Recommendation

That the report of the Manager of Recreation Services entitled Lakefield Scout Ship Building, be received for information.

Information

In March 2019, the Township received a letter dated February 2019 from Scout Canada Re: Lakefield Scout Ship (LSS) located at Isabel Morris Park through the Kawartha Waterways Area (KWA) scouting division in the County of Peterborough. In the letter, Scout Canada (SC) and KWA notified the Township that Scout Canada would be ending their lease of the Scout Ship Building as of January 1st, 2020. The current lease for the LSS between the Township and Boys Scouts of Canada was signed in June 2009 and was automatically renewed each year.

The February 2019 letter also indicated;

- KWA and SC have enjoyed a great relationship with the Township
- The LSS has been tremendously valuable to local scouting youth
- KWA Scouting is no longer able to afford the annual operating costs nor able to maintain the building due to substantially reduced numbers of local scouts
- The KWA schedule to remove all scouting equipment and items by mid-summer 2019
- The KWA property team’s intention to complete all maintenance work in the fall of 2019

In April 2019, Township staff met with three local scouting leaders to discuss the local scouting interest in remaining in the LSS building. The local group was interested in signing a lease with the Township for the building. Township staff made the local group aware that any potential lease with the Township would require them to pay the annual operating costs (hydro, water/sewage and heat) of approximately $3000.00 and to maintain the LSS building. The local scouting group asked if they could have some time to investigate any funding and partnering opportunities that would allow them to stay in the LSS.
In June 2019, Township staff met with the local scout leaders and SC representatives. SC confirmed that the local scouting leaders could not enter into a lease with the Township and that KWA and SC were definitely ending the lease and would be performing the clean out and repairs necessary to handover the LSS building to the Township as indicated in their February 2019 letter. A follow-up meeting took place at the LSS with this group to ensure that all local scouting leaders and KWA reps and SC were in agreement with the Township as to what the scope of work and schedule for ending the lease and returning the LSS building to the Township was.

Township staff presented the Lakefield scouting leaders with a cost estimate to have their group meet twice weekly and have their equipment stored in the LSS garage. The local scouting group indicated that they would not be able to afford the minimum meeting rate based on the Township’s Fees By-law. The KWA and SC reps further indicated that they had already secured a free meeting place in a Lakefield church along with storage in the Peterborough Scouting facility for the Lakefield Scouts. At the end of this meeting, all parties agreed on the schedule and scope of work required for SC to end their lease with the Township.

The facility could make an excellent support building for Isabel Morris Park daily, festival and rental operations and also offer over 800 square feet of rental space. One fully accessible washroom and women’s and men’s washrooms can easily be created at the main entrance to the facility. By expanding the existing washrooms at the south end of the facility, they can be accessed separately and keep the remainder of the facility securely locked up. The existing garage and its storage area would allow the Township to house all of the festival equipment. In order to properly support these changes the following capital work would need to be considered:

- Expansion of washrooms to include a barrier-free washroom and a women’s and men’s washroom each with a sink and two fixtures.
- LED lighting update
- Replacement of overhead garage door with an industrial door
- Create coffee nook with power and sink
- Install two Barrier-free access doors with operators
- Design/engineering

**Strategic Plan Reference**

Our Goal is to:
- Foster a healthy, engaged and connected community
- Cultivate partnerships and promote collaboration
Financial Impact

Annual operating costs for the LSS building are approximately $3,000.00.

As part of the 2020 capital budget process, staff will provide further information around the recommended scope of work for these improvements along with the estimated costs related thereto for Council’s consideration.

Environmental Impact

The facility still has a significant number of years in its useful life cycle and continues to operate very efficiently from an energy consumption perspective. Installing LED would further reduce the electrical consumption. Using the storage space and washrooms to support park and festival operations would greatly reduce the use of vehicles to transport the necessary event equipment and eliminate the need for portable toilets and the chemicals required for them. Also, due to decreased trucking of fencing, portable toilets, staging and other equipment will have much less impact on green spaces and continue to maintain the green space in as natural and undisturbed method, as possible.

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