
MIDDLEFIELD ROAD AND 14TH AVENUE EMS STATION
CITY OF MARKHAM

Committee of the Whole recommends adoption of the recommendations contained in the following report dated June 6, 2014 from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize the acquisition of the following land required for the future development of an Emergency Medical Services facility, to service southeast Markham, in the City of Markham, in accordance with the EMS 10-Year Resources and Facilities Master Plan:

No.	Owner	Municipal Address	Legal Description	Interest Required
1	Neamsby Investments Inc.	N/A	Part of Lot 6, Con 7, Markham as in the sketch attached as <i>Attachment 1</i>	Fee Simple

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

2. PURPOSE

This report seeks Council approval to acquire certain land to be used to construct an Emergency Medical Services Paramedic Response Station, to service southeast Markham.

3. BACKGROUND

Council approved the EMS 10-Year Resources and Facilities Master Plan that identified the optimal location for Paramedic Response Stations

On September 20, 2012, Council approved the EMS 10-Year Resources and Facilities Master Plan through the adoption of Clause No. 2 of Report No.7 of the Community and Health Services Committee. The Master Plan provided Council with a 10-year plan to allocate personnel, vehicles and stations, in order to maintain an appropriate level of service, while meeting performance time standards. The plan also provided Council with detailed information regarding anticipated Emergency Medical Services (EMS) patient call volumes to 2021 and outlines all the variables associated with optimizing resource and station placement.

The property identified for the development of a Paramedic Response Station at Middlefield Road and 14th Avenue is consistent with the recommendations in the EMS 10-Year Resources and Facilities Master Plan.

Vacant developable land is scarce in this highly urbanized section of Markham.

4. ANALYSIS AND OPTIONS

Negotiations have been successfully completed for this property

Staff has completed negotiations to acquire this critical property for the future development of an Emergency Medical Services facility. The negotiated purchase price is the value estimated by an independent accredited appraiser on behalf of the Region.

The owner is only willing to sell the lands to the Region on an “as is, where is” basis. Accordingly, the Region is conducting its own environmental due diligence of the lands and the offer to sell is conditional on the Region being satisfied with the results of its due diligence.

The following summary sets out the details of the property.

Property No. 1 (*Attachment 1*)

This property is located on the northwest corner of 14th Avenue and the future extension of Middlefield Road. The subject property is vacant and has direct frontage and access to 14th Avenue.

OWNER: Neamsby Investments Inc.

TOTAL AREA 4.06 ha (10.03 ac)

OF PROPERTY:

LANDS TO BE ACQUIRED: Fee Simple interest in that Part of Lot 6, Con 7, Markham, being 0.505 ha (1.25 ac)

SPECIAL FEATURES: Nil

PROJECT NUMBER: 54638

Link to Key Council–approved Plans

From Vision to Results: 2011 to 2015 Strategic Plan

Priority Area – Improve Social and Health Supports

Optimize the health and community for all ages and stages through health care delivery, protection, prevention and promotion initiatives

The acquisition of this property is consistent with the requirements identified in the EMS 10-Year Resources and Facilities Master Plan.

5. FINANCIAL IMPLICATIONS

The funds required to complete the property acquisition are included in the approved 2014 Capital Budget, Capital Spending Authority for the EMS program.

6. LOCAL MUNICIPAL IMPACT

The construction of the southeast Markham Emergency Medical Services Paramedic Response Station will support the future demands for EMS services, ensuring optimal response time performance and resource allocation.

