SUBJECT: City of Hamilton Purchase of Part of 617-625 Garner Road East, Ancaster, Part of Lot 48 Concession 3 in the Former Geographic Township of Ancaster, from the Ancaster Agricultural Society (PED06370/HES06008) (Wards 8, 11 & 12)

RECOMMENDATION:

(a) That an Option to Purchase, executed by Dianne Langs, President; and Kathy Smith, Secretary-Treasurer/Manager; on behalf of the Ancaster Agricultural Society, on June 26, 2006, and scheduled to close on or before December 15, 2006 to purchase the land described as Part of Lot 48, Concession 3, in the former Township of Ancaster, now in the City of Hamilton, as shown on Appendix “A” to Report PED06370/HES06008, with a frontage along Garner Road East of 87.63 metres (287.5 feet), a depth of 79.85 metres (262 feet) comprising an area of 6997.25 square metres (1.714 acres), more or less, to be confirmed by a
SUBJECT: City of Hamilton Purchase of Part of 617-625 Garner Road East, Ancaster, Part of Lot 48 Concession 3 in the Former Geographic Township of Ancaster, from the Ancaster Agricultural Society (PED06370/HES06008) (Wards 8, 11 & 12) - Page 2 of 8

forthcoming survey, be approved and completed and the purchase price of $692,000 be charged to Account Number 59259-7400341100 (Capital).

(b) That City Council approve an Authority to Enter Agreement between the Ancaster Agricultural Society (Grantor) and the City of Hamilton (Grantee) for the property municipally known as part of 617-625 Garner Road East, in the former Town of Ancaster, composed of Part of Lot 48, Concession 3, former Township of Ancaster, now in the City of Hamilton, as shown on Appendix “A” to Report PED06370/HES06008.

(c) That subsequent to the purchase, the Mayor and City Clerk be authorized and directed to execute a Short Term Licence Agreement with the Ancaster Agricultural Society to lease back the subject lands identified as part of 617-625 Garner Road East, Ancaster, composed of Part of Lot 48, Concession 3, former Township of Ancaster, now in the City of Hamilton, as shown on Appendix “A” to Report PED06370/HES06008, at a nominal sum of $1 to be credited to Account Number 66110-740010 for a period of one (1) year from the closing of the above sale, or one month prior to the City of Hamilton beginning construction of a new Hamilton Emergency Services (HES) Fire Station on the subject lands.

(d) That the Survey/Technical Services Section complete a survey of the subject lands and delineate the road allowances along Garner Road East and Kitty Murray Lane and charge any Survey Costs to Account Number 59259-7400341100 (Capital).

Lee Ann Coveyduck      Jim Kay
General Manager      General Manager / Chief
Planning and Economic Development Department      Hamilton Emergency Services

**EXECUTIVE SUMMARY:**

City Council, on Wednesday March 6, 2002, approved Item 5.1 of Committee of the Whole Report 02-008. This item was the Hamilton Emergency Services 3-Year Master Plan (2002-2004). One component of this plan was the establishment of Fire Station 20 in Ancaster.

This report recommends that an Option to Purchase Agreement, in the amount of $692,000, for the purchase of 1.7 acres from the Ancaster Agricultural Society be approved. This parcel is to be the site of Fire Station 20. This report also seeks approval
BACKGROUND:

The recommendations contained within this report primarily affect Wards 8, 11 & 12.

Hamilton Emergency Services continually reviews the effectiveness of the Fire Service to respond to fires and related emergencies. To ensure that the Fire Service maintains its high level of effectiveness, consultants are occasionally commissioned to study the Fire Service and comment on the strengths and challenges facing its operation. These studies make recommendations to improve the Fire Service in the face of a number of changing variables. The Fire Service commissioned reports from both Dillon Consulting (June 2000) and the Insurers Advisory Organization Inc. (IAO) (September 2001). Among their comments both these consultants noted that the response times in the growing areas of the “Meadowlands”, the west mountain and the abutting rural areas of Ancaster and Glanbrook would benefit from the establishment of a new fire station.

The Dillon and IAO reports concluded that the proposed fire station, (Fire Station 20) should be located in either of the two (2) following locations:

1. along the Garner Road East axis between Glanbrook and Southcote Roads, or;
2. a site within the Meadowlands development in Ancaster.

The IAO noted that the growth of Ancaster has required the abutting fire stations to service the Meadowlands. Currently Fire Station 3 at Garth Street and Mohawk Road West and Fire Station 21 at Wilson Street West and Meadowbrook Drive respond to calls in the Meadowlands. With the commercial and residential growth of the Meadowlands the need for Fire Station 20 is growing annually. This deficiency in the fire station network is stressing these adjacent stations and thereby the entire network of stations.

In 2002 City Council passed the “Hamilton Emergency Services 3–Year Master Plan (2002 – 2004)” at its meeting of March 6, 2002. One of the key components of the Master Plan designed to meet City Council’s high-performance goals and best cost initiatives was the establishment of Fire Station 20. As noted in the Master Plan, “this station is required in the area of Rymal Road between Southcote Road and Glancaster Road to provide the necessary capability to respond to all areas of this portion of the City”.

