



Advancing Business-Friendly Construction

IP2026-0200

March 11, 2026

Advancing Business-Friendly Construction Approaches (IP2024-0293)

1. Direct Administration to advance work on establishing a Business-Friendly Construction Policy and present the Policy to the Infrastructure and Planning Committee in Q1 2025.
2. Direct Administration to initiate a Main Streets Business Support Grant pilot in 2024 and report back to Infrastructure and Planning Committee in Q1 2025 on the outcomes and effectiveness of the pilot.

Update on Advancing Business-Friendly Construction Approaches (IP2025-0005)

Briefing on program and commitment to report back early 2026.

Recommendations

That the Infrastructure and Planning Committee recommends that Council:

1. Approve the Business-Friendly Construction Policy (CP2026-05); and
2. Receive this report for the Corporate Record.

Situation

- The City's capital program is growing rapidly—from \$1.1B in 2022 to \$3.8B in 2026.
- More investment means more construction in established business areas.
- Construction activities can be disruptive – for businesses and customers – these impacts may be mitigated but cannot be avoided entirely.
- Businesses have asked The City to mitigate construction impacts; some have asked for financial support.
- Balancing business continuity and continued customer access with safe and effective infrastructure delivery.



Advancing Business-Friendly Construction Approaches

Construction Area Parking Management (temp parking lots)



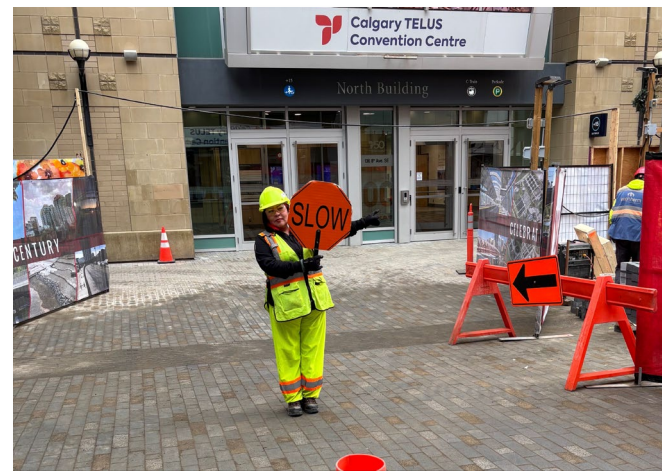
Construction Area Parking Management (on-street parking)



Pedestrian wayfinding (street-level)



Flaggers for pedestrians & vehicle traffic



Advancing Business-Friendly Construction Approaches

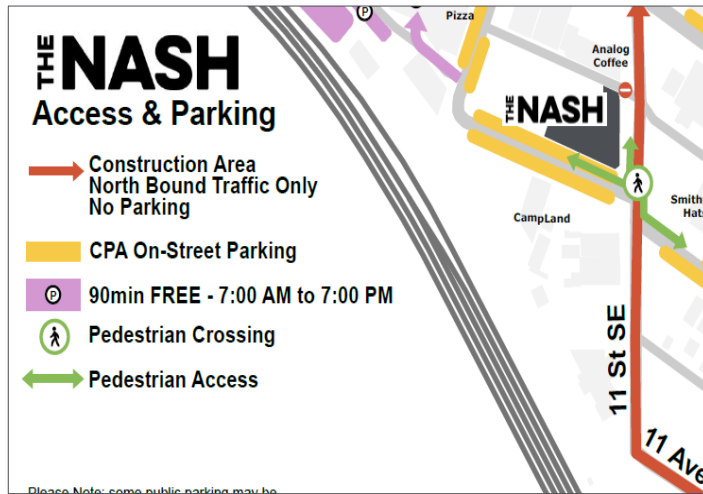
Business liaisons & early, regular communications



Business direction signs



Custom detour maps for businesses & customers



Business area marketing & promotions



Business-Friendly Construction Policy

City will endeavor to:

1. Consider and plan with business operations in mind
2. Assess and mitigate business impacts
3. Provide timely, plain-language information
4. Maintain ongoing communication during construction
5. Provide safe, accessible and easy to follow public access around construction
6. Implement initiatives to promote business area vitality and build customer confidence



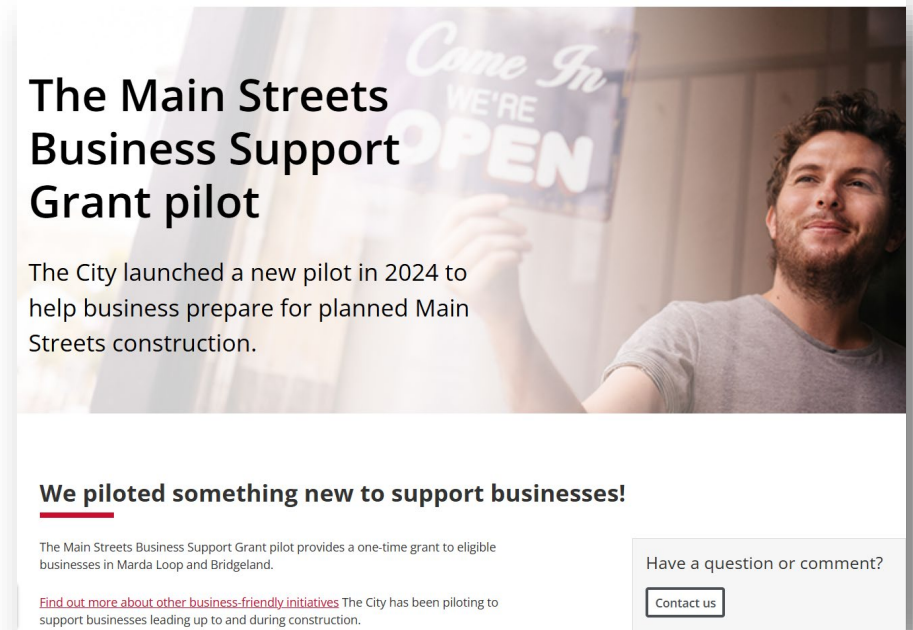
Main Streets Business Support Grant Pilot

Piloted one-time \$5,000 Main Streets grant

Intent: Business-led strategies to prepare for construction or encourage customer patronage

Pilot Objectives: To learn and test whether financial support for business-led strategies is effective

266 grants issued | \$1.33M distributed



Main Streets Business Support Grant Pilot

Learnings

The evaluation found the grant was not effective in achieving its stated intent.

Most businesses used funds for general operating costs, not the intended use.

Customers need better access, parking, clear wayfinding, and reassurance that businesses remain open (area-wide business supports).

Determination

Discontinue the Main Streets Business Support Grant.

Focus investment on area-wide business supports that benefit more businesses, support customer access, build confidence and promote business area vitality.



What's Next for Business-Friendly Construction



Formalize
tools &
guidance



Expand
approach



Business
engagement



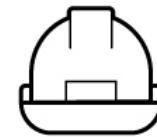
Progress
measurement
& reporting



Staff
training



Industry
& utility
engagement



Refinement &
sustainment

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