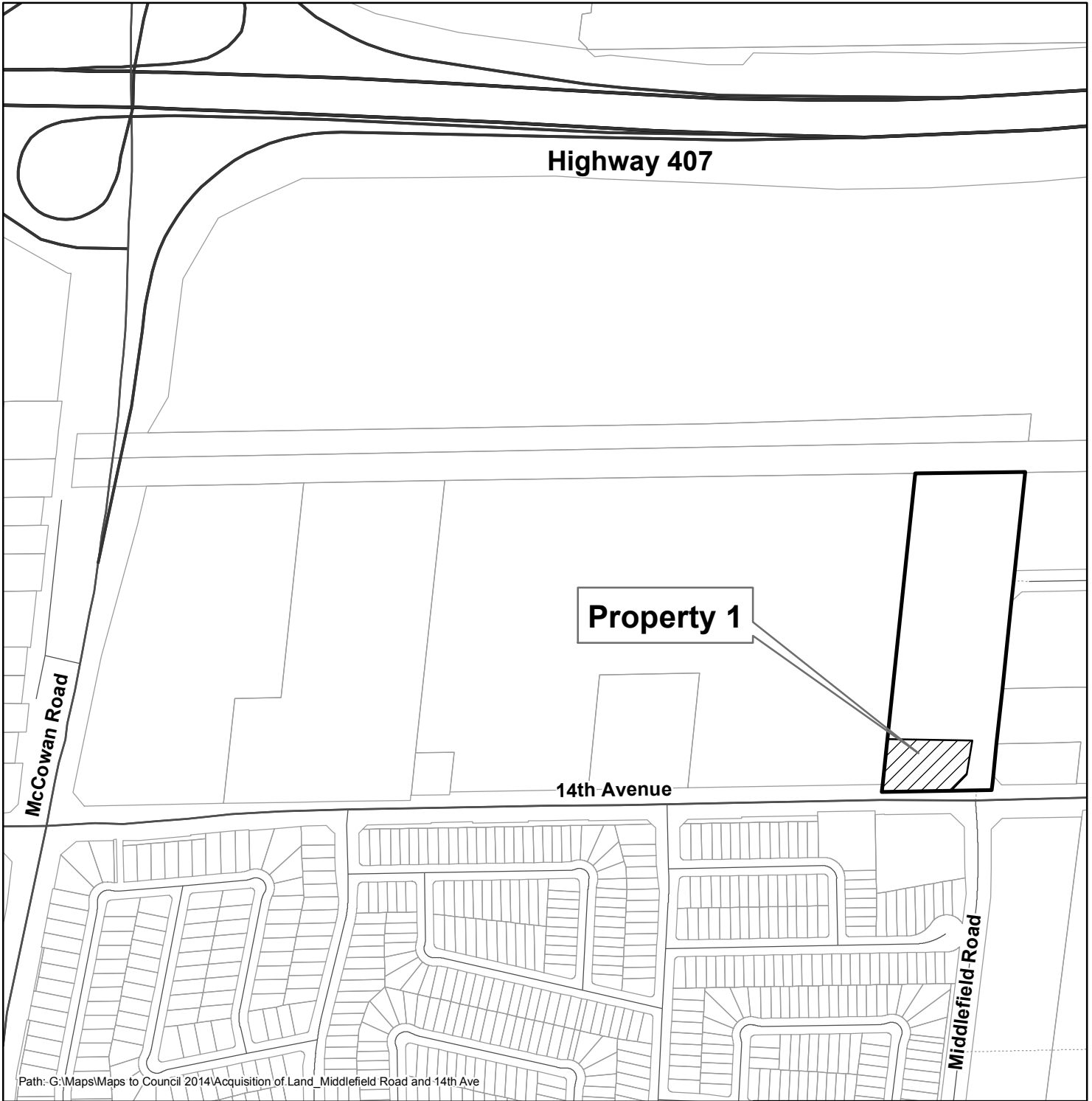
7. CONCLUSION

Staff has concluded negotiations for the acquisition of certain lands required for the construction of the southeast Markham Emergency Medical Services Station. The acquisition of the necessary land will facilitate timely completion of the project. Accordingly, staff recommends that Council approve the acquisition of the lands detailed in this report.

For more information on this report, please contact René Masad, Director, Property Services Branch at Ext. 71684.

The Senior Management Group has reviewed this report.

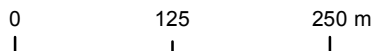
Attachment (1)







Path: G:\Maps\Maps to Council 2014\Acquisition of Land_Middlefield Road and 14th Ave

LOCATION PLAN

Acquisition of Land
Middlefield Road and 14th Avenue EMS Station
City of Markham



Legend

-  Interest Required
-  Subject Property
-  Parcel
-  Road

Produced by:
Property Services
Corporate Services Department
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