

Expropriation of a Portion of 350 Progress Avenue for Toronto Paramedic Services Station Access

Date: June 15, 2021

To: General Government and Licencing Committee

From: Executive Director, Corporate Real Estate Management

Wards: 21 - Scarborough Centre

SUMMARY

The purpose of this report is to seek authority from City Council ("Council") to commence expropriation proceedings to acquire a fee simple interest in the portion of the property municipally known as 350 Progress Avenue (the "Property"), for the purpose of providing a primary access route and site services via Schick Court to the new Toronto Paramedic Services multi-function station to be located at 330 Progress Avenue in Scarborough.

This is the first stage of the expropriation process. After application for approval to expropriate the Property is authorized by Council, as the Approving Authority under the Expropriations Act (the "Act"), staff will serve and publish a Notice of Application for Approval to Expropriate on each registered owner of the Property. Owners, as defined in the Act, will have 30 days to request an inquiry into whether the City's proposed taking is fair, sound and reasonably necessary.

If no inquiry is requested, Council may approve the expropriation through a subsequent Stage 2 Report. At that time, staff will report to Council with further details on the anticipated costs, based on appraisals. Following the Stage 2 Report, an Expropriation Plan will be registered and Notices of Expropriation will be served on the appropriate parties. Statutory offers for compensation must be served before the City can take possession of the expropriated Property.

RECOMMENDATIONS

The Executive Director, Corporate Real Estate Management, recommends that:

1. City Council authorize the Executive Director, Corporate Real Estate Management, or their designate, to continue negotiations for the acquisition of the property interest as set out in Appendix A, and shown as Part 1 in sketch PS-2021-031 attached hereto as Appendix B (the "Property"), and as Approving Authority under the Expropriations Act,

authorize the initiation of the expropriation process for the Property for the purpose of constructing a primary access route to 330 Progress Avenue as well as for providing site services including domestic water, sanitary, storm water, hydro, telecommunications and ancillary works for the new Toronto Paramedic Services multi-function station.

2. City Council direct the Executive Director, Corporate Real Estate Management, or their designate, to serve and publish the Notices of Application for Approval to Expropriate the Property, to forward any requests for a hearing of necessity to the Chief Inquiry Officer, to attend any hearings to present the City of Toronto's position, and to report the Inquiry Officer's recommendations to City Council for its consideration.

FINANCIAL IMPACT

The costs to serve and publish the required Notice of Application for Approval to Expropriate, together with any costs related to attendance at the Hearing of Necessity, if any, will be funded from the 2021 Council Approved Capital Budget and Plan for Toronto Paramedic Services under capital account CAM071-02.

Prior to final expropriation, a subsequent report (the "Stage 2 Report") will be submitted to the General Government and Licensing Committee and Council identifying all anticipated costs stipulated under the Expropriations Act associated with expropriation of the Property including its market value, disturbance costs (if any), interest, land transfer tax costs, and any other costs. The Stage 2 Report will identify a proper funding source for the anticipated costs and will seek final approval for the expropriation of the Property.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.

DECISION HISTORY

On February 17, 2016, as part of EX12.2 2016 Capital and Operating Budgets, City Council confirmed that the estimated six (6)-acre facility available at 330 Progress Road be designated for the future use of Toronto Paramedic Services for the construction of Multi-function Station number 2.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX12.2>

On February 19, 2020, as part of EX13.2 2020 Capital and Operating Budgets, Toronto Paramedic Services received approval for their 2021-2029 Staff Recommended Capital Plan, detailed in Appendix 5b of the 2020 Staff Recommended Capital and Operating Budget Notes for City Planning, including \$39.705 million for the design and construction of a Multi-Function Station at 330 Progress Avenue.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EX13.2>

COMMENTS

As part of an effort to accommodate increases in Toronto Paramedic Services' emergency call volume and staff resources, outlined in the 2016-2025 Capital Budget and Plan Overview, the City of Toronto is proposing to design and construct a Multi-Function Station ("M.F.S.") located at the north end of a 25-acre parcel of land in Scarborough, Ontario. The new station will be part of the Division's active deployment model and will be used to achieve greater efficiencies in the preparation of equipment and vehicles, and to allow more targeted deployment of paramedic crews across the city to respond to emergency calls. In accordance with Toronto Paramedic Services' Council-approved Capital Plan, the first such station was built at 1300 Wilson Avenue in the northwest part of the city. The station began servicing the community in October 2017.

The municipal address of the M.F.S. property is 330 Progress Avenue and is roughly eight (8) acres in size, bound by adjacent lands to the east and west, the 401 corridor to the north, and the Toronto Police Services evidence building to the south (the latter of which forms part of the same property). The M.F.S. property is described more particularly in Appendix A and shown in Part 3 in sketch PS-2021-031 attached hereto as Appendix B.

The proposed facility is intended to achieve the following major program objectives:

- Function as a 24/7 hub for frontline staff with forty (40) ambulance vehicles, ten (10) supervisor vehicles, ten (10) training/community paramedicine vehicles, and include provisions for vehicle and equipment sanitizing and processing, inventory storage, administrative space, teaching facilities, staff locker rooms, and eating areas;
- Accommodate staffing of up to 250 Toronto Paramedic Services personnel, including transient personnel visiting the site for training and instruction;
- Include approximately 210 on-site parking spaces for staff, transient personnel, and visitors;
- Provide flexible classroom and laboratory space for paramedic training;
- Include emergency routing during planning stage for fire department access; and
- Accommodate outdoor service access for loading and oxygen deliveries.

