

Community Space Tenancy Lease Agreements and Municipal Capital Facility Designations for Five Tenant Agencies in the Bloor-Dufferin Community Hub – 1141 Bloor Street West and 980 Dufferin Street

Date: May 19, 2026
To: General Government Committee
From: Executive Director, Social Development; and
Executive Director, Corporate Real Estate Management
Wards: Ward 9 - Davenport

SUMMARY

This report seeks City Council authority to enter into Community Space Tenancy (“CST”) lease agreements with five not-for-profit organizations that will collectively occupy approximately 19,132 square feet within the Bloor–Dufferin Community Hub, a City-owned facility located at 1141 Bloor Street West and 980 Dufferin Street (the “Leased Premises”). The report further seeks City Council authority to designate the leased premises for each 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](#)), tenant agencies for the Bloor–Dufferin Community Hub were identified through competitive Requests for Expressions of Interest (REOI) issued in 2021 and 2025. Applications were evaluated against established criteria, including organizational capacity, financial sustainability, alignment with City priorities, and demonstrated ability to address local service needs. The five recommended organizations have been selected based on merit and for their collective capacity to provide integrated, community-responsive programming within a shared hub model. Together, these co-located organizations will operate the Bloor–Dufferin Community Hub as a multi-service community facility and deliver social, cultural, and community-based services. These include but are not limited to family and settlement services, mental health supports and culturally responsive programming to address identified area-specific needs in the surrounding neighbourhood.

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 agreements (the “Leases”) with the five tenant agencies 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 for certain premises situated in the Bloor-Dufferin Community Hub located at 1141 Bloor Street West and 980 Dufferin 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, 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 Leases and any related or required documents on behalf of the City, as required.
3. City Council authorize the Executive Director, Corporate Real Estate Management, in consultation with the Executive Director, Social Development, to administer and manage the Leases, 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 each of the five tenant agencies set out in Appendix B to the report (May 19, 2026) from the Executive Director, Social Development and the Executive Director, Corporate Real Estate Management, 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 each of the five tenant agencies set out in Appendix B in respect of each their respective leased premises for a total of approximately 19,132 square feet of community space at 1141 Bloor Street West and 980 Dufferin Street, for the purposes of the

provision of Municipal Capital Facility related to social and health services;
and

- b. exempt each of the respective leased premises of the five tenant agencies set out in Appendix B 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

As per the Community Space Tenancy Policy, the five tenant agencies set out in Appendix B will have nominal leases with a basic rent of \$2 plus HST per annum. The leases will be net and carefree to the City, with tenants responsible for all operating costs on a proportionate share basis, payable as additional rent.

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 \$4,058,400 plus HST. The total opportunity cost of the option to extend for a further ten (10) year term is approximately \$4,464,240 plus HST. This represents a total sum of \$8,522,640 plus HST over the potential 20-year term, with a Net Present Value of \$5,250,051 plus HST.

The Bloor-Dufferin Community Hub facility located at 1141 Bloor Street West and 980 Dufferin Street is owned by the City of Toronto. Although properties owned by the City of Toronto are exempt from taxation, the five tenants may be deemed taxable tenants, and the Leased Premises would therefore be subject to taxation. The combined annual property taxes on the Leased Premises occupied by the five tenants are estimated at approximately \$246,685, comprised of a municipal portion of \$152,383 and a provincial education portion of \$94,302, 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 19,132 square feet at 1141 Bloor Street West and 980 Dufferin Street will result in a net annual reduction in property tax revenue to the City of approximately \$152,383, 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 \$94,302 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 - Bloor-Dufferin Community Hub

	Municipal Taxes	Education Taxes	Total Property Taxes
1. West Neighbourhood House	\$26,364	\$16,315	\$42,679
2. Balance for Blind Adults	\$26,284	\$16,266	\$42,550
3. The Toronto Rape Crisis Centre	\$53,802	\$33,296	\$87,098
4. CultureLink Settlement and Community Services	\$26,555	\$16,433	\$42,988
5. ODIFY Studios	\$19,378	\$11,992	\$31,370
Total Combined Amounts Payable if Taxable (annual)	\$152,383	\$94,302	\$246,685
Total Amounts Payable if Exempt	\$0	\$0	\$0
Reduction in Municipal Tax Revenues			\$152,383
Reduction in Education Taxes Remitted			\$94,302

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 in advancing equity and supporting inclusive service delivery. Community Space Tenancy arrangements enable not-for-profit organizations to deliver low-barrier programs and services to residents who face systemic barriers. Without such space, equity-deserving populations face reduced access to locally responsive services.

