

Victoria Park Boathouse Lease Agreement Renewal

ISSUE

This report outlines a request for the Saskatoon Canoe Club, the Saskatoon Racing Canoe Club and the Saskatoon Rowing Club to renew the lease agreement for use of the Victoria Park Boathouse for activities related to the sport of rowing, canoeing or other similar self-propelled paddling sports.

RECOMMENDATION

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the extension to the lease agreement between the City of Saskatoon and the Saskatoon Canoe Club, Saskatoon Racing Canoe Club and Saskatoon Rowing Club, for the use of the Victoria Park Boathouse, in accordance with the terms set out in this report, be approved; and
2. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the appropriate agreement under the Corporate Seal.

BACKGROUND

The Victoria Park Boathouse (Boathouse) officially opened in 1987. The decision for funding this project was based on Saskatoon being awarded to host the Jeux Canada Games in 1989. The opening ceremony in 1987 was attended by Canada's Head of State, Queen Elizabeth II. For more history on the opening of the Boathouse please see Appendix 1.

There are three clubs that have utilized the Boathouse since it's opening: The Saskatoon Rowing Club, Saskatoon Racing Canoe Club and Saskatoon Canoe Club (Clubs). These Clubs are not-for-profit organizations that offer year-round programming for beginners up to high-performance athletes.

The Clubs have hosted major events in Saskatoon. Most recently, in September 2021, the Saskatoon Rowing Club hosted the first ever sanctioned Head of the Saskatchewan Regatta on the South Saskatchewan River. The 62 boats entered in the Regatta made it the largest head race Saskatoon has ever hosted, with rowers attending from Calgary, Lloydminster, Saskatoon, Regina, Prince Albert and Winnipeg.

For more information on programming as well as events hosted and attended by the Clubs please see Appendices 1, 2 and 3.

DISCUSSION/ANALYSIS

The Clubs have been utilizing the Boathouse since 1987. From 2017 through 2021, the agreement was renewed annually and the City, as well as the Clubs, would like to move to a four-year term with the option to renew.

Terms of the Agreement

Subject to City Council's approval, the key terms and conditions of the agreement would include:

1. The City agrees to allow the Clubs to use the Boathouse for four years from January 1, 2022 through December 31, 2025, with the option of an additional four-year term, for the purpose of providing activities related to the sport of rowing, canoeing or other similar self-propelled paddling sports.
2. The Clubs are responsible for maintaining their assigned areas in a clean and tidy fashion.
3. The Clubs are permitted use of the public areas in the same manner as they may be used by the general public, including the public washrooms and access from the Boathouse to the docks.
4. The existing dock and any docks replaced by the Clubs are the property of the Clubs and they will be responsible for any maintenance of the docks.
5. All improvements and renovations to the interior areas of the Boathouse will be at the expense of the Clubs and require written consent from the City.

FINANCIAL IMPLICATIONS

The current annual lease rate is intended to cover all utility costs for the facility. The City's operating budget includes the annual contribution to the Comprehensive Civic Buildings Maintenance Reserve for the Boathouse. The lease fees identified in this report with an annual increase of 3% over the four-year term have been developed to continue to cover all utility costs. The table below outlines the rent associated for each club. GST is in addition to the amounts below:

Club	2021 Rate	Proposed 2022 Rate	Proposed 2023 Rate	Proposed 2024 Rate	Proposed 2025 Rate
Saskatoon Canoe Club	\$2,493.00	\$2,568.00	\$2,645.00	\$2,742.00	\$2,806.00
Saskatoon Racing Canoe Club	\$6,544.00	\$6,740.00	\$6,942.00	\$7,150.00	\$7,365.00
Saskatoon Rowing Club	\$9,270.00	\$9,548.00	\$9,835.00	\$10,130.00	\$10,433.00

OTHER IMPLICATIONS

There are no legal, social or environmental implications identified.

NEXT STEPS

Subject to approval, the City Solicitor will draft a renewal agreement between the City of Saskatoon and the Clubs for a four-year term. As the lease of this space is for less than market rate, Public Notice pursuant to Section 3 of [Council Policy C01-021, the Public Notice Policy](#), would also be required.

APPENDICES

1. Saskatoon Rowing Club Background
2. Saskatoon Canoe Club Background
3. Saskatoon Racing Canoe Club Background

REPORT APPROVAL

Written by: Kristen Shropshire, Open Space Consultant

Reviewed by: Andrew Roberts, Director of Recreation and Community Development

Approved by: Lynne Lacroix, General Manager, Community Services Department

SP/2022/RCD/PDCS/Victoria Park Boathouse Lease Agreement Renewal/cm