

COMMITTEE OF THE WHOLE APRIL 22, 2002

EARTH RANGERS WILDLIFE CENTRE KORTRIGHT CENTRE – TORONTO AND REGION CONSERVATION AUTHORITY

Recommendation

The Commissioner of Planning recommends:

THAT this item BE RECEIVED for information.

Purpose

To provide Council with an update on the proposed wildlife rehabilitation centre that the charitable organization, Earth Rangers, is proposing at the Kortright Centre for Conservation.

Background

On January 15, 2001, Council received an information item on the wildlife rehabilitation centre proposed by Earth Rangers, at the Kortright Centre for Conservation (Attachment #4).

The January 8, 2001 staff report noted that site plan approval is not required for this project and that the use conforms to the A Agricultural Zone. Notwithstanding, this report is to provide the site plan and building elevations which the proponent has submitted to keep the City informed on this project.

Site Area

The area to be occupied by the rehabilitation center is located in Lot 17, Concession 7, City of Vaughan. The site area has increased from the 10 hectares estimated in the January 8, 2001 report to 12.5 hectares (31 acres). Access to the rehabilitation centre is from the driveway serving the Kortright Centre from Pine Valley Drive. The development and operation of the facility would include a lease arrangement between the TRCA and Earth Rangers.

Official Plan and Zoning

The Kortright Centre is designated "Valley and Stream Corridor" by OPA 600. The use conforms to the Zoning By-law, which zones the site A Agricultural Zone.

The TRCA has consulted the community on the wildlife rehabilitation centre during the Boyd North and Glasco Park Community Stewardship Committee on November 8, 2000.

Proposed Operation

The primary function of the wildlife centre is to rehabilitate sick, injured, orphaned or displaced wildlife native to Ontario and does not include the treatment of any exotic pets. The public will be able to drop-off injured animals at the rehabilitation centre at Kortright, as well as drop-off centres in the Greater Toronto Area, which will transport the wildlife to the centre. The centre will admit approximately 5,000 animals per year and will include the following facilities:

- a wildlife veterinarian facility;
- indoor rehabilitation rooms;
- outdoor rehabilitation cages;
- future intern residential accommodation (Building B)
- offices for the administration of the program; and,
- a small education area.

The main development, including the two buildings and parking lot, are contained on the tablelands contiguous to the existing driveway, with the balance of the rehabilitation pens and aviaries distributed throughout the 12.5 ha site. The lands proposed for this use have been identified in the Boyd North and Glasco Park Management Plans as "Public Use/Moderate-High" and "Primary Restoration". The main development would be in the "Public Use" area. Rehabilitation pens and aviaries would be in the "Primary Restoration" areas, which would be designed to be integrated into the landscape with restoration and enhancement. Construction is currently projected to start in the summer of 2002.

The centre will operate 365 days a year and will not be open to the public, with the exception of the animal drop-off and small education areas. The centre will also provide educational outreach programs to the public through a wildlife hotline and web site, school assembly programs, as well as other community support efforts.

Building Description

The building area of the project has increased from one building of 1,900 m² reported in the January 8 2001 report, to 5,365 m² in two buildings. The 2-storey main building is to have a gross floor area of 4745 m². A second 2-storey building with a gross floor area of 620 m² is to have parking, workshop and mechanical areas on the first floor and residential accommodation for interns on the second floor. A parking area for 56 parking spaces is proposed to the north of the buildings.

The main building is a 2-storey reinforced concrete structure with an additional floor below grade for mechanical and electrical services. The first floor is to contain an animal hospital, rehabilitation, receiving, service, office and public areas. The second floor is devoted to administration office use. The building exterior is covered in stone and stucco, and cedar shingles cover the sloped roof over the animal rehabilitation area. The building is proposed to include several innovative technologies which the proponents describe will make it one of the most energy efficient buildings in Canada. The flat roof over the office and hospital areas incorporate north-facing skylights to provide natural lighting with solar panels, on the south face of the skylights, for heating domestic hot water. A network of underground concrete tunnels are proposed as part of the ventilation system.

