

June 4, 2020

Via Email clerks@oshawa.ca

Ms. Mary Medeiros, City Clerk
City Clerk Services
5th Floor, Rundle Tower, City Hall
50 Centre Street South
Oshawa, ON
L1H 3Z7

Dear Ms. Medeiros,

Re: 111 King Street East, Roll # 040 006 043 00 0000
134 King Street East, Roll # 030 016 075 00 0000
0 Athol Street East, Roll # 040 006 066 00 0000
15 Charles Street, Roll # 040 006 023 00 0000
23 Charles Street, Roll # 040 006 022 00 0000

Further to my letter dated November 13, 2019 and my deputation to the Development Services Committee on February 3, 2020, I am writing this letter to ask the Mayor and Council to reconsider the sizable increase to the BIA levy for the current tax year.

To recap, the above noted properties were previously subject to a maximum cap of the BIA levy. Prior to the amendment of By-Law 94-74, we paid a total of \$7,600 in combined annual BIA levies through our net lease agreement with our landlord, King Oshawa Medical Holdings Inc. Following the amendment of this By-Law, the combined BIA levies on the above noted properties now exceed \$50,000. This 600% increase year over year increase is exorbitant and unreasonable to expect 1 business to pay. Our organization now covers approximately 10% of the BIA total budget.

We understand that the purpose of the downtown Oshawa BIA is to advocate and represent downtown businesses & property owners in an effort to improve the community for all. We appreciate & respect the efforts that the BIA does to improving our downtown Oshawa area. However, the benefits of these efforts cannot & should not be exclusively tied directly to the value of various properties in the BIA. One could argue that our organization receives little benefit from the BIA given we are a healthcare organization which does not rely on attracting customers the way most businesses in the BIA do. It is simply unfair to expect a business of our nature to pay in excess of \$50,000 annually to go towards the BIA levies.

Many businesses have been impacted by the current pandemic, including healthcare services. We have had many departments and offices closed for the past number of weeks due to provincial orders. Those services open during this time period have required additional personal protective equipment (PPE) which we not normally need in a community-based clinic, many of which at highly inflated costs due to the global supply shortage. This has a significant financial impact on our organization. Some businesses downtown Oshawa have been forced to

close their doors permanently due to the financial challenges during this pandemic, which are very real.

We have a longstanding history with our organization in downtown Oshawa and value the improvements made over the past 10 – 15 years. Downtown Oshawa still has many very real challenges, many of which are not going to be solved by the BIA. These challenges require a much broader strategy from a municipal, regional & provincial strategy.

Doubling the BIA budget year over year won't change the fact that our employees regularly fear walking to and from their vehicles everyday at offsite parking lots – we regularly have patients, physicians & employees accosted. Doubling the BIA budget is not going to change the fact that we have homeless set up 'tent cities' on our properties. Doubling the BIA budget is not going to stop homeless from defecating on our properties. Doubling the BIA budget is not going to stop the vandalism we experience to our properties. Doubling the BIA budget is not going to solve the drug problem in downtown Oshawa. What the doubling of the BIA budget is going to do, is cost our organization over \$50,000 more to have a presence in downtown Oshawa compared to operating outside of this area. We operate buildings in north Oshawa & Clarington, which do not experience the same challenges as we do in downtown Oshawa.

For the above noted reasons, we continue to object to the amended By-law 94-74.

We trust you understand our point of view. We ask that the Mayor & Council reconsider this sizable increase to the BIA budget, revert back to last year's budget, & reconsider caps on the BIA levies so that organizations such as ours are not disproportionately penalized for operating a business in downtown Oshawa.

Sincerely yours,



Jeff Warford, CPA, CA, BAcc
Chief Executive Officer

cc: King Oshawa Medical Holdings Inc., President, Mark Gross, mark@grosscapital.ca
Mayor, Dan Carter, mayor@oshawa.ca
Ward 1 Regional & City Councillor, John Neal, jneal@oshawa.ca
Ward 1 City Councillor, Rosemary McConkey, RMcConkey@oshawa.ca
Ward 2 Regional & City Councillor, Titi-Dante Marimpietri, TDMarimpietri@oshawa.ca
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Greater Oshawa Chamber of Commerce, CEO, Nancy Shaw, Ceo@Oshawachamber.com