

**CITY HALL
WINDSOR, ONTARIO
N9A 6S1**

Phone: (519)255-6211

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E-mail: clerks@citywindsor.ca

WEBSITE: www.citywindsor.ca

CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

Report Number: CAO 41/2025

Approved: Friday, March 7, 2025

I. THAT **APPROVAL BE GIVEN** for a lease agreement between The Corporation of the City of Windsor and Essex County Nurse Practitioner-LED Clinic for the lease of 1168 Drouillard Road, Units #7, 14 and 15 which are part of the Gino and Liz Marcus Community Complex (North Side), in accordance with the following terms:

BASIC TERMS:

- | | |
|-----------------------------------|---|
| a) Tenant | Essex County Nurse Practitioner-LED Clinic (Essex) |
| b) Commencement Date | March 1, 2025 |
| c) Termination Date | February 28, 2026 |
| d) Leased Premises | 1168 Drouillard, Units #7, 14 & 15
Windsor, Ontario N8Y 2R1 |
| e) Area of Leased Premises | Usable Space: 1,308 sq ft
Common Space: 568 sq ft
Total Space: 1,876 sq ft |
| f) Annual Basic Rent | \$20,879.88, plus HST |
| g) Monthly Basic Rent | \$1,739.99, plus HST |
| h) Security Deposit | None |
| i) Land Taxes | Included in gross rent |

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- | | |
|-------------------------------|---|
| j) Utilities | Included in gross rent |
| k) Permitted Use | Office / Medical Clinic / Meeting Space |
| l) Insurance | General Liability Insurance
Minimum Limit \$2,000,000.00
Tenant's Legal Liability Insurance
Minimum Limit \$300,000.00
The Corporation of the City of Windsor to be listed as an additional insured, include cross liability and 30 days' notice of cancellation |
| m) Renewal | One (1) year option to renew, upon mutual consent and on the same terms and conditions, save and except rent. |
| n) Guarantor | None |
| o) Special Provisions: | With respect to boardroom usage at the Gino and Liz Marcus Community Complex (North Side), the Tenant is permitted complimentary use of the boardroom up to eight (8) times per calendar month

Boardroom usage over and above eight (8) times per calendar month will be subject to a charge of \$10.00 per hour, up to a maximum of five (5) hours (\$50.00) per day at the Tenant's sole expense

Other than the boardroom, the current fee schedule approved by City Council applies to the rental of each room. The Tenant is responsible for confirming rates with staff when booking rentals |

II. THAT the Chief Administrative Officer and City Clerk **EXECUTE** a Lease Agreement, to be satisfactory in form to the City Solicitor, in content to the Lease Administrator and the Executive Director of Parks, Recreation & Facilities, and in financial content to the City Treasurer.



OFFICE OF THE CITY CLERK COUNCIL SERVICES

Phone: (519)255-6211

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Report Number: CAO 41/2025
Clerk's File: APM/14905

Anna Ciacelli

Deputy City Clerk / Supervisor of Council Services
March 11, 2025

Department Distribution

Acting Lease Administrator
Manager of Real Estate Services
City Solicitor
Acting Senior Executive Director, Corporate Services
Executive Director, Parks, Recreation & Facilities
Acting Senior Executive Director, Community Services
Commissioner, Community Services
Manager, Strategic Operating Budget Development &
Deputy Treasurer Taxation, Treasury & Financial Planner
Commissioner, Finance / City Treasurer
Chief Administrative Officer