

Authority: General Government Committee Item GG26.32,
as adopted by City of Toronto Council on December 16 and
17, 2025
City Council voted in favour of this by-law on December
17, 2025
Written approval of this by-law was given by Mayoral
Decision 16-2025 dated December 17, 2025

CITY OF TORONTO

BY-LAW 1459-2025

To authorize the entering into of an agreement for the provision of a municipal capital facility used to provide a City community centre located at 550 Broadview Avenue and its exemption from taxation for municipal and school purposes.

Whereas Section 252 of the City of Toronto Act, 2006 provides that the City may exempt from taxation for municipal and school purposes land or a portion of it on which municipal capital facilities are, or will be, located and an agreement for municipal capital facilities may allow for the lease, operation or maintenance of the facilities; and

Whereas subsection 2(1) of Ontario Regulation 598/06 prescribes municipal facilities used for a City community centre; and

Whereas the City has entered into a lease (the "Lease") as the landlord with East End Arts Toronto (the "Tenant") at 550 Broadview Avenue for the use of the premises particularly described in Schedule A (the "Premises") as a facility used to provide a City community centre; and

Whereas the Premises are primarily used for local community activities and Council has declared by resolution that they are for the purposes of the City and are for a public use; and

Whereas Council wishes to enter into an agreement (the "Agreement") with the Tenant for the provision of a municipal capital facility at the Premises;

The Council of the City of Toronto enacts:

1. The City is authorized to enter into this Agreement under section 252 of the City of Toronto Act, 2006 with the Tenant for the provision of a municipal capital facility.
2. The Premises are exempt from taxation for municipal and school purposes.
3. This by-law shall be deemed repealed with respect to the Premises:
 - (a) if the City ceases to be the landlord without assigning the Lease to its successor;
 - (b) if the Tenant ceases to be the tenant without assigning the Lease to its successor;

- (c) if the Premises cease to be a facility used for a City community centre; or
 - (d) when the Lease, or any renewal or extension of the Lease expires or is terminated.
- 4.
 - (1) Sections 1, 3 and 4 of this by-law shall come into force on the day that the by-law is enacted.
 - (2) Section 2 of this by-law shall come into force on the later of the following:
 - (a) the date this by-law is enacted;
 - (b) the commencement date of the Lease; and
 - (c) the date the Agreement is entered into.

Enacted and passed on December 17, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

DESCRIPTION OF THE PREMISES

Address: 550 Broadview Avenue in the City of Toronto

Approximately 1700 square feet of space and ancillary parking at 550 Broadview Avenue in the City of Toronto

Assessment Roll No.: 1904-07-5-110-00100-0000-05