

160 Eglinton Avenue East - Designation of a Portion of the Property used by Central Eglinton Community Centre as a Municipal Capital Facility

Date: November 20, 2025

To: General Government Committee

From: Executive Director, Finance Shared Services and Executive Director, Corporate Real Estate Management

Wards: Ward 12 – Toronto-St. Paul's

SUMMARY

This report seeks City Council's authority for the adoption of the necessary By-law to designate a portion of the property owned by 1594342 Ontario Limited and leased to the City and used as the Central Eglinton Community Centre (CECC) as a Municipal Capital Facility, and to provide an exemption for municipal taxes and education taxes. The Municipal Capital Facility Agreement authorized by the By-law will provide an exemption for unit 203 which is approximately 2,105 square feet at 160 Eglinton Avenue East. This property is eligible to be deemed as a Municipal Capital Facility as it serves as a City community centre.

RECOMMENDATIONS

The Executive Director, Finance Shared Services and Executive Director, Corporate Real Estate Management recommends that:

1. City Council pass a By-law pursuant to section 252 of the *City of Toronto Act, 2006*, providing authority to:

a. enter into a Municipal Capital Facility Agreement with 1594342 Ontario Limited the landlord, which leases approximately 2,105 square feet at 160 Eglinton Avenue East, Suite 203 (the "Leased Premises") to the City of Toronto, used as a community centre; and

b. exempt the Leased Premises from taxation for municipal and school purposes, with the tax exemption being effective from the latest of:

(i) the commencement date of the Lease,

(ii) the date the Municipal Capital Facility Agreement is entered into, and

(iii) the date the Tax Exemption By-law is enacted.

2. City Council declare that the municipal capital facility detailed in Recommendation 1 is for the purposes of the City and is for a public use.

3. City Council direct the City Clerk to give written notice of the By-law to the Minister of Finance, the Municipal Property Assessment Corporation, the Toronto District School Board, the Toronto Catholic District School Board, le Conseil scolaire Viamonde, and le Conseil scolaire catholique MonAvenir.

FINANCIAL IMPACT

The annual property taxes on 2,105 square feet of space (currently taxable) occupied by Central Eglinton Community Centre (CECC) are estimated at approximately \$13,421, comprised of a municipal portion of \$8,231 and a provincial education portion of \$5,190 based on 2025 Current Value Assessment (CVA) and 2025 tax rates.

As shown in Table 1 below, providing a property tax exemption for 2,105 square feet of space at 160 Eglinton Avenue East will result in net annual reduction in property tax revenue to the City of approximately \$8,231, representing the municipal portion of taxes that is currently payable that will no longer be collected once the leased premises are designated as a Municipal Capital Facility. The provincial education portion of property taxes \$5,190 will no longer be required to be remitted to the province once the exemption for the leased premises takes effect.

Table 1: Annual Financial Implication of Property Tax Exemption - 160 Eglinton Avenue East

| Location | Municipal Taxes | Education Taxes | Total Property Taxes |
|--|------------------------|------------------------|-----------------------------|
| 160 Eglinton Avenue East 1904-10-4-010-05600 | \$8,231 | \$5,190 | \$13,421 |
| Total Amounts Payable if Exempt | \$0 | \$0 | \$0 |
| Reduction in Municipal Tax Remitted | | | \$8,231 |
| Reduction in Education Taxes Remitted | | | \$5,190 |

As the City currently funds the Central Eglinton Community Centre cost of rent (which includes property taxes) through an annual budget allocation there is no net impact on the municipal portion of taxes from the Municipal Capital Facility exemption, as the decrease in municipal tax revenue is offset by a corresponding reduction in the annual budgetary requirement for the community centre. Designating the property leased as a Municipal Capital Facility and providing an exemption from taxes will reduce the rental amount paid by the city. The savings from the designation has been accounted for and included in the 2026 Operating Budget submission for Corporate Real Estate Management (CREM).

The Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

A Delegated Approval Form dated July 25, 2025, was approved allowing for a four year and 5-month lease between the City and 1594342 Ontario Limited, for 2,105 square feet of space to be used as a community centre at 160 Eglinton Avenue East in Ward 12 – Toronto-St. Paul's. A copy of this form can be accessed at:

[Delegated Approval Form - 160 Eglinton Avenue East](#)

COMMENTS

The Central Eglinton Community Centre located at 160 Eglinton Avenue East is an integral part of the community providing a wide range of services which focus on the needs of seniors, families and newcomers.

Municipal Capital Facility Designation

Section 252 of the *City of Toronto Act, 2006* allows City Council to exempt from taxation for municipal and school purposes, land (or a portion of land) where a Municipal Capital Facility is or will be located. The exemption may be granted once the City enters into an agreement with the landlord or tenant for the provision of a Municipal Capital Facility.

Ontario Regulation 598/06 prescribes City community centres as an eligible use for the purpose of section 252.

Upon the passing of the By-law authorizing the agreement and the tax exemption, the City Clerk must give written notice of the By-law to the Minister of Finance, the Municipal Property Assessment Corporation and the Secretary of any affected school board(s).

CONTACT

John Longarini, Director, Revenue Services
Phone: (416) 395-0125, Fax: (416) 696-3778, Email: John.Longarini@toronto.ca

Alison Folosea, Director, Real Estate Services, Corporate Real Estate Management
Phone: (416) 338-2998, Email: Alison.Folosea@toronto.ca

SIGNATURE

David McIsaac
Executive Director, Finance Shared Services

Patrick Matozzo
Executive Director, Corporate Real Estate Management