CONTACT

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SIGNATURE

Patrick Matozzo
Executive Director, Corporate Real Estate Management

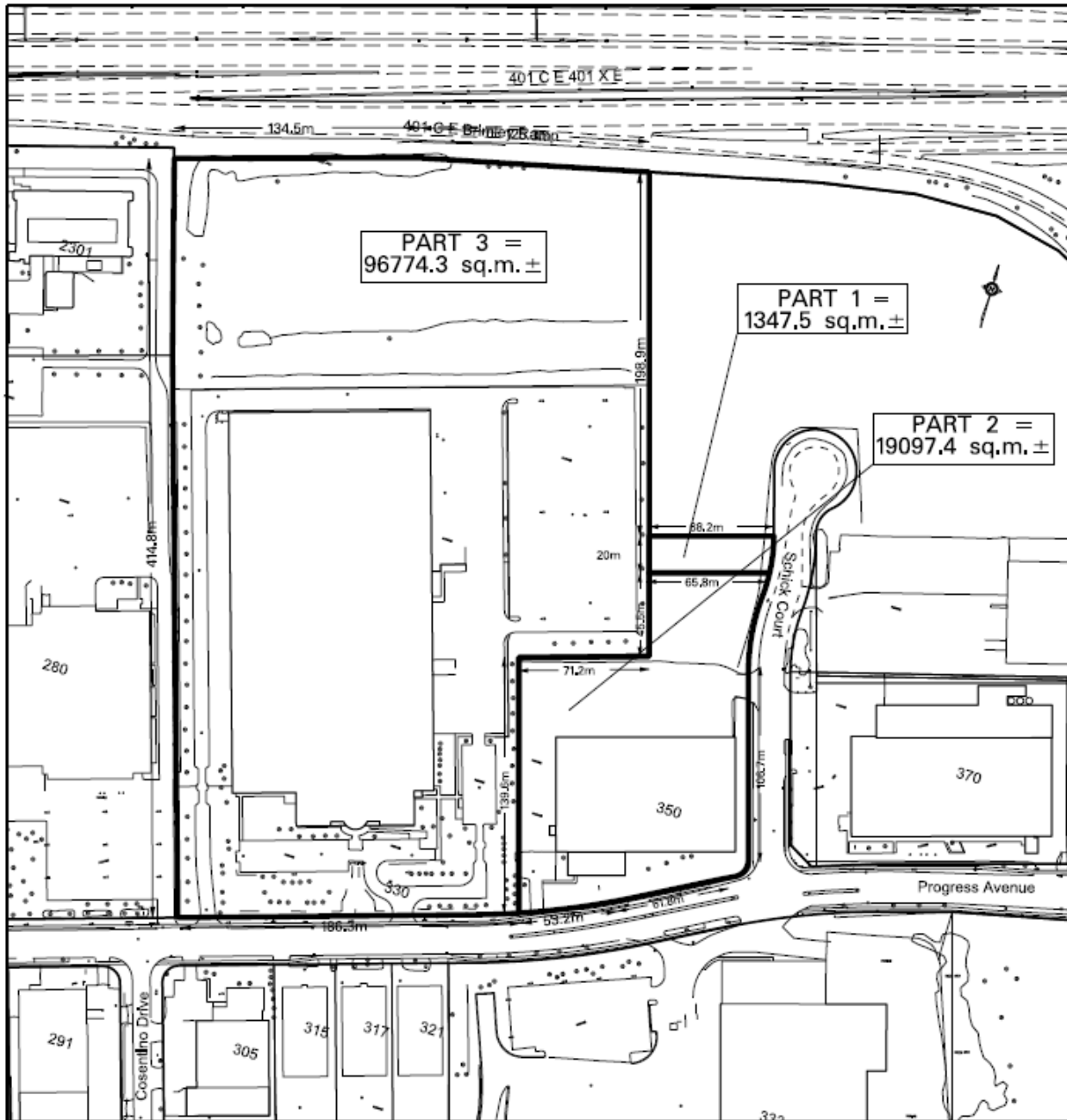
ATTACHMENTS

Appendix A – Required Property Interests
Appendix B – Property Information Sketch

Appendix A - Required Property Interests

Municipal Address	Legal Description	Property Interests
350 Progress Avenue	PT LOT 25 CON. 2 (SCARBOROUGH) PTS 1,3,4 & 6 PL 66R16309 SAVE & EXCEPTPT 1 ON 66R21025 & PTS 1, 2 & 3 ON 66R22103; CITY OF TORONTO	Fee Simple Ownership Part 1, SKETCH No. PS- 2021-031 in Appendix B

Appendix B – Property Information Sketch



NOTE:
THIS SKETCH HAS BEEN
COMPILED FROM OFFICE
RECORDS, MEASUREMENTS
ARE APPROXIMATE

CHECK BY ANA MICHALEX
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET
SKETCH SHOWING NO. 350 PROGRESS AVENUE
(TO BE ANNEXED TO NO. 330 PROGRESS AVENUE)

WARD 21 - SCARBOROUGH CENTRE
DATE: MAY 28, 2021

SKETCH No. PS-2021-031