SUBJECT: City of Hamilton Purchase of Part of 617-625 Garner Road East, Ancaster, Part of Lot 48 Concession 3 in the Former Geographic Township of Ancaster, from the Ancaster Agricultural Society (PED06370/HES06008) (Wards 8, 11 & 12) - Page 3 of 8
The IAO studies and rates the municipal fire services across Canada to assist the fire services and the insurance industry in determining the level of emergency coverage in each city. These ratings are used by the insurance industry to set the insurance premiums. Prior to amalgamation in 2001, each of the fire services in the legacy municipalities were generally classed in the upper to the middle range of the ratings. After municipal amalgamation the IAO reviewed Hamilton’s amalgamated fire service and Hamilton received one of the best IAO ratings in the country. In the main urban areas of the amalgamated City both the residential and commercial fire protection were rated Class 1. Moreover, Hamilton’s fire protection rating of Class 1 for commercial properties is one of only two such ratings in the entire country. The combination of these two Class 1 ratings places the Hamilton Fire Service at the top of the municipal fire services in Canada. These excellent ratings translate to lower cost insurance premiums for Hamiltonians and businesses.

The establishment of Fire Station 20 in conjunction with the existing network of Fire Stations is a key component to maintain these excellent Class 1 ratings into the future. The proposed fire station at the subject site could also potentially improve the ratings of both rural Ancaster and Glanbrook. With the construction of Fire Station 20 the OFM’s standard of response will be more easily met in this service area and the stress of servicing the Meadowlands from the two neighbouring stations will be significantly reduced.

The Real Estate Section has been working with the Fire Service for the past few years trying to secure a suitable site for Fire Station 20 in the prescribed search area. Over this period a number of possible sites were identified in the Garner Road axis and in the Meadowlands neighbourhood. These possible sites included surplus Provincial lands, commercial lands and some private residential lands. However, each of these possible sites were dismissed as the eventual site for Station 20 as they did not meet enough of the required characteristics for a fire station site while maintaining the integrity of the existing neighbourhoods.

In order to identify the best available site Real Estate staff made numerous inquiries in the search area. A number of formal and informal meetings were held with property owners in the area. The City also investigated working in a partnership with Redeemer University College in securing a site. The Real Estate Section liaised with the Province of Ontario in order to identify any surplus provincial lands in the search area.

The Fire Service stipulated that the proposed site had to meet a number of specific location and site characteristics. These ideal characteristics included: being a corner lot, the correct size being 1.5 to 2.0 acres, appropriate shape, topography, compatible with the existing neighbouring land-uses, suitable Official Plan designation and zoning, fully serviced, arterial road location, lack of centre medians and the possibility of a future traffic light at the intersection. These requirements limited the inventory of possible sites in the search area. These challenges and the fact that there were no suitable sites on
the market created a roadblock in finding an appropriate site. Moreover, the site had to be acquired at a reasonable price and be readily developable.

With the assistance of the Ward Councillor the City began negotiations with Ancaster Agricultural Society. The subject site at the north-west corner of Garner Road East and Kitty Murray Lane was identified as a possible location. This location was in the search area and possessed many of the required site characteristics which had been stipulated by the Fire Service.

The sale price of the subject parcel was negotiated by the Real Estate Section on the basis that the subject land has potential as a commercial lot given its corner location on an arterial road. Given the recent sales of commercial land in this area of Ancaster the $692,000 purchase price for 1.7 acres is regarded as being at market value.

The document package includes: an Option to Purchase Agreement, An Authority to Enter Agreement and a Short Term Licence Agreement. The City requires an Authority to Enter Agreement to carry out an environmental assessment of the proposed site and to install a sign to advise prospective homebuyers that a fire hall is planned for this site.

As a condition of the Option to Purchase Agreement, it is being recommended that the City lease back the subject site to the Ancaster Agricultural Society for a nominal sum of $1.00 until construction begins on the new Fire Station. This lease back agreement was negotiated with the Society so that the Society can use part or all of these lands for the 2007 Ancaster Fall Fair which is all subject to the construction schedule for the new station. The City and the Fire Service intend to work with the Society so that the annual Ancaster Fall Fair can be staged with as little disruption as possible.

Given that the Ancaster Agricultural Society is planning to move the Ancaster Fair Grounds to a more rural location in the near future it is important for the City to acquire this site at this time. If the subject site is not acquired it will likely be redeveloped by private investors as either a commercial or residential property over the next few years. With the growth along the Garner Road East axis prime 1 to 2 acres sites will become increasingly scarce and more expensive in the future.

**ANALYSIS OF ALTERNATIVES:**

The IAO recently analysed a second possible location for Fire Station 20 on Southcote Road north of Highway 403. This location would provide better response times to the commercial and residential areas of the Meadowlands by providing a direct response route while still servicing the West Mountain and the rural areas of Ancaster and Glanbrook.

