



TO: Chair and Members of the Board of Health  
FROM: Christopher Mackie, Medical Officer of Health / CEO  
DATE: 2019 January 24

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## RELOCATION PROJECT UPDATE

### **Recommendation**

*It is recommended that the Board of Health:*

- 1) Receive Report No. 003-19 re: "Relocation Project Update"; and*
- 2) Recommend that the Board of Health authorize the Medical Officer of Health to provide notice to the current landlords to terminate leases at 50 King Street and 201 Queens Avenue once the date of completion of the future landlord's work is known.*

### **Key Points**

- Lease agreements for properties at 50 King Street and 201 Queens Avenue include 12-month early termination clauses.
- An updated project plan ([Appendix A](#)) indicates the proposed move in date to Citi Plaza to occur in the first quarter of 2020.
- Authorizing the Medical Officer of Health to provide written notice to the property owners as soon as the end date of the landlord's work is known will allow the flexibility needed to adapt in this evolving situation.

### **Background**

In 2016 the Middlesex-London Health Unit (MLHU) renewed its lease agreements with the property owners of 50 King Street and 201 Queens Avenue. The current lease agreements contain an early termination clause whereby the tenant (MLHU) is required to provide 12-months written notice to the landlord to terminate the lease. In preparation for the relocation to Citi Plaza, MLHU is required to provide written notice to both the Corporation of the County of Middlesex and the Richmond Block London Corporation of its intent to terminate the lease agreements.

### **Notice to the Landlord**

In the lease agreement with Citi Plaza, the Health Unit was able to negotiate an 8-month fixturing period, which begins at the completion of the landlord's work. It would be the intention of the Health Unit to give notice when it has been confirmed that the landlord has 4 months left on their work schedule. On January 18, 2019, staff received an updated project plan ([Appendix A](#)) from Endri Poletti Architect (EPA) Inc. According to the detailed plans the expected move date to Citi Plaza occurs in the first quarter of 2020. In order to meet the terms of the lease agreements, MLHU proposes that property owners of 50 King Street and 201 Queens Avenue be provided written notice as soon as possible once the landlord confirms they have four months of work left.

### **Next Steps**

It is recommended that the Board of Health authorize the Medical Officer of Health to give official notice to property owners at 50 King Street and 201 Queens Ave activating the 12-month exit clause requirement once the date of completion of the future landlord's work is known.

This report was prepared by the Healthy Organization Division.

A handwritten signature in black ink, appearing to read 'C. Mackie'.

Christopher Mackie, MD, MHSc, CCFP, FRCPC  
Medical Officer of Health / CEO