




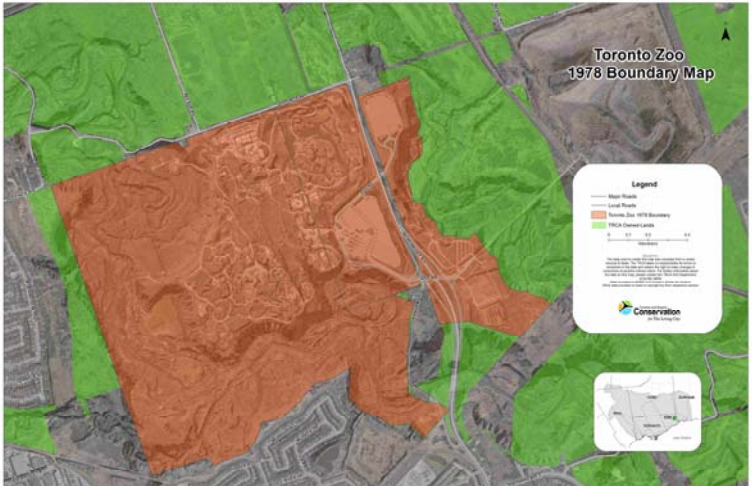
UPDATED TRIPARTITE AGREEMENT

Brandon Hester
Senior Property Agent
Property and Risk Management
May 25, 2018



Current Zoo Boundary, 1978 Map



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Background On Toronto Zoo Leased-land

- The tripartite agreement signed in 1978 has been in place for 40 years for the operation, management and maintenance of the Toronto Zoo on TRCA and City of Toronto owned-lands.
- The tripartite agreement includes 287 hectares of land (710 acres). Of that, approximately 40 hectares (100 acres) is owned by the City of Toronto and comprises the main parking lot and front entrance area. The balance of the Toronto Zoo managed lands is owned by TRCA.
- TRCA also rents to the Toronto Zoo a small parcel of land and barn on the north side of Old Finch Avenue, west of Meadowvale Road on an annual basis.

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Why is an Update to the Tripartite Agreement Required?

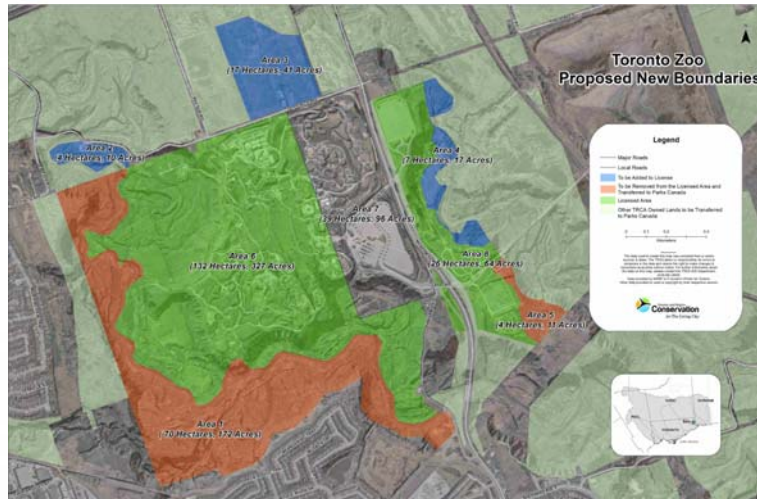
- TRCA is in receipt of a request from City of Toronto Council and Toronto Zoo Board to update the tripartite agreement and the boundaries of the Toronto Zoo
- TRCA owned-lands not included in the boundary to the Toronto Zoo will be transferred to Parks Canada for Rouge National Urban Park (RNUP) purposes

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Proposed Zoo Boundary, April 6, 2018



