



## OFFICE OF THE CITY CLERK COUNCIL SERVICES

Phone: (519)255-6211

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### CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

**Report Number: CAO 47/2026**

**Approved: Monday, March 9, 2026**

I. THAT **APPROVAL BE GIVEN** to a lease agreement between The Corporation of the City of Windsor and Yee Pharmacy for the lease of 165 Goyeau Street, in accordance with the following terms:

#### **BASIC TERMS:**

- |                                   |   |
|-----------------------------------|---|
| <b>a) Tenant</b>                  | Yee Pharmacy (2015) Ltd.  |
| <b>b) Tenant's Address</b>        | 165 Goyeau Street<br>Windsor, Ontario N9A 1G5   |
| <b>c) Commencement Date</b>       | January 1, 2026   |
| <b>d) Termination Date</b>        | December 31, 2031   |
| <b>e) Leased Premises</b>         | 165 Goyeau Street<br>Windsor, Ontario N9A 1G5   |
| <b>f) Area of Leased Premises</b> | 2,500 square feet (approximate)   |
| <b>g) Basic Rental</b>            | \$33,850.00 per year, plus HST, increased annually commencing January 1, 2027, by the average annual increase in the Consumer Price Index ("CPI") |
| <b>h) Monthly Basic Rental</b>    | \$2,820.83 per month, plus HST, increased annually by CPI commencing January 1, 2027  |
| <b>i) Security Deposit</b>        | None  |



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- j) **Land Taxes** Included in gross rent
- k) **Utilities** Payable by the Tenant (Hydro)
- l) **Permitted Use** Pharmacy and Medical Clinic
- 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) **Renewal** Upon mutual consent, one (1) additional term of five (5) years, under the same terms and conditions, save and except rent
- o) **Guarantor** None
- p) **Special Provisions:** Where any maintenance or repair is required to be performed by the Owner under this Lease, the Tenant shall promptly notify the Owner in writing of the issue. The Tenant shall not undertake or authorize any such work unless the Owner has provided prior written approval, including approval of the scope of work and pricing. Except in the case of an emergency requiring immediate action to prevent damage or risk to safety, the Owner shall have no obligation to reimburse the Tenant for any costs incurred without such prior written approval. Any emergency work undertaken by the Tenant shall be limited to temporary measures only, and the Owner shall be notified as soon as reasonably possible.

II. THAT the Chief Administrative Officer and City Clerk **EXECUTE** a Lease Agreement, to be satisfactory in legal form to the City Solicitor, in content to the



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Lease Administrator and the Commissioner of Infrastructure Services, and in financial content to the City Treasurer.

Report Number: CAO 47/2026  
Clerk's File: APM/15079

*Anna Ciacelli*

Deputy City Clerk / Supervisor of Council Services  
March 10, 2026

### Department Distribution

Manager of Real Estate Services
City Solicitor
Commissioner, Infrastructure Services and City Engineer
Manager, Strategic Operating Budget Development and Control
On behalf of Commissioner, Finance and City Treasurer
Chief Administrative Officer