

June 26, 2017

Sent via email

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At Authority Meeting #4/17, of Toronto and Region Conservation Authority (TRCA), held on May 19, 2017, amended Resolution #a81/17 in regard to Toronto Wildlife Centre was approved as follows:

*THAT Toronto and Region Conservation Authority re-confirm its support of the proposal by Toronto Wildlife Centre (TWC) for a wildlife rescue, rehabilitation and education centre (Centre) for the Greater Toronto Area in the Rouge National Urban Park;*

*THAT staff approach the City of Toronto and the Regions of Durham, Peel and York to explore new funding support for the construction of the Centre based upon the design developed by Stanford Downey Architects Inc.;*

*THAT staff work with the TWC to explore funding for the Centre from the federal and provincial governments, and other potential partners;*

*AND FURTHER THAT staff report back to the Executive Committee at the September meeting on funding support for the Centre, a draft fundraising plan, the governance model, lease and ownership of land arrangements, prior to signing the lease.*

Enclosed for your information and any action deemed necessary is the report as approved by the Authority. TRCA finance staff will contact your finance staff to discuss further. If you have any questions or require additional information, please contact Rocco Sgambelluri at 416-661-6600 extension 5232, [rsgambelluri@trca.on.ca](mailto:rsgambelluri@trca.on.ca).



Kathy Stranks  
Senior Manager, Corporate Secretariat  
CEO's Office

cc. Rocco Sgambelluri, Chief Financial Officer, TRCA  
Mike Fenning, Associate Director, Property and Risk Management, TRCA

/Encl.

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Kathryn Lockyer, Regional Clerk and Director of Clerk's, Regional Municipality of Peel  
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Rob Rossini, Chief Financial Officer, City of Toronto  
Ralph Walton, Regional Clerk / Director, Legislative Services, Regional Municipality of Durham  
Ulli S. Watkiss, City Clerk, City Clerk's Office, City of Toronto

**COMMITTEE OF THE WHOLE**  
**RES.#A79/17**

Moved by: Jack Heath  
Seconded by: Colleen Jordan

**THAT the committee move into closed session to discuss item 7.3 – Toronto Wildlife Centre to discuss on-going property negotiations in relation to the proposed lease.**

**CARRIED**

**RISE AND REPORT**  
**RES.#A80/17**

Moved by: Giorgio Mammoliti  
Seconded by: Anthony Perruzza

**THAT the committee rise and report from closed session.**

**CARRIED**

**RES.#A81/17 - TORONTO WILDLIFE CENTRE**

Development of wildlife rescue, rehabilitation and education centre serving the Greater Toronto Area, CFN 32060. Receipt of request from the City of Toronto to assist in the development of a wildlife rescue, rehabilitation and education centre serving the Greater Toronto Area with the Toronto Wildlife Centre.

Moved by: Giorgio Mammoliti  
Seconded by: Jack Heath

**THAT Toronto and Region Conservation Authority re-confirm its support of the proposal by Toronto Wildlife Centre (TWC) for a wildlife rescue, rehabilitation and education centre (Centre) for the Greater Toronto Area in the Rouge National Urban Park;**

**THAT staff approach the City of Toronto and the Regions of Durham, Peel and York to explore new funding support for the construction of the Centre based upon the design developed by Stanford Downey Architects Inc.;**

**THAT staff work with the TWC to explore funding for the Centre from the federal and provincial governments, and other potential partners;**

**AND FURTHER THAT staff report back to the Executive Committee at a future date on funding support for the Centre.**

**AMENDMENT**  
**RES.#A82/17**

Moved by: Giorgio Mammoliti  
Seconded by: Jack Heath

**THAT the last paragraph of the main motion be amended to read as follows:**

**AND FURTHER THAT staff report back to the Executive Committee at the September meeting on funding support for the Centre, a draft fundraising plan, the governance model, lease and ownership of land arrangements, prior to signing the lease.**

