

OFFICE DEVELOPMENT

Office Development may benefit from Toronto's new business incentive.

Qualified applicants can save an average of 60% of the incremental increase in municipal property tax over a 10-year period. Related development costs can include construction/ retrofit/ expansion costs as shown by the main building permit associated with the development.

To determine if your office project qualifies, you should consider the following eligibility criteria:

Eligible office-related uses

Corporate Headquarters: Office space that serves as the operational and administrative centre for a company and that:

- is a global or Canadian headquarters;
- represents the command and control centre for corporate activities within a prescribed national or international geography;
- represents the strategic planning centre for corporate activities within a prescribed national or international geography;
- represents the principal office location for the Chief Executive Officer and senior executive team;
- occupies a minimum floor space of 10,000 m²;
- maintains a minimum employment of 300 persons; and
- *is situated downtown, or 400 metres from a subway entrance.*

Corporate Office Building (single/multi-user): An office building that:

- is sector-specific single firm or user (note: the use that defines eligibility must be sector-specific even if there are other non-sector-specific uses in the building);
- occupies a minimum floor space of 5,000 m², of which at least 80% is used for offices;
- contains office space that is at least the greater of 2,500 m² or 25% of the total gross floor area (GFA) of the building and which is used for corporate management and administration; and
- *is situated anywhere in Toronto with the exception of the Port Lands.*

Major Office Development: An office building that:

- occupies more than 15,000 m²; or
- occupies more than 10,000 m² and which is one phase in a proposed multi-phase office development; or
- contains more than 20,000 m² of office space in a mixed-use building (note: only the office portion of the building is applicable); and
- *is situated in Etobicoke Centre, North York Centre or Scarborough Centre.*

Office Building: A non-sector-specific building that:

- uses at least 80% of the GFA for offices; and
- *is situated in East Bayfront, West Don Lands, or South of Eastern.*

Office (multi-user): A non-sector-specific office space in a multi-user building that:

- *is situated in East Bayfront, West Don Lands or South of Eastern.*

For further information contact:

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