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YORK REGION EMS STATION LEASE EXTENSIONS

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report, May 6, 2005, from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. Regional Council authorize extension agreements for the existing Emergency Medical Services (EMS) facilities, located at the various municipalities, as follows:
 - a) the Woodbridge EMS facility, consisting of 3,776 sq. ft., be extended for one year with two further one-year renewal options;
 - b) the Keswick EMS facility, consisting of 1,340 sq. ft., be extended for one year with monthly extensions;
 - c) the Pepperlaw EMS facility, consisting of 655 sq. ft., be extended for one year with two further one-year renewal options;
 - d) the Aurora EMS facility, consisting of 2,037 sq. ft., be extended for two years with a one-year renewal option;
 - e) the Queensville EMS facility, consisting of 957 sq. ft., be extended for one year with monthly extensions;
 - f) the Stouffville EMS facility, consisting of 1,200 sq. ft., be extended for three years with two further one-year renewal options; and
 - g) the Ballantrae EMS facility, consisting of 1,000 sq. ft., be extended for three years with two further one-year renewal options.
2. The Regional Chair and Regional Clerk be authorized to execute the extension agreements on behalf of The Regional Municipality of York, subject to review by Legal Services, Corporate Services Department.
3. The Commissioner of Health Services, or her designate, be authorized to exercise renewal options set out in the extension agreements, on behalf of the Region, as required for EMS operations.

2. PURPOSE

The purpose of this report is to obtain authorization from Regional Council to renew the existing lease agreements to continue the required EMS operations in the various municipalities.

3. BACKGROUND

The Emergency Medical Services Branch is currently leasing facilities at these locations to ensure the ability to accommodate equipment, personnel and supplies throughout the Region, to meet the emergency response needs of the residents, and contributes to maximizing economic efficiencies and improving response time reliability throughout York Region.

4. ANALYSIS AND OPTIONS

The recommended terms and conditions for each lease extension are set out in Table 1.

In the 2005 EMS Capital Budget, new EMS stations are planned for Queensville, Pepperlaw and Keswick. The lease extensions for the current locations will facilitate the requirements of the EMS operations until such times as the new stations are completed.

Rental accommodations in the Pepperlaw area are extremely limited. This lease contains provisions for an office as well as a portable parking facility for an EMS vehicle. This portable parking facility was previously occupied by the Region at no charge. At the request of the landlord, in order for the Region to continue leasing this facility, the Region is required to now pay for this portable parking facility and thus the square footage of the Pepperlaw EMS facility has been increased to include the space that the portable parking facility occupies. The increase in the square footage actually shows a decrease in the rental rate.

Extension of leases for the EMS stations in Aurora, Ballantrae and Stouffville are required to provide the continued EMS operations in these municipalities.

Regional Council approved the construction of a six-bay EMS Paramedic Response Station in the Rutherford and Islington area, located in the City of Vaughan. EMS Paramedic staff and vehicles currently assigned to the Woodbridge Station located at 139 Woodstream Avenue will be redeployed, which would allow for the closure of the leased facility in Woodbridge. The current annual lease cost of \$28,320 would be renewed for a one-year term with one further one-year renewal option. It is anticipated that the new station will be operational in the summer of 2006.

4.1 Relationship to Vision 2026

Vision 2026 provides overall goals in the creation of strong, caring and safe communities. Responding to the needs of our residents by supporting safe and secure communities and continuing to provide and support high quality emergency services will be achieved through this partnership with the municipalities.

5. FINANCIAL IMPLICATIONS

The total 2005 expenditure for lease extensions represented in Table 1 is \$136,702.64. These lease costs will be accommodated within the 2005 EMS Operations budget.

Lease costs, terms and conditions are outlined in Table 1 below.

Table 1
Lease Cost Analysis

Station	Current Annual Lease Cost	Proposed Annual Lease Cost	Terms and Conditions
Woodbridge 139 Woodstream Boulevard	\$ 49,088.00	\$ 49,088.00	Commencing on January 1, 2005, for a one-year term, with one further one-year renewal option.
Keswick 165 The Queensway South	\$ 17,232.00	\$ 17,921.28	Commencing on January 1, 2005, for a one-year term, with monthly extensions.
Pefferlaw 319 Pefferlaw Road	\$ 5,083.92	\$ 11,115.96	Commencing on January 1, 2005, for a one-year term, with monthly extensions.
Aurora 220 Edward Street	\$ 17,681.40	\$ 17,681.40	Commencing on January 1, 2005, for a two-year term, with a one-year renewal option.
Queensville 1590 Queensville Sideroad	\$ 9,600.00	\$ 9,600.00	Commencing on January 1, 2005, for a one-year term, with monthly extensions.
Stouffville 6392 Main Street	\$ 14,400.00	Annual range of increase is \$15,120.00 to \$15,801.00	Commencing on July 1, 2005, for a three-year term, with two further one-year renewal options.
Ballantrae 15400 Highway 48	\$ 15,120.00	Annual range of increase is \$16,176.00 to \$16,908.00	Commencing on July 1, 2005, for a three-year term with, two further one-year renewal options.
TOTAL	\$128,205.32	\$136,702.64	

Annual Costs noted in Table 1 include utilities, property taxes, property management fees and maintenance and repairs fees, with the exception of Aurora, where Regional staff will provide minor maintenance service.

The lease extension agreements comply with the Region's policy relating to financing leases contained in the Capital Financing and Debt Policy approved by Council in January 2003.

6. LOCAL MUNICIPAL IMPACT

The municipalities of Woodbridge, Keswick, Pefferlaw, Aurora, Queensville, Stouffville and Ballantrae will receive continued Emergency Medical Services delivered from the existing facilities.

7. CONCLUSION

The Emergency Medical Services Branch requires the existing leases to be continued at the various locations, to ensure the ability to accommodate equipment, personnel and supplies throughout the Region. These lease arrangements are required until the Region's Capital projects are finalized.

The Senior Management Group has reviewed this report.