

INFORMATION REPORT

TO: Chair and Members Emergency & Community Services Committee	WARD(S) AFFECTED: WARD 12
COMMITTEE DATE: February 11, 2013	
SUBJECT/REPORT NO: Rental Rate of the Room above the Lions Outdoor Pool in Ancaster (CS13008) (Ward 12)	
SUBMITTED BY: Joe-Anne Priel General Manager Community Services Department	PREPARED BY: Jill Laskey 905-546-2424 ext. 4521
SIGNATURE:	

Council Direction:

City Council, at its meeting of November 14, 2012, received correspondence Item 5.2 (Appendix A attached to Report CS13008) respecting Rental Rate of the Room above the Lions Outdoor Pool in Ancaster from Jacks' and Jills' Co-operative Preschool Inc. (Jacks' and Jills' Preschool) requesting a continuation of the rental agreement for the remainder of the school year at their existing rental rate (2012 rate). This was referred to the General Manager of the Community Services Department for a report to the Emergency & Community Services Committee.

Information:

Staff have reviewed all relevant information and correspondence, and consulted with internal staff on available options.

In August 2012, Jacks' and Jills' Preschool approached Recreation staff inquiring about the use of the Ancaster Lions Outdoor Pool community room for the fall and winter seasons. Their previous Landlord (property located at Book Road and Southcote Road, Ancaster) asked them to vacate the property with short notice. The preschool was left without a location and very little time to secure appropriate space.

The Recreation Division was able to provide the school with temporary rental space for the fall season. The school indicated that they required use of the space from Tuesday to Friday, on a weekly basis. The school was charged the rental rate of \$31.52 per hour for use of the space (2012 rates).

It was determined to rent the facility on the short term (September to December 2012). At the time of the rental agreement in August, the extent of disruption to the seniors programs at the Ancaster Seniors Achievement Centre (ASAC) pending expansion (if funding was approved under the Community Infrastructure Fund) was unknown. The community room at the Ancaster Lions Pool was being considered as a possible site to relocate ASAC programs in case the seniors centre needed to be closed on a temporary basis for construction.

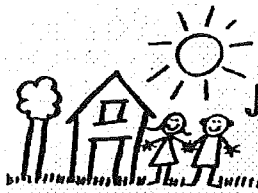
In consultation with the Corporate Assets and Strategic Planning Division of Public Works, the ASAC, which was approved for funding on December 5, 2012, is anticipated to close for construction in July 2013.

Given the anticipated closure date of July 2013, a continuation of the rental agreement to Jacks' and Jills' Preschool at the Ancaster Lions Outdoor Pool until the end of June can be accommodated.

Based on the above, staff support Jacks' and Jills' Preschool request for a continuation of the rental agreement, using 2013 approved rates (\$32.25 per hour), for the use of the Ancaster Lion's Outdoor Pool community room until Jacks' and Jills' Preschool is able to secure an alternate location or until the end of the school year in June 2013. This information has been discussed with Jacks' and Jills' Preschool and they are in agreement to the conditions of the rental agreement.

APPENDICES / SCHEDULES

Appendix A to Report CS13008 – Letter from Jacks' and Jills' Co-operative Preschool Inc.



Jacks' & Jills' Co-operative Preschool Inc.

We Jacks and Jill's cooperative preschool cordially ask for your consideration with maintaining our current rental rate of \$62.33 including tax per day for the room above the Lions outdoor pool in Ancaster for the remainder of the school year January to June, 2013.

Established in 1969, Jacks' and Jill's' Co-operative Preschool is a non profit family-orientated, community based preschool for children aged 27 months through to 5 years of age. The school is operated and administered by the parents of children attending the school. We are a registered charity and receive several subsidies from the city of Hamilton. The school provides a rich, child centred program focusing on: imaginative play, creativity, and hands-on activities. Through both class-room based activities and regular class trips children are given a rich and varied experience.

We are actively involved within the community, we hold two mom to mom sales on an annual basis, we participate in the Ancaster heritage day parade and we hold a range of other community events. This year we are participating in a fundraiser with the Hamilton Bulldogs and we are also exploring the possibility of a joint fundraiser to assist with the development of the splash pad behind Ancaster Library. Additionally we offer field trips to local businesses, which in turn allows them to generate new customers.

We have been operating the preschool at Ryerson Church in Ancaster since the early 1970s. In recent months we were asked by Ryerson Church to vacate our preschool room within the church and move to smaller accommodations as the Ancaster Montessori School were taking over our preschool room. We explored many possible options in the community and with the assistance of Councillor Lloyd Ferguson we were able to secure our current location.

We have been working closely with Jill Laskey, Manager, District Operations, District 2. Jill, on behalf of the city of Hamilton, has agreed to a rental rate reduction for the months September to December 2012. This reduction has allowed us to continue operating the preschool to the community of Ancaster. If the rental rate is increased to the full amount then the preschool will face financial challenges that could potentially result in closure and the unemployment of the teacher and assistant teacher.

Before opening we renovated the existing room to create an inviting atmosphere for the preschool. We did not ask for assistance from the City of Hamilton nor do we require assistance for anything on a day to day basis other than garbage disposal. Many city of Hamilton employees who have visited the preschool have also provided encouraging comments on the space we have created.

The room itself from what we understand was previously unused and had been set aside for emergency or occasional rental. The preschool are providing the city of Hamilton with rent they would not currently have received, we do not occupy the room throughout the full day only the morning hours. This still allows the city of Hamilton the flexibility to rent the space out should they wish to do so.

We hope the above information will assist you when considering your decision to allow us a rate reduction for the months of January to June so we are able to continue to offer this great preschool to the community of Ancaster. Our rolling registration exhibits the community need for our program.

We truly are thrilled with the space; it offers a perfect setting for the preschool. Should you have any questions or need any further detail to make an informed decision please do not hesitate to contact me. It is our hope to work together with the city of Hamilton in the future.

Should you need to contact us for further information, please contact the President, Jennifer Hewson (dhewson@cogeco.ca 905-304-5349) or the Treasurer, Claire Fletcher (clairekevandjack@gmail.com 289-239-9314).

Yours truly,

Jennifer Hewson & Claire Fletcher
President and Treasurer
Jacks' and Jill's' Co-Operative Preschool of Ancaster