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YORK REGION EMS PARAMEDIC RESPONSE STATION ISLINGTON AVENUE, CITY OF VAUGHAN

The Health and Emergency Medical Services Committee recommends the adoption of the recommendations contained in the following report, November 25, 2004, from the Commissioner of Health Services and the Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. Regional Council declare surplus the Regional land described as Part 2, Road Allowance between Concession 7 and 8, and Part 3, Part of Lot 18, Concession 8, located on Islington Avenue, north of Rutherford Road, in the City of Vaughan and authorize the sale of these lands at appraised market value of \$213,052.84 to the City of Vaughan.
2. Regional Council authorize staff to enter into a 10-year ground lease agreement at a cost of approximately \$37,242.00 per year plus operating costs (with an option to renew for a further 10 years – rent to be capped at maximum of 15%) for an Emergency Medical Services (EMS) Paramedic Response Station located on Islington Avenue, north of Rutherford Street, in the City of Vaughan.
3. The Regional Chair and the Regional Clerk be authorized to execute the ground lease on behalf of The Regional Municipality of York.
4. The Director of Property Services be authorized to enter into an agreement with the City of Vaughan with respect to the daily maintenance and operations of the joint facility, subject to the approval of the Regional Solicitor.
5. Staff be authorized to take all steps necessary to complete The Regional Municipality of York's portion of the construction of the joint EMS Paramedic Response/Fire Station in conjunction with staff of the City of Vaughan.

2. PURPOSE

The purpose of this report is to obtain authorization from Regional Council to sell Regional land to the City of Vaughan, and to enter into a ground lease for facilities required for EMS operations at the Islington site in the City of Vaughan, to construct a joint EMS Paramedic Response/Fire Station.

3. BACKGROUND

The York Region EMS capital strategy plan focuses on improving existing or establishing paramedic response stations in partnership with other Regional or municipal services, which is concurrent with growth in population and call demand.

York Region EMS currently deploys resources to service the southern portion of the City of Vaughan from an EMS Paramedic Response Station located at 139 Woodstream Avenue, Woodbridge.

The City of Vaughan identified the need to locate a new fire station and received approval for construction on a piece of land in the Islington/Rutherford area. York Region EMS has an interest in partnering on a joint EMS Paramedic Response/Fire Station in the Rutherford/Islington area. This proposed site provides a more strategic location to deploy EMS resources to ensure present and future EMS needs are met. This proposed site would replace the 139 Woodstream Avenue site and the savings from the closure would be applied towards the operational costs of the proposed joint venture.

4. ANALYSIS AND OPTIONS

Regional staff have examined a number of different options including leased locations and the acquisition of property to build a joint EMS Paramedic Response/Fire Station in the City of Vaughan, similar to the joint EMS Paramedic Response/Fire Station currently being built at Racco Parkway in the City of Vaughan.

York Region and City of Vaughan staff identified a preferred potential site on land at the south east corner of the Canada Company Avenue and Islington Avenue intersection. The site consists of approximately 2.5 acres and is partly owned by the Toronto Region Conservation Authority (TRCA)—1.93 acres—and The Regional Municipality of York—0.58 acres (*see Attachment 1*). The site is only suitable for a joint EMS Paramedic Response/Fire Station if both parcels are combined into one.

On May 25, 2004, the City of Vaughan Council authorized staff to proceed with the acquisition of the site on the basis of City of Vaughan ownership (*see Attachment 2*).

4.1 Toronto Region Conservation Authority (TRCA) - 1.93 acres

TRCA has declared the site as surplus lands, and have agreed to sell the land subject to appropriate site survey and investigations with respective City of Vaughan and Regional Municipality of York approvals. In accordance with established policies for the disposal of TRCA lands, a public information session was held on May 26, 2004 for public comment.

