

To: Board of Management

From: Chief Executive Officer

Subject: **FRONT ENTRANCE AND CONSERVATION CAMPUS PROJECT**

Date: 2020-07-10

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**SUMMARY:**

This report describes a major capital project currently being planned that revitalizes the Zoo's front entrance and transforms the space into a conservation campus/community hub. The project will modernize the Toronto Zoo, consistent with the objectives of the recently approved Strategic Plan and our commitment to better collaborating with our community. The project has capital funding in place from the City of Toronto and institutional partners are engaged and are anticipated to support the initiative, sharing their expertise and bringing additional funding.

**RECOMMENDATIONS:**

**It is recommended that the Board of Management of the Toronto Zoo:**

- 1. Endorse the Conservation Campus Concept Plan, attached as Attachment 3 to this report, and authorize the Chief Executive Officer to engage in discussions with other partners regarding their capital contribution and the operating model for the facility.**
- 2. Direct the Chief Executive Officer to report back on the progress of the discussions and agreement terms.**

**FINANCIAL IMPACT:**

This is a major capital project which will be constructed in two phases. The Zoo, through its standard capital funding process has allocated just under \$21 million in funding for the design and construction of the first phase over the next few years. The partners in this project will support the initiative by providing additional funding and resources required to increase the impact of this project. The second phase, once more developed, will be subject to future capital funding requests. The Toronto Wildlife Conservancy will have a role in generating additional capital support for the project.

**COMMENTS:****Front Entrance Revitalizations**

Revitalization of our Zoo front entrances is a critical next step to modernize our Zoo, build connections to the community, enhance awareness of our mission and help drive

attendance and earned revenue. The Toronto Zoo's front entrance is dated and has not changed substantially since the Zoo's inception in 1974. The current Toronto Zoo Masterplan adopted by the Board in 2016 contemplated the front entrance revitalization as one of the projects.

### **Enhanced Front Entrance – The Conservation Campus**

The proposed project expands the scope of the front entrance revitalization contemplated in the 2016 Toronto Zoo Masterplan by incorporating a conservation campus and community hub with traditional Zoo front entrance elements such as entrance wickets, retail and restaurant facilities. In addition to these traditional elements, the concept includes program elements such as classrooms, wet laboratories, a theatre/ lecture hall and a flexible centre for events and programming. The project also includes exterior improvements to landscaping and courtyard design and a flexible outdoor habitat. The attachments to this report outline the Conservation campus/community hub concept.

### **City Building: Conservation/Sustainability Focus for Northeastern Scarborough**

The proposed scheme creates a conservation campus and supports the growth of our community connections and mission focus at the Zoo. Not only does the project reinforce the conservation objectives, but is aligned with other nearby conservation/sustainability based programs including the Rouge National Urban Park programs, trail development, and Park Welcome Centre development, along with links to the new Bio-digester project and the implementation of the Beare Road park. Together, with the front entrance revitalization, these projects create an economic conservation/sustainability focus for the northeastern area of Toronto.

### **Partners: Creating an Experiential Learning Environment**

A key partner in preliminary Conversation Campus discussions is the University of Toronto Scarborough (UTSc). The development of this unique learning and research space at the Toronto Zoo is consistent with UTSc's commitment to experiential learning. With facilities at the front entrance, the Zoo's conservation program elements are more accessible to students and will connect to the animals and plants on-site. In addition, the Zoo, which will be wholly bordered by the Rouge National Urban Park once land transfers associated with the Tripartite Agreement are completed, will provide an excellent location for staging scientific field research for graduate, post graduate students and professors.

As part of a second phase, additional educational institutions may develop facilities. These discussions are still at the early stages and have been delayed by COVID-19. We will report back on them as they progress.

### **Next Steps**

The operating model for the project with UTSc, including the potential contribution needs to be explored and this report recommends that the Board provide the Chief Executive Officer permission to proceed in formal discussions and report back once the discussions have progressed. It will be necessary for the Toronto Zoo to develop an ongoing liaison with City Legal Services to assist in developing the operating model for the facility.

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**ATTACHMENTS:**

Attachment I – Program Plan  
Attachment II – Massing View  
Attachment III – Concept Plan



Building 1 - Guest Services

Guest relations	30 nsm
Baggage check	37 nsm
Security	40 nsm
Retail/Entrance - North	200 nsm
Member services	5 nsm
Member Lounge	20 nsm
Mother's Room	10 nsm
Rental Services	185 nsm
Public lockers	10 nsm
Public Washrooms	60 nsm

Building 2 - Theatre and Food Services

Food Services - Tim Hortons	100 nsm
Theatre/multi-purpose	730 nsm
Front of house	50 nsm
Back of house	30 nsm
Public Washrooms	TBD

Building 3 - Event Centre, Welcome Area, Labs, Classrooms and Support

Classroom A	400 nsm
Teaching support	52 nsm
Event Space - Food Prep	250 nsm
Event/community space	1,500 nsm
Wet laboratory	100 nsm
Teaching labs	200 nsm
Display area	100 nsm
Lab Storage	10 nsm
Staff Change room	50 nsm
Dry support Lab	120 nsm
Conservation Projects	56 nsm
Collections	100 nsm
Public Washrooms	TBD