The Real Estate Section investigated the possibility of acquiring the Southcote Road location and learned that it would have to be expropriated. In addition, the site is
designated within the Ancaster Official Plan as “Residential”, and while a Public Use such as a Fire Station is permitted under this designation the zoning would have to be changed. The property is currently zoned “D” Deferred Development and this would need to be changed to “P” Public Use.

If the City elected to proceed to expropriate, staff could not complete the required analysis for potential site contamination prior to the City gaining ownership. The monetary costs and time required to acquire this parcel through expropriation would greatly exceed the costs and time of obtaining the proposed site from the Ancaster Agricultural Society. The prolonged acquisition process and related issues in making the Southcote Road location a suitable site is not viable at this time.

The proposed site at Garner Road East and Kitty Murray Lane would satisfy both the IAO and the Hamilton Emergency Services 3-Year Master Plan for the establishment of Fire Station 20 to serve the Meadowlands, West Mountain and the rural areas of Ancaster and Glanbrook but is not considered the preferred site as emergency service vehicles would experience elongated response times to the northern boundary of Ward 12, specifically Scenic Woods.

In the HES 3-Year Master Plan (2002-2004) approved by Council (Report CS06002) the prospect of utilizing a residential occupancy to house a temporary Fire Station was recommended for this area and stated as follows:

“Proposed Station #20 – Ancaster

As recommended within the Insurer’s Advisory Organization report, a station is required in or near the area of Rymal Rd., between Southcote Rd. and Glancaster Rd. Its location has been identified as providing the necessary capability to respond to all areas of this portion of the City and will also meet the future demands as population and commercial business density increase. Staff, in an attempt to fulfill the service needs matched to actual demand, is recommending an interim step such as those used in Aurora, Colorado and Calgary Alberta. That is, the acquisition of a house and rapid response vehicle to facilitate the majority of calls for assistance until demand increases to the level to support a full-sized station and apparatus.

- The construction of this building is recommended to be in 2003 for completion in 2004 within the 10-Year Capital forecast.
- A Rescue Pump will be required to occupy this site once the full-sized station is built.
- Increased staffing will be necessary for this new site and for the delivery of emergency services.”
This plan could be used as an interim step to provide service to the Meadowland community if the expropriation process is selected. However, this option would require a capital expenditure of approximately $750,000 in order to purchase the appropriate structure, make modifications and then require comprehensive public Open House forums as this option would make this a neighbourhood based location.

The prime advantage of this proposal is that the best suited location for Station 20 would be obtained and thus maximizing the response time efficiencies vs. occupying the alternative location and elongating response times.

Due to the tremendous growth in the Meadowland area, this property could easily be sold off once the new station is completed.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

**Financial:** Funding for the acquisition and the construction of Fire Station 20 was approved by City Council, on March 6, 2002, in adopting Item 5.1 of Committee of the Whole Report 02-008.

**Staffing:** To be determined.

**Legal:** Legal Services will be required to assist in the preparation of the necessary documents required to complete the transaction as set out herein.

**POLICIES AFFECTING PROPOSAL:**

This recommendation is consistent with the Real Estate Management Portfolio Strategy Plan, as approved by Council on November 24, 2004, to acquire property in support of municipal programs and needs. As the purchase price of the subject land exceeds the $250,000 limit set by City Council under the Delegation of Authority approval process, approval is, therefore, required by City Council.

The Hamilton Fire Service is governed and responsive to a number of Provincial Acts and regulations which determine factors such as response time and response types. These Acts and regulations such as: Fire Protection and Prevention Act 1997, Ontario Fire Code, Commentaries on the Ontario Fire Code, Opinions and Applications, Plan Approval Program, Prosecutions and Convictions under the Fire Protection and Prevention Act and the Ontario Fire Code, Fire Marshal's Directives, Fire Safety Commission, 2003 Public Consultation on Objective-Based Codes and Proposed Technical Changes impact the location of and design of fire station networks.
CONSULTATION WITH RELEVANT DEPARTMENTS/AGENCIES:

The following were consulted in the preparation of this report:

- Planning and Economic Development Department
- Hamilton Emergency Services Department
- Public Works Department

CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Community Well-Being is enhanced.  ☑Yes  ☐No
Public services and programs are delivered in an equitable manner, coordinated, efficient, effective and easily accessible to all citizens.

Environmental Well-Being is enhanced.  ☑Yes  ☐No
Human Health and Safety are protected. Safety and Security -To have effective plans that identify, reduce and manage risks.

Support the efforts of municipal fire departments to promote fire safety, enforce fire codes, and involve citizens in the process of determining adequate levels of protection services.

Economic Well-Being is enhanced.  ☑Yes  ☐No
A City that spends wisely and invests strategically.

Does the option you are recommending create value across all three bottom lines?  ☑Yes  ☐No

Do the options you are recommending make Hamilton a City of choice for high performance public servants?  ☐Yes  ☑No

:SGB
Attach. (1)
Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: Fire Station # 20
Date: July 6, 2006
Appendix "A"
Scale: N.T.S.
Planner/Technician: SGB/NB

Subject Property
- Fire Station # 20, Ancaster

Ward 12 Keymap N.T.S