



Committee of the Whole

Meeting Date: June 25, 2024

Submitted by: Paul Shipway, General Manager of Strategic Initiatives & Innovation

Subject: Middlesex County Building Filming Requests

BACKGROUND:

Middlesex County occasionally receives request for permission to film at the Middlesex County Building, specifically the Gaol. Historically, these requests have been denied.

Middlesex County staff recently met with representatives from Film London, the official film and television development office for the City of London. The purpose of this meeting was to discuss the potential of renting portions of the County building for filming purposes. Currently, a specific production has requested to utilize the Gaol.

Film London was established in 2021 by the City of London Council and is managed by the London Economic Development Corporation. The office is responsible for developing and implementing London's Film Strategy.

Film London maintains an online database of properties available for filming, which can be accessed [here](#). This resource aims to streamline the process of matching film projects with suitable locations.

ANALYSIS

On December 17, 2019, the Council of the Corporation of the County of Middlesex passed By-law No. 7016, being a by-law to authorize the execution of a Lease Agreement with York Developments re 399 Ridout St. North (Middlesex County Building).

Agreement No. 2019-7016 sets out the lease provisions for the Middlesex County Building including sublease provisions. Section 11.1 of Agreement No. 2019-7016 permits the sublease of the Middlesex County Building as follows:

The Tenant shall have the ability to sublet the Premises or portions thereof at is discretion and during the Term and shall have the right to retain any revenue from such subletting of the Premises. The Tenant shall have the ability to assign the lease with the consent of the Landlord, such consent not

to be unreasonably withheld. If such consent is granted, the Tenant shall remain liable for all the Tenant's obligations under this Lease. The Landlord shall review any proposed change in use for any subtenant and, provided that the change in use is consistent with the terms of this Agreement or does not have a material negative impact on the Landlord's redevelopment of 50 King Street, London, Ontario or the Premises, the Landlord shall consent to any subletting of the Premises to the Tenant's proposed subtenant.

Section 11.1 of Agreement No. 2019-7016 has been utilized to sublet portions of the facility to Culinary Catering Services via By-law No. 7212 to authorize agreement No. 2023-7212.


Utilizing Section 11.1 of Agreement No. 2019-7016 to permit filming provides the potential for Middlesex County to leverage its leased property and to attract film productions while also contributing to the local economy.

FINANCIAL IMPLICATIONS:

Permitting filming in specific locations within the Middlesex County Building has the potential to generate additional revenue. The amount of revenue would be dependent upon the number of filming requests, the specific locations within the Middlesex County Building and lease rate established.

ALIGNMENT WITH STRATEGIC FOCUS:

This report aligns with the following Strategic Focus, Goals, or Objectives:

Strategic Focus	Goals	Objectives
Strengthening Our Economy 	Encourage a diverse and robust economic base throughout the county	<ul style="list-style-type: none"> • Create an environment that enables the attraction and retention of businesses, talent, and investments • Attract visitors to Middlesex County

RECOMMENDATION:

THAT the Middlesex County Building Filming Requests Report be received for information;

AND THAT County Council approve the use of the Middlesex County Building for filming requests in accordance with Agreement No. 2019-7016;

AND THAT the Manager of Legislative Services/County Clerk be authorized to execute, on behalf of the County of Middlesex, all agreements, and other documents necessary to complete subleases on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor.