



Decision Letter

Toronto Zoo

Meeting No. 15

Meeting Date Friday, April 4, 2025

Start Time 2:00 PM

Location Toronto Zoo Boardroom, 361A Old Finch Avenue/Video Conference

Contact Brad Bartlett, Committee Administrator

Phone 416-397-4592

E-mail zoobd@toronto.ca

Chair Councillor Jennifer McKelvie

ZB15.11	ACTION	Adopted		Ward: All
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Toronto Zoo Community Conservation Centre - Lease With University of Toronto Scarborough

Confidential Attachment - A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the Toronto Zoo and the City

Board Recommendations

The Board of Management of the Toronto Zoo:

1. Recommends that Toronto City Council, subject to completion of the applicable land transfer between the City of Toronto and Toronto and Region Conservation Authority, to authorize the Executive Director, Corporate Real Estate Management, on behalf of the City, to negotiate and execute the Lease among the City of Toronto, Board of Management of the Toronto Zoo and the Tenant consistent with the terms and conditions in Confidential Attachment 1 and Confidential Attachment 2 to the revised report (April 1, 2025) from the Chief Transformation Officer, Toronto Zoo, and in a form satisfactory to the City Solicitor.
2. Recommends that City Council direct that Confidential Attachment 1 and Confidential Attachment 2 to the revised report (April 1, 2025) from the Chief Transformation Officer, Toronto Zoo remain confidential at this time as it pertains to a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the Toronto Zoo and the City, and be made public at the discretion of the City Solicitor following the completion of all transactions contemplated in the revised report (April 1, 2025) from the Chief Transformation Officer, Toronto Zoo.

Decision Advice and Other Information

The Board of Management of the Toronto Zoo:

1. Approved in principle the terms and conditions of a lease agreement (the "Lease") with the Governing Council of the University of Toronto (the "Tenant") in respect of the Toronto Zoo

Community Conservation Centre at the property municipally known as 2000 Meadowvale Road (the "Leased Premises"), as set out in Confidential Attachment 1 to the revised report (April 1, 2025) from the Chief Transformation Officer, Toronto Zoo.

2. Authorized the Chief Executive Officer of the Toronto Zoo, on behalf of the Board, to negotiate and execute the Lease among the City of Toronto, Board of Management of the Toronto Zoo, and the Tenant, consistent with the terms and conditions contained in Confidential Attachment 1 to the revised report (April 1, 2025) from the Chief Transformation Officer, Toronto Zoo, and in a form satisfactory to the City Solicitor.

3. Authorized the Chief Executive Officer of the Toronto Zoo to negotiate and execute the necessary agreement(s) with the Tenant, on terms and conditions based on Confidential Attachment 2 to the revised report (April 1, 2025) from the Chief Transformation Officer, Toronto Zoo, including securing a contribution by the Tenant towards improvement and rental costs for the Toronto Zoo Community Conservation Centre, and in a form satisfactory to the City Solicitor.

4. Directed that Confidential Attachment 1 and Confidential Attachment 2 to the revised report (April 1, 2025) from the Chief Transformation Officer, Toronto Zoo remain confidential at this time as it pertains to a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the Toronto Zoo and the City, and be made public at the discretion of the City Solicitor following the completion of all transactions contemplated in the revised report (April 1, 2025) from the Chief Transformation Officer, Toronto Zoo.

Origin

(April 1, 2025) Report from the Chief Transformation Officer, Toronto Zoo

Summary

At its meeting on April 4, 2025, the Board of Management of Toronto Zoo considered Item [ZB15.11](#) and made recommendations to the City Council.

This report seeks approval in principle from the Board of Management of the Toronto Zoo on the terms of a lease arrangement between the City of Toronto, Toronto Zoo and the Governing Council of the University of Toronto for the use of dedicated and shared lab and classroom spaces by University of Toronto Scarborough (UTSc) for the purposes of delivering post secondary education programs at the Toronto Zoo Community Conservation Centre.

Background Information

(April 1, 2025) Revised Report from the Chief Transformation Officer, Toronto Zoo on Toronto Zoo Community Conservation Centre - Lease with University of Toronto Scarborough (<https://www.toronto.ca/legdocs/mmis/2025/zb/bgrd/backgroundfile-254281.pdf>)

(March 21, 2025) Report from the Chief Transformation Officer, Toronto Zoo on Toronto Zoo Community Conservation Centre - Lease with University of Toronto Scarborough
Confidential Attachment 1 - Draft Term Sheet between City of Toronto, Board of Management of the Toronto Zoo and University of Toronto Scarborough (UTSc) for Occupancy of Toronto Zoo Community Conservation Centre

Confidential Attachment 2 - Financial Model for UTSc Tenant Contribution Towards Lease Arrangement at Toronto Zoo Community Conservation Centre

Communications

(April 4, 2025) E-mail from Nicole Corrado (ZB.New.ZB15.11)