
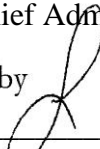


Item No. 11.1.4
Halifax Regional Council
July 23, 2013

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original signed by 
Richard Butts, Chief Administrative Officer
Original Signed by 
Mike Labrecque, Deputy Chief Administrative Officer

DATE: June 27, 2013

SUBJECT: Lease Renewal Alderney Gate, Dr. Zwicker Dental Services

ORIGIN

This report originates with a request from Dr. Zwicker Dental Services Incorporated to renew their Lease, and the requirement of landlord approval under the management agreement with Citigroup Properties Limited, who manage the building on behalf of HRM.

LEGISLATIVE AUTHORITY

Halifax Regional Municipal Charter Section 61, Power of the Municipality Regarding Property, subsections (5) The Municipality may (c) lease property owned by the Municipality at market value.

RECOMMENDATION

It is recommended that:

Halifax Regional Council authorize the Mayor and Clerk to enter into a Lease Agreement between the Halifax Regional Municipality (Landlord) and Dr. Zwicker Dental Services (Tenant) for the subject premises, as outlined in Table 1 of this report.

BACKGROUND

Dr. Peter Zwicker Dental Services has been a tenant in the Alderney Gate complex since June 1, 1995. The current lease expired as of February 28, 2013, and HRM provided the tenant with a six month over hold to September 1, 2013, in order to negotiate a renewal. This report recommends the renewal of the tenancy as outlined herein.

DISCUSSION

Alderney Gate consists of 146,670 Square feet of commercial retail/office space. HRM occupies approximately 116,280 square feet (80%), and the remaining 30,390 square feet is occupied by external tenants.

The following key terms and conditions have been negotiated with the tenant for the renewal of the leased premises:

TABLE 1

<i>Property Address</i>	40 Alderney Drive, Dartmouth
<i>Tenant</i>	Dr. Peter Zwicker Dental Services Incorporated
<i>Landlord</i>	Halifax Regional Municipality
<i>Area</i>	1,388 square feet
<i>Rent</i>	<i>See Private and Confidential Report dated June 27, 2013</i>
<i>Term</i>	Ten (10) years
<i>Special Clauses</i>	1. Option to Renew, subject to terms and conditions approved by delegated authority or Regional Council.
<i>Commencement Date</i>	September 1, 2013

FINANCIAL IMPLICATIONS

See Confidential Report dated June 27, 2013

COMMUNITY ENGAGEMENT

This report deals with an administrative matter and community engagement is not required.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

ALTERNATIVES

Council could decide not to renew the lease. **This is not the recommended action.** Not renewing the lease would result in a loss of operating revenues from the existing tenancy and the potential interim vacancy of the lease space.

ATTACHMENTS

Attachment 1 – Lease Premises Site Plan

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Brenda MacPherson, Coordinator, Leasing, Real Estate & Land Management, Planning & Infrastructure, 490-5935

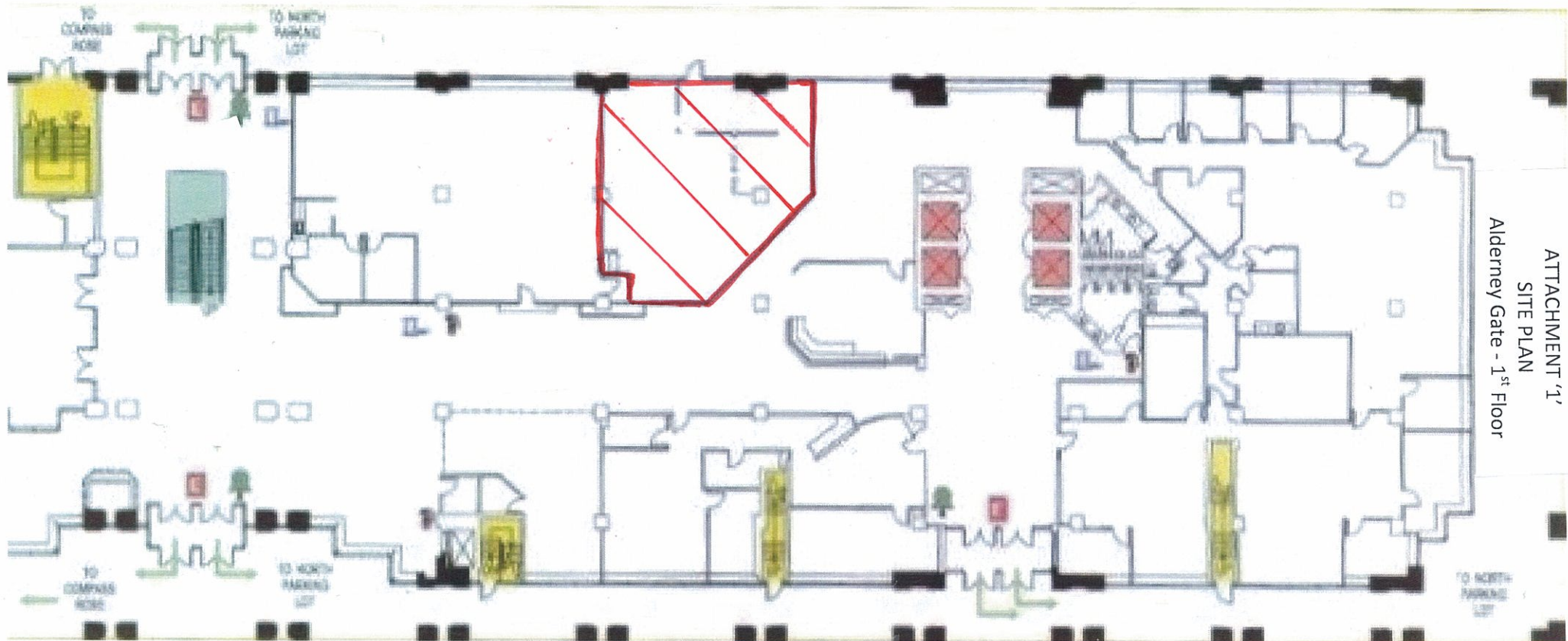
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Report Approved by: _____
Peter Stickings, Manager, Real Estate & Land Management, Planning & Infrastructure, 490-1729

Financial Approval by: _____
Greg Keefe, Director of Finance & ICT/CFO, 490-6308

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HARBOUR SIDE



ATTACHMENT '1'
SITE PLAN
Alderney Gate - 1st Floor

ALDERNEY DRIVE