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[www.hydeparkbusiness.net](http://www.hydeparkbusiness.net)

July 26, 2014

City of London  
300 Dufferin Ave., P.O. Box 5035  
London ON N6A 4L9  
Attention: Mr. John M. Fleming, Managing Director, Planning and City Planner

Email: [jmflemin@London.ca](mailto:jmflemin@London.ca)

**Regarding: Development Charges and the “Community Improvement Plan”**

It has been recognized that in London ON the recovery from the current economic situation will rely heavily on the entrepreneurial endeavours of existing, new and small/medium businesses.

As outlined in the new London Plan, recovery also recognizes that more emphasis must be placed on creating solid social environments within places that support families and communities with arts and culture while lessening red tape and other burdens placed on business owners.

In keeping with the idea that London must be “business friendly”; London needs to be open for business for all sectors, and needs to find ways to nurture and grow these enterprises. They pay property taxes, they employ people and in turn – they will represent the natural progression and growth of a stimulated local economy if appropriately supported.

Currently, a member of the Hyde Park Business Association – D & S Pianos is attempting to grow his business through the building of a new performing arts and musical teaching centre on the property that he owns north of Gainsborough Road on the east side of Hyde Park Road just south of the Storm Water Management Pond, starting with a small basement and a first floor of about 11,260 sq ft, with plans to add a second floor in the future for a total of about 19,000 sq ft.

D&S Piano's, a *for-profit* organization not funded by public monies is growing a self-sustaining business in the arts sector through a sound business model. We believe that a musically and culturally rich business located in Hyde Park / Northwest London would be an important asset for the community.

D & S Pianos has already incurred significant investment into this endeavour but has run into a road block with the hefty Development Charges that would be approx. \$400,000. After January 1, 2015 there will be imposed an increase to these fees of 25%.

These fees are simply not feasible for any business attempting to grow and present significant barriers for businesses in London to reach their potential. Potential that would have meaningful and sustainable impact to the economy and communities of London.

The Hyde Park Business Association is respectfully requesting and highly recommending that the “Community Improvement Plan” implement a new exemption to support new/small/medium business in a variety of sectors, and that this item be placed on the Council Agenda and approved so as to be included in the 2015 City of London Budget.

We are asking that under this Plan, that these businesses looking to establish or expand be forgiven the first 8,000 sq ft when building on lands or in proximity of lands with existing essential services; and that the remaining sq footage be charged at 50% of the existing Development Fee rates.

To summarize, this building and development would represent:

- The creation of a musically, culturally rich and accessible place in the heart of the Hyde Park and Northwest London community
- Character and ambience to the Hyde Park / Northwest London area as we rebuild our community after road construction
- Job Creation with projections to employ (staff and contractual) 60+ people
- Contributions back to the City of London through significant ongoing property taxes

The business model would benefit the community with:

- A small performing arts centre that can be used for small school recitals, private teacher recitals, and other related services, bringing people from across and outside of London to the Northwest area
- A special place in Hyde Park and northwest London that is rich with accessible musical arts culture
- Teaching children from a young age correct techniques and skills they would not normally have access to until secondary school
- Children and adults would have access to the creation and making of their own music with digital controllers

In summary, the position of the Hyde Park Business Association that the "Community Improvement Plan" be placed on the Council Agenda and approved as soon as possible.

We are asking that under this Plan, that these businesses looking to establish or expand be forgiven the first 8,000 sq ft when building on lands or in proximity of lands with existing essential services; and that the remaining sq footage be charged at 50% of the existing Development Fee rates.

Thank-you for reviewing this recommendation and subsequent action taken.

Respectfully,

Donna, Szpakowski, President  
Hyde Park Business Association

CC:  
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