At its meeting held on July 23, 2004, the TRCA approved the request for the conveyance of lands for the proposed joint EMS Paramedic Response/Fire Station (*see Attachment 3*). The TRCA requested approval of the Minister of Natural Resources to complete the sale

of the subject land based on the terms and conditions outlined in the letter. The subject land is to be used solely for an EMS Paramedic Response/Fire Station, and the station and landscaped area must take advantage of “green” technologies and native vegetation wherever possible.

4.2 The Regional Municipality of York - 0.58 acres

The Regional Municipality of York owns a parcel of land immediately adjacent to the TRCA property. This parcel was originally acquired for the widening of Islington Avenue, but is now surplus to Regional needs. It is proposed that the City of Vaughan purchase the land from The Regional Municipality of York at market value of \$372,470 per acre. The parcel of land consists of 0.58 acres, with a market value of \$213,052.84. The transfer of this parcel to the City of Vaughan will enable the proposed EMS Paramedic Response/Fire Station parcel to be under one ownership.

4.3 York Region EMS Operational Needs

The site is strategically located to meet the needs of York Region EMS. This location provides access to the major transportation corridors of Highways 407 and 400. The City of Vaughan has experienced emergency response time pressures that are related to a 10% increase in emergency call volumes over the last two years. The increase in population growth in the City of Vaughan continues to fuel the increase demand for EMS services. York Region EMS staff anticipates continued increases for future EMS service delivery in this community.

4.3.1 Replacement of EMS Paramedic Response Station – Woodstream Avenue, Woodbridge

York Region EMS staff determined that a six-bay EMS Paramedic Response Station with crew quarters is required in the Rutherford/Islington location. The proposed six-bay EMS Paramedic Response Station would provide sufficient garage and paramedic crew quarter space to house the EMS paramedic staff and vehicles currently assigned to the Woodbridge Station located at 139 Woodstream Avenue. This redeployment of resources would allow for the closure of the leased facility in Woodbridge. The current annual leased cost of \$52,528 would be applied to offset the operating costs of the Rutherford/Islington project. This location is approximately 5.8 kilometres north of the current Woodbridge Station and it is anticipated that the redeployment of resources to this location would potentially improve EMS response times in the City of Vaughan. It is anticipated that deployment from this location will result in a reduced number of out of region responses to the west into the Region of Peel and to the south into the City of Toronto thereby increasing the availability of ambulances to York Region. This facility will also provide support for EMS contingency supplies and future growth for additional resources in addition to the EMS Paramedic Response Station currently under construction at Racco Parkway at the Dufferin/Highway 407 location.

4.4 Relationship to Vision 2026

The proposed joint EMS Paramedic Response/Fire Station project contributes to the Vision 2026 goals of supporting safe and secure communities and continuing to provide and support high quality emergency services.

5. FINANCIAL IMPLICATIONS

The Region's financial obligations in this partnership include the following:

- Capital land sale
- Capital construction costs
- Ground lease
- Shared operating and maintenance costs
- Servicing costs

The current proposal calls for a 13,714 sq. ft. facility. The EMS Paramedic Response Station will occupy 6,857 sq. ft. (or 50% of total space), with the Fire Services occupying the remaining space. Financial estimates for the ground lease, TMI and capital costs are based on these estimates, which may vary marginally when the final design is completed by the architect.

5.1 Capital Land Sale

It is proposed that the City of Vaughan acquire the parcel of land (0.58 acres) from The Regional Municipal of York at a market value price of \$213,052.84. Staff are proposing that this one-time revenue generation of \$213,052.84 be used to offset capital construction costs, thereby reducing debenture financing. Negotiations with the City of Vaughan will be held to finalize this agreement. An independent appraisal has valued the total site at \$372,470 per acre.

5.2 Capital Construction Costs

Based on the proposed maximum footprint of 6,857 sq. ft. including shared areas, estimated capital costs for construction of the EMS paramedic response station including incorporation of "green technology" at a rate of \$250 per sq. ft. are noted in Table 1. Additional costs relate to construction contingency costs, architect fees, permits and site servicing. The construction will be completed by the City of Vaughan in conjunction with Regional staff from York Region EMS and Property Services Branches. It is anticipated that construction of the facility will begin in the spring of 2005 and will be completed in approximately 14 months. All capital construction costs have been included within the proposed 2005 EMS Capital Budget. The total project will be financed through the issuing of 10-year debentures.

