

Community Space Tenancy Lease Agreement with The Black Women's Institute for Health and Municipal Capital Facility Designation – 1652 Keele Street

Date: May 19, 2026
To: General Government Committee
From: Executive Director, Social Development; and
Executive Director, Corporate Real Estate Management
Wards: Ward 5 – York South-Weston

SUMMARY

This report seeks City Council authority to enter into a Community Space Tenancy (“CST”) lease agreement (the “Lease”) with The Black Women's Institute for Health, as the tenant for approximately 2,017 square feet, including 1,286 square feet of dedicated space and proportionate share of common areas, within the Keele Community Hub, a City-owned facility located at 1652 Keele Street (the “Leased Premises”) that supports coordinated, co-located delivery of social, cultural, and community-based services. This report also seeks authority to designate the leased premises for the tenant as a Municipal Capital Facility, in accordance with the City of Toronto Act, 2006 and applicable City policy.

Consistent with the CST Policy ([2017.EX28.8](#)), a competitive Request for Expressions of Interest (REOI) process was conducted in 2025. Applications were evaluated against established criteria, including organizational capacity, financial sustainability, alignment with City priorities, and demonstrated ability to deliver locally responsive services. The Black Women’s Institute for Health was selected based on merit and capacity to address identified area-specific needs through the delivery of integrated, community-responsive programming within a shared hub model.

The Black Women’s Institute for Health will join five existing tenants at the Keele Community Hub, strengthening an integrated service model focused on youth, newcomers, and families. The organization will deliver culturally grounded programming that advances the health, wellness, and long-term outcomes of Black women and girls through research, advocacy, and community-based services addressing the social determinants of health.

RECOMMENDATIONS

The Executive Director, Social Development and the Executive Director, Corporate Real Estate Management recommend that:

1. City Council authorize the City to enter into Community Space Tenancy lease agreement (the “Lease”) at below market rent with The Black Women's Institute for Health (the “Tenant”) for the City premises located at 1652 Keele Street (the “Leased Premises”), as illustrated in the attached Appendix A to the report (May 19, 2026) from the Executive Director, Social Development and the Executive Director, Corporate Real Estate Management for a ten-year term with an option to extend for a further ten-year period, in accordance with the City's Community Space Tenancy Policy and substantially on the terms and conditions set out in the attached Appendix B to the report (May 19, 2026) from the Executive Director, Social Development and the Executive Director, Corporate Real Estate Management and on such other or amended terms and conditions acceptable to the Executive Director, Corporate Real Estate Management, and in a form acceptable to the City Solicitor.
2. City Council authorize each of the Deputy City Manager, Corporate Services, and the Executive Director, Corporate Real Estate Management, severally to execute the Lease, and any related or required documents on behalf of the City to give effect to the Lease.
3. City Council authorize the Executive Director, Corporate Real Estate Management, in consultation with the Executive Director, Social Development, to administer and manage the Community Space Tenancy Lease including the provision of any amendments, consents, approvals, waivers, notices, and notices of termination, provided that the Executive Director, Corporate Real Estate Management may, at any time, refer consideration of such matters (including their content) to City Council for its determination and direction.
4. City Council authorize the Executive Director, Social Development, to execute a service level agreement and a co-location agreement with The Black Women’s Institute for Health in respect of the community hub tenancy at the Leased Premises, in accordance with the City’s Community Space Tenancy Policy, on terms satisfactory to the Executive Director, Social Development, and in a form satisfactory to the City Solicitor.
5. 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 The Black Women's Institute for Health, which will lease approximately 2,017 square feet of community space at 1652 Keele Street (the “Leased Premises”), for the purposes of the provision of Municipal Capital Facility related to social and health services; and

- b. exempt the Leased Premises from taxation for municipal and school purposes with the tax exemption being effective from the latest of:
 - (1) the commencement date of the Lease;
 - (2) the date the Municipal Capital Facility Agreement is entered into; and
 - (3) the date the Municipal Capital Facility By-law is enacted.
6. City Council direct the City Clerk to give written notice of the Municipal Capital Facility 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 Lease will provide the Tenant with a gross floor area of approximately 2,017 square feet of community space for nominal rent. In accordance with the terms of the Lease and the CST Policy, all operating costs, maintenance costs, and realty taxes for the Leased Premises will be the responsibility of the Tenant resulting in no operating costs to the City.

