

City Council

Notice of Motion

MM51.20	ACTION			Ward:All
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All Pain, No Gain - Property Tax relief for Businesses Impacted by Major Construction - by Councillor Paula Fletcher, seconded by Councillor Josh Colle

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Paula Fletcher, seconded by Councillor Josh Colle, recommends that:

1. City Council direct the City Manager to report to the Executive Committee on the feasibility of implementing a property tax relief program for businesses impacted by large infrastructure projects of municipal significance, including the current connecting track work on Leslie Street.
2. City Council direct the City Manager to include in his report, considerations of the impact on local residents as well.

Summary

Typically, City financed capital projects directly benefit the immediate community, such as sewer upgrades and road resurfacing. Businesses and residents take the pain for the gain as our aging infrastructure is renewed.

There are also those very large capital projects whose primary purpose is City-wide and which can have a significant negative impact on the local businesses and residents in the area where the work is taking place. In these instances it is all pain for little gain.

However, the construction of the non-revenue generating connection track on Leslie Street from the Leslie Barns to Queen Street East so the streetcars can travel throughout to the rest of the old City is another matter. This construction is all pain and no gain. Despite alternative entrances for Lakeshore Plaza businesses, some businesses have estimated a 20 percent drop in business.

The upcoming closure of the Queen Street East/Leslie Street intersection is forecast to have a devastating impact on the local small businesses. While the TTC is helping businesses with signage during the closure, this is not enough.

A mechanism to reduce property taxes for those businesses impacted by major construction such as this would recognize the contribution of these businesses in the construction of large and difficult projects of City-wide significance.

(Submitted to City Council on May 6 and 7, 2014 as MM51.20)

Background Information (City Council)

Member Motion MM51.20