The Bloor–Dufferin Community Hub is located in the Dufferin Grove neighbourhood, an area experiencing socioeconomic pressures stemming from income disparity, housing precarity, and demographic change. The five tenant organizations selected for the Hub will collectively provide culturally responsive, trauma-informed, and accessibility-focused services that address identified local needs. Co-location of these services within a shared community hub model will serve marginalized individuals and communities, including people living in poverty or at risk of homelessness, persons with disabilities, survivors of gender-based violence, refugees, newcomers, Black and racialized communities.

The activation of the Bloor–Dufferin Community Hub through below-market Community Space Tenancy leases will help reduce inequities in access to services, strengthen community well-being, and advance the City’s equity, reconciliation, and anti-racism objectives.

DECISION HISTORY

On April 17 and 18, 2024, City Council adopted the report entitled “1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street - Official Plan Amendment - Decision Report – Approval”, which amends the Site and Area Specific Policy 581 (SASP 581) associated with Official Plan Amendment 489 (OPA 489) to accurately identify the interior floor space of the two lower floors of the former Kent School building. That space will be conveyed to the City to provide a community hub, including a childcare facility, at 1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street.
<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE11.2>

On December 17 and 18, 2019, City Council adopted the report, entitled “1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street - Official Plan Amendment and Zoning Amendment Application - Request for Directions Report”, authorizing the City to secure the owner's agreement to design, construct, and convey the Community Hub and Child Care Centre to be located at 980 Dufferin Street in the Section 37 Agreement.
<https://secure.toronto.ca/council/agenda-item.do?item=2019.TE11.5>

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.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX28.8>

COMMENTS

Delivering Integrated Community Services Through the Bloor–Dufferin Community Hub

The properties at 1141 Bloor Street West and 980 Dufferin Street were secured through a community benefits agreement under Section 37 of the Planning Act between the City and a leading property developer. The agreement explicitly provided for the delivery of permanently affordable housing and City-owned community space.

The Bloor–Dufferin Community Hub will provide approximately 19,132 square feet of City-owned community space across five tenant premises, to be leased in accordance with the CST Policy. The Hub is designed as a shared, multi-service community facility that supports the delivery of community-based social, cultural, and support services responsive to local needs. Occupancy is anticipated in 2027, subject to construction completion.

Securing Hub Tenants Through the Community Space Tenancy Policy

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 to support City Council priorities related to equity, inclusion, and community well-being. The City Council approved CST Policy ([2017.EX28.8](#)) 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 2021 and 2025, to lease approximately 19,132 square feet of space within the Bloor–Dufferin Community Hub. This 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 recommendations, resulting in the identification of not-for-profit organizations based on merit and ability to operate within a community hub model.

The REOI process resulted in the selection of five not-for-profit organizations with complementary mandates and demonstrated capacity to deliver integrated services. The organizations recommended for tenancy are outlined in Table 2.

Table 2: Summary of Recommended Tenant Agencies for the Bloor-Dufferin Community Hub

Tenant Organization	Primary Service Focus	Demonstrated Strengths and Value to the Hub	Services to be Delivered at the Hub
West Neighbourhood House	Multi-service neighbourhood supports Coordination of hub operations, including oversight of low-barrier, bookable spaces	Long-standing multiservice organization with deep neighbourhood connections, strong governance and operational capacity, and demonstrated experience delivering integrated, cross-sector community services.	Delivery of multi-service community programs, including housing and income supports, food security initiatives, family and seniors’ services, community navigation, and access to bookable community program space.
BALANCE for Blind Adults	Disability-focused supports	Specialized expertise in delivering accessibility-focused, disability-informed programming, including services shaped by lived experience, contributing to inclusive and barrier-free service delivery.	Provision of assistive technology training, orientation and mobility instruction, adaptive daily living skills development, fitness and creative arts programming, and peer support for individuals who are blind or partially sighted.

Tenant Organization	Primary Service Focus	Demonstrated Strengths and Value to the Hub	Services to be Delivered at the Hub
Toronto Rape Crisis Centre (Multicultural Women Against Rape)	Sexual and gender-based violence supports	Established provider of trauma-informed, survivor-centred services with strong institutional capacity to deliver confidential, culturally responsive sexual and gender-based violence supports in community-based settings.	Delivery of survivor-centred counselling, crisis response, public education, court accompaniment, advocacy services, and operation of a 24/7 emergency support hotline
CultureLink Settlement and Community Services	Newcomer settlement and integration	Proven capacity in newcomer-serving systems, including multilingual service delivery, cross-sector partnerships, and scalable community-based programming supporting integration, employment, and social inclusion.	Provision of newcomer settlement services, employment and mentoring supports, mental wellness programming, youth and family-focused settlement initiatives, and other low-barrier community supports
ODIFY Studios (Incubator Tenant)*	Black-led cultural and creative programming	Emerging Black-led organization with demonstrated strengths in arts-based community engagement, creative skill development, and activation of community space through culturally relevant programming and mentorship.	Delivery of arts-based, wellness, mentorship, and leadership development programming, including workshops, cultural events, public art initiatives, and media projects

