

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

Date: November 16, 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 (the "Project"). City Council previously approved the expropriation of a property required for the Project. Staff have now revised the property interest required.

This is Stage 1 of the expropriation process. Should City Council adopt the recommendations in this report, City staff may serve and publish the Notice of Application for Approval to Expropriate on each registered owner. Owners, as defined in the Expropriations Act (the "Act"), will have 30 days to request a hearing into whether the City's proposed taking is fair, sound and reasonably necessary.

City staff may report back to City Council with a Stage 2 report, providing details on property values and other costs, and if a hearing is requested, the report of the Ontario Land Tribunal. The proposed expropriation would only be effected, after adoption by City Council, as approving authority, of the Stage 2 report, by registration of an expropriation plan, which would then be followed by the service of notices as required by the Act.

Before the City can take possession of the expropriated property, offers of compensation based on appraisal reports must be served on each registered owner.

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 authorize the initiation of the expropriation proceedings 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 grant authority to 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 to the Ontario Land Tribunal any requests for inquiries received, to attend the hearing(s) 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.

Before proceeding with the expropriation, staff will report to City Council through the General Government and Licensing Committee for approval of the expropriation (the "Stage 2 Report"). The Stage 2 Report will identify the estimated funding and the funding source for the fair market value of the Property, as well as any other anticipated costs including disturbance damages, legal and appraisal costs, land transfer tax costs, and all other associated costs stipulated under the Expropriations Act.

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 July 14, 2021, City Council adopted item GL24.12, Expropriation of a Portion of 350 Progress Avenue for Toronto Paramedic Services Station Access, approving the expropriation for the City to acquire a fee simple interest for the Project.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.GL24.12>

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>

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 #2.

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

COMMENTS

As outlined in the Decision History, City Council previously approved the expropriation of a property required for the Project. Staff have now revised the property interest required for the as set out in Appendix A, and shown as Part 1 in sketch PS-2021-031 in Appendix B (the "Property").

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 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

Alison Folosea, Director, Transaction Services, Corporate Real Estate Management,
416-338-2998, Alison.Folosea@toronto.ca

Rhonda Hamel-Smith, Deputy Chief, Operational Support, Toronto Paramedic Services,
416-397-0246, Rhonda.Hamel-Smith@toronto.ca

SIGNATURE

Patrick Matozzo
Executive Director, Corporate Real Estate Management

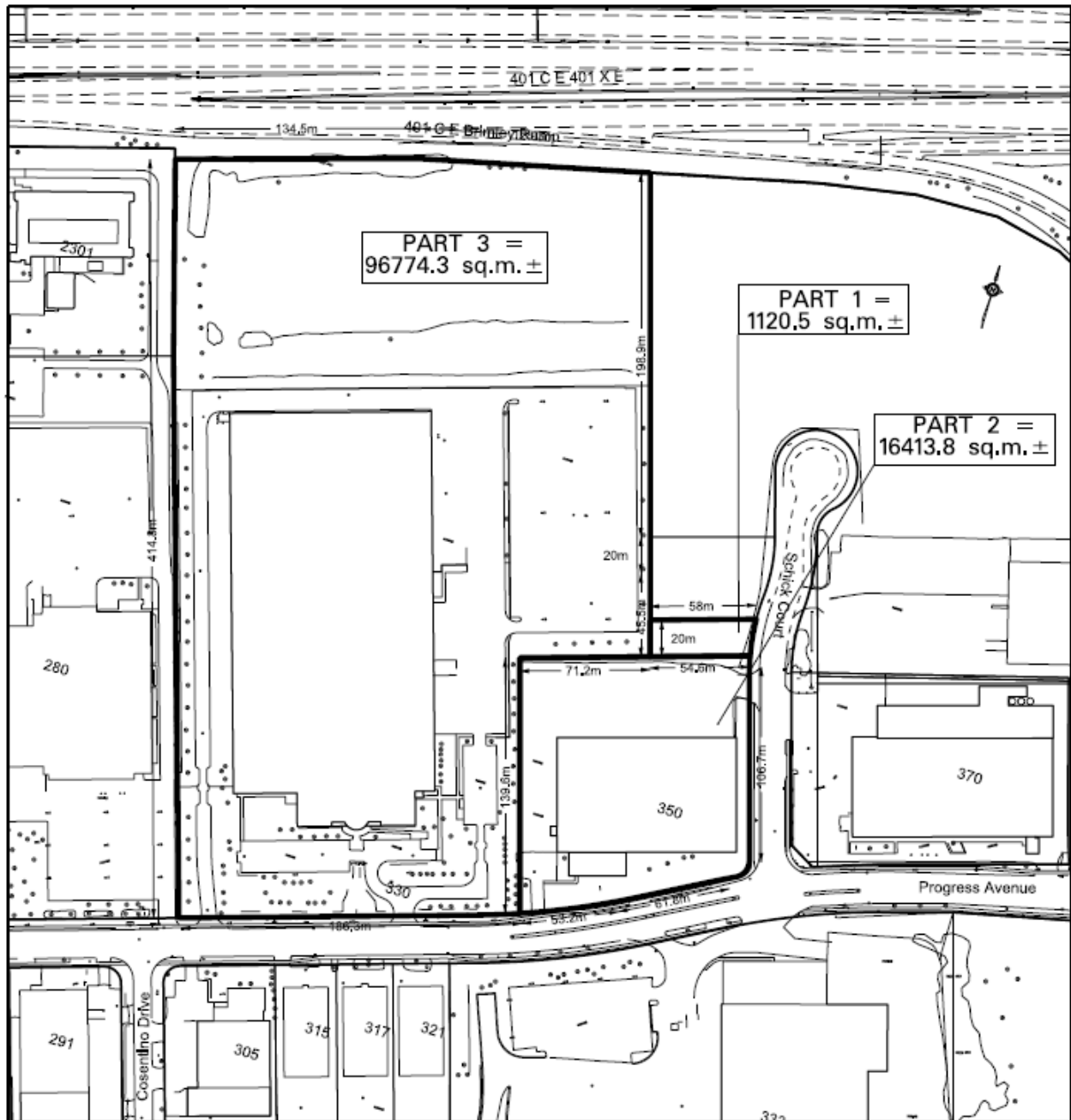
ATTACHMENTS

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