

Clause 22 in Report No. 9 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on May 17, 2018.

22

Acquisition of Land
Cachet Woods Court
City of Markham

Committee of the Whole recommends adoption of the following recommendations contained in the report dated April 26, 2018 from the Commissioner of Corporate Services:

1. Council authorize acquisition of the following land required for a paramedic response station in the northeast quadrant of Highway 404 and 16th Avenue in the City of Markham.

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Ideal Asset Holdco Inc.	West Side of Cachet Woods Court, Markham	Part of Block 2, Plan M4414 further described as Part 2, Plan 65R37710	Fee Simple

2. The Commissioner of Corporate Services be authorized to execute all necessary documents to complete the transaction.
3. Council approve an increase of \$1,000,000 to the 2018 Capital Budget for project 54638 in Paramedic Services, with no change to 2018 Capital Spending Authority, and approve an increase in draws from the Debt Reduction Reserve of \$1,173,000 with associated principle and interest payments of \$21,708 in 2018 to be offset from within Community and Health Services' 2018 Operating Budget.

Report dated April 26, 2018 from the Commissioner of Corporate Services now follows:

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1. Recommendations

It is recommended that:

1. Council authorize acquisition of the following land required for a paramedic response station in the northeast quadrant of Highway 404 and 16th Avenue in the City of Markham.

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2. Purpose

This report seeks Council approval to acquire land for construction of a four bay paramedic response station on the west side of Cachet Woods Court, north of 16th Avenue, in the City of Markham. The location of the subject land is shown in Attachment 1.

Private Attachment 1 to this report will be considered in private session because it relates to the acquisition of land by the Region.

3. Background and Previous Council Direction

The 10-year Paramedic Services Resources and Facilities Master Plan identifies optimal paramedic response station locations

In [September 2012](#), Council approved the 10-year Paramedic Services Resources and Facilities Master Plan (the Master Plan). The Region created the Master Plan in response to increasing demand for paramedic services. It allocates personnel, vehicles and stations for the Region to maintain service levels and meet performance time standards. The capital plan component was constructed using range-cover modeling (lowest capital cost to best incident coverage) to identify the exact number and location of paramedic response stations. The modelling ensured that responding vehicles from any location are within a given travel time in 95 per cent of all cases region-wide.

From the completed range cover analysis, the consultant identified five new replacement sites and seven new growth related sites. One of the growth related sites corresponds to this recommended land purchase. The resulting capital component of the Master Plan achieves a range cover of 10 minutes or less in 97 per cent of incidents Region-wide.

The Master Plan identified need for a paramedic response station to service the southeast area of Richmond Hill and southwest area of Markham

The Master Plan identified areas focused along 16th Avenue east and west of Highway 404, reaching south to Highway 7 and north to Major Mackenzie Drive, as the preferred location for a new paramedic response station. The Highway 404 and 16th Avenue area is characterized by employment lands, and there are established residential developments to the east, west and north. It is currently serviced by stations in the City of Markham and Town of Richmond Hill.

From 2016 to 2026, future development in the City of Markham is anticipated to result in nearly a 60 per cent increase to paramedic call volume (approximately 9,000 more calls/year) and the Town of Richmond Hill is anticipated to result in over 77 per cent increase for calls to paramedics (approximately 8,800 more calls/year).

Construction of the mid-block crossing of Highway 404 to the north will provide the future paramedic response station with greater access to the surrounding area.

Development of a new station in this area is required to ensure that Council's approved Response Time Performance Plan targets are met.

4. Analysis and Implications

The property search gave consideration to sites close to the optimal area

Optimal areas were identified in a low density residential neighbourhood to the west and in employment areas to the south of the subject property. Both of these areas are fully built out with no suitable vacant sites available for sale.

Situated on the east side of Highway 404 and north of 16th Avenue is a new employment area with limited land for sale on Cachet Woods Court. There is excellent access to Highway 404 and the future construction of the mid-block crossing to the north will further reduce ambulance travel times.

The Master Plan indicates the area along Cachet Woods Court as being average to good, and will meet the range coverage requirement of the plan.

