

To:	Warden Milne and Members of Grey County Council
Committee Date:	January 11, 2024
Subject / Report No:	PSR-CW-01-24
Title:	Potential Purchase of Lands – New Durham Paramedic Base
Prepared by:	Kevin McNab and Randy Scherzer
Reviewed by:	
Lower Tier(s) Affected:	
Status:	

Recommendation

1. That Report PSR-CW-01-24 regarding the potential acquisition of land from the Municipality of West Grey for the construction of a new paramedic base be received; and
2. That staff be directed to offer the Municipality of West Grey a total of \$_____ for the purchase of approximately 0.73 acres of land described as part of 451 Durham Road West, part of PIN# 373180550, in the Town of Durham; and
3. That the County of Grey further enter into a cost-sharing agreement with West Grey for the proportionate share of the road and servicing costs to service the lands; and
4. That the offer be conditional on a title search and an environmental site assessment being completed for the subject lands to determine if any further work/study is required based on any former uses of the subject lands; and
5. That staff be directed to retain the services of a surveyor and consultants to complete the necessary plans and studies to complete the transfer and the design specifications of the new paramedic base; and
6. That all costs associated with the purchase of the lands and studies be funded as per the 2024 draft budget and that staff proceed prior to Council approval as per Section 26.6 (b) of the Procedural By-law.

Executive Summary

This report recommends the potential purchase and acquisition of lands from the Municipality of West Grey for the construction of a new paramedic base in Durham. The lands recommended

to be purchased from West Grey are part of a property that was purchased by the Municipality of West Grey for the new police station. This property is an ideal location for the new paramedic base as it provides direct access to Grey Road 4 to quickly respond to emergency calls, and is located near the hospital in Durham. The proposed new paramedic base is one of the bases that are proposed as part of the Comprehensive Deployment Review Implementation Plan as outlined in Staff Report PSR-CW-06-13. These new bases are part of the overall service enhancements recommended in the Deployment Review that will ensure that Paramedic Services can meet Grey County's growing demand and sustain current service levels up to 2033. The intent would be to complete a standardized base design using the current Craighleith base as a template which can be used to complete the design of all the proposed bases to be tendered using a design build process. The total cost for the new Durham Base including land acquisition costs, professional and consulting fees and construction costs is estimated at \$3,000,000, to be funded by reserves, development charges and debentures. This project has been included in the 2024 draft Budget.

Background and Discussion

Following the completion of the Paramedic Services Comprehensive Deployment Review, staff investigated options for constructing a new paramedic base in the Town of Durham as recommended by the Deployment Review. The investigations determined that the ideal location for the new base would be located adjacent to the new West Grey Police Services building, off Chester Street and Grey Road 4. This location is ideal from a service perspective as the site is adjacent to Grey Road 4 allowing for quick egress from the site to respond to calls, and it is also located near the Durham Hospital. Locating the new base at the Rockwood Terrace site had previously been explored as an option, but site plan modifications have removed that option and it also ensures that the 20 acres east of Rock Street remains intact to add affordable and attainable housing in the future.

Durham Base

The Durham base build is included in the 10-year capital plan, scheduled to be constructed this year. Staff are proposing to increase the size of this base to aid in the implementation of the Comprehensive Deployment Review recommendations (see Report [PSR-CW-06-23](#) for further information). The increase in size will provide space for administrative offices, four indoor vehicle parking spaces and central storage for medical supplies and equipment. Overall, the base will be approximately 1/3 larger than what was originally planned. The proposed 2024 Budget includes additional funds to accommodate for the increased size.

Currently, Paramedic Services leases space in Durham from South Bruce Grey Health Centre. This 1800 square foot building was built in the mid 1980's and has issues with ventilation of the garage area, air exchange, heat, mold and temperature control. The building also lacks appropriate sized storage and clean up areas. A new base would allow for appropriate decontamination and cleaning area, increased room for medical equipment/ supplies, crew and office area, storage of equipment protecting it from particulate in the garage and improved locker and shower facilities.