**RECORDED VOTE**

Kevin Ashe	Yea
Maria Augimeri	Nay
Jack Ballinger	Yea
David Barrow	Yea
Ron Chopowick	Yea
Glenn De Baeremaeker	Yea
Chris Fonseca	Yea
Michael Ford	Yea
Jack Heath	Yea
Colleen Jordan	Yea
Giorgio Mammoliti	Yea
Glenn Mason	Yea
Mike Mattos	Yea
Jennifer McKelvie	Yea
Linda Pabst	Yea
Anthony Perruzza	Yea

**THE AMENDMENT WAS CARRIED**

**THE MAIN MOTION, AS AMENDED, WAS CARRIED**

**THE RESULTANT MOTION READS AS FOLLOWS:**

**THAT Toronto and Region Conservation Authority re-confirm its support of the proposal by Toronto Wildlife Centre (TWC) for a wildlife rescue, rehabilitation and education centre (Centre) for the Greater Toronto Area in the Rouge National Urban Park;**

**THAT staff approach the City of Toronto and the Regions of Durham, Peel and York to explore new funding support for the construction of the Centre based upon the design developed by Stanford Downey Architects Inc.;**

**THAT staff work with the TWC to explore funding for the Centre from the federal and provincial governments, and other potential partners;**

**AND FURTHER THAT staff report back to the Executive Committee at the September meeting on funding support for the Centre, a draft fundraising plan, the governance model, lease and ownership of land arrangements, prior to signing the lease.**

**BACKGROUND**

At Authority Meeting #8/12, held on October 26, 2012, Resolution #A206/12 was approved as follows:

*THAT the proposal by Toronto Wildlife Centre for a 20,000 square foot wildlife hospital and rehabilitation/training/public education centre be supported;*

*THAT a 20 year \$1 per year lease for approximately 20 acres of land on the 6461 and/or 6545 Steeles Avenue East, Toronto, be approved, subject to submission of a site plan and business plan to the satisfaction of Toronto and Region Conservation Authority's Chief Administrative Officer and solicitors;*

*THAT TRCA create a steering committee to address future wildlife rehabilitation needs in the Greater Toronto Area;*

*AND FURTHER THAT staff report back to the Executive Committee at a future date.*

At City of Toronto Council Meeting No. 25, held on February 15, 2017, Item EX22.2 - 2017 Capital and Operating Budgets (All Wards), was approved in part, as follows:

*97. City Council request the Toronto and Region Conservation Authority, in cooperation with its member municipalities, the Toronto Wildlife Centre, the Provincial and Federal Governments and other potential partners, to develop a project under the Conservation Authorities Act to establish a Toronto Region Wildlife Rescue and Rehabilitation Centre, and to include in the Toronto and Region Conservation Authorities' 2018 Budget submission, the necessary funds to continue work on the project.*

The Board of Directors of Toronto Wildlife Centre at its meeting held on April 17, 2017, adopted the following resolution:

*The Board of Directors of Toronto Wildlife Centre agrees in principle to enter into a further partnership agreement with the Toronto and Region Conservation Authority (TRCA), as per the Feb. 15, 2017 City of Toronto Motion.*

*It is our understanding that the proposed agreement is for TRCA, in cooperation with its member municipalities, to include in its 2018 budget submission \$15M in capital funding towards establishing a Toronto Region Wildlife Rescue, Rehabilitation and Education Centre; a project under the Conservation Authorities Act.*

*It is our understanding that these funds are to be matching funds, and that Toronto Wildlife Centre, a partner in this project, is expected in turn to raise a minimum of \$10M cash and \$5M in-kind (donated goods and services) as its contribution; the \$10M to form an endowment fund for the operating costs of the new facility.*

*It is our understanding that other partners may include the Provincial and Federal Governments and other potential partners.*

*It is also our understanding that TWC will be able to maintain naming and recognition opportunities at the new facility in order to help secure community support for this project.*

Toronto Wildlife Centre (TWC) is a registered charity founded in 1992 by a small group of volunteers, who were concerned that there was no help for sick, injured or orphaned wildlife in the Toronto area. Led by TWC Executive Director Nathalie Karvonen, the group spent their first year running a basic wildlife hotline from a rented phone, and gathering resources to open a wildlife centre where wild animals could be admitted for rehabilitation. On March 28, 1993, the TWC opened its doors for the first time, and they have remained open ever since, 365 days a year.