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Area 1 - Concerns

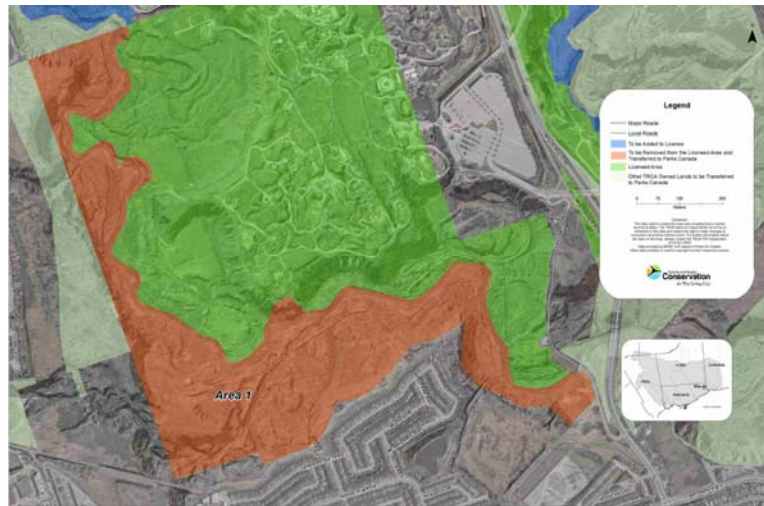
- Interest in understanding the impact on land uses and the functions of the RNUP associated with the removal of the lands west and south of the zoo from the tripartite agreement.
- Will this introduce new users into environmentally sensitive sections of the Rouge?

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Area 1 - Map



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Area 1 – Resolutions

- ✓ PC has concluded that there is no opportunity for a public trail in this area because of the topography. The area will remain substantially in its current state, with added enforcement by PC to reduce the current unauthorized access.

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Area 2 - Concerns

- Why does the Zoo require the Finch Meander to be added to the tripartite agreement, can it not be included in RNUP?

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Area 2 – Map



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Area 2 - Resolutions

- ✓ The zoo requires access to these lands to allow the Zoo to enforce the Trespass to Property Act for protection of the Zoo facilities and animals. After extensive discussion, the Zoo has agreed that these lands can be transferred to PC subject to PC entering into a lease or license with the Zoo.



Area 3 - Concerns

- What are the impacts on the core area and on flora and fauna corridors?



Area 3 - Map



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Area 3 - Resolutions

- ✓ It is recommended that Area 3 be retained as TRCA-owned land licensed to the Zoo for the breeding program subject to restrictive use.
- ✓ It is recommended that the browse garden use be removed from Area 3.
- ✓ New clauses added to agreement to restrict proposed Zoo browse use in this area and to limit areas of site where Zoo can pursue breeding facility recognizing required municipal approvals process.

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Area 4 - Concerns

- Should the tripartite agreement area on the east side of Meadowvale Road only include lands above top of bank and not extend into the Little Rouge Corridor?

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Area 4 - Map



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Area 4 - Resolutions

- ✓ It is proposed that these lands be added into the tripartite agreement and be licensed to the Zoo.

- ✓ The limit of this parcel was established with a minimum 5 metre buffer from the water's edge. This limit allows PC to undertake enforcement on the east side of the river as well as the river itself while continuing to allow the Zoo to enforce the Trespass to Property Act for protection of the Zoo facilities including Valley Halla.

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Area 5 - Concerns

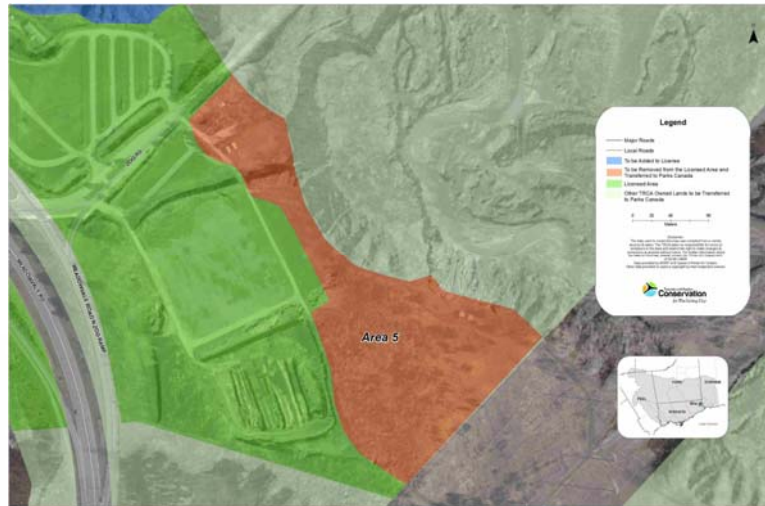
- Rouge Valley Conservation Centre- The RVF would like certainty on their continued use of the Pearce House and greater consideration of their operational issues.

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Area 5 - Map



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Area 5 - Resolutions

- ✓ It is proposed that these lands be removed from the tripartite agreement and be transferred to PC.
- ✓ PC has agreed to enter into a MOU with RVF for the continued use of the facility.

