

COMMITTEE OF THE WHOLE - FEBRUARY 7, 2005

EXTENSION OF LEASE AGREEMENT WITH ROYALCREST ACADEMY

Recommendation

The Commissioner of Community Services and the Director of Recreation and Culture, in consultation with the Legal Department, recommends:

1. That the City of Vaughan extend the lease agreement with RoyalCrest Academy for the use of the lower level multi-purpose room at the Maple Community Centre until the end of the 2005/2006 school year; and,
2. That a by-law be enacted to authorize the extension of said lease agreement.

Purpose

The purpose of this report is to obtain Council's authorization to extend the lease agreement with RoyalCrest Academy to lease space at the Maple Community Centre for the 2005/2006 school year for the purposes of operating children's programs.

Background - Analysis and Options

RoyalCrest Academy, a private school in Vaughan temporarily operating out of the Maple Community Centre, began their first year of operation in September of 2004 with 20 children.

The goal of the RoyalCrest proprietors is to locate a permanent location to house their growing school by the end of the current school year. Due to unforeseen circumstances they will not be able to finalize the arrangements for a permanent site by this date and will require an extension for one additional school year.

The Maple Community Centre recently opened its doors to an expanded fitness centre and new program rooms for pre-schoolers, youth and seniors. The lower level, which temporarily accommodated the fitness centre during construction, is vacant. RoyalCrest Academy has requested that they be allowed to extend their lease for this area as a temporary location for their school. They have agreed to assume the responsibility for any changes required for the site, returning the site to its original condition at the end of the lease and for paying the agreed upon rate(s) of all related expenses including but not limited to rent, permits, insurance, licenses etc.

Ultimately this lower level multi purpose room will be used as program space. By the end of 2005 the Department of Recreation and Culture will have completed a master plan review and it is anticipated that some of the service level gaps can be satisfied in this area. The launching of any new programs and services will begin in the summer of 2006.

As a result, there is an opportunity to extend the lease with RoyalCrest Academy for the purposes of operating children's programs in accordance with all required legal, financial, construction and risk management components; and in a form satisfactory to the Commissioner of Community Services and the Commissioner of Legal and Administrative Services, that will result in additional revenue for the city while having no adverse impact to the current programs and services.

Relationship to Vaughan Vision 2007

One of the strategic priorities outlined in the Vaughan Vision is to improve services through value added, cost recovery and partnership initiatives. This unique form of partnership with RoyalCrest will ultimately benefit service to Vaughan residents. The in surge of revenue from the lease will be redirected towards customer needs and wants.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

Extending the lease agreement with RoyalCrest Academy will continue to be mutually beneficial. RoyalCrest Academy will be able to operate a viable program for their participants who are most likely to be Vaughan residents, while allowing Vaughan to benefit from additional revenue for an area that has not yet been available to the residents.

Attachments

None

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Respectfully submitted,

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Commissioner of Community Services