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**Board of Health**

November 27, 2001

**VIA FAX: (416) 263-3690**

Board of Governors  
Exhibition Place  
100 Princess Boulevard  
Toronto, Ontario  
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Dear Chair and Members:

The Board of Health, at its meeting on November 26, 2001, had before the enclosed report (November 23, 2001) from the Medical Officer of Health, seeking Board of Health endorsement of the recommendation that City Council authorize the use of a portion of a city-owned facility (the Horse Palace at Exhibition Place) for the purpose of establishing a South Region Animal Centre; advising of financial implications; and **recommending that:**

- (1) the Board of Health recommend that City Council authorize the use of a portion of the Horse Palace on the Exhibition Place grounds for the purposes of a South Region Animal Centre, including field services, shelter and adoption facilities, subject to terms and conditions approved by the Exhibition Place Board of Governors and the City;
- (2) this matter be dealt with by City Council as a time-sensitive item at its next meeting on December 4, 5 and 6, 2001;
- (3) this report be forwarded by the Board of Health Administrator to the Board of Governors of Exhibition Place for consideration at their November 30, 2001 meeting; and
- (4) the appropriate City officials be authorized and directed to take the necessary action

The Board of Health also had before it a communication (November 16, 2001) from Councillor Sutherland, addressed to the Mayor, Members of Council and the Board of Health, regarding the Toronto Humane Society.

The following persons appeared before the Board of Health in connection with the foregoing matter:

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- Tim Trow, President, Toronto Humane Society; and
- Councillor Paul Sutherland, Ward 33.

**Action:**

The Board of Health recommended to Council for its meeting on December 4, 2001, that:

- (1) City Council authorize the use of a portion of the Horse Palace on the Exhibition Place grounds for the purposes of a South Region Animal Centre, including field services, shelter and adoption facilities, subject to terms and conditions approved by the Exhibition Place Board of Governors and the City;
- (2) this matter be dealt with by City Council as a time-sensitive item at its next meeting on December 4, 5 and 6, 2001; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The attached report, together with the Board's action, is forwarded to the Board of Governors, Exhibition Place, for consideration at your meeting scheduled to be held on November 30, 2001.

Yours truly,

  
Secretary  
Board of Health

Y. Davies/jd  
Item No. 12

enclosure

- c. Medical Officer of Health
- Jane Speakman, Legal Services
- General Manager, Exhibition Place
- Councillor Paul Sutherland
- Tim Trow, President, Toronto Humane Society

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 **TORONTO STAFF REPORT**

November 23, 2001

To: Board of Health  
From: Dr. Sheela V. Basrur, Medical Officer of Health  
Subject: South Region Animal Centre at Exhibition Place

Purpose:

To seek Board of Health endorsement of the recommendation that City Council authorize the use of a portion of a city-owned facility (the Horse Palace at Exhibition Place) for the purpose of establishing a South Region Animal Centre.

Financial Implications:

No additional funds will be required for the 2002 Toronto Public Health Operating or Capital Budget to establish a South Region Animal Centre at Exhibition Place. Total start-up costs over two years (2002/2003) are estimated at \$750.0 thousand for leasehold improvements plus \$75.0 thousand (10%) for Facilities and Real Estate management fees. These one-time start-up costs will be covered from pre-approved capital transition funds for Animal Services, the transfer of funds for leased Animal Services office space at 19 River Street, and from animal adoption revenues. All operating costs during the start-up phase can be covered within the existing Animal Services operating budget with no net impact to the City. Net operating savings of at least \$200 thousand are expected to accrue after completion of the start-up phase, i.e. starting in 2004 and beyond.

The Chief Financial Officer and Treasurer has reviewed this report and concurs with the financial impact statement.

Recommendations:

It is recommended that:

- (1) the Board of Health recommend that City Council authorize the use of a portion of the Horse Palace on the Exhibition Place grounds for the purposes of a South Region Animal Centre, including field services, shelter and adoption facilities, subject to terms and conditions approved by the Exhibition Place Board of Governors and the City;

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- (2) this matter be dealt with by City Council as a time-sensitive item at its next meeting on December 4, 5 and 6, 2001;
- (3) this report be forwarded by the Board of Health Administrator to the Board of Governors of Exhibition Place for consideration at their November 30, 2001 meeting; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

Prior to amalgamation, the delivery of Animal Services was handled individually by each of the former municipalities. All of the six municipalities directly delivered field services including by-law enforcement. Five of the six municipalities provided animal sheltering in a municipal facility, while the former City of Toronto contracted the sheltering of animals to the Toronto Humane Society (THS). At the time of amalgamation, the THS received \$726 thousand per year and kept all revenues for claims, adoptions, and owner surrendered animals, revenues which the THS reported to be in excess of \$500 thousand. In April 2000, City Council approved an additional \$50 thousand for the THS, bringing the total contract fee to \$776 thousand.

On February 2, 2001, the Medical Officer of Health received a copy of a THS letter to the Mayor's Office, indicating that the THS required a 35% increase in their contract fee for a total of \$1,050 thousand per year.

