

**VAUGHAN HEALTH CARE FOUNDATION  
SUBLEASE OF 70 TIGI COURT**

**Recommendation**

The Commissioner of Community Services in consultation with the Director of Legal Services requests direction regarding the request of the Vaughan Health Care Foundation to sublease 600 – 700 square feet of space at 70 Tigi Court for 2.5 years.

**Purpose**

The purpose of this report is to seek Council direction regarding subleasing space at Tigi Court to Vaughan Health Care Foundation.

**Economic Impact**

The City would continue to pay rent of \$5,400.00 - \$6,300.00 per month.

**Background - Analysis and Options**

On May 24, 2005, the City executed a lease with Bellshire Woods Estate Inc., for space at 70 Tigi Court for City Staff in various departments. The rental amount is \$ 9.00 per square foot, and the lease expires on July 3, 2008.

The Vaughan Health Care Foundation has requested a sublease of space at this location to accommodate 2 employees of the Foundation. They originally requested 400 square feet, and have now requested use of approximately 600 - 700 square feet, to accommodate two small offices and a small boardroom, at nominal rent (\$20.00 per month). The Foundation would pay for utilities, cleaning and maintenance, to partition the space, install telephones and supply their own furniture. This space is available.

Given that the Foundation is a charitable organization, Council has the authority to enter into a sublease or license at less than fair market value. Accordingly, Council can sublease the space at nominal rent.

The Lease requires consent of the Landlord to sublease; however, as the City will remain responsible for the space, it is expected to be forthcoming.

**Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

**Conclusion**

Should Council wish to proceed, Staff recommend the necessary by-law be enacted.

**Attachments**

1. Request

**Report prepared by:**

Heather A. Wilson  
Director of Legal Services

Respectfully submitted,

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Marlon H. Kallideen  
Commissioner of Community Services

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Heather A. Wilson  
Director of Legal Services

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**From:** Annibale, Quinto [mailto:QAnnibale@loonix.com]  
**Sent:** Saturday, December 24, 2005 7:05 PM  
**To:** DeAngelis, Michael  
**Cc:** Angelo Baldassarra; Lou Greenbaum; Di Biase, Michael; Michael Degasperis; Suleiman Rashid  
**Subject:** RE: Vaughan Health Care Foundation

Hi Michael:

As Secretary of the Foundation, please consider this email a formal request on behalf of the Vaughan Health Care Foundation, to sublet approximately 400 square feet from the City at Tigi Court. The Foundation is interested in subletting (not licensing) the space. If you have a standard form of sub-lease, please forward it to me so that we may review it.

If any surplus furniture is available from the city, we would be interested, subject to it meeting our needs. In terms of space, for the time being we would need an office and a small boardroom. As you know, we hope to bring on a full time senior administrator to run the day to day operation very soon (January). We require a dedicated phone system for the foundation, with a separate phone number, so unless you can tell me that the city will donate the phone system, we will look at our own installation. I have already lined up a phone system with a separate phone number to be installed. You need to let me know what the technical requirements/ limitations are on installing our own trunk/ line, so that we can decide what best suits our needs. The cost of renovation you quoted is fine. Is the city forgoing rent in this sublet arrangement? Your email did not specify. We would appreciate it if you did. Let me know.

We should discuss all of these details at our meeting in January. If there is any other info you need for the January report, please email me, otherwise I will assume that you will be taking a report to Council in January. I am in Texas, but have my laptop with me.

On a related matter, the meeting with the MOHLTC went very very well. In fact, we are pushing to get 06-07 dollars for a Community Health Center. I will brief you further at our meeting. All the best for the holidays.

Quinto Annibale  
Secretary  
Vaughan Health Care Foundation

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**From:** Annibale, Quinto [QAnnibale@loonix.com]  
**Sent:** Wednesday, January 11, 2006 5:09 PM  
**To:** Wilson, Heather; mdegasperis@aristahomes.com  
**Cc:** DeAngelis, Michael  
**Subject:** Re: Office for the Foundation

Heather/Mike

Please consider this a formal request, on behalf of the Vaughan Health Care Foundation, for the city to lease the foundation approximately 700 square feet at Tigi Court, for nominal consideration

Thank you  
Quinto annibale  
Secretary

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