Consistent Base Design

County staff will be working to complete a standardized base design by using the current Craigleith base as a template. The Craigleith design is functional and meets all the needs of a base as well as it can be increased or decreased in size based upon the needs of the community. The goal is to create efficient and effective purpose-built bases that will better meet the needs of staff and facilitate better response times. Energy efficiency considerations will be considered as part of the base design where possible to ensure that on-going utility costs are minimized and to ensure that the County's buildings are on track to be net zero by 2045 as per the approved Going Green in Grey Climate Change Action Plan. Grant funding will be explored to see if there are opportunities to add further energy efficiencies to the design while staying within proposed budget. Staff believe that by using a standardized base design for all proposed bases, efficiencies in reduced architectural and engineering costs will be achieved.

Subject Lands

The subject lands are described as part of 451 Durham Road West, PIN#373180550 and are located south of Grey Road 4/Durham Road West and north of Chester Street West (see Figure 1 below). The Municipality of West Grey purchased the 8.45 acre property in early 2020 primarily for the construction of the new West Grey Police Services building. West Grey has done some further studies and analysis on the lands to prepare for the construction of the new police station and to service the lands. West Grey asked their engineering consultant to prepare a concept plan showing the potential location for the new paramedic base in proximity to the new police station to ensure that both buildings could exist on the lands. Figures 2 and 3 below shows a marked up concept plan identifying the proposed location of the paramedic base lands and the new police station. West Grey is also investigating using the remaining portions of the property for a residential subdivision. Figure 3 shows the approximate location for an 'emergency vehicle only' exit onto Grey Road 4 from the proposed site to allow quick access to Grey Road 4 to quickly respond to emergencies.

Figure 1 – Current Property



Figure 2 – Concept Plan of New Paramedic Base, Police Station and Subdivision

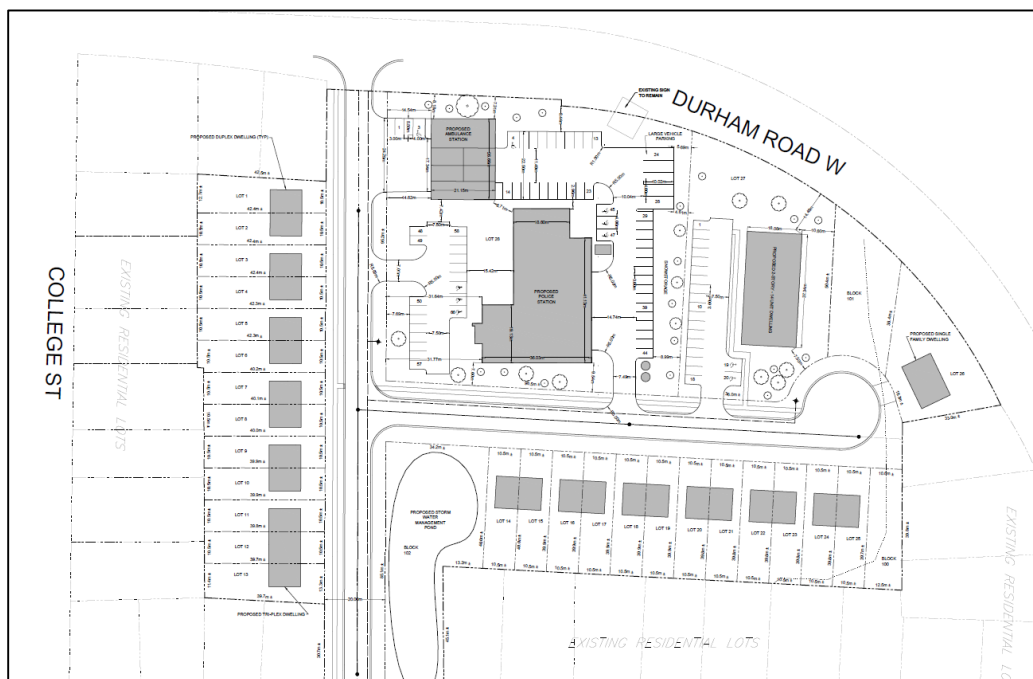
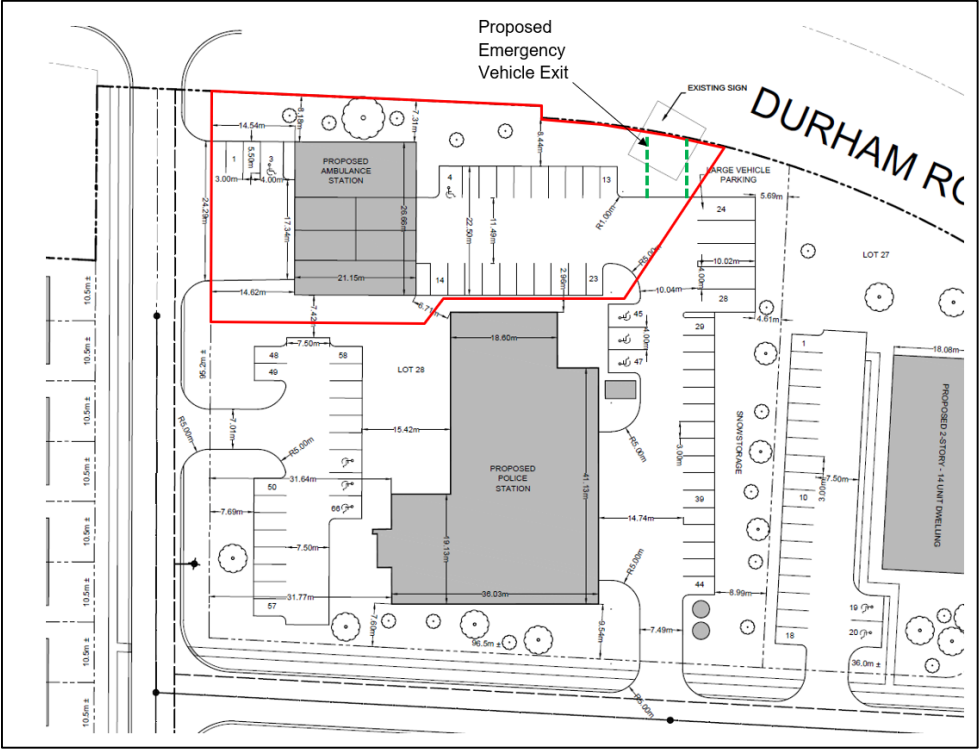