At its March 6, 7 and 8<sup>th</sup>, 2001 meeting, City Council voted to terminate the Toronto Humane Society (THS) contract for south region animal sheltering beginning April 1, 2001. This left most of the former City of Toronto (South Region) without a readily accessible animal shelter. The City, through Toronto Animal Services (TAS) immediately implemented an interim plan to transfer south region animals to existing city shelters. The transition period was planned and conducted with the full cooperation of Toronto Humane Society staff.

At its April 6, 2001, meeting, Budget Advisory Committee (BAC) recommended that 2001 net funding for south region animal sheltering services remain at 2000 levels (i.e. \$776,000 net). BAC also directed the Medical Officer of Health to present a business case to Council through the Policy and Finance Committee if any additional net capital or operating funds would be required to establish animal sheltering services for the South Region.

Comments:

The interim plan to shelter animals from the South Region in animal centres elsewhere in the City has been managed through the installation of additional cages and kennels in these facilities along with the temporary closing of City-operated sterilization clinics. This situation is inefficient for staff and South Region residents and is unsustainable in the long term. TAS has therefore put considerable effort into finding a suitable location for a south region animal centre that can be operated within the existing funds available

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and which can be fully operational by May 2002 when the peak animal intake period begins.

At the end of September 2001 after a lengthy search, the City's Facilities and Real Estate Division identified the Horse Palace at Exhibition Place as a suitable City-owned location that could be modified to meet all of the functional criteria for an Animal Centre.

Exhibition Place has offered this space to the TAS for a rental price of \$1 per year, plus \$105,000 per year for parking, security and building maintenance. One-time construction costs (primarily for drainage and ventilation) will total approximately \$750,000 plus another 10% for management fees pursuant to Facilities and Real Estate policy, for a total start-up cost of about \$825,000. The City has already invested about \$200,000 for cages and temporary kenneling which can be relocated to this site. Start-up costs can be accommodated entirely within the existing capital and operating budgets assigned to TAS with no net impact to the City. Start-up will end in 2003, at which point the City should realize net savings of at least \$200,000.

This location offers excellent public access and ample parking is conveniently located nearby. Signage to direct users to the animal shelter will be required and will be designed in concert with all interested parties to ensure consistency with the architecture and culture of Exhibition Place. Establishing such a city-owned facility will enable long-term stability for TAS and will ensure consistent field and shelter services across the City. It will also enable City funds to be retained within the broader municipal sector.

Exhibition Place has a long history of promoting the relationship between humans and animals. This includes the Royal Winter Fair, the Retriever Trials at the Sportsman Show and the "Super Dogs" at the Canadian National Exhibition. Toronto Animal Services has participated in the Royal Winter Fair and the Animal Expo for a number of years. There is great potential for TAS to participate more in Exhibition Place and CNE activities. The TAS presence on site plus participation in Exhibition Place events will contribute to the public enjoyment and culture of Exhibition Place. The conversion of a portion of the Horse Palace for a south region animal centre is an appropriate use of city-owned space. Exhibition Place and CNE staff are enthusiastic about the Animal Centre being located at the site.

City of Toronto Act, 1997, section 61 (2)(e) states that Exhibition Place shall be used for (a) parks and exhibition purposes; (b) for the purposes of trade centres and trade and agricultural fairs such as, but not limited to, the annual Canadian National Exhibition and Royal Agricultural Winter Fair; (c) for displays, agricultural activities, sporting events, athletic contests, public entertainments and meetings; (d) for highway, electrical transmission or public utility purposes; (e) for any other purpose that the council may approve. Hence, Council approval is required for use of this space as an animal centre.

Corporate Facilities and Real Estate has negotiated a lease with Exhibition Place, which will be finalized upon Council approval of the use of the space as an animal centre. In order for the facility to be operational by the peak animal breeding season in Spring 2002, it is crucial that Council consideration of this matter occurs at its December 4,5,6 2001 meeting.

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Conclusions:

Establishing a South Region Animal Centre at the Horse Palace in Exhibition Place, a city-owned facility, will provide much needed, long-term stability for Toronto Animal Services and will consolidate a mutually beneficial partnership between Exhibition Place and TAS. The Horse Palace meets all the required criteria for shelter and field services for the south region. It will also enable the integrated delivery of both field and shelter services to the public at this location and will keep the City's funds within the broader municipal sector.

Exhibition Place has offered this space to the TAS for a rental price of \$1 per year, plus \$105,000 per year for parking, security and building maintenance. One-time construction costs will total approximately \$750,000 plus another 10% for management fees pursuant to Facilities and Real Estate policy, for a total start-up cost of about \$825,000. The City has already invested about \$200,000 for cages and temporary kenneling which can be relocated to this site. Start-up costs will be covered by pre-approved capital transition funds, additional adoption revenues and the transfer of funds for leased premises at 19 River Street. Ongoing operating costs can be accommodated entirely within the existing TAS operating budget with no net impact to the City during the start-up phase and with a net savings to the City of at least \$200,000 from 2004 onwards.

The Board of Governors of Exhibition Place will consider this proposal at its November 30<sup>th</sup> 2001 meeting. Corporate Facilities and Real Estate has negotiated a lease with Exhibition Place to be signed off once Council approval has been obtained.

Contact:

Mary Graham,  
Director, Support Services  
416-392-7467



Dr. Sheela V. Basrur  
Medical Officer of Health

List of Attachments:

Attachment 1: Financial Details for Start-up and Ongoing Operating Costs