



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Samantha Howard, Manager of Recreation Services

DATE: August 23, 2019

REPORT NO.: RP-2019-0034

RE: Hillsvie Active Living Centre Georgetown - Lease Renewal

RECOMMENDATION:

THAT Report RP-2019-0034 dated August 23, 2019, regarding the Hillsvie Active Living Centre Georgetown - Lease Renewal be received;

AND FURTHER THAT the Mayor and Clerk be authorized to enter into another five year lease agreement between the Town of Halton Hills and Lenbro Holdings Limited for the use of 9108 square feet of building space at 318 Guelph Street to support continued operations of the Hillsvie Active Living Centre for the period of October 1, 2019 to September 30, 2024;

AND FURTHER THAT staff continue to work in partnership with the Board of Directors of the Hillsvie Active Living Centre Georgetown to explore facility opportunities through the Town's Recreation and Parks strategic planning process.

BACKGROUND:

The Hillsvie Active Living Centre in Georgetown has been in operation at 318 Guelph Street for the past 25 years. The original lease in 1994 was for 4,000 square feet. Over the years Council has supported the Centre's growth and need for additional space as adjacent units became available. There have since been four expansions to the physical space, which has increased the total area to 9,147 square feet. This has allowed for adequate space for membership growth and response to the growing demands of program and service delivery.

COMMENTS:

The purpose of this report is to seek Council approval to proceed into another five year lease agreement for the Hillsvie Active Living Centre Georgetown at 318 Guelph Street. The Hillsvie Active Living Centre has operated successfully out of the current location with the current square footage. This location will allow for continued operations and adequate service delivery until such time as space within a municipal facility becomes available. Town staff and Hillsvie Georgetown Board of Directors has requested an early exit clause remain in the lease should an opportunity for an alternative facility become available within the five year period.

Staff has met with the landlord who has advised that the cost per square foot will remain at a 3% increase per year plus the cost of utilities, TMI and HST. Over the term of five years total costs are:

	2020	2021	2022	2023	2024	Total
Rent - TMI expense	81,555	84,001	86,521	88,445	88,445	428,967
Rent Expense + utilities + 1.76 non recoverable HST	168,051	172,696	177,498	181,386	181,386	881,017
Grand Total	249,605	256,697	264,020	269,831	269,831	1,309,984

Staff has presented this information to the Hillsvie Georgetown Board of Directors who has given their support to the terms and conditions of the lease renewal.

RELATIONSHIP TO STRATEGIC PLAN:

The item identified in this report is the subject of distinct recommendations in the Recreation and Parks Strategic Action Plan for effective delivery of programs and services for older adults. The implementation of the Recreation and Parks Strategic Action Plan is identified as an objective of the Town's Strategic Plan.

The lease renewal meets the following strategic plan objectives:

- A.3** To provide a broad range of educational, recreational and cultural services that meet the needs of our residents.
- G.1** To provide infrastructure and services that meet the needs of our community in an efficient, effective and environmentally sustainable manner.
- G.4** To partner with other orders of government, and the private sector, to plan and finance infrastructure expansion and improvements.

FINANCIAL IMPACT:

There is no direct financial impact related to this report. Funding for the operation of the Hillsvie Active Living Centre Georgetown is within current Town operating budget and the Board of Directors will continue to contribute 25% of operating expenses as per Memorandum of Understanding with the Town.

CONSULTATION:

Staff has held discussions with the Hillsvie Georgetown Board of Director; Town Solicitor and Frank Cowan Insurance; Seniors Recreation Supervisor, Commissioner of Recreation and Parks, and department Financial Business Partner, who have all given approval to the terms and conditions of the lease renewal.

PUBLIC ENGAGEMENT:

N/A

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation.

The outcome of this report will support two of the four pillars of sustainability including Cultural Vibrancy and Social and Well-Being.

COMMUNICATIONS:

Staff will advise the Hillsvie Georgetown Board of Directors on the outcome of this report.

CONCLUSION:

Staff is seeking approval of a renewed Lease Agreement at 318 Guelph Street in Georgetown to support the continued operations of the Hillview Active Living Centre for a five (5) year period ending in October 2024 or until such time that an alternative facility meeting space needs criteria becomes available.

Reviewed and Approved by,

A handwritten signature in black ink that reads "Warren Harris". The signature is written in a cursive style with a large, stylized 'W' and 'H'.

Warren Harris, Commissioner of Recreation and Parks

A handwritten signature in black ink that reads "Brent Marshall". The signature is written in a cursive style with a large, stylized 'B' and 'M'.

Brent Marshall, Chief Administrative Officer