Today, TWC is composed of an extremely diverse and experienced team of wildlife veterinarians, wildlife rehabilitators, animal rescue staff, wildlife hotline experts, and approximately 500 volunteers working in all areas of the centre, from wildlife care to carpentry to administration.

It is the only veterinary hospital and rehabilitation facility for sick, injured and orphaned wild animals in the Greater Toronto Area (GTA) and the busiest wildlife centre in Canada. Admitting approximately 5,000 patients each year representing over 270 unique species (including many species at risk) and helping tens of thousands more via an internationally admired wildlife emergency hotline and a myriad of public education initiatives, TWC is a leader in the field of wildlife rehabilitation.

TWC's main centre of operations is currently a 14,000 square foot facility located in Parc Downsview Park in Toronto. This facility is home to TWC's Wildlife Hotline office, a veterinary hospital, a variety of indoor wildlife rehabilitation enclosures, fundraising offices, oiled wildlife washing facilities, and outdoor caging. The lease currently expires in January, 2018. These premises are in poor condition and scheduled for demolition at the end of the lease. TWC also currently maintains a small outdoor rehabilitation and acclimatization facility in the Rouge National Urban Park.

The original proposal from TWC in 2012 was for the construction of a new 20,000 square foot facility. Since that time, Stanford Downey Architects Inc. has undertaken a review of TWC's operation during the design phase for the new facility and has determined, to meet the long term requirements of TWC, the new facility would include the following components: a proposed new two storey building and rescue workshop of approximate 4,853 square meters (52,235 square feet); renovation of the existing barn of approximate 517 square meters (5,565 square feet); renovation of the existing residential house of approximately 518 square meters (5,571 square feet); construction of a new 2 storey bulk storage shed of approximate 152 square meters (1,633 square feet); and construction of new outdoor animal enclosures.

Since approval of the resolution in 2012, TRCA staff has been assisting TWC in obtaining the necessary approvals to establish its new permanent location at 6461 Steeles Avenue East, within the Rouge National Urban Park. The main outstanding issue related to the approvals is the water supply to the facility. The existing residential house is serviced by a well, however, it doesn't appear to have the capacity to service the entire new facility. The closest City of Toronto watermain is located approximately 1 kilometre to the west. Extending the watermain to the site will be a significant cost and there are issues around the maintenance and operation of the system. Staff is currently working with City of Toronto and TWC to develop potential shorter term solutions for the water supply issue such as well(s) and reservoir(s) and longer term solution such as connection to municipal water either the City of Toronto or Regional Municipality of York.

TRCA lands located at 6461 Steeles Avenue, Toronto, consists of 67.91 acres of land, improved with a residential dwelling and outbuildings were acquired from Runnymede Development Corporation Limited in 2010. This parcel of land is included in the "Memorandum of Agreement Respecting the Assembly of Land for the Proposed Rouge National Urban Park" and scheduled to be transferred to Parks Canada. TWC has been using the residential dwelling for an intern residence since 2015.

## **RATIONALE**

Naturalization efforts by TRCA and our partners have enhanced the quality and quantity of open space and valley lands in proximity to development, which has re-introduced a number of species to these urban and urbanizing areas. With this increase in development in proximity to open

space, there has been a corresponding increase in conflicts between humans and wildlife. Supporting and assisting TWC with the development of a wildlife rescue, rehabilitation and education centre will allow for the mitigation of conflicts between humans and wildlife.

