

COMMITTEE OF THE WHOLE - DECEMBER 1, 2009

ANIMAL SERVICES SHELTER

Recommendation

The Commissioner of Legal and Administrative Services and City Solicitor and the Director of Enforcement Services, recommend:

1. That the City of Vaughan Animal services Shelter be located at 70 Tigi Court; and
2. That management of the Animal Services Shelter and provision of Animal Control Services be tendered; and
3. That, upon budget approval, a By-law be enacted authorizing the Mayor and City Clerk to sign the lease and any other documentation pertaining to the agreement; and
4. That a By-law be enacted confirming the lease with the Landlord that the premises is part of a capital facility for use as a City Animal Shelter and to exempt the Premises from taxation for municipal and school board purposes; and
5. That staff enter into negotiations with King Township for the provisions of animal services; and
6. That the recommendation in the confidential memo from the Senior Manager of Real Estate be approved.

Contribution to Sustainability

By locating the Animal Shelter in the City of Vaughan the public will not be required to drive to another municipality to recover or adopt a pet, therefore reducing automobile usage.

Economic Impact

The construction costs of the shelter have been included in the 2010 Capital Budget.

The 2010 Operating Budget for animal control is expected to be sufficient to cover shelter operating costs in 2010.

Future operating costs will be determined following the results of the tender process.

Communications Plan

As the shelter prepares to open, information will be provided on the City's website.

Purpose

To recommend establishing an Animal Shelter in the City of Vaughan in 2010.

Background - Analysis and Options

The City of Vaughan, along with other adjacent municipalities, has been diligently searching for alternatives for animal services given known constraints and limited time horizon of the City's current service provider.

Over the past number of years municipalities have worked together in ad hoc committees, independently, and in focus groups. A consultant was retained by the Town of Richmond Hill to

study and report on the preferred next steps in creating a joint animal shelter facility. The Town of Aurora, Township of King and the City of Vaughan were contributors to that study.

Options explored included establishing a joint facility. Following the presentation of that report, it appeared that Richmond Hill preferred building their own animal shelter, and on October 22, 2007, Council directed that staff provide Richmond Hill with an Expression of Interest to purchase animal shelter services from them.

Ultimately, Richmond Hill backed away from their intention to create an animal shelter, opting for a service contract with the OSPCA.

Staff reviewed sites already owned by the City for a location to build a shelter. At that time, no suitable sites were available.

Staff were also directed to contact the Township of King to review opportunities to provide animal sheltering services for both municipalities.

As reported by staff to Council on February 3, 2009, two options were explored:

1. Joint Venture with Seneca College at the King Campus. This option would have seen a facility constructed in conjunction with the Veterinary Technicians Course facility.

This option was not ultimately pursued due to restrictions on construction given its location within the Oakridges Moraine.

2. The location of 7th Concession and 18th Sideroad, Pottageville was identified. The property at this intersection includes a building on site. The building is owned by King and is used by a community group as a dance/community hall.

King Township and Vaughan had discussions surrounding funding and operating an animal shelter at this location. However, King Township advised that, due to public opposition, this location could no longer be considered.

Subsequently, Council, at its meeting of June 15, 2009 directed

"that staff explore options in existing City leased premises for the creation of an animal shelter facility in the City of Vaughan, including opportunities for the provision of animal services such as, dog grooming, pet supplies, and veterinary clinic..."

As a result of the direction above, staff began discussions with the owner of the property located at 70 Tigi Court. This location is currently the work site for several City departments pending the completion of the new Civic Centre.

Staff also, in an attempt to ensure fair market value for the creation of an animal shelter, had previously issued a Request for Expressions of Interest through the Purchasing Department. This process, RFEOI 09-164, closed without any suitable proponents.

Staff continued to work with the owners of 70 Tigi court. These discussions identified a 6,200 sq. ft. space that would be suitable for an animal shelter at the east end of the complex.

Design

Staff had discussions with the current Animal Control Contractor, the OSPCA, and Ministry of Agriculture, who administers the Animals for Research Act (legislation which provides the

minimum specifications for an animal shelter) to ensure the designs for the new shelter met all legal requirements.

The design of the shelter needed to have sufficient capacity to deal with the large number of dogs and cats which are impounded annually. In 2008, 520 cats and 220 dogs were impounded from Vaughan.

There also needed to be facilities to deal with sick animals and quarantined animals separately from the strays and those available for adoption.

There will also be facilities for the public to attend the shelter and adopt animals, and for staff to work from.

Also important, due to the industrial location of this facility, was the creation of a place to exercise the dogs. As such, an indoor exercise area will be created to allow the animals to get some exercise time.

There is also a requirement for an air exchange unit, capable of 16 complete air changes per hour. It is expected that one unit will be suitable for this requirement.

Costs

The costs for the leasehold improvement have been included in the 2010 Capital Budget, and are estimated at \$350,000. The leasehold improvements will be completed by the landlord.

The \$90,000 cost for operating the facility, including rent, utilities and management contract will be within the 2010 Operating Budget amounts submitted. The ongoing costs will be dependent upon the results of the tendering process.

The current Animal Control Contract expires on December 31, 2010. There is an early cancellation clause without penalty included in the contract, allowing for a new contract to take effect upon opening the new facility.

The Tender will be circulated early in the New Year to allow enough time for any proponents to respond, and new contracts be developed.

Other Information

Staff have made contact with major pet store chains regarding establishing a facility next to the animal shelter. They indicated that they are Franchisors and would need a Franchise Proposal for that location before considering the site. As such, at this stage a pet supply business is not included at this location.

Discussions with the owner of 70 Tigi Court resulted in an agreement to provide the city with first right of refusal for the space immediately next to the animal shelter. This will provide potential future expansion of the shelter, or expansion into a pet grooming or veterinary facility.

King Township has provided the City a letter expressing their interest in exploring some type of agreement for animal space. As King Township is also a customer of Kennel Inn Inc. and are in need of an animal control/shelter solution. As this has the potential to create a slight offset to the annual operating costs, staff are recommending that formal discussions/negotiations be entered into with King Township with the intent of entering into an animal sheltering agreement.

Regional Implications

N/A

Conclusion

A viable animal shelter solution has been identified at 70 Tigi Court. The costs associated have been identified in the 2010 Budget submissions. This location can be operational by the end of August 2010. A potential "customer", King Township, has been identified, which may offset some operating costs.

Attachments

1. Letter from King Township

Report prepared by:

Tony Thompson

Respectfully submitted,

Janice Atwood-Petkovski
Commissioner of Legal & Administrative Services
and City Solicitor

Tony Thompson
Director of Enforcement Services



TOWNSHIP OF KING

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September 24, 2009

Tony Thompson, Director Enforcement Services
City of Vaughan
2141 Major Mackenzie Drive
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Dear Mr. Thompson,

RE: Animal Shelter Services

Thank you for your time and effort in working with us to find an animal shelter solution. We are most pleased to hear that you were able to find a possible location in the City of Vaughan and look forward to hearing more about it.

The Township of King continues to be interested in working with the City of Vaughan on this issue and in exploring some type of agreement for animal shelter space.

Yours truly

A handwritten signature in cursive script that reads "Chris Somerville".

Chris Somerville
Clerk