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YORK REGION EMS NOBLETON STATION LEASE EXTENSION AGREEMENT

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report dated August 4, 2009, from the Commissioner of Corporate Services.

1. RECOMMENDATIONS

It is recommended that:

1. The Region be authorized to enter into a lease extension for a five (5) year lease term with the Township of King, for Emergency Medical Services (EMS) Paramedic Response Station, located at 1 Old King Road, in Nobleton, consisting of 3,220 square feet, for an approximate annual rent of \$18,998.
2. The Regional Chair and Regional Clerk be authorized to sign the necessary agreement with the Township of King, subject to review by Legal Services.
3. The Commissioner of Corporate Services be authorized to sign a lease extension for a further term of five (5) years, at the then current market rent, with the Township of King, if required, subject to the approval of Legal Services.

2. PURPOSE

This report requests authorization to extend the lease for a five (5) year lease term for the EMS Paramedic Response Station, in order to continue the operation of this facility in Nobleton.

3. BACKGROUND

EMS has been operating a Paramedic Response Station in Nobleton since January 2000

EMS has been operating its Paramedic Response Station in Nobleton since January 2000 at this leased location to accommodate equipment, personnel and supplies for this part of the Region, in order to meet the emergency response needs of the Township of King.

4. ANALYSIS AND OPTIONS

Property Services staff have reached a tentative agreement with the Township, for a five (5) year lease extension at the approximate annual rent of \$18,998, with an option to renew the lease for a further five (5) year term at the current market rent.

Conditions of the Lease Extension

- The Township will continue to be fully responsible for the maintenance of the HVAC unit servicing the Region's space and the Township's space, and guarantees 24 hour response services should there be a heating/cooling problem. Such response should be received within a two-hour period
- The Township will continue to provide a preventative maintenance program for the HVAC unit servicing the Region's space and Town's space, at the Region's standards, and the Township will provide maintenance records to the Region upon request

5. FINANCIAL IMPLICATIONS

The following chart outlines the lease cost:

Table 1
Lease Cost Analysis

Proposed Annual Base Rent	Proposed Annual Additional Rent	Proposed Total Annual Rent (approximate)
\$10,948	Pro-rated cost of Hydro, Water and Gas that will be billed to the Region quarterly, at an estimated cost of \$2.50 per square foot.	\$18,998

The Township agreed that it would not increase the annual rent, but that it would now charge the Region for its consumption of water, along with its current charge for hydro and gas; for an estimated cost of \$2.50 a square foot. This is consistent with charges for similar facilities which the Region leases.

6. LOCAL MUNICIPAL IMPACT

A lease extension will allow for the continued presence of an emergency response station in the Township of King.

7. CONCLUSION

The EMS Branch requires the existing lease to be continued at this location to ensure the ability to accommodate equipment, personnel and supplies, in order to meet the emergency response and reliability needs of the residents in this part of the Region.

For more information on this report, please contact Paul Roberts, Manager Realty Services, Property Services Branch at Ext. 1424.

The Senior Management Group has reviewed this report.