

Date: 2020-12-02

Subject: RM 56/2020: Acquisition of Central Public School for Educational and Economic Development Advancement

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Report Number: Community Services-2020-403

Recommendations:

1. That the report titled: “**Acquisition of Central Public School for Educational and Economic Development Advancement**” to the Committee of Council Meeting of TBD, be received for information.

Overview:

- Central Public School provides a number of general program offerings, rental rooms for external organizations and a drop-in senior’s centre to the community.
- Yvonne Clarke of STEM Montessori and Christian Clarke Montessori Academy delegated to Committee of Council on Sept 23, 2020 to request that Council consider the possibility of selling Central Public School to STEM Montessori.
- Central Public School is not currently deemed a surplus building. Economic Development and Culture have identified Central Public School as a possible location for Community Arts Hub, in future years.
- Upon completion of the redevelopment of Chris Gibson Recreation Centre, current Recreation program offerings could be relocated.
- Since 2017, Christian Clarke Academy has been renting space at Central Public School. For the interim, the school may be offered an exclusive leasing opportunity for a portion of the building.

Background:

Central Public School was constructed in 1916, with major renovation work being done back in 2008. The building design consists of a two-storey, irregularly shaped block segment with open floor corridors, flanked by studios on the ground and upper level, along with a basement level consisting of additional rooms.

The building provides a number of general program offerings, as well as rental rooms for external organizations.

Clarke Christian Montessori Academy

The Clarke Christian Montessori Academy (Clarke Academy), is a not-for-profit Christian Montessori school, run by Yvonne Clarke. As of September 2017, the Clarke Academy has been renting Studio's E, and at times Studio F, at Central Public School. The Academy is currently on a month by month rental contract at Central Public School.

Current Situation:

Yvonne Clarke delegated to Committee of Council on Sept 23, 2020 to request that Council consider the possibility of selling Central Public School to STEM Montessori for educational and economic advancement of their STEM (Science, Technology, Engineering & Math) program.

A variety of programs are available at Central Public School for the residents with the majority of programs being Camps and Dance programs. This dance program offers residents a low cost opportunity to participate in competitive dance and is an alternative to private dance studios. The average annual participation is 3,600 over the last four years with approximate revenue being \$462,682.

Currently the Central Public School building is not identified as surplus in the City's inventory. The current programs and camps that are being offered at this location cannot be accommodated at any other facility, at this time. Programs may be relocated upon the completion of the renovation of Chris Gibson Recreation Centre, which is anticipated to be Fall 2023. City Staff have worked with Yvonne Clarke and have provided her with the opportunity of an exclusive partial lease agreement of upper floor studio space, at fair market value. Alternatively, the school may continue to rent (rental contract) the space they currently use at the current Council approved hourly rate.

Future Considerations:

Economic Development and Culture have identified Central Public School as the potential for a Community Arts Hub or Incubator in future years.

Term of Council Priorities:

This report supports the Term of Council Priorities and the 2040 Vision.

Conclusion:

At this time, the City is unable to deem Central Public School as surplus. With the completion of Chris Gibson Recreation Centre and the relocation of Recreation programs, it would be prudent for the City, at that time, to review the opportunity for future uses of Central Public School. This may include repurposing the school into a Community Arts Hub or Incubator or any other strategic City purpose, prior to deeming the building as surplus.

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Report Approval Details

Document Title:	Acquisition of Central Public School for Educational and Economic Development Advancement.docx
Attachments:	
Final Approval Date:	Nov 25, 2020

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Anand Patel was completed by assistant Jasmine Danial

Anand Patel - Nov 13, 2020 - 1:40 PM

Derek Boyce - Nov 13, 2020 - 2:32 PM

David Barrick - Nov 25, 2020 - 12:58 PM