



## OFFICE OF THE CITY CLERK COUNCIL SERVICES

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### CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

**Report Number: CAO 286/2024**

**Approved: Tuesday, January 28, 2025**

I. THAT **APPROVAL BE GIVEN** for the third extension to the lease agreement between The Corporation of the City of Windsor and Rogers Communications Inc. for a telecommunication tower located at 6755 Wyandotte Street East, in accordance with the following terms:

#### BASIC TERMS:

- a) Tenant Rogers Communications Inc.
- b) Tenant's Address c/o Rogers Real Estate Services  
One Mount Pleasant Road  
Toronto, Ontario M4Y 2Y5
- c) Commencement Date December 1, 2024
- d) Term End Date November 30, 2029
- e) Leased Premises Part of 6755 Wyandotte Street East  
Windsor, Ontario  
Rogers' Location Code C3353  
As described in Appendix B
- f) Area of Leased Premises Approximately 46.5 m2 (500.52 sq ft)
- g) Annual Basic Rental \$18,500.00, plus HST
- h) Security Deposit None



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- i) Land Taxes In addition to Basic Rent
- j) Utilities Payable by Tenant
- k) Permitted Use Telecommunications Tower / Equipment Shelter /  
Access to Tower and Shelter
- l) Insurance General Liability Insurance  
Minimum Limit \$5,000,000  
The Corporation of the City of Windsor to be listed as an additional insured, include cross liability or separation of insureds provision and 30 days' notice of cancellation
- m) Rights of Extension The original lease agreement was amended by the 1st Extension and Amending Agreement dated April 23, 2015, to provide for four (4) further terms of five (5) years each, unless Tenant provides Landlord with written notice of its intention not to extend at least sixty (60) days prior to the expiration of the then current term, with rent for each extension term to be set at market rate for comparable Tenant's sites of similar uses in the vicinity of the Leased Premises as agreed to by the parties acting reasonably. The term being recommended herein represents the third extension term
- n) Guarantor None
- o) Special Provisions: None

and,

II. THAT all other terms and conditions of the original lease, as amended by the 1st Extension and Amending Agreement dated April 23, 2015, **REMAIN** the same and **BE IN FULL FORCE AND EFFECT**; and,



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

Report Number: CAO 286/2024  
Clerk's File: APM/14904

*Anna Ciacelli*

Deputy City Clerk / Supervisor of Council Services  
January 29, 2025

### Department Distribution

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, Corporate & Community Services
Manager, Strategic Capital Budget Development & Control
On behalf of Commissioner, Finance / City Treasurer
Chief Administrative Officer