* ODIFY will operate as an Incubator tenant for a lease term of two years, with an option to renew for an additional two years. An Incubator Tenant may enter into two consecutive leases for a total term of four years, after which the organization may apply for a CST as either a Community Partner or a Community Hub Tenant under the terms of the CST Policy.

In advance of the Hub’s opening in 2027, the selected tenant organizations will collaborate with City staff to undertake coordinated planning and establish a shared operating and governance framework for the activation and operation of the Bloor–Dufferin Community Hub. This work will include operational readiness, program alignment, community outreach, and shared use protocols for common spaces. Early activation efforts will focus on strengthening tenant capacity, supporting cross-agency collaboration, and ensuring programming responds to priority populations and identified service gaps, enabling a smooth transition to full operations.

Municipal Capital Facility Designation

The CST 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 Bloor-Dufferin Community Hub tenant agencies as a Municipal Capital Facility and exempting them from property

taxes will help the hub tenant agencies provide public services that align 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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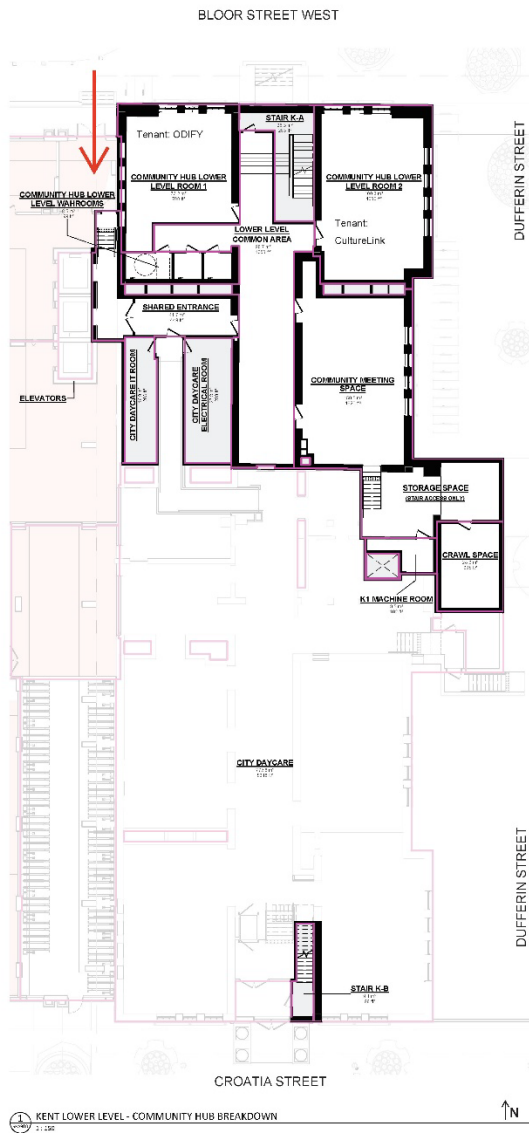
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Executive Director, Social Development

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

Landlord:	City of Toronto (the "City")				
Leased Premises:	The Bloor-Dufferin Community Hub, which comprises a total of approximately 19,132 square feet of rentable space divided amongst five Tenant organizations, located on the ground floor and lower level of the property municipally known as 1141 Bloor Street West and 980 Dufferin Street, Toronto ON M6H 1N1, and as outlined in Appendix A				
Tenant:	Tenants	Occupant Area (sf)	Common Area Allocation (sf)	Total Rentable Area (sf)	Proportionate Share (%)
	1. West Neighbourhood House	1,072	2,238	3,310	17.3
	2. Balance for Blind Adults	1,069	2,231	3,300	17.3
	3. The Toronto Rape Crisis Centre	2,188	4,567	6,755	35.3
	4. CultureLink Settlement and Community Services	1,080	2,254	3,334	17.4
	5. ODIFY Studios	788	1,645	2,433	12.7
	Total Community Space Tenancy area	6,197	12,935	19,132	100
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 Tenants 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, Leased 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.
Compliance with Shared Facilities Agreement	The Lease must comply with all terms and conditions of the Shared Facilities Agreement.