Building 4 - Restaurant

Restaurant	210 nsm
Restaurant - Food Prep	150 nsm
Public Washrooms	TBD

Building 7 - Cafeteria, Administration and Loading

Cafeteria	420 nsm
Warehouse/storage	500 nsm
Offices Zoo	49 nsm
Offices Zoo - Workstations	16 nsm
Loading area	100 nsm
Change room	30 nsm
Shower area	10 nsm
Custodial storage	6 nsm

Building 8 - Retail Gift Shop

Retail/Exit - South	300 nsm
Cash office	30 nsm
Counting Room	14 nsm

Building 9 - Gift Shop and Seasonal Entrance

Retail/Entrance - North	200 nsm
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Building 12 - Interpretive Pavillion

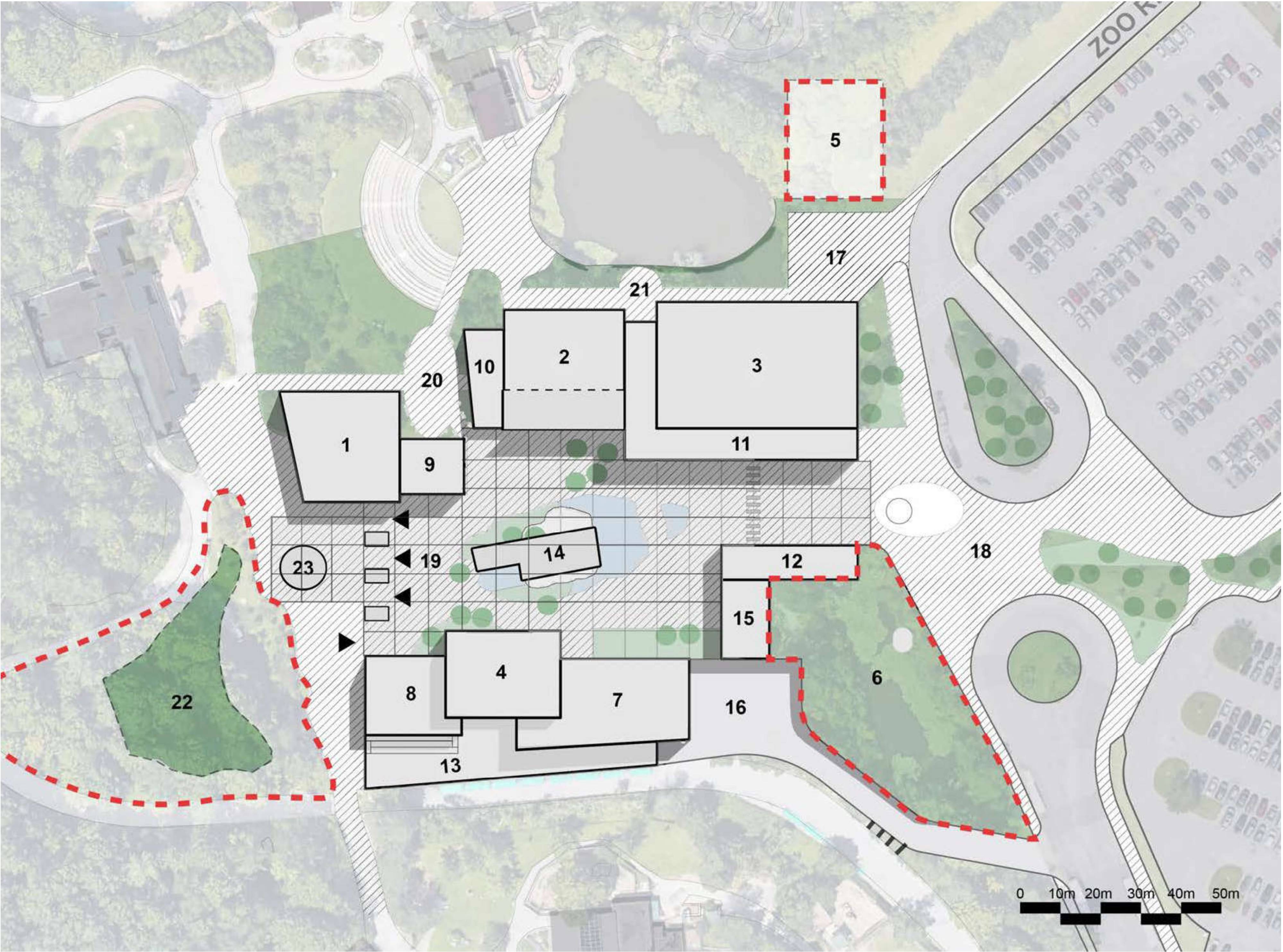
Retail/Exit - South	200 nsm
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Building 14 - Otter / Penguin Exhibit

Sea Otter Habitat pool	189 nsm
Sea Otter Habitat Beach	46 nsm
Holding Building	372 nsm

