

March 21, 2014

Honorable Joseph Fontana
Members of the Planning Committee
Emailed – jfontana@london.ca, csaunder@london.ca

Dear Mayor Fontana:

This letter is written on behalf of the listed organizations to express our disagreement with the proposed Industrial Community Improvement Plan (CIP) being used as the replacement for the current exemption for new industrial development from the Development Charge (DC) as in the 2009 DC By-law.

The proposed Industrial CIP has an extensive list of criteria that need to be met before any exemption from the DC can be determined. It requires a 100% payment upfront with no surety of a final end cost unless the list of criteria are satisfied in an 'after-built' timeframe. The lack of surety of a refund is a barrier for any company trying to develop a business plan or obtain financial backing.

This is not a business friendly approach for a company to determine if they want to locate in London. As written, the proposed CIP is the opposite of an incentive for economic development; rather it sends a "Not-Open for Business" message to new industry looking to locate here.

We request that the proposed CIP be viewed as a non-starter for determining DC exemptions for new industrial development and that you instruct staff to provide examples of incentives from other municipalities and to gather input from the appropriate stakeholders, before it is accepted for the public comment process.

LIUNA Local 1059
London District Building & Construction Trades Council
London District Construction Association
London and District Concrete Forming Contractors Association
London & District Heavy Construction Association
London Development Institute
London Home Builders' Association
London St. Thomas Association of Realtors

