



## The Corporation of the Town of Tecumseh

Community & Recreation Services

**To:** Mayor and Members of Council

**From:** Beth Gignac, Director Community & Recreation Services

**Date to Council:** April 25, 2023

**Report Number:** CRS-2023-07

**Subject:** Golden Age Club Relocation

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### Recommendations

It is recommended:

**That** Report CRS-2023-07 titled “Golden Age Club Relocation” **be received;**

**And that** Council approve the accommodation plan for Golden Age Club activities, existing user groups and rental clients to be temporarily relocated to the St. Clair Beach Community Centre for the period of time required to support the Cada Library use of 12420 Lanoue Street during renovations to the Cada Library building;

**And further that** Council waive the fees for the Golden Age Club (GAC) for use of the St. Clair Beach Community Centre and that, as part of the accommodation, the Town of Tecumseh honours the GAC fees for existing user groups and rental clients through the temporary relocation period;

**And furthermore that** the Golden Age Club and all existing user groups and rental clients thereof be subject to Town of Tecumseh User Agreements for facility use going forward;

**And furthermore that** Council direct Administration to engage in a year-long consultation period with the Golden Age Club in developing a long-term plan to accommodate the programs and activities of the Club to determine future facility location.

## Background

Cada Library is the Town of Tecumseh's Essex County Library branch which is located at 13675 St. Gregory's Road. Renovations to the Cada Library are planned for 2023. During the renovation period, temporary accommodation of the library is required. Under the Agreement between the Town and the Essex County Library Board, the Town is responsible to provide physical space to accommodate the library branch, including any temporary accommodation, as required.

During the fall of 2022, Administration reviewed several options for temporary accommodation of the library, inclusive of Town-owned facilities and local commercial space. The most favoured option was the building located at 12420 Lanoue Street, currently occupied by the Golden Age Club (GAC), due to its central location, size, layout, accessible features (entry, washrooms, grade), parking availability, transit access and cost to the Town.

The Chief Librarian for the County of Essex concurred with the recommendation.

On February 14, 2023, Council approved [Report CRS-2023-01 Cada Library Renovation – Final Concept Design](#).

## Comments

On March 8, 2023, a meeting was held with members of the Executive of the GAC along with the Mayor, Ward 3 Councillor Rick Tonial, the Chief Administrative Officer and the Director, Community and Recreation Services to discuss the temporary relocation of the GAC from the Town facility at 12420 Lanoue Street to the St. Clair Beach Community Centre (SCBCC) located at 13675 St. Gregory's Road, for the period of the Cada Library renovation.

Since that meeting, Administration has been in continuous communication with the Executive of the GAC regarding the details of the relocation. In addition, Administration has spoken directly with all sub-renters of the GAC facility to transfer bookings to other Town facilities. The current schedule of programs and activities of the GAC has been fully accommodated, without change, at the SCBCC for the duration of the relocation period and this includes use of the kitchen and storage for necessary supplies and equipment related to these programs and activities. Similarly, all sub-rentals have also been fully accommodated, without change, at other Town facilities. Due to the imposition of the move, Administration is recommending that during the temporary relocation period, the GAC continue their rent-free status and that GAC-arranged sub-rentals be accommodated at the rental rate established by the GAC.

In addition, Administration will be supporting the relocation of the GAC by assisting with the vacating of 12420 Lanoue St and will move and install, as necessary, equipment and supplies from the Lanoue facility to the SCBCC.

The Town plans to consult with the GAC over the next year to understand the programming plans of the GAC going forward and to determine the Club's ongoing space requirements.

Further to a meeting with the membership of the GAC and the Town of Tecumseh, the following items were raised and have been addressed as follows:

- An Open House and tour of the SCBCC was held on April 19 so that GAC members and rental groups could view the facility;
- The SCBCC was reviewed by the Town of Tecumseh's Accessibility Advisory Committee on April 7 and deemed to be equivalent to the facility at 12420 Lanoue Street;
- The total number of parking spaces at SCBCC is 3 Accessible spaces and 57 general use parking spaces. The total number of parking spaces at 12420 Lanoue Street is 3 Accessible spaces and 44 general use parking spaces. Both are in compliance with parking allocations as per Town of Tecumseh Zoning By-law 2065, Section 5.22 Parking Requirements and Section 5.22a Barrier Free Parking;
- A privacy lock will be installed on both washroom exterior doors at SCBCC to ensure comfort of use for members of the GAC;
- During the meeting with the GAC Executive, it came to light that the GAC is not a registered charity. Whilst the Town offered to assist the GAC with non-profit registration, should the GAC wish to do so, the Town would also need to know the details of the GAC membership. It has since been confirmed by the GAC that they are not willing to disclose their membership to the Town.

## Consultations

Legislative Services & Clerk  
Development Services  
Chief Administrative Officer  
St. Clair Beach Optimist Club  
Golden Age Club

## Financial Implications

The GAC has had use of the Town owned facility at 12420 Lanoue St, without charge, since 1975. The GAC has sub-rented the space to various groups and private rental clients over the years using a GAC fee schedule, without a Town User Agreement and

without adhering to Town fee schedules. Revenues from these rentals have contributed to the annual revenue of the GAC to support activities.

Administration is recommending that GAC user fees for the groups and private rental clients be honoured for the duration of the temporary relocation. These arrangements will be reflected in the User Agreements with the GAC, and their sub-rental groups and private rental clients for the temporary relocation period.

As the facility at 12420 Lanoue Street is a Town of Tecumseh owned facility, the Town provides supports, without charge to the GAC, for utilities, snow removal/grass cutting, repairs and maintenance. In 2021/2022, the cost of these supports was \$15,700.

As previously stated, the Golden Age Club currently is not a registered non-profit within the Province of Ontario and, as such, is not qualified to seek government grant funding on its own. Accordingly, the Town has assisted the GAC with grant funding support. The Town will continue to administer and report on the Seniors Active Living Grant, of which the GAC is the sole beneficiary of a projected \$21,000, during the relocation period.

Since 2014, the Town of Tecumseh has submitted and managed the reporting for a Seniors Active Living Grant to the Ministry of Tourism, Culture and Sport to support the activities offered by the GAC. The grant has provided \$223,828 to support the GAC's operational expenses and to purchase program related equipment not covered by the Town of Tecumseh.

## Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input type="checkbox"/>	Ensure that Tecumseh’s current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh’s plans and priorities.
<input type="checkbox"/>	Steward the Town’s “continuous improvement” approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town’s leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

## Communications

Not applicable

Website

Social Media

News Release

Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Beth Gignac, BA Hons  
Director Community & Recreation Services

Reviewed by:

Robert Auger, LL.B.  
Director Legislative Services & Clerk

Reviewed by:

Tom Kitsos, CPA, CMA, BComm  
Director Financial Services & Chief Financial Officer

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
None	None