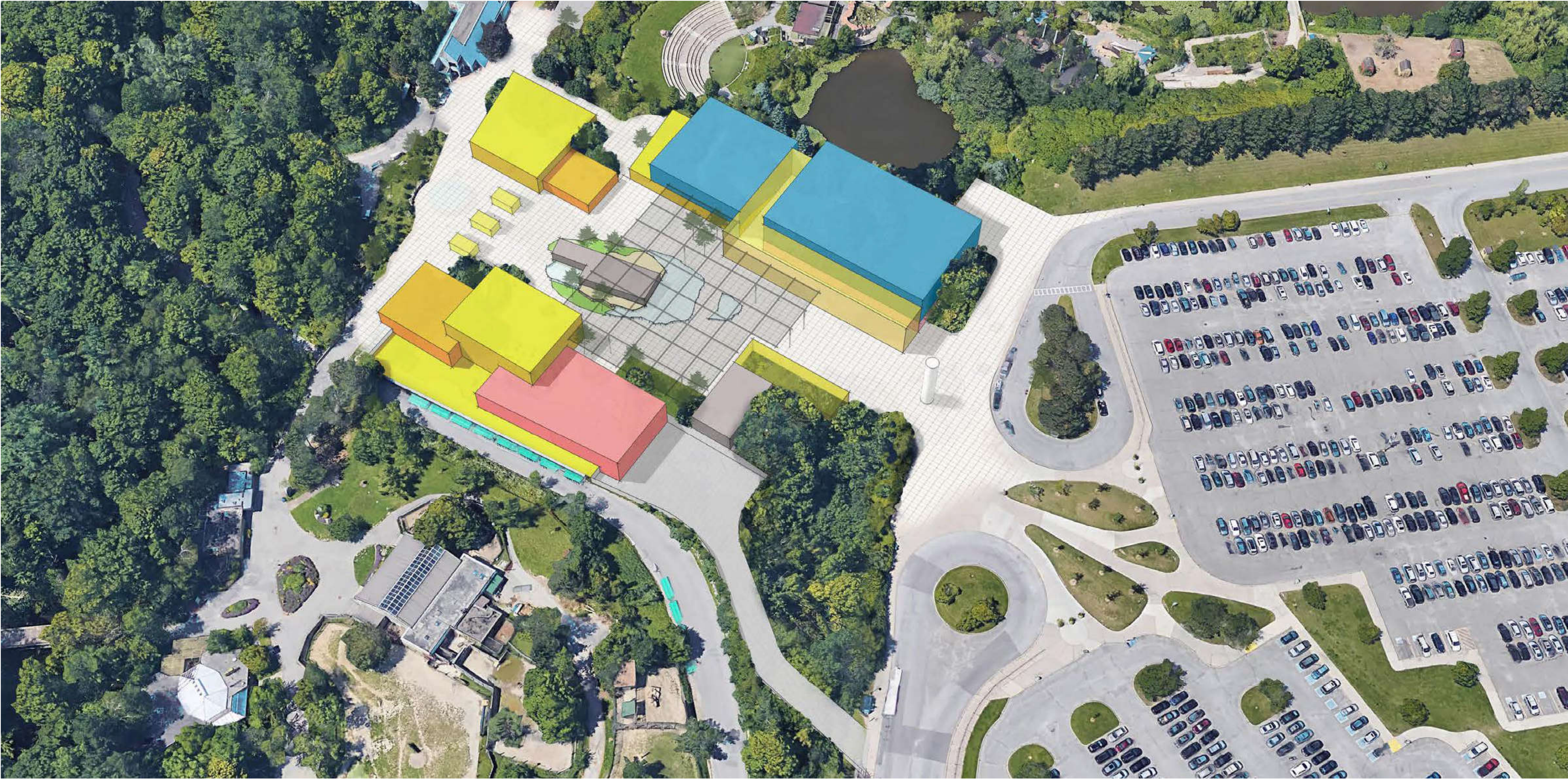
Building 15 - Otter / Penguin LSS

LSS Room	150 nsm
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Program Breakdown Plan







- 1. Guest Services - Phase 1
- 2. Theatre - Phase 1
- 3. Event Centre, Labs, Classrooms and Support - Phase 1
- 4. Restaurant - Phase 2
- 5. Future Phase 3 Development Area
- 6. Future Phase 3 Development Area
- 7. Cafeteria, Zoo Admin and Loading/Storage - Phase 2
- 8. Retail Gift Shop - Phase 2
- 9. Retail Gift Shop / Seasonal Entry- Phase 1 -
- 10. Food and Beverage - Phase 1 -
- 11. Welcome Area Atrium- Phase 1 -
- 12. Interpretive Pavillion- Phase 1 -
- 13. Zoomobile Station and Platform- Phase 2 -
- 14. Otter/Penguin Exhibit and Holding Building- Phase 1 -
- 15. Life Support System Building - Phase 1 -
- 16. Loading Area - Phase 2 -
- 17. Loading Area - Phase 1 -
- 18. Group Drop off and Welcome Plaza - Phase 1
- 19. Entry Gates
- 20. Plaza
- 21. Event Terrace - Phase 1 -
- 22. Future Phase 3 Flexible Habitat Area
- 23. Carousel - Existing Location

PHASE 3

