

550 Broadview Avenue - Designation of a Portion of the Property Used by East End Arts Toronto 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 14 – Toronto-Danforth

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 the City of Toronto and leased to East End Arts Toronto 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 approximately 1,700 square feet plus ancillary parking at 550 Broadview Avenue. 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 East End Arts Toronto, with whom the City has a lease, for the property known as 550 Broadview Avenue, for approximately 1,700 square feet of space plus ancillary parking (the "Leased Premises") for the purposes of providing a City 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

Municipal Capital Facility - 550 Broadview Avenue

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

2. City Council pass a resolution that the Municipal Capital Facility referenced in Recommendation 1 is for the purposes of the City of Toronto and is for 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 Leased Premises located at 550 Broadview Avenue are owned by the City of Toronto. Although properties owned by the City of Toronto are exempt from taxation, East End Arts Toronto is a taxable tenant and the Leased Premises are therefore subject to taxation. The annual property taxes on the Leased Premises located at 550 Broadview Avenue for the 1,700 square feet of space are estimated at approximately \$7,964, comprised of a municipal portion of \$4,884 and a provincial education portion of \$3,080 based on 2025 Current Value Assessment (CVA) and 2025 tax rates.

As shown in Table 1 below, providing a property tax exemption for the 1,700 square feet of space at 550 Broadview Avenue will result in a net annual reduction in property tax revenue to the City of approximately \$4,884, representing the municipal portion of taxes that are 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 of \$3,080 will no longer be required to be remitted to the Province once the exemption for the Leased Premises takes effect.

Table 1: Financial Implication of Property Tax Exemption – 550 Broadview Avenue

Location	Municipal Taxes	Education Taxes	Total Property Taxes
550 Broadview Avenue 1904-07-5-110-00100	\$4,884	\$3,080	\$7,964
Total Amounts Payable if Exempt	\$0	\$0	\$0
Reduction in Municipal Tax Revenues			\$4,884
Reduction in Education Taxes Remitted			\$3,080

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact Section.

DECISION HISTORY

A Delegated Approval Form dated February 7, 2018 approved a 10-year lease agreement between the City of Toronto and East End Arts Toronto for 1,700 square feet of space in the north wing of 550 Broadview Avenue to be occupied by East End Arts Toronto. A copy of this form can be accessed at:

[Delegated Approval Form – 550 Broadview Avenue](#)

In March 26 and 27, 2025, City Council adopted members motion [2025.MM28.33](#) [Aligning Cultural Use Tenancy Agreement](#) to support a five-year nominal lease for East End Arts to deliver their programs and services at St. Matthew's Lawn Bowling Clubhouse.

COMMENTS

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.

East End Arts Toronto is a non-profit community arts organization that serves the east end of Toronto. East End Arts Toronto offers inclusive arts programs, events, and services for local communities, while also providing professional development opportunities for both emerging and established artists and arts organization.

The space occupied by East End Arts at 550 Broadview Avenue for the purposes of providing arts programming at 550 Broadview Ave are normally subject to taxation at commercial rates. Designating a portion of the property leased by East End Arts as a Municipal Capital Facility and providing an exemption from taxes will reduce the monthly rental amount paid by East End Arts to the City.

Ontario Regulation 598/06 prescribes City community centres as eligible for the purpose of section 252. The regulation requires that City Council pass a resolution that a community centre is for the purposes of the City and is for public use before entering into the agreement for the provision of the Municipal Capital Facility.

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).

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SIGNATURE

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