

Date: 2022-11-07

Subject: **Brampton Animal Shelter – Recommended Site Selection**

Contact: **Alex Burgos**, Acting Project Manager, Building, Design and Construction

Report Number: Public Works & Engineering-2022-970

Recommendations:

1. That the report titled: **Update – Brampton Animal Shelter – Recommended Site Selection - Ward 2**, to the Committee of Council meeting of November 23, 2022 be received; and
2. That Council direct staff to build the new Animal Shelter on City owned lands at the preferred site located at White Spruce Park – 10302 Heart Lake Road and direct staff to proceed with due diligence investigations and consultations before establishing a full project scope and budget for design and construction.

Overview:

- On July 7, 2021, Council directed staff to use the funds approved to replace the existing Animal Shelter at 475 & 485 Chrysler Drive, to build a 25,000 square foot building at an alternate site, and directed staff to conduct a search for potential alternate locations.
- Staff requested \$3.5M in the 2023 Capital Budget to procure consulting services to design the new facility at a location to be approved by Council.
- BDC worked collaboratively with stakeholders across the City to determine alternate sites and ensure that the programming needs of Animal Services were met, while maintaining the ongoing operations at the existing facility and avoiding any lengthy shutdowns.
- BDC staff investigated and assessed multiple options for the location of the new Animal Shelter and following extensive consultation with City staff and external stakeholders, staff recommend a new centrally located site for the new Animal Shelter.

- The preferred location is at 10302 Heart Lake Road near White Spruce Park, south of Sandalwood Parkway

Background:

The existing Animal Shelter facility is approximately 8,500 square feet in size and was built in 1998 when Brampton's population was approximately 301,000 people. Animal Services has since grown to occupy the adjacent 6,400 square foot former Enforcement building as administrative office space. As such, Animal Services now currently occupies both buildings which equates to a combined area of about 15,000 square feet.

The City's population is currently approximately 635,000 people and is projected to grow to approximately 665,000 by 2026. Therefore, the existing facility does not meet either the current or the projected future needs of Brampton residents.

The project will provide a new state-of-the-art Animal Services facility to meet the current needs of the City and support its future growth. The proposed 25,000 square foot facility will provide much needed programming spaces including but not limited to areas for; an animal shelter, animal clinic and operating room, public outreach and training center, outdoor kennels, outdoor enclosed dog runs for exercise, animal splash pad, staff and visitor parking, site amenities, administration, and landscaping.

The project initially considered replacing the current Animal Shelter at the existing site, while maintaining and keeping the facility operational and accessible to the public throughout construction of the new building. However, after consulting with Animal Services and other stakeholders and evaluating the pros and cons of this approach it became evident that this was not practical and may result in unacceptable disruptions and risks to the facility operations and patrons.

Current Situation:

With the assistance of GIS and Realty, BDC conducted a thorough search of City-owned lands suitable for the proposed new facility. Amongst the many sites investigated include:

- The existing Animal Shelter facility at 475 & 485 Chrysler Drive,
- Parkland at White Spruce Park at 10302 Heart Lake Road,
- Industrial land at 252 Clarence Street,
- 1030 Williams Parkway East,
- Commercial land at 2830 Queen St. E. and Steeles Ave and Heritage Road,
- Open space land at Dixie Road and Highway 407,
- The CAA lands at 7575 Kennedy Road South,
- The Siemens lands at 2719 Bovaird Drive, and,
- The FCCC campus.

Staff also investigated non-City-owned lands including, 9381 McLaughlin Road N.

Staff established selection criteria to assess each of the short-listed parcels. The criteria included:

- Parcel Size – to be at least 2.6 acres in size to meet the facility's functional needs,
- Distance from Existing and Planned Residential Areas - prefer locations 150 meters or more from residential areas due to potential noise impact from animals,
- Close to an existing dog park – to be within five km from an existing off-leash dog park or be large enough to build a new five acre off-leash dog park on site,
- Well Connected – be easily accessed by major arterial roads or highways,
- Servicing – prefer locations serviced by infrastructure on municipal roads,
- Buildability – prefer locations not impacted by conservation authority jurisdiction,
- City Owned – to avoid cost and delay of land acquisition,
- Other Factors – impacts on existing land use and programming.

