



The Corporation of the Town of Tecumseh

Community & Recreation Services

To: Mayor and Members of Council

From: Beth Gignac, Director Community & Recreation Services

Date to Council: July 23, 2024

Report Number: CRS-2024-19

Subject: Hotel Dieu Grace Healthcare Facility Lease Agreement

Recommendations

It is recommended:

That CRS-2024-19 Hotel Dieu Grace Healthcare Facility Lease Agreement **be received;**

And that By-Law 2024-064 **be considered** for the first, second, third and final reading to authorize the Mayor and Clerk to execute a Facility Lease Agreement for 12420 Lanoue Street with Hotel Dieu Grace Healthcare.

Background

In correspondence provided November 5, 2019, Hotel Dieu Grace Healthcare (HDGH) declared an interest in partnering with the Town of Tecumseh to expand rehabilitative care services as part of the project concept for the Town's Multi-Use Sportsplex. That project did not receive funding from the ICIP: Community, Culture and Recreation program of the Province of Ontario.

Previous Council reports confirming an interest in increasing programs and services to support Tecumseh's growing older adult population include: [CRS-2023-17](#) Healthy Aging Strategy; [CRS-2024-06](#) Tecumseh Seniors Active Living Centre; [CRS-2024-09](#) Senior Active Living Centre – Operating Agreement.

Comments

In February 2023, Administration connected with Hotel Dieu Grace Healthcare to investigate potential opportunities to expand rehabilitative care services in Tecumseh, leveraging previous interest.

In April 2024, Hotel Dieu Grace Healthcare confirmed that they were interested in pursuing a facility in Tecumseh to operate a satellite location for cardiac rehabilitative care services.

Administration has negotiated a Facility Lease Agreement for these services to be provided by Hotel Dieu Grace Healthcare at the 12420 Lanoue Street facility for a 5-year and 4-month period, commencing September 2024 with an option to extend in 5-year periods, pending review, at an annual lease rate of \$25,000 dollars.

Significant details are as follows:

Hotel Dieu Grace Healthcare

- Exclusive use will be provided for the use of the premises for the duration of the lease agreement with the understanding that other healthcare providers who work with Hotel Dieu Grace Healthcare will also be provided access to the facility under the direction of Hotel Dieu Grace Healthcare;
- Hotel Dieu Grace Healthcare may sublet the facility to other healthcare providers, per above, with written consent of the Town, as requested;
- Improvements to the facility are allowable to facilitate the equipment requirements for the services. Those improvements will be at the sole cost and expense of Hotel Dieu Grace Healthcare.

Town of Tecumseh

The Town will provide and operate services to support the facility including utility systems; electrical systems; thermal conditions; water systems; washrooms, exterior common areas (summer and winter controls); glass replacement and janitorial services including waste and recycling removal.

On Council approval, Hotel Dieu Grace Healthcare will work with Administration on the occupancy of the facility. Currently, the facility is occupied by CRS Recreation staff due to the Arena Refresh project. That team is expected to return to the arena facility in late August 2024.

The Town also commits to providing an asbestos report on 12420 Lanoue Street to Hotel Dieu Grace Healthcare as a pre-occupancy condition.

Consultations

Chief Administrative Officer
Financial Services
Legislative Services & Clerk
Hotel Dieu Grace Healthcare

Financial Implications

The lease amount of \$25,000 dollars per annum (pro-rated for 2024), has been mutually agreed upon. This Lease Agreement supports the Town's interests to increase programming and services for the growing older adult population and is within budget parameters for other leases in other Town facilities.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input checked="" type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input checked="" type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

Communications

Not applicable ☒

Website ☐ Social Media ☐ News Release ☐ Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Beth Gignac, BA Hons
Director Community & Recreation Services

Reviewed by:

Vanessa DaDalt, CPA, CA, CTP
Deputy Treasurer & Manager Financial Services

Reviewed by:

Robert Auger, LL.B.
Director Legislative Services & Clerk

Recommended by:

Brian Hillman, MA, MCIP, RPP
Director Development Services and Acting Chief Administrative Officer

Attachment Number	Attachment Name
None	None