



To: Council
From: Kevin Amelotte, Director of Parks and Recreation
Date of Meeting: March 8, 2023
Subject: By-law No. 2023-019 Lancer Community Centre Lease Agreement Renewal

Recommendation:

That By-law No. 2023-019, being a by-law to authorize the renewal of a Lease Agreement with the Upper Canada District School Board (UCDSB) for use of the Lancer Community Centre, be read and passed in open Council, signed and sealed this 8th day of March, 2023.

Executive Summary:

The Township would like to renew the Lease Agreement with the UCDSB for ongoing use of the Lancer Community Centre located at Rothwell-Osnabruck School in Ingleside.

In 2012, the Township entered a twenty (20) year Lease Agreement with the UCDSB for use of the Lancer Community Centre facility. This agreement is to be reviewed and renewed every five (5) years.

Background:

The Township operates 20+ hours of programming a week during the fall, winter and spring months in the Lancer Community Centre gymnasium such as youth basketball, indoor walking and pickleball. Summer basketball programs are also operated through this agreement.

Every five (5) years, this agreement is reviewed by both the UCDSB and the Township to ensure the agreement is still satisfactory to both parties. During this review cycle, two (2) changes were made.

- 1) **Clause 4.1** the rental rate for adult programming was changed from \$45 to \$44 per hour. This aligns with the UCDSB Community Use of Schools rate structure.
- 2) **Clause 7.2** the list of Township staff and designates to be held harmless was expanded to include volunteers.

Without the Lease Agreement, the Township would no longer have priority access to the Lancer Community Centre and would have to compete with the public on a first-come-first-served basis for "Community Use of Schools" access to the facility. Community Use of Schools is the policy that the UCDSB uses to allocate UCDSB spaces, define roles and responsibilities, classify rental rates

and subsidies, etc. Given the increasing demand for indoor space, not having an agreement in place could jeopardize the Township's access to suitable indoor recreation facilities and negatively affect municipal recreation programming.

In addition to the renewal of the Lease Agreement for the Lancer Community Centre, there are two matters, relating to access and use of the Lancer Centre, that Township staff have been exploring with UCDSB staff.

Long-term Lease

Council members have shown interest in staff exploring the possibility and logistics of a long-term lease option of the Lancer Centre that allows for more independent operation and staff have heard the same enquires from community members. The school board has had variations of long-term lease agreements for other facilities in the past and are "committed to continuing discussions with the Township over the next couple months to explore the possibility of a lease for the Lancer Centre.". Staff has also advocated for discussions that could provide options for lease or community use for other spaces within the building that have been unoccupied since the closure of RO Secondary School, these could include Osnabruck Hall (cafeteria), kitchen, and classrooms.

Staff are awaiting an update around the end of March after the UCDSB has an opportunity for internal conversations.

Bus and Community Use of School Cancellations

Anytime busses are cancelled, Community Use of Schools is cancelled for all UCDSB facilities board-wide. The schools remain open and staffed during school hours unless the school itself is closed for weather or otherwise. It has been observed and noted by staff, Council, and the community that when there are board-wide cancellations, the weather is not necessarily poor in South Stormont or conditions and roads are clear for the earlier or later part of the day compared to the timing of the weather event that caused unsafe travel conditions and the cancellation of school transportation.

Township staff reached out to the UCDSB to ask about the possibility of being exempt from this policy or if something could be written into the Lease Agreement to permit use of the facility for the school day while the building is staffed. In response, the UCDSB outlined their concerns for renter safety while on the property after poor conditions, snow removal/property maintenance, and managing UCDSB facility permits board-wide per the Community Use of Schools Policy versus individually. They also noted that the Catholic District School Board of Eastern Ontario (CDSBEO) has the same procedure in their Community Use of Schools Policy.

At the time of this report, further discussions were on-going between the school board trustees and staff at the UCDSB to further investigate options to provide this type of access.

Alignment with Community Strategic Plan:

Goal 5: Strong Community

Objective 5.2: Recreation and Culture

Risk and Asset Management Considerations:

Little to no risk; can modify or terminate Lease Agreement with 180 days notice.

Options:

Recommended Option – Renew Lease Agreement with UCDSB for Lancer Community Centre

Alternative Option - Council does not authorize the renewal of the Lancer Community Centre Agreement with the UCDSB for use of the Lancer Centre.

Financial Impact:

No impact. The fees for use of the Lancer Centre have been built into the operating budget as in previous years.

Others Consulted:

Upper Canada District School Board Staff
Township Staff

Prepared by:

Cara Lemkay, Parks and Recreation Coordinator