An on-site well is proposed to meet the water requirements for the building. This will be augmented through the collection of rainwater from roof runoff for non-potable water use in the building. Sanitary wastewater is to be treated on-site using a combination of tanks, filtration and bio-filtration and returned to the ground. Water tubing embedded in the concrete floors and ceilings will heat and cool the building, which will be heated by a high efficiency natural gas boiler. Waste water from the oiled bird cleaning area is to be collected for treatment and disposal off-site.

The proponents estimate that the building will use 61% less energy than a similar building designed to the Model National Energy Code.

Conclusion

Earth Rangers, a charitable environmentally focused organization has entered into a lease arrangement with the Toronto and Region Conservation Authority for a 12.5 hectare portion of the Kortright Centre for Conservation to build and operate a wildlife rehabilitation centre. The proposal is not subject to site plan control and the use conforms to the A Agricultural Zone. This report is to provide an update of the details of the project to Council.

Attachments

1. Location Map
2. Site Plan
3. Building Elevations
4. Extract from Council Minutes – January 15, 2001 (FOR COUNCILLORS ONLY)

Report prepared by:

Eric Taylor, Senior Planner Environmental, ext.8214
Marco Ramunno, Manager, Development Planning, ext.8485

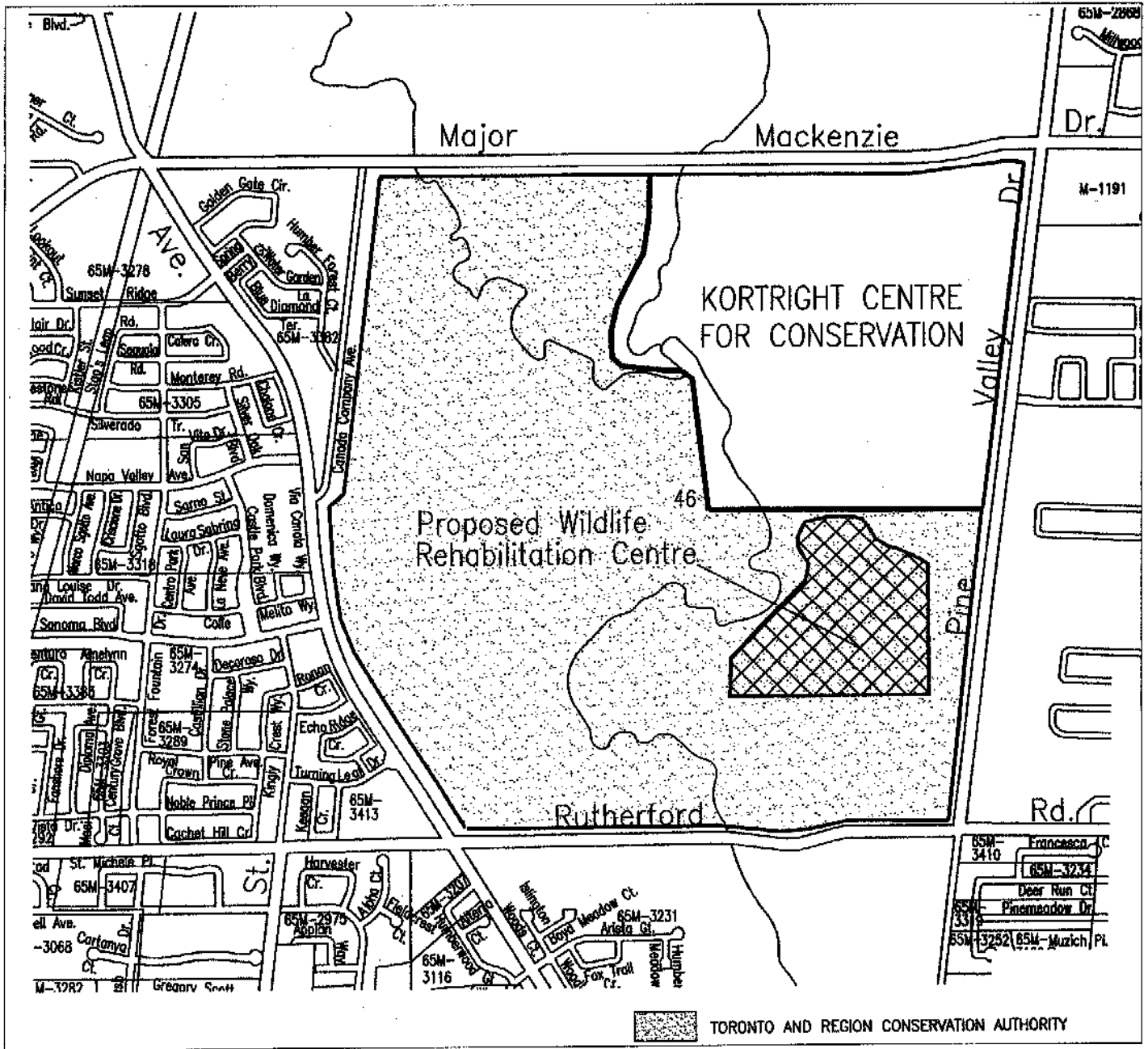
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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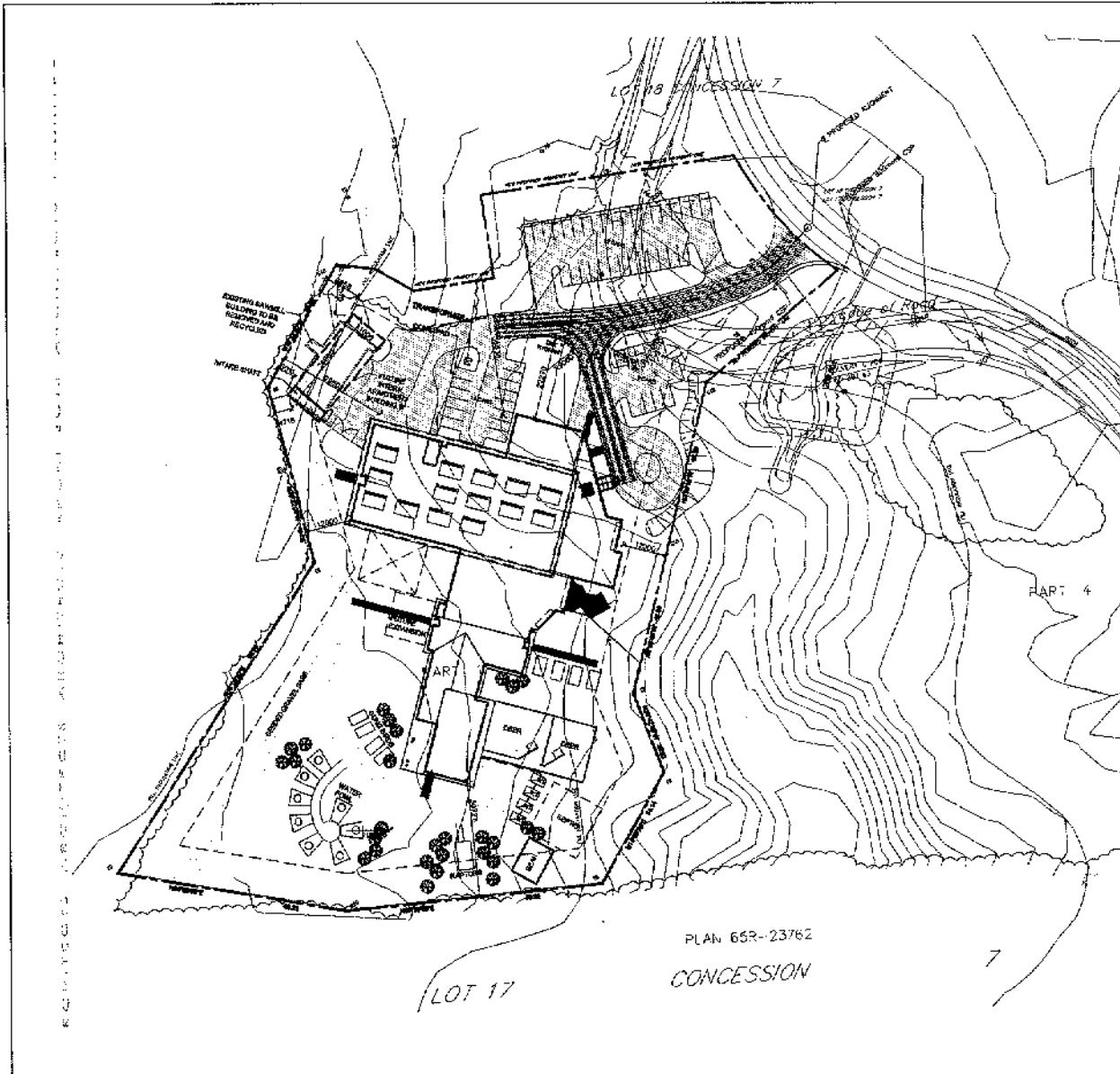