Table 1
Estimated Capital Costs – EMS Paramedic Response Station

	EMS Capital Costs (incl. GST)
Construction Costs - 6,857 sq.ft.	\$1,714,250
Additional Costs (contingency, architect, site servicing)	611,987
Subtotal	\$2,326,237
Revenue Generated from Sale of Land	(213,052)
Total EMS Capital Costs to be Debentured	\$2,113,185*

* Based on initial architect's estimates pro-rated at 50% shared occupancy.

In addition, Regional staff will be proposing that "green" technologies be incorporated into the building design development process with the possibility of obtaining a LEED certification. This could be achieved through a minimal construction cost premium, which would be offset by both federal grants (up to \$80,000) and in-house expertise.

5.3 Ground Lease

Regional staff have proposed the following terms in agreement with staff from the City of Vaughan. The ground lease will be over a 20-year term (10-year initial with an option to renew for a further 10 years). The lease rate for the second 10-year term will be capped at a maximum increase of 15%. The ground lease will be based on the valuation of \$372,470 per acre at a rate of 8% per annum based on the pro-rated share of building occupancy estimated at 50%. Financial details are outlined in Table 2. The ground lease to be negotiated with the City of Vaughan is similar to previous lease negotiated on the Racco Parkway project and with other local municipalities within the Region for this type of partnership arrangement.

Table 2
City of Vaughan – EMS Paramedic Response Station Lease

Station	Landlord	Annual Ground Lease Cost* (not incl. GST)	Term and Conditions 20-Year Term
Rutherford / Islington (6,857 sq.ft.)	City of Vaughan	\$37,242.00 annually	1 st 10 years at 8% per annum
		\$42,828.00 annually	2 nd 10 years capped at a maximum increase of 15%

* Annual Lease Cost based on 50% shared occupancy level.

5.4 Operating and Maintenance Costs

Based upon \$6.00 per sq. ft., the annual operating costs for the EMS portion of the building are estimated to be \$41,142 per annum. Annual operating costs may vary slightly depending on the shared occupancy ratio when plans are finalized by the architect. The lease agreement provides for maintenance services for the building to be provided by the City of Vaughan, who will invoice the Region based upon its pro-rated share of actual costs.

The current annual lease cost of \$52,528 of the Woodbridge EMS Paramedic Response Station would be applied to offset the operational costs of the Rutherford/Islington site. Operating costs will be accommodated in the 2006 York Region EMS Operating Budget.

5.5 Servicing Costs

York Region, under a previous agreement with TRCA, is constructing a watermain to the site at an approximate cost of \$60,000. Staff are presently investigating whether the proposed watermain needs to be oversized to accommodate the proposed EMS Paramedic Response/Fire Station. Any required oversizing will be at the expense of the City of Vaughan. The City of Vaughan has agreed to service the site with sanitary sewers (also at a cost estimate of \$60,000). The City of Vaughan will also be responsible for bringing hydro to the site. All on-site servicing costs will be shared between the City of Vaughan and The Regional Municipality of York.

6. LOCAL MUNICIPAL IMPACT

The City of Vaughan will receive improved emergency medical services from a permanent EMS Paramedic Response/Fire Station located in the Rutherford/Islington location. This facility will assist in improving response time reliability and ensure that future EMS needs will be met in the City of Vaughan. The project will also contribute to the “green” technology and native vegetation at the site.

7. CONCLUSION

York Region EMS requires the EMS Paramedic Response/Fire Station at the Rutherford/Islington location to meet the emergency response needs of the residents of the City of Vaughan. Therefore, staff requests that the recommendations detailed in this report be approved, and that staff be authorized to take all steps necessary to complete this project.

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause were included in the Agenda for the December 2, 2004 Committee meeting.)