



It starts with Scouts.

Tout commence
avec les Scouts.

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Update: Scouts Canada National Service Centre (1345 Baseline Rd. Ottawa)

Dear Scouters,

We recently launched a new [Strategic Plan](#) to lead Scouts Canada into a post-Covid world. The plan aims to “*Engage more people in Scouts Canada’s Mission, in different ways*”, through four interconnected focus areas. Three of the plan’s pillars are focused on strengthening our Groups, being more inclusive and growing our Mission’s impact across Canada.

The final pillar of the plan looks to unlock the value of our property assets in new, creative ways, so that we can bring all the great ideas in the other pillars of the plan to life, and make sure our members and their Sections have the support and resources they deserve. Several *Unlock Assets* pilot projects will begin this year to test these concepts and will eventually enable us to pilot exciting initiatives from other areas of the plan.

Scouts Canada’s National Service Centre (Ottawa) has been selected for one of these pilots. The current office was built in the 1960’s, along with the surrounding communities, and was municipally zoned for its current state. Since then, the community has changed dramatically, becoming a retail and transportation corridor for a large part of Nepean. The area is expected to grow even more important with new retail and condominium developments approved, and Rapid Transit being planned for Baseline Rd. The city has grown around us.

This presents an opportunity for Scouts Canada to significantly increase our property’s value by increasing the permitted density through a Zoning Bylaw Amendment (ZBA); i.e. we are having the property re-zoned to allow for a taller, larger building. This ZBA process will begin immediately, taking approximately 8-12 months, and will be managed by our asset partner Colliers. As the re-zoning process approaches a conclusion, we plan to seek out a partner to redevelop the site.

With the Scout Shop having moved online and most employees having shifted to working remotely, our need for a large physical presence has all but disappeared. The National Service Centre provides one of the best opportunities for us to unlock the resources we need to reinvigorate Scouting. It’s important that we identify and seize these opportunities to set Scouts Canada up for long-term success.

Scouts Canada is still mapping its long-term vision for properties and may look to establish a permanent home for Scouting in Ottawa at some point. We will listen to feedback and look to recent successes - such as integrating the Toronto office into Camp Samac (Oshawa), combining program and administrative/meeting facilities at one location – to ensure that any

investment is aligned with our values and effectively supports our members. In the interim, we will maintain a small administrative presence in Ottawa which the Council and other traditional users-groups can continue to access.

We will also support the National Scout Museum to find a suitable home to relocate their collection and will assist them with that move.

We will keep you informed and will update you at key points throughout the ZBA process. Please refer to the Q&A's below for extra information, and contact Jeff Schaffhauser (jschaff@scouts.ca) with any additional questions.

Our Groups are the foundation of Scouts Canada, and we are excited to have the opportunity to be part of these innovative pilots, and help provided the resources to strengthen Scouting. We hope that this and other unlock assets initiatives will create sustainable sources of revenue that can be used to bring our Mission to life in communities across Canada.

Yours in Scouting,



Justin Chenier
National Youth Commissioner



Stephen Loney
National Commissioner



Andrew Price
Executive Commissioner & CEO

Frequently Asked Questions

1. How long will the ZBA process take?
 - a. The process will likely take between 8-12 months to complete.
2. Who is facilitating the process for Scouts Canada?
 - a. Our asset management partner Colliers will be assisting with the ZBA process.
3. Does Scouts Canada have to pay to have the property re-zoned?
 - a. Yes, there is engineering/architecture work that is required to submit the application, as well as the application fees themselves.
4. Will there be any additional activity at the property?
 - a. Yes, there will be various engineering and surveying crews on site in the winter of 2022.
5. Once the property is sold, how long will we have to empty the building?
 - a. This will be negotiated with the purchaser, but we will ensure that there will be sufficient time for the building to be emptied.
6. Where will all the files, records, etc. go?
 - a. We will work to identify a secure storage location for them in the short-term but will look to have them digitized long-term.
7. What will happen to the [totem pole](#)?
 - a. The totem pole was likely going to be moved to make way for the Baseline Rapid Transit, so conversations around a permanent new home for it were already underway. We are sensitive to the cultural significance of this gift and are confident that we can finalize arrangements and relocate the totem pole to a suitable new home.
8. Where will other Scouting artifacts at the building go?
 - a. Along with the National Scout Museum and its collection, any Scouting artifacts will be supported in finding a new home. This may include being stored securely short-term, while a permanent home can be found.
9. Where will the proceeds of the sale go?
 - a. The National Service Centre is wholly owned by Scouts Canada and the proceeds will be retained by the national organization.
10. Will Scouts have a new office in Ottawa before the current office is closed?
 - a. Our goal is to transition from our current office to a new location when a partnership or sale agreement is reached.
11. How large will the new 'administrative presence' be; what will be the focus?
 - a. We will decrease our office footprint dramatically and will look for space to accommodate essential in-person business activities, as well as access to ad-hoc meeting space. We will evaluate all options in the short-term including shared space and hoteling options.
12. Mail is currently being routed to the National Service Centre. Should we change that?
 - a. While we continue to look for opportunities to move to electronic files, we recognize that we will continue to receive standard mail; as we prepare to close the National Service Centre, we will provide further information on where mail should be routed.