ATTACHMENT 1

Location Map
 Earth Rangers
 Part Lot 17,18 Conc. 7

City of Vaughan
 Community Planning and Development

April 11/2002



- ### GENERAL NOTES
1. ALL DIMENSIONS ARE TAKEN TO THE OUTSIDE FACE OF EXTERIOR WALL UNLESS NOTED OTHERWISE.
 2. CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS WITH REGARD TO THE SITE TO PROTECT ALL UTILITIES OF EXISTING UNDERGROUND SERVICES, GAS MAINS, AND ELECTRICAL SERVICES.
 3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL UTILITIES AND SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 4. OWNER ACCEPTS AT RISK THE LOCATION AND DEPTH OF ALL UTILITIES AND SERVICES.
 5. ALL FIRE ESCAPE WELLS SHALL BE CONSTRUCTED OF PAVED SURFACE MATERIAL AND EXTENDED TO FINISH FLOOR OF FLOOR SLAB AT 1.1 M ABOVE FINISH FLOOR AND HAVE A MINIMUM CLEARANCE OF 1.8 M ABOVE FINISH FLOOR. ALL ESCAPE WELLS SHALL BE 1.8 M ABOVE FINISH FLOOR.
 6. ALL ACCESSIBLE FEATURES SHALL BE CONSTRUCTED TO AN APPROXIMATE FLOOR OF 0.6 M ABOVE FINISH FLOOR. IT SHALL BE SAVED BY THE APPLICANT TO MAINTAIN SPECIFICATION.
 7. WHERE NECESSARY, CONSTRUCTION SHALL OCCUR AT INTERMEDIATE STAGES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF EXISTING UTILITIES AND SERVICES. ALL UTILITIES AND SERVICES SHALL BE PROTECTED AT EACH INTERMEDIATE STAGE OF CONSTRUCTION.
 8. THE DESIGNER SHALL BE RESPONSIBLE FOR COORDINATION WITH LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL CONTRACTORS.
 9. THE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SERVICES.
 10. ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS.
 11. NO STRUCTURAL INFORMATION IS TO BE TAKEN FROM EXISTING UTILITIES AND SERVICES.
 12. EXISTING DIMENSIONS ON SITE SHALL BE FAVORED OVER ANY REGULATIONS.

Internorth ARCHITECTS

INTERNORTH ARCHITECTS INC.
 2240 MATHESON BOULEVARD EAST
 MARKHAM, ONTARIO, CANADA, L3R 4J1
 TELEPHONE: 905 248 3022
 FACSIMILE: 905 248 3022

LEGAL DESCRIPTION:
 PART OF SUBDIVISION OF PART OF
 LOT 18 CONCESSION 7
 MUNICIPALITY OF YORK
 NOW IN THE CITY OF MARKHAM
 REGIONAL MUNICIPALITY OF YORK



GENERAL INFORMATION AND OTHER DATA:
 DATE OF SURVEY: 2002-08-08
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 65R-23762
 SHEET NO.: 1 OF 1

PROPERTY INFORMATION:
 LOT AREA: 21,100 sq. ft.
 LOT COVERAGE: 30.00 %
 COVERED AREA: 6,330 sq. ft.
 UNCOVERED AREA: 14,770 sq. ft.

