



Selected Municipal Incentives: Other Jurisdictions

A Sample of Incentives Toronto Competes Against in Canada, the United States and the United Kingdom

Select Municipal Incentives: Other Jurisdictions

Ontario

Brantford

- Downtown Business Performance Grant - \$1.5 M fund to encourage revitalization

Cambridge

- Grant for contaminated sites for new residential and non-residential space
- Exemption of development charges, and building, planning and sign fees
- Façade grant
- Interest free loans for building retrofits

Cornwall

- Tax Increment Equivalent Grant for environmental studies, site remediation, and infrastructure
- Planning and development fee rebate
- Municipal Brownfield Reserve to allow the city to rehabilitate and develop key strategic parcels of publicly held lands

Hamilton

- City wide CIP with a Tax Increment Equivalent Grant for site remediation
- Municipal Brownfield Reserve Fund to acquire key municipal brownfield sites or participate in public private partnerships for remediation and redevelopment
- Grant for municipal realty taxes in the downtown area to develop, redevelop or renovate residential and commercial lands or buildings

Kitchener

- Tax Increment Equivalent Grant for environmental studies, site remediation and consultant fees for brownfield sites
- \$110 Million Flexible Investment Fund to modernize, diversify and electrify the city's business community
- Façade and interior improvement loan and grant program
- Rebate for building and planning fees

London

- 4 area specific CIP's with varying Tax Increment Equivalent Grants, including airport CIP for aerospace industries, brownfield CIP for rehabilitation and remediation, old east village CIP for rehabilitation of commercial and residential properties, downtown CIP for building retrofit

Ottawa

- City wide CIP with Tax Increment Equivalent Grant for environmental assessment, remediation and risk management, LEED costs, demolition, building rehabilitation, upgrading on and off-site infrastructure
- Environmental studies grant program
- Project feasibility study grant program
- Grant for portion of building permit fees

Thorold

- Brownfield Tax Increment Equivalent Grant for environmental studies, site preparation, demolition, and remediation
- Municipal Reserve Fund for redevelopment initiatives
- Building, planning, and demolition fee exemption

Welland

- Environmental Site Assessment Grant program
- Tax Increment Equivalent Grant for Brownfields
- Refund of planning and building fees for brownfield sites
- Exemption of development charges for brownfield sites

Alberta

Calgary

- Community Revitalization Levy - Tax Increment Financing

Edmonton

- Considering the use of a Community Revitalization Levy (as per Calgary)

British Columbia

Vancouver

- Property tax exemption for the retrofit of historic buildings

Select US Financial Incentives

Illinois

- Relocation incentive financing for large out of state companies
- Corporate head quarter relocation incentive financing
- Exemptions from city and state sales tax and low interest loans in Enterprise Zones
- Employer wage and training credits and tax exempt bond financing in Empowerment Zones
- Tax Increment Financing (TIF) for redevelopment and revitalization initiatives in TIF areas
- Low interest loans
- Financial assistance to technology companies to construct lab space
- Income tax credit for environmental clean-up
- Industrial revenue bonds for owners/developers building industrial facilities
- Micro loans and small business loans to create or retain jobs
- Grants and loans for job creation and employment for low income individuals to new or expanding companies

New York State

- Sales tax exemption, property tax credit, wage tax credits, employment incentive credit and utility rate savings in Empire Zones
- Tax credit for new investment in property and equipment
- Tax abatement for improvements to commercial and industrial properties
- Low interest loan to modernize, develop new products and enhance competitiveness
- Electrical savings
- Remediation and redevelopment of Brownfields

San Jose, Texas

- State tax credit for businesses located in Enterprise Zones
- Reduction on construction excise taxes for new construction or tenant improvements
- Loan for small businesses for working capital, tenant improvements, and equipment
- Increased allowable floor area ratio in industrial areas
- Conversion Fee – imposed on a developer for conversion from industrial use to other uses (under consideration)

Los Angeles, California

- Tax exempt bond financing to finance construction of industrial plants, equipment purchase, and expansion or relocation
- Exemption of city’s business tax for small businesses
- Business tax freeze and reduced electrical rates for new businesses and existing businesses undergoing expansion
- Electrical rate reduction, site plan fee waiver, reduced parking requirement, employee hiring tax credits in Enterprise Zones
- 5 year electrical rate reduction and employer wage credits for new businesses or existing businesses undergoing expansion

Select Municipal Financial Incentives	US	Canada	UK	Toronto
TIFS (Tax Increment Financing)	X	X		(L)
TIEG (Tax Increment Equivalent Grant) or other municipal equivalent		X		(L)
Brownfield Remediation (Environmental Studies & Clean-up)	X	X	X	(L)
New Construction/ building rehabilitation loan/ grant	X	X	X	(L)
Exemption / Credit/ Rebate for Various Taxes-sales, income, business (excl. property)	X		X	
Low Interest Loans/ Flat Loans/ Grants	X	X	X	
Industrial Revenue Bonds (tax-exempt bonds issued by city on behalf of businesses)	X			
Industrial/ Commercial Façade Improvement Funding	X	X		
Exemption from Parkland Dedication Fee		X		X
Exemption or reduction of planning, building, sign and development fees	X	X		
Exemption from Development Charges		X		X
Reduced parking requirements	X	X		
Mitigation Fee (conversion levy)	(UC)		X	
Dedicated/ Reserve Fund to support Brownfield redev/ employment growth	X	X		

(UC) = Under Construction

(L) = Limited Application

U.S cities examined – Chicago, Boston, New York, Baltimore, San Francisco, Los Angeles, Detroit, San Jose

Canadian cities examined – Toronto, Welland, London, Ottawa, Hamilton, Calgary, Edmonton, Winnipeg, Kitchener, Cornwall, Kingston, Thorold, Brantford, Vancouver

UK cities examined – Calderdale, London, Manchester