Five parcels were shortlisted based on the aforementioned criteria, however, only two of the five sites adequately address the service and programming needs of the new Animal Shelter (see Appendix A) in addition to the above noted criteria.

The two sites are:

- White Spruce Park at 10302 Heart Lake Road, and,
- 1030 Williams Parkway East (Bramalea Ltd. Community Park).

The 1030 Williams Parkway East site has many positive attributes however, after a detailed review with internal stakeholders and considering the concerns of external stakeholders it was rejected for the following reasons:

- The site is too close to Highway 410 and would require MTO permits
- A new signalized intersection would be required to access the site and would result in unacceptable vehicle queuing on Williams Parkway.
- The new signalized intersection would be too close to an existing signalized intersection at Williams Parkway East and Highway 410,
- The site is in close proximity (less than 150 m) to an existing secondary school.

By contrast, the White Spruce Park site, at 10302 Heart Lake Road., is centrally located in the City and is less than one km from Highway 410 and has none of the encumbrances noted above for the 1030 Williams Parkway Site. The site also has an existing off-leash dog park which would support and complement the animal shelter services and operations. The site is also less than 7.5 km from the existing Animal Shelter facility, which would make moving to the new facility easier.

A preliminary site analysis (see Appendix B) suggests that the site can accommodate the planned building, staff and visitor parking, and the required programming and servicing areas. It is anticipated that any potential disruptions to nearby residents from noise

sources including barking dogs could be mitigated through building design or by enhancements to the existing berm along Heart Lake Road, which acts as a natural sound buffer, or by increasing the setback of the future building. In addition, existing residential homes are more than 155 m away and this would also reduce the reach of noise at these residences.

Removal of an existing underutilized baseball diamond and some minor adjustment to an existing Frisbee Disc course will be required to accommodate the new Animal Shelter at this location. Staff do not anticipate any difficulty in accomplishing this.

Building the new Animal Shelter at this location would also avoid the cost of operating two Animal Shelters, and once the new facility is completed, the existing facility can be repurposed for other uses by the City or disposed to offset the cost of the new facility.

Staff is seeking Council's direction to build the proposed new facility at 10302 Heart Lake Road and further to direct staff to begin the required due diligence work including but not limited to site surveys, environmental site assessment, geotechnical, archaeological, traffic and other technical studies. Staff will also continue to consult with stakeholders for further input to the project.

Corporate Implications:

Financial Implications:

There are no direct financial implications resulting from recommendations in this report as utilizing City owned lands implies that there would be no land acquisition cost associated with the project. Subject to council approval, staff has requested \$3.5M in the 2023 Capital Budget to procure consulting services to design the new facility at a location to be approved by Council.

Other Implications:

None

Term of Council Priorities:

The proposed Animal Shelter project supports:

A **City of Opportunities**, by building a state-of-the-art Animal Shelter, Brampton will be at the forefront of providing high quality animal services to residents and will serve as a model for future Animal Services facilities in Ontario.

A **Green City**, by incorporating the latest technology in sustainable design and engaging the public, conservation authorities and other groups to prioritize animal welfare, environmental stewardship and natural wildlife in Brampton.

Conclusion:

The current Animal Shelter was built nearly twenty-five years ago, serving half the population of today and is now consistently at capacity and functionally obsolete. It no longer adequately meets the service demands of Brampton residents. Beyond out-growing the existing building, the COVID-19 pandemic resulted in new health and safety protocols that the existing building cannot presently accommodate.

Should a new Animal shelter not be built, the City’s ability to deliver high quality animal care services to residents will be put at risk.

Building a new state-of-the-art Animal Shelter facility at White Spruce Park at 10302 Heart Lake Road., will provide the City with a highly visible, easily accessible and centralized location to meet the current and future needs of Brampton residents.

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Attachments:

Appendix A: Site Selection Criteria Scoring Matrix

Appendix B: New Facility Preliminary Site Capacity Analysis – Preferred Site