The Lease will be provided at a nominal rate of \$2 plus HST per year. As a result, the total opportunity cost of the Lease over the ten (10) year term is estimated to be \$605,100 plus HST. The total opportunity cost of the option to extend for a further ten (10) year term is approximately \$665,610 plus HST. This represents a total sum of \$1,270,710 plus HST over the potential 20-year term, with a Net Present Value of \$782,773 plus HST.

1652 Keele Street is owned by the City of Toronto. Although properties owned by the City of Toronto are exempt from taxation, The Black Women’s Institute for Health may be deemed a taxable tenant, and the Leased Premises would therefore be subject to taxation. The annual property taxes on the Leased Premises are estimated at approximately \$8,491, comprised of a municipal portion of \$5,245 and a provincial education portion of \$3,246, based on an estimated 2026 Current Value Assessment and 2026 tax rates.

As shown in Table 1 below, providing a property tax exemption for the 2,017 square feet of space at 1652 Keele Street will result in a net annual reduction in property tax revenue to the City of approximately \$5,245, representing the municipal portion of taxes that will not be collected once the Leased Premises are designated as a Municipal Capital Facility. The provincial education portion of property taxes of \$3,246 will not be required to be remitted to the Province once the exemption for the Leased Premises takes effect, with no net impact to the City.

Table 1. Financial Implication of Property Tax Exemption – 1652 Keele Street

Location	Municipal Taxes	Education Taxes	Total Property Taxes
1652 Keele Street 1914-05-2-090-00400	\$5,245	\$3,246	\$8,491

Location	Municipal Taxes	Education Taxes	Total Property Taxes
Total Amounts Payable if Exempt	\$0	\$0	\$0
Reduction in Municipal Tax Revenues			\$5,245
Reduction in Education Taxes Remitted			\$3,246

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

EQUITY IMPACT STATEMENT

The provision of accessible, affordable community space within City-owned facilities is a key tool for advancing equity and inclusive service delivery. Community Space Tenancy arrangements enable not-for-profit organizations to deliver low-barrier programs and locally responsive services to residents who face systemic barriers. Without such space, equity-deserving populations face reduced access to locally responsive services.

The Keele Community Hub is located in the Keelesdale-Eglinton West neighbourhood, a social planning neighbourhood designated as a Neighbourhood Improvement Area through the Toronto Strong Neighbourhoods Strategy. The area faces persistent socioeconomic challenges, including income disparity, housing insecurity, and pressures linked to redevelopment and transit-oriented growth along Eglinton Avenue West. These factors contribute to ongoing health inequities and barriers to service access, particularly for newcomers, youth, and racialized communities.

The Black Women's Institute for Health will deliver culturally responsive programming that promotes healing, empowerment, and systemic change. Their work bridges immediate supports with long-term structural reform to improve health outcomes for Black women and girls across the City.

DECISION HISTORY

At its meeting on November 7, 8 and 9, 2017, City Council adopted the Community Space Tenancy Policy, providing the City with a process for leasing City-owned and managed space in a consistent, fair, accountable, and transparent approach. The Community Space Tenancy Policy came into effect on January 1, 2018. <https://secure.toronto.ca/council/agenda-item.do?item=2017.EX28.8>

At its meeting on May 3, 4 and 5 2016, City Council adopted the report entitled “Improved Management of the 1652 Keele Street Community Hub”, allocating funds from the Community Partnership Investment Program (CPIP) to operate 1652 Keele Street as a Community Hub commencing in fall 2016 and directed Social Development, Finance and Administration to anchor the facility through a dedicated staff position. <https://secure.toronto.ca/council/agenda-item.do?item=2016.CD11.9>

COMMENTS

The property at 1652 Keele Street is a 20,000 square-foot City-owned Community Hub that has served Keele-Eglinton West for almost 20 years. Five existing tenants operate at the Keele Community Hub under an integrated service model focused on youth, newcomers, and families. This model reflects the City's strategic use of community hubs to optimize public assets, strengthen service integration, and support coordinated, neighbourhood-based service delivery.

