



## OFFICE OF THE CITY CLERK COUNCIL SERVICES

Phone: (519)255-6211

CITY HALL  
WINDSOR, ONTARIO  
N9A 6S1

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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 31/2026**  
**Approved: Monday, March 16, 2026**

I. THAT **APPROVAL BE GIVEN** to a Lease Renewal Agreement with 2247260 Ontario Limited o/a Precision Stamping Group, based in principle on the following terms and conditions:

#### **BASIC TERMS:**

- |                                   |  |
|-----------------------------------|--|
| <b>a) Tenant</b>                  | 2247260 Ontario Limited o/a Precision Stamping Group |
| <b>b) Landlord</b>                | The Corporation of the City of Windsor               |
| <b>c) Term</b>                    | Two (2) years  |
| <b>d) Leased Premises</b>         | 3005 Deziel Drive<br>Windsor, Ontario N8W 5A5        |
| <b>e) Area of Leased Premises</b> | Approximately 37,443 sq ft                           |
| <b>f) Commencement Date</b>       | October 1, 2025                                      |
| <b>g) Termination Date</b>        | September 30, 2027                                   |



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- h) Monthly Rental**                      \$15,008.40, plus HST, to be increased annually by 2% commencing October 1, 2026
- i) Overholding Rental**                \$29,471.38, per month, plus HST
- j) Security Deposit**                    \$16,324.84. (previously remitted and held in suspense account 001-1250)
- k) Land Taxes**                            Payable by Tenant
- l) Utilities**                                Payable by Tenant
- m) Permitted Use**                      Industrial manufacturing use, subject to property zoning and all applicable laws
- n) Insurance**                            At all times, General Liability Insurance with limits of not less than \$5,000,000 per occurrence, naming The Corporation of the City of Windsor as an additional insured, cross-liability, and a 30-day notice of cancellation or material change provision

“All risks” (including flood and earthquake) property insurance for the full replacement cost, insuring all property owned by the Tenant, or for which the Tenant is responsible, and located within the Leased Premises including, but not limited to, fittings, fixtures, additions, alterations, partitions and all other Leasehold Improvements, the Tenant's furniture, inventory and equipment

Broad form boiler and machinery insurance on a blanket repair and replacement basis with limits for each accident in an amount equal to at least the replacement cost of the HVAC system

Environmental liability insurance with limits of liability not less than \$2,000,000 pre accident or occurrence, and including cross-liability, severability of interests coverage



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Standard owners' form automobile insurance providing third party liability insurance with Five Million Dollars (\$5,000,000) inclusive limits, and accident benefits insurance, covering all licensed vehicles owned, leased or operated by or on behalf of the Tenant

Tenant's legal liability insurance covering perils of an "all risks" for the replacement cost of the Leased Premises, including loss of use thereof

or as such insurance requirements may be amended, restated and/or supplemented by the City's Risk Management Department from time to time

- o) Renewal** The term recommended represents the renewal period contemplated in the October 2023 agreement
- p) Guarantor** None
- q) Special Provisions:** Tenant acknowledges a portion of the Building is not located on the Leased Premises and that this Lease applies solely to the Leased Premises and those portions of the Building located within the Leased Premises

Tenant acknowledges that Landlord makes no representations or warranties as to the suitability of the Leased Premises for Tenant's intended use and Tenant acknowledges and agrees to accept the Leased Premises in an "as is" condition

Tenant shall comply with all applicable Environmental Laws and shall obtain and comply with any required Environmental approvals required in connection with Tenant's use of the Leased Premises. Tenant agrees to indemnify the Landlord against any and all damages (other than indirect or consequential damages) loss, liability, expenses,



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incurred by the Landlord as a result of, or in connection with, the release of contamination in, on, under or adjacent to the Leased Premises, caused by the Tenant's use and occupation of the Leased Premises

Tenant shall be allowed to modify, alter and / or renovate the Leased Premises at its own expense, and provided that no alterations, modifications and / or renovations are undertaken without pre-approval to any such plans by the Landlord. All such alterations, modifications and / or renovations are to be completed according to applicable code and to the satisfaction of the Landlord acting reasonably. Tenant shall be responsible for obtaining all necessary permits and inspections, at its own cost. Tenant shall pay promptly, when due, all costs incurred in connection with such alterations, modifications and / or renovations, whether for work, services or materials, at the Tenant's own cost and expense, keep the interest of the Landlord and the Leased Premises free of liens, charges and encumbrances of any nature and shall defend, indemnify and save harmless the Landlord against all costs of the work and all liens arising therefrom and to forthwith discharge and/or vacate any construction liens and/or certificates of action which may affect any portion of the Leased Premises

Tenant is responsible for all caretaking, snow and ice removal, maintenance and repairs at the Leased Premises at its sole cost, including but not limited to, the HVAC system, roof membrane, base building systems, all interior and exterior windows, doors, partitions, trade fixtures, roadways, paving, mechanical and water systems

Upon termination or expiration of the lease (subject to any extensions), the Tenant will be required to:



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- Surrender the Leased Premises free and clear
- Deliver the Leased Premises in a good condition and repair, save for reasonable wear and tear. All equipment shall be removed except for fixtures which shall vest in the City of Windsor. Tenant shall not be obligated to remove the Press that existed at the Leased Premises prior to the Tenant's original occupation

Tenant shall have the right to terminate the lease at any time during the Term upon the provision of at least ninety (90) days' written notice to the Landlord

Or as such terms and conditions may be amended, restated and/or supplemented by the City Solicitor from time to time; and,

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

Report Number: CAO 31/2026  
Clerk's File: APM/15079

*Anna Ciacelli*

Deputy City Clerk / Supervisor of Council Services  
March 17, 2026

### Department Distribution

Acting Lease Administrator
Manager of Real Estate Services
City Solicitor
Acting Executive Director, Parks, Recreation and Facilities
Commissioner, Community Services
Manager, Strategic Operating Budget



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Development & Control
On behalf of Commissioner, Finance & City Treasurer
Chief Administrative Officer