

--	--

<b>TO:</b>	<b>CHAIR AND MEMBERS Community and Protective Services Meeting on October 18th, 2016</b>
<b>FROM:</b>	<b>G. KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>CITY OF LONDON CAT ADOPTION CENTRE</b>

<b>RECOMMENDATION</b>
-----------------------

That on the Recommendation of the Managing Director, Development & Compliance Services and the Chief Building Official, the following actions BE TAKEN:

- (a) staff BE DIRECTED to proceed with the renovations to complete the Cat Adoption Centre at an estimated cost of \$274,000; and
- (b) the financing for the Cat Adoption Centre project BE APPROVED as set out in the Sources of Financing Report attached hereto as Appendix "A".

<b>BACKGROUND</b>
-------------------

**Municipal Council, at its meeting held on April 28, 2015 resolved:**

*That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with the concurrence of the Managing Director, Development Services and Chief Building Official, on the advice of the Manager of Realty Services, the following actions be taken with respect to the property located at 756 Windermere Road, further described as Part Lot 13, Concession 4, containing an area of approximately 1.02 acres, as shown on the attached location map, for the purpose of establishing a cat adoption center.*

*a) the offer submitted by Nora Marlene Worrall to sell the subject property to the City, BE ACCEPTED subject to the following condition:*

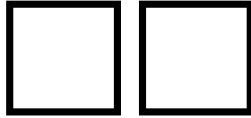
*i) the City having thirty (30) days from the date of acceptance of this agreement to satisfy itself in its sole and absolute discretion as to the soil and environmental condition of the subject property; and*

*b) the financing for this acquisition BE APPROVED as set out in the Sources of Financing Report attached hereto as Appendix "A".*

**DEVELOPMENT, DESIGN AND IMPLEMENTATION FINANCIAL SUMMARY**

Following the Council resolution of December 17, 2013 whereby Council approved enhanced animal care strategies, including the one-time capital cost of \$400,000 for the purchase of a mobile building and the equipment to open a cat adoption centre, Civic Administration started pursuing a City site to situate a mobile unit to house the proposed cat adoption centre. Various sites were considered however the only one that became available was located within a residential area where public access and public exposure was extremely low.

In March of 2015 a property became available for purchase near the intersection of Windermere Rd. and Adelaide St. North. This property contained a residential home



and a small barn situated on an acre of land. The proximity to the intersection of Windermere Rd. and Adelaide St. North made the property very desirable, being very close to two public transit stops and located on and adjacent to high volume streets. With Council approval as per the resolution of April 28, 2015, the land acquisition of 756 Windermere Rd. took place in May of 2015 resulting in an expenditure of \$235,000.

At 756 Windermere Rd., prior to any site alterations of the land and retrofitting of the building, it was necessary to retain an Architectural Consultant, and obtain a land survey, an Environmental Site Assessment Report, and a Structural Site Review. In this predevelopment phase the associated expenditures amounted to approximately \$60,000.

In the Property Acquisition Report of April 2015 preliminary renovation estimates had been provided and were considered in the context of the future use of the site and its respective improvements. The approximate renovation evaluation was \$225,000 which would include all necessary upgrades to comply with the Ontario Building Code, FADS, AODA and site plan requirements. In 2016 and 2017 staff should anticipate that current quotations for renovation services will come in somewhat higher due to inflation rates.

Since the April 2015 report, it has been determined that additional site works are required which will include landscaping, additional parking, and a garbage storage and collection area.

The total renovation costs for the Cat Adoption Centre are now estimated to be \$274,000. The Cat Adoption Centre capital project has \$104,840 uncommitted funds. However, there is \$169,160 in the operating budget for the Cat Adoption Centre operating contract. None of these funds can be expended until the adoption centre is operational. As such Civic Administration proposes the one-time transfer of the \$169,160 operating budget to the Cat Adoption capital account GG1530 to complete the project. Civic Administration anticipates that the Cat Adoption Centre contract will commence in early 2017 and the allocated 2017 operating funds will be spent.

<b>CONCLUSION</b>
-------------------

On December 17, 2013 Municipal Council resolved that the following enhanced animal care strategies be endorsed, an enhanced model of animal care focusing on implementing a City Cat Adoption Centre. Further Municipal Council added that the first principle of “no kill” and an open shelter policy, with continuous improvement to obtain a live release of 90% by no later than year 4 of the contract be adopted as the City’s goal for moving towards an animal welfare model focusing on animal care.

The completion of the Cat Adoption Centre project and commencement of the contract will allow this enhanced animal care strategy to be realised. Therefore staff recommends the one-time transfer of the \$169,160 operating budget to the Cat Adoption capital account GG1530 to complete the project.

--	--

**ACKNOWLEDGEMENTS**

This report was prepared with assistance from Laurie Green, Financial Business Administrator and Alan Dunbar, Manager, Financial Planning & Policy.

<b>PREPARED BY:</b>	<b>RECOMMENDED BY:</b>
<b>H. CHAPMAN, MANAGER MUNICIPAL LAW ENFORCEMENT SERVICES</b>	<b>G. KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>