



OFFICE OF THE CITY CLERK COUNCIL SERVICES

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CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

Report Number: CAO 49/2026
Approved: Friday, March 13, 2026

I. THAT **APPROVAL BE GIVEN** for a lease renewal 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:

- | | |
|-----------------------------------|---|
| a) Tenant | Essex County Nurse Practitioner-LED Clinic (Essex) |
| b) Commencement Date | March 1, 2026 |
| c) Termination Date | February 28, 2027 |
| d) Leased Premises | 1168 Drouillard, Units #7, 14 & 15
Windsor, Ontario N8Y 2R1 |
| e) Area of Leased Premises | Usable Space: 1,308 sq ft
Common Space: 568 sq ft
Total Space: 1,876 sq ft |
| f) Annual Basic Rent | \$23,018.52, plus HST |
| g) Monthly Basic Rent | \$1,918.21, plus HST |
| h) Security Deposit | None |



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- i) **Land Taxes** Included in gross rent
- j) **Utilities** Included in gross rent
- k) **Permitted Use** Office / Medical Clinic / Meeting Space
- l) **Insurance**
 - General Liability Insurance
 - Minimum Limit \$2,000,000.00
 - Tenant's Legal Liability Insurance
 - Minimum Limit \$300,000.00
 - The Corporation of the City of Windsor to be listed as an additional insured, include cross liability and 30 days' notice of cancellation
- m) **Renewal** One (1) year option to renew, upon mutual consent and on the same terms and conditions, save and except rent. The term recommended herein represents the renewal period.
- n) **Guarantor** None
- o) **Special Provisions:**
 - With respect to boardroom usage at the Gino and Liz Marcus Community Complex (North Side), the Tenant is permitted complimentary use of the boardroom up to eight (8) times per calendar month
 - Boardroom usage over and above eight (8) times per calendar month will be charged at the rates in effect as per the approved User Fee Schedule for Recreation and Facilities.
 - 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 **EXECUTE** a Lease Renewal Agreement, to be satisfactory in legal form to the City Solicitor or designate, in



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technical content to the Lease Administrator and the Executive Director of Parks, Recreation & Facilities, and in financial content to the City Treasurer or designate.

Report Number: CAO 49/2026

Clerk's File: APM/15080

Anna Ciacelli

Deputy City Clerk / Supervisor of Council Services

March 16, 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 Development & Control
On behalf of Commissioner, Finance / City Treasurer
Chief Administrative Officer