Securing Community Hub Tenancy Through a Competitive and Transparent Process

The City of Toronto has an established practice of providing City-owned community space to not-for-profit community and cultural organizations at below-market rents, supporting City Council priorities related to equity, inclusion, and community well-being. The City Council approved ([2017.EX28.8](#)) CST Policy establishes a consistent, fair, accountable, and transparent approach to leasing of City-owned or managed space for community use.

In accordance with the CST Policy, a competitive REOI selection process was conducted in 2025 to lease 1,286 square feet of dedicated space plus the proportionate share of common areas within the Keele Community Hub, for a total rentable area of 2,017 square feet. The process included:

- Publicly issued REOIs outlining eligibility requirements, space details, and evaluation criteria;
- Information sessions outlining the REOI requirements and opportunity to ask clarifying questions;
- Equitable access to one-on-one technical support during the application window;
- Submission and eligibility screening to confirm organizational compliance with CST Policy requirements;
- Evaluation by interdivisional assessment committees against established criteria, including organizational capacity, financial sustainability, alignment with City priorities, community impact, and proposed service delivery; and
- Consensus-based recommendation, resulting in the identification of a not-for-profit organization based on merit and with the ability to operate within a community hub model.

Advancing Community Hub Impact through Selection of a New Tenant Agency

The REOI process resulted in the selection of The Black Women's Institute for Health, a black led not-for-profit organization with a mandate complementary to the five existing Keele Community Hub tenants and demonstrated capacity to deliver integrated services within a shared community hub model. The organization will strengthen the Hub's integrated service model focused on youth, newcomers, and families. It also brings specialized expertise enhancing the Hub's capacity to respond to local community needs of Black women and girls.

The Black Women's Institute for Health will deliver culturally grounded programming that advances the health, wellness, and long-term outcomes of Black women and girls

through research, advocacy, and community-based services addressing the social determinants of health. Services include:

- Mentorship and holistic development for Black girls aged 10–17; leadership, advocacy, and storytelling support for Black women engaged in systems change.
- Mental health and wellness programming for Black mothers; legal education and rights-based advocacy addressing discrimination in healthcare and workplaces.
- Therapy and community-based healing services for Black women and youth.

Delivered within a shared, co-located environment, these services are designed to be accessible, culturally responsive, and coordinated, enabling a more seamless and effective response to community needs. The addition of The Black Women’s Institute for Health strengthens this collaborative model and enhances the Hub’s ability to deliver integrated, community-based outcomes.

Municipal Capital Facility Designation

The City’s Community Space Tenancy Policy states that City Council approval is sought for an initial Community Space Tenancy, and, where appropriate, a Municipal Capital Facility designation will also be requested. Designating the premises leased by The Black Women’s Institute for Health in the Keele Community Hub as a Municipal Capital Facility and exempting them from property taxes will assist the hub tenant agency in providing services to the public that are in line with those provided by the City.

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 on which a Municipal Capital Facility is or will be located once the City enters into an agreement with the landlord or tenant for the provision of a Municipal Capital Facility.

Ontario Regulation 598/06 designates facilities providing social and cultural services as eligible Municipal Capital Facilities for the purpose of Section 252.