Figure 3 – Concept Plan of New Paramedic Base and Proposed Lands to be Acquired



Planning and Transportation Services Comments

County Planning and Transportation Services staff provided the following comments regarding the subject lands:

- Schedule A of the County Official Plan designates the subject lands as 'primary settlement area'. The proposed paramedic base and police station would be considered as permitted uses.
- Appendix A identifies a 'previously identified' landfill site within 130 metres of the subject site. A previous environmental evaluation to address MOE guideline D4 was completed for this historic landfill site back in 2011. The previous D4 study recommends that the potential for access to, or use of, surface water should be considered when evaluating proposals for new development or changes in land use. The D4 study did identify the subject lands as 'downstream properties with on-site access to surface watercourse'. At this stage, there is no intention of using surface water nor will there be potential to access surface water unless a stormwater pond is required to support the proposed paramedic base and therefore staff do not have any concerns with this matter; however, this is something that can be verified as part of the environmental site assessment work that the County is recommending be done as part of the due diligence work prior to the County finalizing acquisition of the property.

- The lands are currently zoned as Institutional. The Institutional Zone permits institutional uses and public buildings which includes buildings owned and occupied by the County. The required interior side yard setbacks are to be ½ the building height but in no case less than 3 metres and with the building height for the paramedic base being approximately 7.3 metres, then the interior side yard setback should be just less than 4 metres and that is why the proposed property boundary is irregular in shape to address the sideyard setback requirements. All the other yard and lot coverage requirements associated with the Institutional zone can be met.
- County Planning Ecologists have reviewed the subject property and indicate the following:
 - There are natural heritage features in proximity to the subject site including significant woodlands, unevaluated wetlands, fish habitat, significant wetland habitat, and habitat of threatened and/or endangered species. However, it should be noted that there are no natural heritage features on the previously disturbed field area on the subject lands. It is understood that development will be restricted to the previously disturbed field areas outside of the aforementioned adjacent natural features and therefore a requirement for an EIS can be waived as the impacts to these features would be negligible.
 - It is recommended that a stormwater management plan be completed and that additional water quality requirements may be needed depending on the draft design. An engineering consultant would be retained to prepare a servicing and stormwater management/grading plan.
 - Source Water Protection – no concerns/no features.
- Transportation Services would be agreeable to a separate ‘emergency vehicles only’ exit. Paramedics Services staff will work with Transportation Services staff to ensure that the proposed ‘emergency vehicles only’ exit is designed as safe as possible. Potential warning signs/flashers may be required to warn vehicles travelling on Grey Road 4 that an emergency vehicle is exiting the site.

