

REGION OF OTTAWA-CARLETON  
RÉGION D'OTTAWA-CARLETON

REPORT  
RAPPORT

Our File/N/Réf.                    09-00-60006-002  
Your File/V/Réf.

DATE                                1 November 2000

TO/DEST.                         Co-ordinator  
   Corporate Services and Economic Development Committee

FROM/EXP.                        Planning and Development Approvals Commissioner

SUBJECT/OBJET                 **EMERGENCY MEDICAL SERVICES - PRIMARY  
HEADQUARTERS**

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**DEPARTMENTAL RECOMMENDATION**

**That the Corporate Services and Economic Development Committee approve a 2 year lease commencing January 1<sup>st</sup>, 2001 with Her Majesty the Queen in right of Ontario as represented by the Chair of the Management Board of Cabinet (MBC) for the Primary Headquarters for the new Emergency Medical Services located at 530 Tremblay Road, City of Ottawa, at an annual rental rate of \$243,363 including GST.**

**BACKGROUND**

Regional Council, at its meeting of August 9<sup>th</sup>, 2000 approved the funding for the new Emergency Medical Services (EMS) system design as contained in the Fitch & Associates report.

The EMS system, which was downloaded from the Province, is to become the responsibility of the new City of Ottawa effective 01 January 2001. As part of the requirements for the new program, it is necessary to secure a location for the Primary Headquarters. The site will provide operational and maintenance requirements of the EMS operation. A total building area of approximately 5,574 m<sup>2</sup> was identified as the space required for a Primary Headquarters Facility. The site will transitionally serve as the daily starting/finishing location for the ambulances and paramedics. A central geographic location was of prime importance when reviewing possible sites for the new facility to provide quick and ready access to the respective ambulance posts located throughout the new City. A number of other sites were investigated but were considered unacceptable when taking into account location, access, size, proximity to residential neighbourhoods and cost. In 2001, an assessment of the building including structural, mechanical and overall location will be completed in order to determine its long-term viability.

Staff have reached agreement with the Ontario Realty Corporation, representing MBC, to lease a portion of the MTO (Ministry of Transportation, Ontario) site located on the south side of Tremblay Road, west of St. Laurent Boulevard and known municipally as 530 Tremblay Road, City of Ottawa as outlined on the attached Annex. The site has a total area of approximately 13 acres and 5 buildings. The MTO, Ontario Provincial Police and Provincial Driver Examination Centre will continue to occupy some of the buildings on the site. Approximately 3,377 m<sup>2</sup> of building space is available for the EMS Division. The agreement reached is for 3,377 m<sup>2</sup> at \$69.97 per m<sup>2</sup> for an annual rent of \$236,275 plus GST, plus annual operating expenses estimated at \$145,400, for a term of 2 years, subject to written notification to vacate should the MBC subsequently sell the property. Should the MBC declare this property surplus to its needs in the near future, as part of its circulation process and prior to offering the site for sale to the general public, it will be offered first to the City of Ottawa. The remainder of the organization will be located at 1655 Maple Grove Road until such time as a single facility housing all aspects of the service can be drawn together. This site may provide the long-term answer to the Division's requirements. The 2-year lease will give the City time to ascertain the site's viability for City purposes. Within the 2-year lease term it is extremely probable that additional space will become available which the EMS Division will likely utilize under the same terms and conditions as this agreement.

#### PUBLIC CONSULTATION

Public consultation was completed during Regional Council deliberations.

#### EXPENDITURE JUSTIFICATION

The building will provide the EMS Division with a centrally located, potentially permanent, Primary Headquarters / Single Start Station to facilitate the requirements of the system design endorsed by Regional Council. The annual rent is \$236,275 plus GST (net of rebate) of \$7,088 for a total amount of \$243,363. This represents the annual rent obligation for 2001 and 2002.

#### NEW CITY IMPACT – TRANSITION BOARD

In accordance with Ottawa Transition Board Regulation 100/2000 – Section 4, Guidelines, Financial Guideline No.1, Section 5 (1) (b) this transaction requires approval of the Board.

#### FINANCIAL STATEMENT AND APPROVAL

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2001 Budget request	20,137,518
Total Paid and Committed	<u>(0)</u>
Balance Available	20,137,518
THIS REQUEST	<u>(243,363)</u>
Balance Remaining	<u>19,894,155</u>

