



Town of Niagara-on-the-Lake

1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
905-468-3266 www.notl.com

REPORT #: CPS-26-006 **COMMITTEE DATE:** 2026-04-21
REPORT TO: Council **DUE IN COUNCIL:** 2026-04-28
SUBJECT: Lease Renewal Agreement -176 Wellington Street

1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 Council **RECEIVES** Report CPS-26-006;
- 1.2 The Lord Mayor and Town Clerk **BE AUTHORIZED** to execute the Lease Renewal Agreement (**Appendix I**) between the Corporation of the Town of Niagara-on-the-Lake and Terry Harford RMT.

2. EXECUTIVE SUMMARY

- Terry Harford RMT has leased space at 176 Wellington Street since 2020.
- Lease renewals and interim extensions have allowed the business to remain in the space through June 30, 2026.
- Staff recommend executing a lease renewal with Terry Harford RMT until June 30, 2027, while Council continues to evaluate the long-term future of the property.

3. PURPOSE

The purpose of this report is to request Council's approval to execute a Lease Renewal Agreement (**Appendix I**) between the Town (Lessor) and Terry Harford RMT (Lessee) for a Town-owned space at 176 Wellington Street.

4. BACKGROUND

The Town purchased the property located at 176 Wellington Street from the Niagara Health System in March 2017. Approximately three years later, the Town began leasing a portion of the building to Terry Harford RMT, who has continued to occupy the space. Staff have continued to extend the lease while Council reviews potential long-term uses of the property.

5. DISCUSSION / ANALYSIS

As Council continues to evaluate potential long-term uses for the site, staff recommend executing a Lease Renewal Agreement to extend the existing tenancy with Terry Harford RMT to June 30, 2027, providing continuity while maintaining flexibility for future decisions regarding the property.

6. STRATEGIC PLAN

The content of this report supports the following Strategic Plan initiatives:

Pillar

3. Enrich Community Assets, Environment, & Infrastructure

Priority
3.3 Infrastructure

Action
3.1 a) Assets

7. OPTIONS

- 7.1 **Option 1:** Council approves the 176 Wellington Street Lease Renewal Agreement between the Town of Niagara-on-the-Lake and Terry Harford RMT. *(Recommended)*
- 7.2 **Option 2:** Council does not approve the 176 Wellington Street Lease Renewal Agreement, directs staff to provide notice to the Tenant to vacate in accordance with the lease terms. *(Not Recommended)*

8. FINANCIAL IMPLICATIONS

The proposed Lease Renewal Agreement includes a 5% increase in the monthly rent, effective January 2027, generating additional rental revenue for the Town for the duration of the agreement.

9. ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with the proposed Lease Renewal Agreement.

10. COMMUNICATIONS

Upon Council's approval of the 176 Wellington Street Lease Agreement between the Town of Niagara-on-the-Lake and Terry Harford RMT, staff will communicate Council's decision to Terry Harford RMT.

11. CONCLUSION

Renewing the Lease with Terry Harford, RMT, provides operational stability for the tenant while allowing the Town to continue evaluating the long-term future of the property at 176 Wellington Street. Extending the term to June 30, 2027, ensures the space remains occupied and maintained while supporting cost recovery for the Town. Staff recommend approval of the Lease Renewal Agreement.

12. PREVIOUS REPORTS

N/A

13. APPENDICES

- Appendix I – Lease Renewal Agreement 2026

Respectfully submitted:

Prepared by:



Jay Plato
Director / Fire Chief
Community & Protective Services

Submitted by:



Nick Ruller, M.A.
Chief Administrative Officer