

REGION OF OTTAWA CARLETON  
 RÉGIONALE D'OTTAWA CARLETON

---

REPORT  
 RAPPORT

---

Our File/N/Réf. (12) 09-97-50044-000  
 Your File/V/Réf.

DATE 10 June 1999

TO/DEST. Co-ordinator  
 Corporate Services and Economic Development Committee

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **LEASE PROPOSAL, 179 CLARENCE STREET, OTTAWA**

---

### **DEPARTMENTAL RECOMMENDATION**

**That the Corporate Services and Economic Development Committee approve a lease renewal for 6909.50 sq.ft. of office space at 179 Clarence Street with the City of Ottawa Non-Profit Housing Corporation, for one year and seven months from June 1, 1999 to December 13, 2000, at an annual cost of \$ 134,873 plus GST.**

### **BACKGROUND**

The Sexual Health Centre is located at 179 Clarence Street. This unit includes the educational, clinical and follow up services of the STD Clinic, the Health Department's HIV Prevention and Control Program, Needle Exchange Program, the Sexual Health and AIDS Information Line and the Birth Control Clinic. In 1993, Regional Council approved a six-year lease for 6910 sq.ft. at this location.

### **LEASE PROPOSAL**

At the present time, the current lease for 6,909.50 sq.ft. has a basic rental rate of \$ 10.81/sq.ft. with operating costs at \$ 8.71/sq.ft. The proposed lease extension will have the same terms and conditions as the existing lease agreement and will terminate on December 13, 2000.

An independent lease survey was completed by Carty, Gwilym Appraisal Services which confirmed that the proposal is reasonable and typical of the market place.

The lease extension cannot extend beyond December 13, 2000 since the Sub-Landlord's (City of Ottawa Non-profit Housing Corporation) terminates at that time.

PUBLIC CONSULTATION

As this is an internal administrative matter only, public consultation on this lease was not considered necessary.

EXPENDITURE JUSTIFICATION

The existing facilities are located in the heart of the market district and accessible to the highest risk clients. It is also in the downtown core where the majority of clients wish to have clinical services located.

FINANCIAL STATEMENT

Funds have been provided in the 1999 operating Budget No. 112143-502610. This lease represents a pre-commitment on future budgets.

*Approved by Nick Tunnacliffe, MCIP. RPP*

*Date: June 22, 1999*

FINANCIAL DEPARTMENT COMMENT

Funds are available in the 1999 Operating Budget. This also represents a commitment against future operating budgets over the term of the lease.

*Approved by T. Fedec  
on behalf of the Finance Commissioner*