Tender Process

Staff recommend taking a design build approach for this project. A design-build contract is a single agreement between the owner and the contractor that covers both the design and the construction phases of a project. The contractor is responsible for delivering the project according to the owner's specifications and budget, and for hiring and managing the design team and the subcontractors. The contractor ensures that the design meets construction standards and specifications, as well as optimizing the design and construction processes. The owner has a single point of contact and communication and can avoid the conflicts and disputes that may arise between the designer and the builder in a separate contract. The paramedic base is a relatively straightforward building to construct and the site is a generally flat, greenfield property that is ready to go from a construction perspective.

There are benefits of taking the design-build contract approach. Since the Deployment Review lays out plans for bases in Feversham (2025), Ayton (2026), Thornbury (2027), and Cobble Beach (2028) in the future, the successful respondent to this tender could potentially bid on

future projects as well. By having a consistent design and tender process for all the proposed paramedic bases, could result in several advantages such as faster delivery, better quality, and lower cost.

In recommending the design build tender approach, staff are aware of some risks and challenges. Not all construction firms do design-build. The contractor also assumes more responsibility and liability for the design and construction aspects of the project which will be reflected in the price. Additionally, the County may have less control and flexibility over the design and construction decisions, as the contractor has more influence over the project scope, schedule, and budget; however, staff can prepare specifications and design considerations including concept designs which can be included as part of the tender document that will need to be considered by the contractor as part of the design build. Furthermore, changes or modifications to the project requirements or specifications could incur additional fees or claim extensions from the contractor and therefore it will be important to have a solid set of design specifications included in the tender document.

Environmental Site Assessment

It is recommended that an environmental site assessment (ESA) be completed prior to finalizing the purchase of the lands. This is to assess any previous use of the property to ensure that the lands being acquired do not require any further work or remediation prior to construction. There was a former residential use on the property and it is possible that a septic system may have existed on the site so this would be further assessed as part of the ESA. The D4 study results for the historic landfill site that is located within 500 metres of the subject lands can also be analysed as part of the ESA work to verify that there will be no issues.

Survey, Legal Fees, and Additional Studies

A reference plan identifying the lands to be acquired by the County would need to be prepared by a surveyor and there will also be legal costs associated with finalizing the land transfer.

An engineering consultant will also need to be hired to finalize the service design for the actual building as well as the stormwater management design. This information will be used to finalize the building and site drawing specifications which will be prepared by County staff.

It is also recommended that an archaeological assessment be completed for the subject lands.

Costs for the survey, legal fees and additional studies will be funded through the budget for this project. The County would enter into an access agreement with West Grey in order to conduct the preliminary investigations and consulting work for the subject lands, prior to the lands being transferred.

Estimated Value of Subject Lands and Servicing the Subject Lands

Information regarding the estimated value of the subject lands and the price to be offered to West Grey will be discussed in closed session and further information can be found in the closed session addendum to this Report. West Grey will be proceeding later this year to install

roads and services for the police station, the proposed subdivision as well as the proposed paramedic lands. Therefore, it is recommended that the County enter into a cost-sharing agreement with West Grey for the proportionate share of the road and servicing costs to service the paramedic base lands. This would be similar to the cost-sharing agreement the County and West Grey entered into for the Rockwood Terrace Early Works project.

Financial and Resource Implications

The total cost for the new Durham Base including land, professional fees and construction costs is estimated at \$3,000,000. The 2024 draft budget has this project funded by reserves, development charges and debentures.

Relevant Consultation

- Internal: Finance, Clerks and Legal Services
 - AODA Compliance (describe)
 - Contribution to Climate Change Action Plan Targets (describe)
- External: Municipality of West Grey

Appendices and Attachments

None.