



OFFICE OF THE CITY CLERK COUNCIL SERVICES

CITY HALL
WINDSOR, ONTARIO
N9A 6S1

Phone: (519)255-6211

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 75/2025
Approved: Thursday, April 17, 2025

I. THAT **APPROVAL BE GIVEN** to enter into a lease agreement between The Corporation of the City of Windsor and Centre for Seniors Windsor for the lease of part of the WFCU Centre located in part of the 1st floor, immediately west of the Community Centre / Pool Entrance at 8787 McHugh Street, in accordance with the following terms:

BASIC TERMS:

- | | |
|-----------------------------|---|
| a) Tenant | Centre for Seniors Windsor |
| b) Tenant's Address | 8787 McHugh Street
Windsor, Ontario N8S 0A1 |
| c) Term | 3 years |
| d) Commencement Date | April 1, 2025 |
| e) Termination Date | March 31, 2028 |
| f) Leased Premises | Part of the 1 st floor, immediately west of the
Community Centre / Pool Entrance
WFCU Centre
8787 McHugh Street
Windsor, Ontario N8S 0A1 |
| g) Site Area | approximately 3,650 square feet (rentable) |



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h) Annual Basic Rental

April 1, 2025 to March 31, 2026
\$41,939.40 per annum, plus HST

In each subsequent year of the Term, commencing April 1, 2026, Annual Basic Rental shall increase by the average annual increase in the Consumer Price Index ("CPI") as published by Statistics Canada

i) Monthly Basic Rental

April 1, 2025 to March 31, 2026
\$3,494.95 per month, plus HST

In each subsequent year of the Term, commencing April 1, 2026, Monthly Basic Rental shall increase by the average annual increase in the Consumer Price Index ("CPI") as published by Statistics Canada

j) Security Deposit

None

k) Land Taxes

Exempt (Municipal Capital Facility)

l) Utilities

Included in Basic Rent

m) Permitted Use

Office / Meetings / Workshops / Drop In Centre

n) 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

o) Renewal

Upon mutual consent, three (3) additional terms of three (3) years each, under the same terms and conditions, save and except rent

p) Guarantor

None



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q) Special Provisions: Tenant acknowledges that a Capital Facility Agreement has been executed in connection with the Leased Premises; and,

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

Report Number: CAO 75/2025
Clerk's File: APM/14906

Anna Ciacelli

Deputy City Clerk / Supervisor of Council Services
April 22, 2025

Department Distribution

Acting Lease Administrator
Manager of Real Estate Services
City Solicitor
Acting Senior Executive Director, Corporate Services
Executive Director, Parks, Recreation & Facilities
Acting Senior Executive Director, Community Services
Commissioner, Community and Corporate Services/Deputy CAO
Manager, Strategic Operating Budget Development & Control
Commissioner, Finance / City Treasurer
Chief Administrative Officer