A parcel of land was identified in Markham

The proposed site is located in the northeast quadrant of Highway 404 and 16th Avenue in Markham. This location borders the easterly limit of Richmond Hill. Specifically, the site is on the south portion of a vacant lot, on the west side of Cachet Woods Court, approximately 450 metres north of 16th Avenue. The subject site is situated on part of a larger parcel of land currently on the market.

The neighbourhood is a developing employment area. Cachet Woods Court has curbs, street lights, a sidewalk and services. This road will be transformed from a dead end court to a connected network with the construction of the mid-block crossing of Highway 404. Only the southerly portion is now open to traffic while the northerly three quarters have been blocked to traffic. Three parcels at the south limit of Cachet Woods Court in proximity to 16th Avenue have been developed. The balance of the land is vacant.

Negotiations have been successfully completed

Staff completed negotiations with the owner for an agreement of purchase and sale. In accordance with the Region's Corporate Land Acquisition Policy, two independent appraisals were completed in January 2018 to determine compensation.

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The proposed use conforms to the City of Markham's zoning by-law.

Acquisition of this site would enable construction to commence in late 2019.

Environmental Due Diligence is underway

The agreement is conditional upon the Region's standard geotechnical and environmental due diligence requirements which are to be completed to Regional staff satisfaction prior to acquisition. The agreement will proceed only if the Region satisfactorily completes the due diligence requirements.

5. Financial Considerations

The 2018 budget included multi-year Capital Spending Authority to support acquisition of land for new paramedic response stations. An additional \$1 million is required in 2018 to facilitate acquisition of land on Cachet Woods Court, which can be accommodated within the approved multi-year Capital Spending Authority.

The subject property is 1.96 acres, of which one acre is needed to fulfill the requirements of the Paramedic Services Master Plan. Currently, the specific use of the 0.96 acres of excess land is not known. It will be held by the Region for potential future use. The pro-rata cost of the excess land would be funded through a draw from the Debt Reduction Reserve.

Under the Region's Reserve and Reserve Fund Policy, use of the Debt Reduction Reserve triggers an annual principal and interest repayment back to the Reserve. In this instance, the repayment is \$22,000 in 2018, \$89,000 annually from 2019 to 2037, and \$22,000 in 2038, to be offset from within the approved Operating Budget of Community and Health Services.

6. Local Municipal Impact

Construction of a paramedic response station on this site will support Paramedic Services in addressing the increasing demand for service in this area, and help ensure optimal response time and resource allocation. The location of this station will address paramedic service growth demands in the southeast area of Richmond Hill and to the southwest area of Markham. The station will also support projected needs based on forecasted Regional growth in the Regional Official Plan.

7. Conclusion

Growth in the area will include both residential and employment uses requiring additional paramedic services.

The search for a site that meets the areas current and projected needs resulted in the identification of this site. The site's location meets the range coverage indicated by the Master Plan to help ensure Paramedic Services will maintain response time performance. Paramedic Services has reviewed and approved the location as being good for the area's needs.

Staff has concluded negotiations for the acquisition of the subject property which is required to facilitate construction of a paramedic response station.

An agreement was negotiated to acquire the land. Accordingly, it is recommended that Council approve the acquisition of the subject land subject to Regional staff's satisfaction with the results of the pre-acquisition due diligence program. This acquisition will enable the Region to continue to meet performance time standards.

For more information on this report, please contact Michael Shatil, Director, Property Services at 1-877-464-9675 ext. 71684.

The Senior Management Group has reviewed this report.

