

APRIL 8, 2025

JOINT SERVICES COMMITTEE REPORT

REPORT NO. JSC-013-2025

**LEASE – GANANOQUE EARLYON CHILD AND
FAMILY CENTRE – CATHOLIC DISTRICT SCHOOL
BOARD OF EASTERN ONTARIO**

**SHANNON BROWN
MANAGER, CHILDREN’S SERVICES**

**SHANNA CULHANE
DIRECTOR, COMMUNITY AND SOCIAL SERVICES**

RECOMMENDATIONS

THAT the Joint Services Committee of Leeds and Grenville approves the lease agreement between the Corporation of the United Counties of Leeds and Grenville and the Catholic District School Board of Eastern Ontario for the purpose of renting programming space for the EarlyON Child and Family Centre located at St. Joseph Catholic School, 235 Georgina Street, Gananoque; and

THAT this lease agreement be in effect from September 1, 2024, to August 31, 2025; and;

THAT the necessary by-law be prepared.

FINANCIAL IMPLICATIONS

EarlyON Child and Family Centres (CFC) operations and programs are funded by the Ministry of Education (Ministry).

The annual leasing cost for the site will be \$11,517.30 excluding HST, and has been included in the 2025 budget.

CLIMATE CHANGE IMPLICATIONS

Where possible reports are provided in a digital format to reduce the Counties' carbon footprint.

ACCESSIBILITY CONSIDERATIONS

This report can be made available in alternate accessible formats on request.

The Counties makes every effort where possible to provide services in a manner that is inclusive to ensure accessibility barriers are reduced or eliminated.

COMMUNICATIONS CONSIDERATIONS

N/A

BACKGROUND

The EarlyON CFCs in Leeds and Grenville had 22,314 combined visits of child and adults, in 2024. Of these families accessing program/services last year, the Gananoque site received 2,741, or 12% of these visits.

The EarlyON CFC in Gananoque was custom built for the Counties by the Catholic District School Board of Eastern Ontario (CDSBEO) and was fully funded using the Counties' Best Start funding.

The leasing cost of \$9.27 per square foot for 2024-2025 is inclusive of heat, hydro, snow removal, parking, custodial services and supplies, grass cutting, garbage removal, security monitoring services, and regulatory inspections as relates to fire and water, plus HST.

DISCUSSION/ALTERNATIVES

The previous lease with the CDSBEO for the Gananoque site expired on August 31, 2024 and allowed for a cost of \$8.83 per square foot. The new lease for 2024-2025 reflects a forty-four cent (\$0.44) per square foot increase over the previous year's lease.

The Counties also leases space from the Upper Canada District School Board (UCDSB) for its Brockville and Kemptville EarlyON CFC sites. The per square foot cost of leased space from the CDSBEO is less expensive than that of the UCDSB. In contrast to the non-school locations that have been previously leased by the Counties for EarlyON CFC programs, space in schools continue to be the most cost-effective space leasing option.

ATTACHMENTS

Draft Lease with the Catholic District School Board of Eastern Ontario

The report set out above has been reviewed and the information verified by the individuals listed below.

SHANNON BROWN
CHILDREN'S SERVICES MANAGER

MARCH 26, 2025
DATE

PAT HUFFMAN
TREASURER

MARCH 26, 2025
DATE

SHANNA CULHANE
DIRECTOR, COMMUNITY AND SOCIAL SERVICES

MARCH 28, 2025
DATE

ALISON TUTAK
CHIEF ADMINISTRATIVE OFFICER

APRIL 1, 2025
DATE