



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

WEBSITE: www.citywindsor.ca

CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

Report Number: CAO 47/2021 AMENDMENT
AMENDMENT APPROVED: March 18, 2021

THAT **APPROVAL BE GIVEN** for a renewal of lease agreement between The Corporation of the City of Windsor and The Delta Chi Beta Early Childhood Centre (Windsor) Inc. for the lease of 1585 Wyandotte Street West, in accordance with the following terms:

BASIC TERMS:

- | | |
|-----------------------------------|---|
| a) Tenant | The Delta Chi Beta Early Childhood Centre (Windsor) Inc. |
| b) Tenant's Address | 1385 Ouellette Avenue
Windsor, Ontario N8X 1J6 |
| c) Commencement Date | November 1, 2020 |
| d) Termination Date | October 31, 2023 |
| e) Leased Premises | 1585 Wyandotte Street West
Windsor, Ontario N9B 1H6 |
| f) Area of Leased Premises | 4,126 square feet (rentable) approximately |
| g) Annual Basic Rental | November 1, 2020 to October 31, 2021
\$37,134, plus HST

November 1, 2021 to October 31, 2022
\$37,134 plus 2021 Consumer Price Index, plus HST |



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November 1, 2022 to October 31, 2023
\$37,134 plus 2021 and 2022 Consumer Price Index,
plus HST

h) Monthly Basic Rental

November 1, 2020 to October 31, 2021
\$ 3,094.50, plus HST

November 1, 2021 to October 31, 2022
\$ 3,094.50 plus 2021 Consumer Price Index & HST

November 1, 2022 to October 31, 2023
\$ 3,094.50 plus 2021 and 2022 Consumer Price
Index, plus HST

i) Security Deposit

None

j) Land Taxes

Payable by the Tenant

k) Utilities

Payable by the Tenant

l) Permitted Use

Office / Meeting Space

m) 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

n) Overholding Rental

\$6,189.00, per month, plus HST

o) Renewal

None

p) Guarantor

None

q) Special Provisions:

The Tenant shall be responsible for all grass cutting,
snow removal, garbage and maintenance of the
building and grounds during the Term of the Lease



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The Tenant shall be entitled to use the refrigerator, range and dishwasher located in the Leased Premises and shall be responsible for all maintenance and/or repair required therefor. The Landlord makes no representations as the suitability or working condition of the foregoing equipment

The Tenant shall have the right to use two (2) parking spaces (down from ten (10) in the original agreement) in the Adie Knox Herman Complex east parking lot (off of McKay Avenue) for staff parking. The cost of each parking space is \$45.00, plus HST, per parking space per month during the renewal term; and,

THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign a Lease 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 47/2021

Approved: February 25, 2021

THAT **APPROVAL BE GIVEN** for a renewal of lease agreement between The Corporation of the City of Windsor and The Delta Chi Beta Early Childhood Centre (Windsor) Inc. for the lease of 1585 Wyandotte Street West, in accordance with the following terms:

BASIC TERMS:

- | | |
|----------------------|--|
| r) Tenant | The Delta Chi Beta Early Childhood Centre (Windsor) Inc. |
| s) Tenant's Address | 1385 Ouellette Avenue
Windsor, Ontario N8X 1J6 |
| t) Commencement Date | November 1, 2020 |



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- u) Termination Date** October 31, 2023
- v) Leased Premises** 1585 Wyandotte Street West
Windsor, Ontario N9B 1H6
- w) Area of Leased Premises** 4,126 square feet (rentable) approximately
- x) Annual Basic Rental** November 1, 2020 to October 31, 2021
\$37,134, plus HST
- November 1, 2021 to October 31, 2022
\$37,134 plus 2021 Consumer Price Index, plus HST
- November 1, 2022 to October 31, 2023
\$37,134 plus 2021 and 2022 Consumer Price Index,
plus HST
- y) Monthly Basic Rental** November 1, 2020 to October 31, 2021
\$ 3,094.50, plus HST
- November 1, 2021 to October 31, 2022
\$ 3,094.50 plus 2021 Consumer Price Index & HST
- November 1, 2022 to October 31, 2023
\$ 3,094.50 plus 2021 and 2022 Consumer Price
Index, plus HST
- z) Security Deposit** None
- aa) Land Taxes** Included in gross rent
- bb) Utilities** Included in gross rent
- cc) Permitted Use** Office / Meeting Space
- dd) Insurance** General Liability Insurance
Minimum Limit \$2,000,000
Tenant's Legal Liability Insurance



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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

ee)Overholding Rental \$6,189.00, per month, plus HST

ff) Renewal None

gg) **Guarantor** None

hh) **Special Provisions:** The Tenant shall be responsible for all grass cutting, snow removal, garbage and maintenance of the building and grounds during the Term of the Lease

The Tenant shall be entitled to use the refrigerator, range and dishwasher located in the Leased Premises and shall be responsible for all maintenance and/or repair required therefor. The Landlord makes no representations as the suitability or working condition of the foregoing equipment

The Tenant shall have the right to use two (2) parking spaces (down from ten (10) in the original agreement) in the Adie Knox Herman Complex east parking lot (off of McKay Avenue) for staff parking. The cost of each parking space is \$45.00, plus HST, per parking space per month during the renewal term; and,

THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign a Lease 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 47/2021
Clerk's File: APM2021



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Steve Vlachodimos

Deputy City Clerk/Senior Manager of Council Services

March 23, 2021

Department Distribution

Lease Administrator (A)
Manager of Real Estate Services
City Solicitor and Corporate Leader, Economic Development and Public Safety
Executive Director of Recreation & Culture
Financial Planning Administrator
Chief Financial Officer / City Treasurer and Corporate Leader, Finance and Technology
Chief Administrative Officer

External Distribution