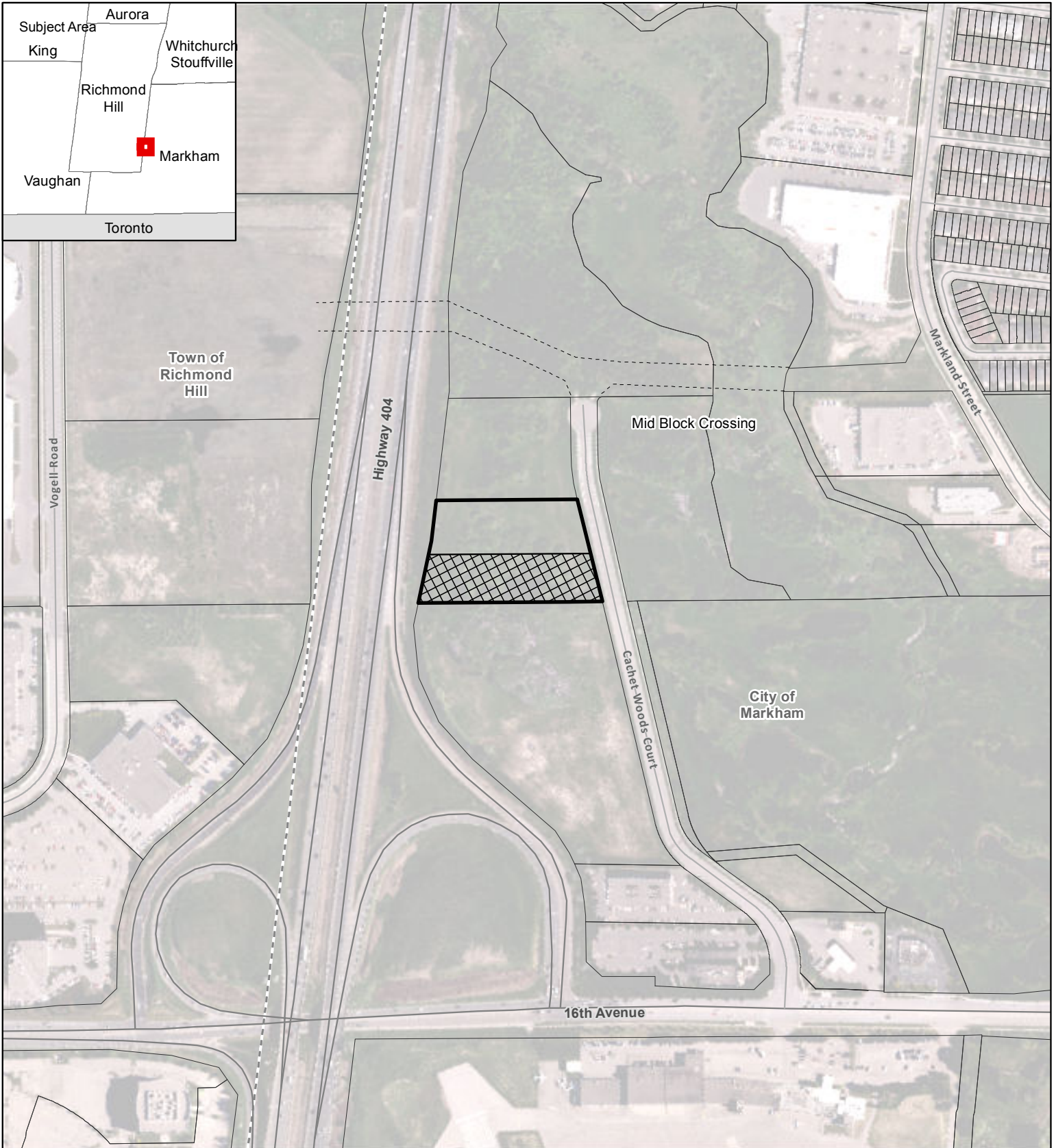
April 26, 2018

Attachments (1)






Private Attachment (1)

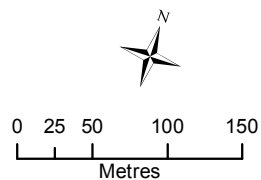
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Accessible formats or communication supports are available upon request



Location Plan
Acquisition of Land
Cachet Woods Court
City of Markham
May 10, 2018

- Legend**
-  Subject Property
 -  Interest Required
 -  Parcel
 -  Road
 -  Municipal Boundary



Produced by:
 The Regional Municipality of York
 Property Services, Corporate Services
 April 2018

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