

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Meeting #1/20, Friday, March 13, 2020

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **TORONTO ZOO TRIPARTITE AGREEMENT**
Status Update

KEY ISSUE

Update on discussions with the Toronto Zoo, City of Toronto and Parks Canada relating to the Tripartite Agreement and required work by Parks Canada, City of Toronto and other partners to finalize the Tripartite Agreement and facilitate the design of the Rouge Gateway and Welcome Centre for the Rouge National Urban Park in the City of Toronto.

RECOMMENDATION

THAT the staff report providing an update on discussions with the Toronto Zoo, City of Toronto and Parks Canada relating to the Tripartite Agreement and other Zoo related matters be received;

AND FURTHER THAT the requirement to report back annually on the state of the Tripartite Agreement be rescinded and that staff be directed to report back once the Tripartite Agreement has been finalized.

BACKGROUND AND RATIONALE

At Authority Meeting #5/18, held on June 22, 2018, amended Resolution #A86/18 was approved, in part, as follows:

...THAT staff report back annually on the state of the Tripartite Agreement;

THAT staff report back to a future Executive Committee meeting within the next year on the status of the Tripartite Agreement and the PC lead process for determining the ultimate location of an orientation and education facility;...

Tripartite Agreement – Update

Toronto Zoo, City of Toronto, Parks Canada (PC) and TRCA staff have worked to resolve the outstanding matters preventing the execution of the Tripartite Agreement. The following is an update on those matters (see attachment 1):

- 1.1 Finch Meander (Area 2): The Zoo and PC have resolved the issues around the Finch Meander through a Memorandum of Understanding (MOU).
- 1.2 Browse: The Zoo and PC have resolved the matter through a long term lease at an alternate location that was suitable to both the Zoo and PC.
- 1.3 Development north of Finch (Area 3): This matter has been resolved through the draft Tripartite Agreement restricting breeding facility development north of Finch Avenue.
- 1.4 Written notice: This matter has been resolved through the draft Tripartite Agreement being amended to provide access to the lands north of Finch (Area 3) and east of Meadowvale (Area 4 & Area 8) subject to TRCA and PC staff providing the Zoo with 48 hours written notice.
- 1.5 Protection of the Heritage Value of Valley Halla (Area 8): This matter has been resolved through the draft Tripartite Agreement being amended to include a condition that the Zoo

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manage historically significant buildings, structures and facilities in a manner that protects and promotes heritage value and to actively facilitate appropriate levels of community access.

- 1.6 Pearse House: This matter is not yet resolved. With the location of the Rouge Gateway and Welcome Centre impacting the lease for the Pearse House, Rouge Valley Foundation (RVF) has been engaged in ongoing discussions by Toronto Zoo, City of Toronto, TRCA and PC staff in order to ensure that RVF can continue to operate in substantially the same manner. TRCA staff has apprised PC staff of the community interest in resolving the issue.
- 1.7 Zoo Road: This matter is not yet resolved. With the location of the Rouge Gateway and Welcome Centre now being more certain, the City of Toronto has raised concerns over ownership of Zoo Road. In a letter dated February 24, 2020 (see attachment 2), the City Manager has requested that TRCA delay transfer of the portion of lands containing the access road that runs east-west from Meadowvale Road to the CNR tracks, until such time as all parties have given full consideration of the interest and shared opportunities for the use of the access road. TRCA staff feel this request is reasonable and have acceded to the City's request. However, this process involving all parties will delay transfer of the portion of lands surrounding Zoo Road until this issue is resolved. The City of Toronto has been engaged in ongoing discussions with PC, Zoo and TRCA staff in order to determine the appropriate owner of Zoo Road and any required easements.

Staff at Toronto Zoo, City of Toronto, PC and TRCA have committed to work towards executing the Tripartite Agreement by June 30, 2020. It is not anticipated that this objective will be impacted by the timing of the resolution of items 1.6 and 1.7.

Rouge Gateway and Welcome Centre – Update

TRCA staff has worked with PC, City of Toronto and Toronto Zoo staff to define PC's land requirements for the Rouge Gateway and Welcome Centre ultimately deciding upon Zoo Parking Lot #4 (see attachments 3 & 4). These lands will be removed from the Tripartite Agreement and transferred to PC. This effort considered Toronto Zoo and City of Toronto operational needs, the potential negative financial and operational impacts to the existing Zoo parking requirements arising from locating the facility in this area currently leased to the Toronto Zoo.

TRCA will also be reviewing the proposed design of the PC facility to determine opportunities for the implementation of habitat restoration measures, accessibility improvements, other sustainability measures and to advise on the project's consistency with TRCA's Living City Policies. TRCA staff are also interested in working with PC to determine if TRCA programming including education, training and outreach, including recognition of the Meadoway Project, which connects Rouge Park to the broader TRCA Regional Trail Strategy system in Toronto and Durham, could be incorporated into the design and operations of the future Gateway, Learning and Welcome Facility.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategies set forth in the TRCA 2013-2022 Strategic Plan:

Strategy 4 – Create complete communities that integrate nature and the built environment
Strategy 7 – Build partnerships and new business models

WORK TO BE DONE

TRCA staff will continue to work with all parties to execute the Tripartite Agreement, including resolving matters around Zoo Road so as to facilitate the timely transfer of lands to PC for the RNUP currently subject to the signing of the Tripartite Agreement. TRCA will continue to encourage PC staff to work with the RVF to resolve lease matters around the Pearse House.

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Date: February 14, 2020

Attachments: 3

Attachment 1: Toronto Zoo Land Transfer Study Map

Attachment 2: City of Toronto Letter - City Manager's Request

Attachment 3: Welcome Centre Map

Attachment 4: Welcome Centre Orthophoto