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Additional Questions / Concerns

Concern:

- Who should be responsible for the Valley Halla restoration and what uses should be permitted to ensure its longevity?
- Parks Canada are inheriting 114 historic buildings throughout the Park and are concerned that the Valley Halla site would add to the current list of built cultural resources requiring investment and recapitalization work to undertake in the RNUP.

Resolution:

- ✓ The Zoo has spent significant funds maintaining Valley Halla over the years, and is currently renovating the building for use by the new Zoo Foundation fundraising entity.
- ✓ It is recommended that a clause be added to the tripartite agreement to ensure that Valley Halla is restored and maintained in a condition that protects the heritage value of the buildings.

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Additional Questions / Concerns

Concern:

- Should Parking Lot 3 be in the RNUP?

Resolution:

- ✓ The Zoo regularly requires this area for overflow parking on busy days. Transferring this area to the RNUP would take the parking lots out of the Zoo's control, potentially constraining Zoo operations and impacting attendance.

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Additional Questions / Concerns

Concern:

- The lack of understanding on tripartite agreement versus the shared use facility design and location and what are the impacts tripartite agreement on the shared use facility?

Resolution:

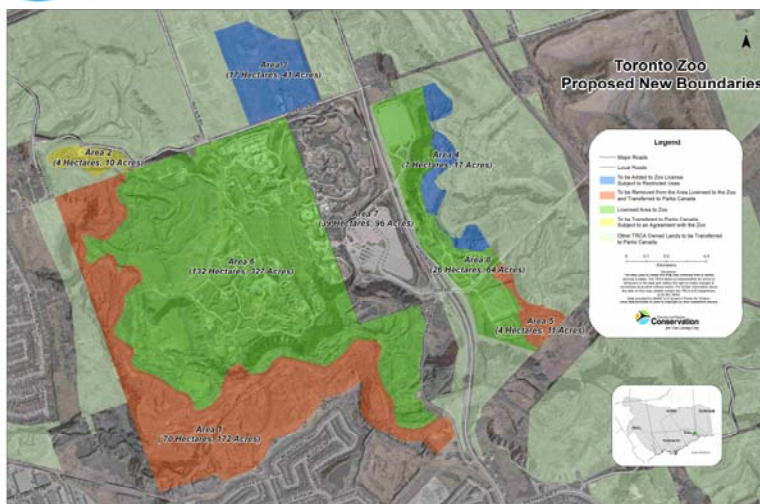
- ✓ Parks Canada will continue to collaborate with partners and engage with stakeholders regarding the proposed location for a shared orientation and education facility.
- ✓ Finalizing the tripartite agreement at this time **does not** preclude locating all or a portion of the shared use facility on the east side of Meadowvale Road. It also does not preclude future amendment to the Zoo boundary. It is recommended that a clause be added to the tripartite agreement that the parties agree to amend the boundary at a future date to accommodate the outcome of the PC led planning process for the shared orientation and education facility.

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Proposed Zoo Boundary, May 25, 2018



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Future Proposed New Boundary



Conclusion

Based on our consultation with stakeholders these are the additional recommendations proposed to address stakeholders concerns:

1. Removal of the Finch Meander from the lands to be added to the tripartite agreement subject to Parks Canada entering into **an agreement a lease or license** with the Toronto Zoo for **enforcement the Finch Meander area south of Old Finch Avenue**;
2. Removal of the browse garden use from the lands being added to the tripartite agreement north of Finch Avenue;
3. Any development proposed on the lands north of Finch Avenue be restricted to the areas highlighted in blue on the attached map 2 with the access to the conservation breeding facility highlighted in red on map 2 and be subject to City of Toronto approval processes;
4. That the tripartite agreement be amended so that the clause relating to TRCA and PC staff being allowed access to the lands as required in order to undertake environmental monitoring and restoration activities also apply to lands on the east side of Meadowvale Road;
5. That a clause be added to the tripartite agreement to ensure that Valley Halla is restored and maintained in a condition that protects the heritage value of the buildings **subject to Toronto Zoo Board approval**;
6. That a clause be added to the tripartite agreement that the parties agree to amend the boundary at a future date to accommodate the outcome of **PC** process for determining the ultimate location of the orientation and education facility **subject to PC and Toronto Zoo Board approvals**;
7. That a clause be added to the tripartite agreement to ensure cooperation on requests to PC and other bodies to support the restoration and maintenance of built heritage assets in the RNUP including but not limited to Valley Halla and the Pearce House.

