



## OFFICE OF THE CITY CLERK COUNCIL SERVICES

Phone: (519)255-6211

CITY HALL  
WINDSOR, ONTARIO  
N9A 6S1

Fax: (519)255-6868

E-mail: [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)

WEBSITE: [www.citywindsor.ca](http://www.citywindsor.ca)

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### CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

**Report Number: CAO 31/2022**

**Approved: February 3, 2022**

I. THAT **APPROVAL BE GIVEN** for a renewal of the 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:**

- |                                   |   |
|-----------------------------------|---|
| <b>a) Tenant</b>                  | Essex County Nurse Practitioner-LED Clinic (Essex)                                      |
| <b>b) Commencement Date</b>       | March 1, 2022   |
| <b>c) Termination Date</b>        | February 28, 2023   |
| <b>d) Leased Premises</b>         | 1168 Drouillard, Units #7, 14 & 15<br>Windsor, Ontario N8Y 2R1                          |
| <b>e) Area of Leased Premises</b> | Usable Space: 1,308 sq ft<br>Common Space: 568 sq ft<br><b>Total Space: 1,876 sq ft</b> |
| <b>f) Annual Basic Rent</b>       | \$18,291.00 per year (plus HST)   |
| <b>g) Monthly Basic Rent</b>      | \$ 1,524.25 per month (plus HST)  |
| <b>h) Security Deposit</b>        | None  |
| <b>i) Land Taxes</b>              | 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  
Tenant's Legal Liability Insurance  
Minimum Limit \$300,000  
The Corporation of the City of Windsor to be listed as an additional insured, include cross liability and 30 days' notice of cancellation
- m) Overholding Rental** \$ 3,048.50 per month, plus HST
- n) Renewal** One (1) year option to renew upon mutual consent and on the same terms and conditions, save and except rent. The recommendation represents the renewal period
- o) Guarantor** None
- p) Special Provisions:** Tenant shall comply with the most up-to-date regulations in place under the *Emergency Management and Civil Protection Act*, as amended from time to time, regardless of the frequency of such amendments. Tenant shall also comply with any guidelines and best practices issued by the Province of Ontario or any other governing body in relation to limiting the spread of COVID-19
- Tenant acknowledges and assumes responsibility for complying with the *Reopening Ontario (A Flexible Response to COVID-19) Act, 2020, S.O. 2020, c. 17*, as may be amended from time to time, and all regulations, rules, and orders issued thereunder, including, without limitation, any masking requirements, physical distancing requirements, capacity limits, and proof of vaccination requirements (the "**COVID Rules**"). Tenant further agrees to



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indemnify and hold harmless The Corporation of the City of Windsor from any and all liability, fines, loss, claims, demands, costs and expenses arising in any way from any failure to comply with the COVID Rules

With respect to boardroom usage at the Gino and Liz Marcus Community Complex (North Side), the Tenant is permitted to use the boardroom for no charge up to eight (8) times per calendar month

Boardroom usage over and above eight (8) times per calendar month will be charged at the rate of \$10.00 per hour up to a maximum of \$50.00 per day

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 **BE AUTHORIZED** to sign a Lease Renewal Agreement, to be satisfactory in form to the City Solicitor, in content to the Lease Administrator and the Executive Director of Recreation & Culture, and in financial content to the City Treasurer.

Report Number: CAO 31/2022  
Clerk's File: AH/14292

*Anna Ciacelli*

Deputy City Clerk/Supervisor of Council Services  
February 4, 2022

### Department Distribution

Lease Administrator
Manager of Real Estate Services
Commissioner, Legal & Legislative Services
Executive Director of Recreation & Culture
Commissioner, Community Services



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Commissioner, Corporate Services / Chief Financial Officer / City Treasurer
Chief Administrative Officer

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