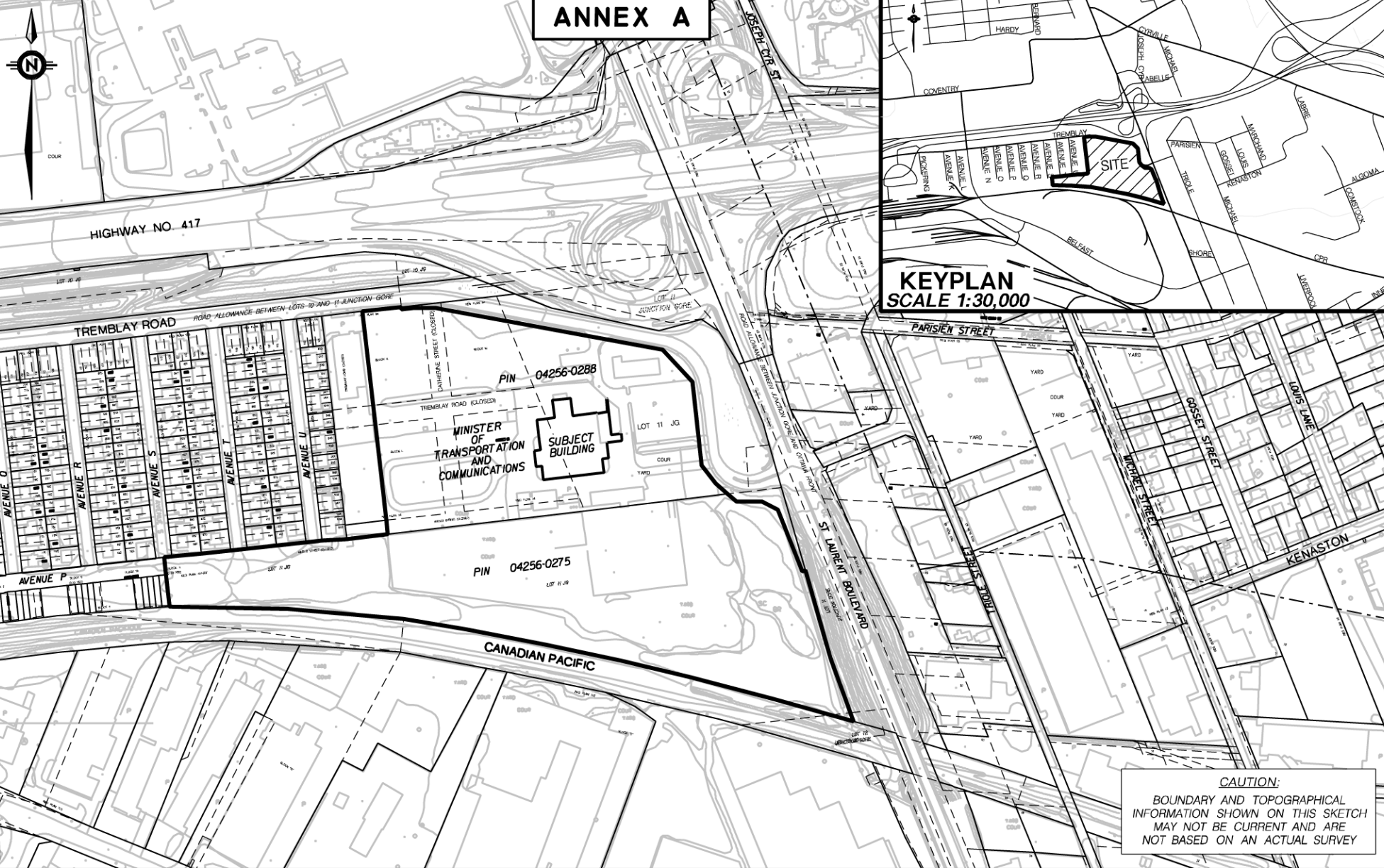
Funds are available and represent a pre-commitment of the 2001 and 2002 Operating Budget, Cost Centre 151713, Land Ambulance Services.

### CONCLUSION

Negotiations with the Ontario Realty Corporation representing MBC resulted in an agreement being reached for a 2 year lease at an annual rental of \$243,363 including GST for 3,377 m<sup>2</sup> of building space. The settlement is in keeping with corporate acquisition policy, and approval is hereby recommended as outlined above.

*Approved by  
Pamela Sweet  
A/Commissioner*

# ANNEX A



**KEYPLAN**  
SCALE 1:30,000

**CAUTION:**  
BOUNDARY AND TOPOGRAPHICAL  
INFORMATION SHOWN ON THIS SKETCH  
MAY NOT BE CURRENT AND ARE  
NOT BASED ON AN ACTUAL SURVEY

**M.T.O. SITE**  
**TREMBLAY ROAD AND ST. LAURENT BLVD.**

<b>OWNER</b>	MINISTER OF TRANSPORTATION AND COMMUNICATIONS	<b>AREA</b>	11.976 Ha.
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<b>SCALE</b>	1:5000	<b>DATE</b>	2000-11-02	<b>FILE</b>	
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**REGION OF OTTAWA-CARLETON**  
**INFORMATION TECHNOLOGY OFFICE**

<b>BRANCH</b>	SURVEYS AND MAPPING	<b>FILE</b>	4304.DGN
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