Upon the passing of the by-law authorizing the Municipal Capital Facility Agreement and the municipal and school tax exemptions, the City Clerk, pursuant to the City of Toronto Act, 2006, must provide 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

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SIGNATURE

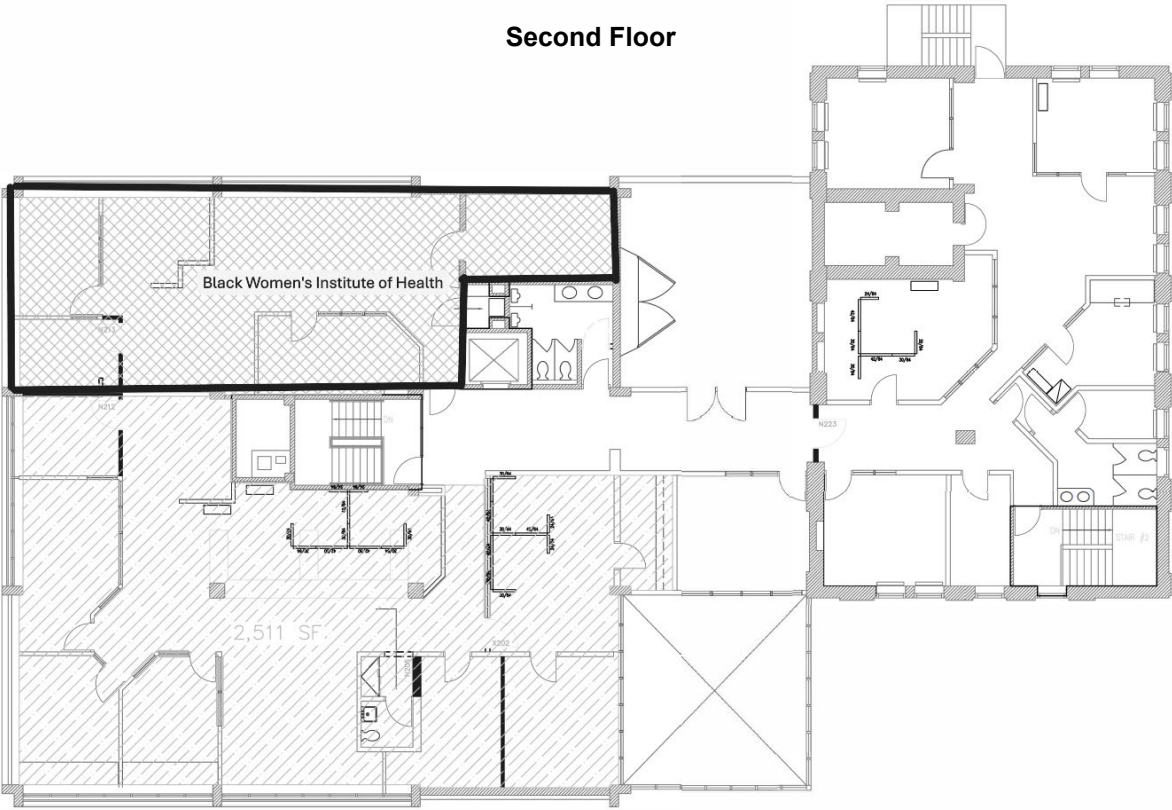
Mohamed Shuriye
Executive Director, Social Development

Patrick Matozzo
Executive Director, Corporate Real Estate Management

ATTACHMENTS

Appendix A – Floor Plan of Leased Premises
Appendix B – Major Terms and Conditions of Lease