PROPOSED DEVELOPMENT:
 PROPOSED USE: [Blank]
 PROPOSED EMPLOYMENT: [Blank]
 PROPOSED POPULATION: [Blank]

NOTES:
 1. THIS PLAN IS TO BE USED ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SERVICES.
 3. EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE.

Internorth

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DATE	DESCRIPTION

EARTH RANGERS WILDLIFE CENTRE

SITE PLAN

Project: J-01-004
 Date: 02-08-08
 Scale: 1:1000
 Drawn: [Name]
 Checked: [Name]

A 101

ATTACHMENT 2








Site Plan
 Earth Rangers
 Part Lot 17, 18 Conc. 7

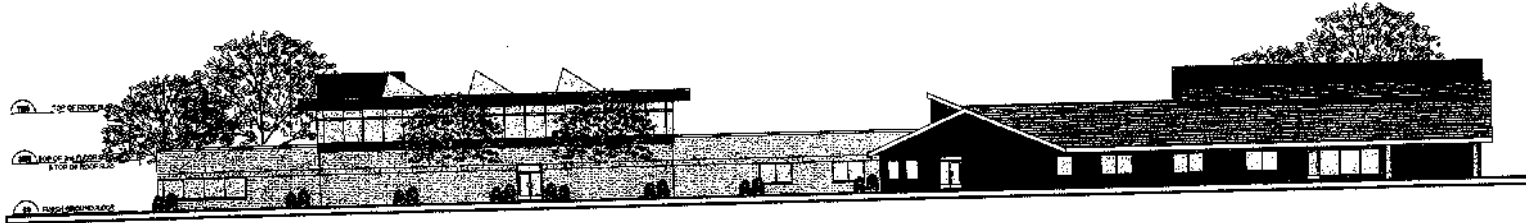
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-  CEDAR SHINGLES
-  STUCCO
-  CONCRETE COLUMNS
-  GLAZING
-  PREFINISHED METAL SIDING
-  STONE MASONRY
-  PREFINISHED METAL FLASHING



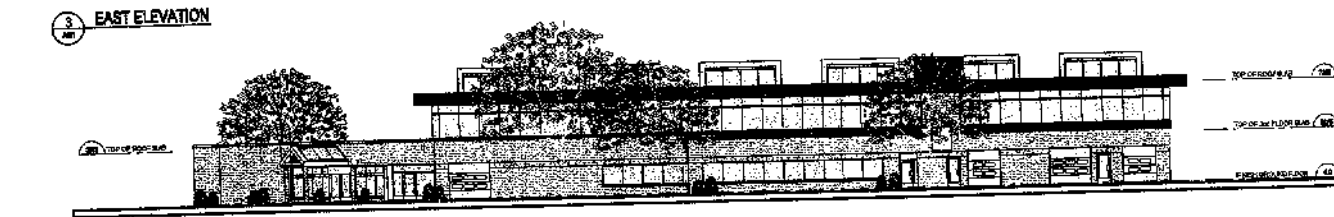
1 WEST ELEVATION



2 SOUTH ELEVATION



3 EAST ELEVATION



4 NORTH ELEVATION

Internorth

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**EARTH RANGERS
WILDLIFE CENTRE**

ELEVATIONS

Project:	J-01-004
Date:	02.00.11
Drawn:	NIS
Check:	MOJ, JMK, J.P.
Scale:	DV
Sheet:	A 301

ATTACHMENT 3

Elevations

Earth Rangers

Part Lot 17,18 Conc. 7

City of Vaughan

Community Planning and Development

April 11/2002