Since, TWC is a charitable organization and their operations are currently only supported by donations and in-kind gifts which will not be sufficient to support the capital requirement needed to move forward with the development of this permanent facility necessary to service the GTA, there is a need for Government funding support to assist TWC with their new facility.

## **FINANCIAL DETAILS**

Based on the current design as proposed by TWC, the costs including base building, design, and contingency would be in the \$20 million range. Not included in this estimate are consultants' fees; project and construction management; furniture and equipment; permits, development charges, approvals and legal fees; disbursements; testing and inspections; financing; moving expenses and HST. Staff also recommend creating a maintenance reserve/endowment fund in the \$10 million range to ensure that there is available budget to undertake a proactive operation, maintenance and replacement schedule based on the Project life cycle requirements.

It is proposed that staff enter into discussions with City of Toronto and the Regions of Durham, Peel and York (Participating Municipalities) staff related to including a request for special funding in their respective capital budgets for construction of a wildlife rescue, rehabilitation and education centre. Staff is recommending the Participating Municipalities contributions be based on the annual Modified Current Value Assessment (CVA) formula; which is subject to annual updating. Staff is also recommending this be an equal partnership between TWC and TRCA with TWC matching the Participating Municipalities contributions with donations of money and in kind services. TWC would also like to retain right for naming opportunities for the facility to offer to their donors.

Staff will also explore opportunities for other grant funding contributions and federal and provincial infrastructure funding programs. If successful, these funds would be used to offset the participating municipal contributions.