Appendix A - Floor Plan of Leased Premises



Appendix B - Major Terms and Conditions of Lease

Property	1652 Keele Street, Toronto ON M6M 3W3
Landlord:	City of Toronto (the "City")
Tenant	The Black Women's Institute for Health
Leased Premises:	Approximately 1,286 square feet of dedicated space on the second floor of the Property, as shown in Appendix A, with a net rentable area of 2,017 square feet based on a proportionate share of 9.9% of the common areas.
Commencement Date:	Estimated to commence on January 1, 2027, or other such date as determined by the Executive Director, Corporate Real Estate Management
Term:	Ten years beginning on the Commencement Date
Option to Extend:	Provided the Tenant retains its not-for-profit status and is not in default under the Lease, the Tenant has the option to extend the Lease Term for an additional 10-year term, on the same terms and conditions as the Lease, save and except for any further right of extension.
Use:	The Leased Premises shall be used and be continually operated by the Tenant throughout the Term for the purpose of non-profit social, cultural, and community support services as outlined in the Service Level Agreement.
Basic Rent:	\$20.00 plus HST payable up front in advance, at a rate of \$2.00 (two dollars CAD) per annum, which shall be deemed to have been paid on the Commencement Date of the Lease agreement.
Additional Rent:	The Tenant shall be responsible to pay for all operating costs, common area maintenance, applicable taxes, insurance and other Shared Facilities Costs for the Leased Premises, which shall be divided amongst the tenants based on their proportionate share. This includes but is not limited to costs and expenses such as utilities, security, landscaping, window cleaning, pest control, waste collection, snow removal, routine maintenance and repairs to electrical or mechanical systems and other such costs. Additional Rent is subject to annual reconciliations and budget adjustments, and the Tenant shall be responsible for the actual costs incurred each year.
Net Lease:	The Lease shall be absolutely net to the City. During the Term or any extension or renewal thereof, the Tenant shall be responsible for all applicable costs, taxes, charges, expenses, and outlays of any nature whatsoever arising from or relating to the use, operation and occupancy of the Leased Premises, including their proportionate share of the Shared Facilities Costs as outlined in the Shared Facilities Agreement. Any obligation which is not stated to be that of the City shall be the Tenant's responsibility.
Standard CST Lease Template:	The Lease shall be drafted on the City's standard Community Space Tenancy Lease template, which shall contain such further revisions and other terms and conditions as may be satisfactory to the Executive Director, Corporate Real Estate Management, and in a form acceptable to the City Solicitor.
Early Termination:	The City shall have the right to terminate the Lease for any purpose at any time during the Term and any renewal/extension thereof upon providing the Tenant with sixty (60) day's prior written notice.

Insurance:	Prior to the commencement of the Term and on an annual basis, the Tenant shall provide proof of insurance in accordance with the City's insurance requirements outlined in the Lease. This includes, but is not limited to, comprehensive general liability insurance with limits of not less than Ten Million Dollars (\$10,000,000.00) per occurrence, and any other insurance as required by the Shared Facilities Agreement.
Indemnity by Tenant:	The Tenant shall fully indemnify and save harmless the City, its respective employees, agents, and those for whom it is at law responsible, from and against all claims whatsoever. The Tenant agrees that it will not pursue any claim against a third party which may result in any claim by such third party against the City. This indemnity shall include any claims arising from the use of Shared Facilities as outlined in the Shared Facilities Agreement.
Assignment and Sub-leasing:	The Tenant shall not sell, assign or otherwise dispose of its rights and obligations under the Lease or permit any other person or organization to occupy or use the Leased Premises, or any part thereof, or sublet the Lease Premises, or any part thereof, to a third Assignment and party or in any way charge, encumber or pledge the Lease or its interest therein without the prior written consent of the City. Any assignment or sub-leasing must be upon the City's written consent, at its sole and absolute discretion, and must comply with the provisions of the Shared Facilities Agreement, particularly regarding the assumption of responsibilities and liabilities.
Condition of Leased Premises:	The Tenant shall accept the Leased Premises in an "as is" condition, including the current state of the Shared Facilities as outlined in the Shared Facilities Agreement.
Leasehold Improvements:	Any leasehold improvements undertaken by the Tenant shall be conditional on the City's approval. All of the Tenant's leasehold improvements shall become the property of the City at the City's sole direction. Any leasehold improvements related to Shared Facilities are subject to the terms and conditions of the Shared Facilities Agreement.