



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 5/2026
Approved: Wednesday, January 14, 2026

I. **THAT APPROVAL BE GIVEN** to a lease agreement of the Fan Zone Lease between The Corporation of the City of Windsor and Windsor Spitfires Inc. to lease that part of the WFCU Centre located at 8787 McHugh Street known as the Windsor Spitfires Fan Zone space, in accordance with the following terms:

BASIC TERMS:

a) Tenant	Windsor Spitfires Inc.
b) Tenant's Address	8787 McHugh Street Windsor, Ontario N8S 0A1
c) Term	5 years
d) Commencement Date	January 1, 2026
e) Termination Date	December 31, 2030
f) Leased Space	Part of the WFCU Centre known as the Windsor Spitfires Fan Zone 8787 McHugh Street Windsor, Ontario N8S 0A1
g) Permitted Use	Interactive Fan zone, including Spitfires memorabilia; premium ticket sales office and boardroom



CITY HALL
WINDSOR, ONTARIO
N9A 6S1

OFFICE OF THE CITY CLERK COUNCIL SERVICES

Phone: (519)255-6211

Fax: (519)255-6868
E-mail: clerks@citywindsor.ca
WEBSITE: www.citywindsor.ca

h) Site Area:	approximately 2,280 square feet
i) Annual Basic Rental	January 1, 2026 to December 31, 2026 \$46,261.20 per annum, plus HST
j) Monthly Basic Rental	January 1, 2026 to December 31, 2026 \$3,855.10 per month, plus HST
k) Annual Rent Increases	January 1, 2027 to December 31, 2027 \$46,261.20, plus the 2026 average increase in the Consumer Price Index, plus HST
	January 1, 2028 to December 31, 2028 \$46,261.20, plus the 2026 and 2027 average increases in the Consumer Price Index, plus HST
	January 1, 2029 to December 31, 2029 \$46,261.20, plus the 2026, 2027 and 2028 average increases in the Consumer Price Index, plus HST
	January 1, 2030 to December 31, 2030 \$46,261.20, plus the 2026, 2027, 2028 and 2029 average increase in the Consumer Price Index, plus HST
l) Security Deposit	None
m) Land Taxes	Included in Rent
n) Utilities	Included in Rent
o) Insurance	General Liability Insurance Minimum Limit \$2,000,000 Tenant's Legal Liability Insurance Minimum Limit \$300,000



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**

The Corporation of the City of Windsor to be listed as Additional Insured and 30 days' notice of cancellation

p) Renewal

One (1) Renewal Term under the same terms and conditions save and except rent and no further right to extend the term

q) Special Provisions:

None; and,

II. THAT APPROVAL BE GIVEN to a lease agreement of the Blades Pro Shop Lease between The Corporation of the City of Windsor and Windsor Spitfires Inc. to lease that part of the WFCU Centre located at 8787 McHugh Street known as the Blades Pro Shop space, in accordance with the following terms:

BASIC TERMS:

a) Tenant	Windsor Spitfires Inc.
b) Tenant's Address	8787 McHugh Street Windsor, Ontario N8S 0A1
c) Term	5 years
d) Commencement Date	January 1, 2026
e) Termination Date	December 31, 2030
f) Leased Space	Part of the WFCU Centre known as the Windsor Spitfires Blades Pro Shop 8787 McHugh Street Windsor, Ontario N8S 0A1
g) Permitted Use	Pro Shop including retail sales related merchandise, equipment repair and skate sharpening
h) Site Area	approximately 836 square feet



CITY HALL
WINDSOR, ONTARIO
N9A 6S1

OFFICE OF THE CITY CLERK COUNCIL SERVICES

Phone: (519)255-6211

Fax: (519)255-6868
E-mail: clerks@citywindsor.ca
WEBSITE: www.citywindsor.ca

i) Annual Basic Rental	January 1, 2026 to December 31, 2026 \$16,962.44 per annum, plus HST
j) Monthly Basic Rental	January 1, 2026 to December 31, 2026 \$1,413.54 per month, plus HST
k) Annual Rent Increases	January 1, 2027 to December 31, 2027 \$16,962.44, plus the 2026 average increase in the Consumer Price Index, plus HST
	January 1, 2028 to December 31, 2028 \$16,962.44, plus the 2026 and 2027 average increases in the Consumer Price Index, plus HST
	January 1, 2029 to December 31, 2029 \$16,962.44, plus the 2026, 2027 and 2028 average increases in the Consumer Price Index, plus HST
	January 1, 2030 to December 31, 2030 \$16,962.44, plus the 2026, 2027, 2028 and 2029 average increase in the Consumer Price Index, plus HST
l) Security Deposit	None
m) Land Taxes	Included in Rent
n) Utilities	Included in Rent
o) 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 Additional Insured and 30 days' notice of cancellation



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**

p) Renewal

One (1) Renewal Term under the same terms and conditions save and except rent and no further right to extend the term.

q) Special Provisions

None; and,

III. THAT the Chief Administrative Officer and City Clerk **EXECUTE** the agreements of the Fan Zone Lease and Blades Pro Shop Lease, to be satisfactory in form to the City Solicitor, in content to the Lease Administrator and Executive Director of Parks, Recreation and Facilities, and in financial content to the City Treasurer.

Report Number: CAO 5/2026
Clerk's File: APM/15081

Anna Ciacelli

Deputy City Clerk
January 15, 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