## **DETAILS OF WORK TO BE DONE**

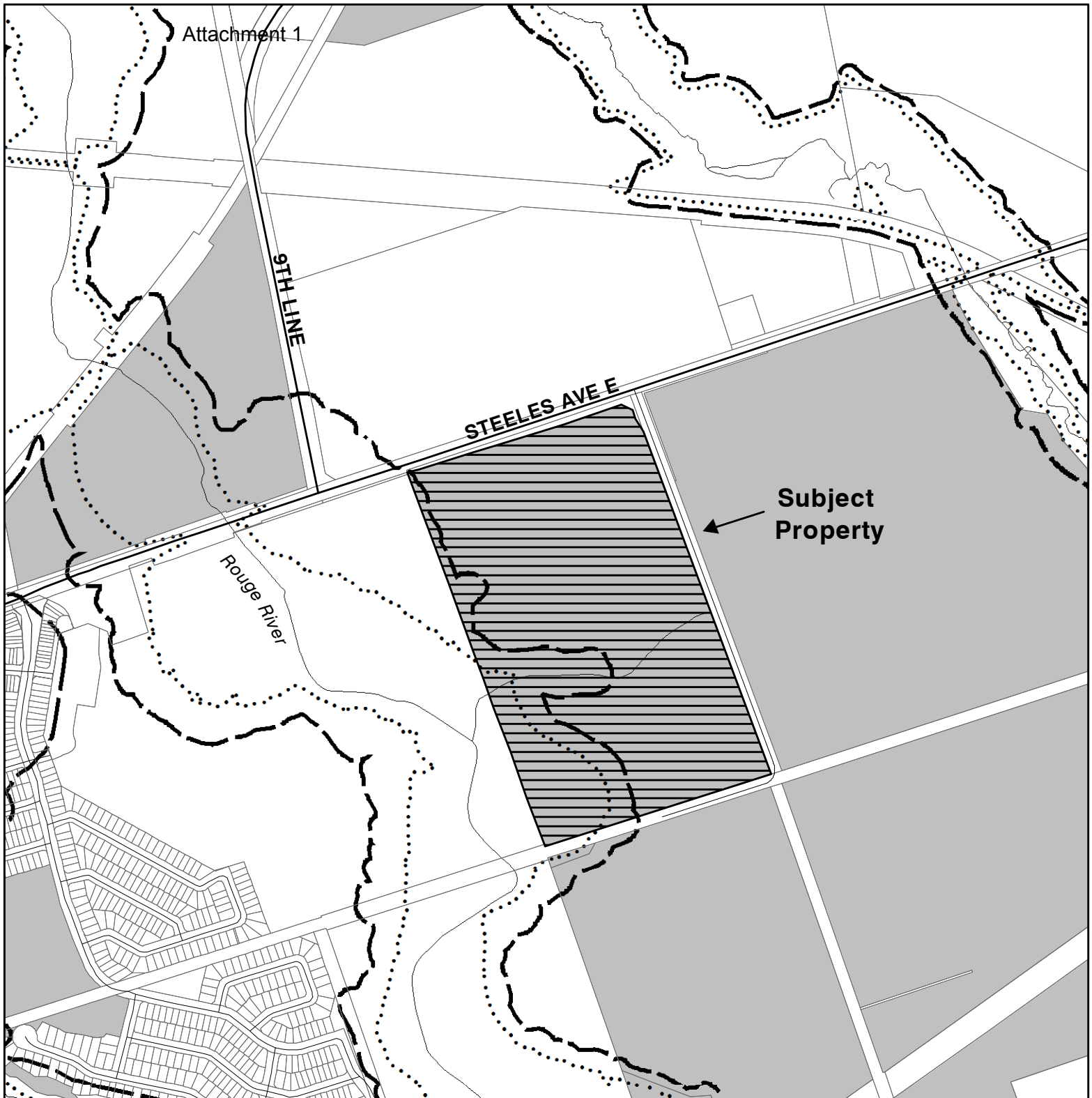
- Approach City of Toronto and the Regions of Durham, Peel and York for special funding support for the construction of a new wildlife facility in the Rouge National Urban Park.
- Work with TWC and the City of Toronto to resolve the water supply issue.
- Continue discussions with TWC and Parks Canada regarding the arrangement for utilization of the site for a wildlife rescue, rehabilitation and education centre.
- Explore other funding opportunities.
- Work with TWC to finalize design and construction costs of the facility.
- Determine whether TRCA or TWC will manage the construction of the facility.
- Work with TWC to determine who will be responsible for managing the maintenance reserve/endowment fund and how it will be managed.
- Work with TWC to develop a plan for naming opportunities for the facility.

**Report prepared by: Nadia Wells, extension 5859; Mike Fenning, extension 5223**

**Emails: [nwells@trca.on.ca](mailto:nwells@trca.on.ca), [mfenning@trca.on.ca](mailto:mfenning@trca.on.ca)**







**Date: May 9, 2017**

**Attachments: 2**



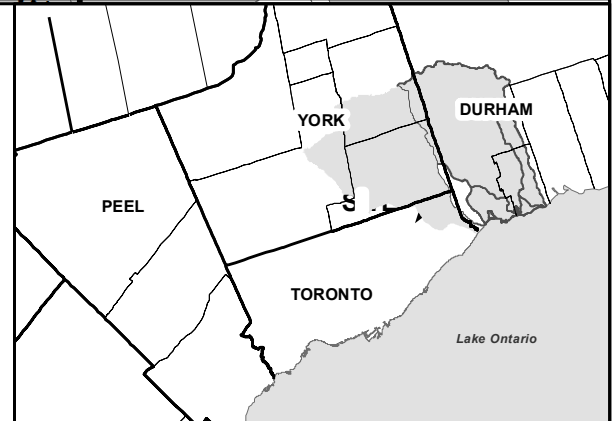
Subject Property

**Legend**

-  Subject Property
-  Watercourses
-  Floodline
-  Regulation Limit
-  TRCA Property
-  Parcel Assessment



0 200 400 Meters





- 1. New two storey building
- 2. New rescue workshop
- 3. New two storey bulk storage shed
- 4. Existing residential house
- 5. Existing barn