

To: Community Services Committee

From: Ron Diskey, Commissioner,
Community Services Department

Report Number: CS-22-81

Date of Report: September 14, 2022

Date of Meeting: September 19, 2022

Subject: Long Term Lease Agreement with Scouts Canada for City's
ongoing use of Camp Samac Outdoor Pool

Ward: Ward 2

File: 03-05

1.0 Purpose

The purpose of this report is to respond back to referral [CS-22-02](#) dated January 24, 2022:

“That Correspondence [CS-22-02](#), concerning Scouts Canada requesting to enter into negotiations for a new Long Term Agreement be referred to staff for a report,”

And to provide recommendations and associated costs related to entering into a Long Term Agreement with Scouts Canada for the use of Camp Samac Outdoor Pool.

2.0 Recommendation

That the Community Services Committee recommend to City Council:

1. That based on Report CS-22-81 dated September 14, 2022, the City continue to operate Camp Samac Outdoor Pool; and,
2. That the Mayor and Clerk be authorized to execute an agreement acceptable to Legal Services and Finance Services for a five-year lease of Camp Samac Outdoor Pool with an option to renew for an additional five years; and,
3. That staff include anticipated capital repairs in the 10 year Capital Forecast.

3.0 Executive Summary

N/A

4.0 Input From Other Sources

- Corporate Services
 - Facilities Management Services
- Finance Services
- Legal Services
- External Sources
 - Scouts Canada

5.0 Analysis

5.1 Background

Camp Samac outdoor pool is located on Scouts Canada lands in North Oshawa within an 80-hectare park-like setting. The City has operated the pool since 2000 through lease agreements that were negotiated between the two parties.

The pool opens to the public from late June through to Labour Day weekend offering leisure swims, learn to swim programs and group rentals. Scouts Canada also uses the pool for their summer camp program in conjunction with City lifeguard staff.

Since 2014, City staff assumed responsibility for all aspects of pool operations including day-to-day maintenance operation, program delivery and capital requirements. Scouts Canada staff continue to assist the pool operation with dispersal of chlorinated water that is pumped into large holding tank and then moved into a smaller tank on a pick-up truck. The water is then dispersed along the grounds avoiding being released into the creek.

The current lease agreement expires at the end of the 2022 season.

5.2 Camp Samac Outdoor Pool Usage and Operation

Camp Samac usage has remained relatively stable over the last 5 years of operation when taken into account the various program adjustments that have occurred.

In 2019, evening swim lessons were discontinued and additional leisure swims were added. The onset of COVID-19 in 2020 kept the pool closed. In 2021, only leisure swimming was offered as recreational in-person programming was very limited due to the ongoing pandemic.

Table 1. Camp Samac Outdoor Pool Usage Participation Numbers 2017-2021

	2017	2018	2019	2020	2021
Leisure Swims and Rentals	10,195	15,151	13,963	Closed	7,175
Swimming Lessons	3,050	3,024	2045	Closed	Not Offered
Total Participation	13,245	18,175	16,008	Closed	7,175

Table 2. City Operating Costs 2017-2021

	2017	2018	2019	2020	2021
Operating Costs	\$99,790	\$117,260	\$117,755	Closed	\$120,855
Less Operating Revenues	\$40,236	\$39,655	\$35,114	Closed	\$18,690
Net Operating Costs	\$59,554	\$77,605	\$82,641	Closed	\$102,165

Operating costs include staffing, program materials, Scouts Canada water dispersal fee and utilities. Higher operating costs in 2021 were a result of mandated COVID-19 regulations and protocols. No swim lessons were offered in 2021 resulting in less revenue.

Given the situation of the pandemic over the past two years it was illustrated that outdoor activities are a vital component to the recreational needs of the community. The City's continued operation of Camp Samac Outdoor Pool will ensure residents have options for leisure swimming, swim lessons and pool rentals outdoors.

5.3 Parks, Recreation, Library and Culture Facility Needs Assessment

City Council approved the Parks, Recreation, Library and Culture Needs Assessment on November 9, 2015 through [CS-15-127](#).

Recommendations regarding outdoor pool use were included in the assessment. With regards to Camp Samac Outdoor Pool, the following was recommended;

R7. Operate the Camp Samac Outdoor Pool, with capital investments relegated to basic health and safety improvements, until the time at which a new indoor aquatic centre opens to the public. However, should major capital contributions be required to remediate structural and mechanical components of the Camp Samac Outdoor Pool, such investments should only be done if a long-term lease and/or joint funding agreement can be secured with Scouts Canada.

A new multi-use community centre was approved in January 2022 and is to be located on the northeast corner of Thornton Road North and the future Britannia Avenue West extension, north of Conlin Road. A current timeframe for the construction and completion has not yet been finalized nor the amenities to be built at the centre.

The Parks, Recreation, Library and Culture Facility Needs Assessment is being revisited in 2022/23 and will include updated recommendations regarding construction of a new indoor aquatic centre. Staff will consider these, along with the criteria above to project indoor and outdoor facility needs and to inform the amenities that will be considered at the future North Oshawa Recreation Centre.

6.0 Financial Implications

6.1 Capital Repairs

Scouts Canada has not been contributing to capital funding to the pool for several years and any arising repairs have been completed and financed by the City Of Oshawa.

Most recent in 2019, foundation repairs were required between the pool change house and Scout Hall buildings. Scouts requested the City to fund 50% of the costs of the repair resulting in a fee of \$6,990 to the City.

Facilities Management Services conducted a Facility Condition Assessment of Camp Samac outdoor pool and its associated amenities in June of 2021. This report identified immediate requirements and future capital needs that would be required in the next 5 years to support the City's operation of the pool.

The assessment estimated capital repairs in excess of \$500,000, excluding consultant fees. It should also be noted that the aforementioned costs identified for capital repairs do not account for any accessible modifications to the pool or change house.

Staff have added \$350,000 in 2024 and \$250,000 in 2025 to the 10-year Capital Forecast and will seek council approval for these costs.

Table 3 outlines the estimated capital repair costs required for the pool and its associated amenities.

Table 3. Facility Condition Assessment Estimated Capital Repair Costs

Doors	\$30,000
Windows	\$9,600
Lighting and Electrical Components	\$29,250
Paint and Epoxy Application	\$72,150
Roofing and Water Leads	\$19,875
Concrete and Masonry Work	\$40,050
Pest Control	\$4,500
Plumbing Fixtures	\$18,000
Mechanical Equipment and Repairs	\$250,500
Foundation Work and Moisture Control	\$40,500
Total	\$514,425

A new lease agreement would include a clause to address early termination of the agreement should these or other unforeseen capital repairs not be deemed financially feasible for the City to undertake.

7.0 Relationship to the Oshawa Strategic Plan

This report addresses the goal of “Economic Prosperity and Financial Stewardship” through the theme of “Safe and Reliable Infrastructure”, as well as the goal of “Social Equity” through the theme of “An Active, Healthy and Safe Community”.



Jim Naumovski, Director,
Recreation And Culture Services



Ron Diskey, Commissioner,
Community Services Department