

Business Location Study

Why do HRM businesses chose
to locate where they do?

Background to Study

Economic Strategy/SUP

Business Climate Objective

- Reduce regulatory, tax and policy issues that can inhibit development and investment.

Regional Centre Objective

- Direct and oversee a pro-development policy environment within the Regional Centre.

Strategic Urban Partnership (SUP)

- Informal multi-stakeholder, leadership and coordination group
- Sub-Committee set up to look at Commercial Taxation issues

Background to Study (continued)

RP+5/Centre Plan

- HRM Regional Planning (RP+5) is project (study) sponsor
- Study result will inform policy on commercial and residential development in Regional Centre and rest of HRM
- Need to understand effectiveness of policy options (in HRM)
 - To move from what could be done to what should be done

Study of Commercial Taxes as a Driver for Business Location Decisions – Scope of Work

Phase 1:

Identify the factors influencing the location decisions of business owners and managers in HRM.

- Conduct interviews with HRM businesses owners/managers;
- Gather information on successful policies and/or programs (“best practices”) for commercial taxation.

Provide a conclusion or “statement of fact” about the impact of current commercial taxes on the location decisions of business.

- Identify/explain impact of commercial taxes on location/development.
- Identify/explain impact of other factors, such as available infrastructure and services, or proximity to suppliers, customers;
- If possible, rank the identified factors affecting location decisions.

Study Scope of Work (continued)

Phase 2:

Based on the results of Phase 1, develop a list of relevant tools, incentives or measures to address the important factors identified.

Suggest possible changes to commercial taxation that could lead to increased economic activity and vibrancy in HRM's Regional Centre.

Timeline

Request for Proposal advertised – April 2012

Awarded to The Altus Group – May 2012

Phase 1 – May to September

- Design of interview (meeting with stakeholders/SUP)
- Interviews with tenants, property managers, business owners and developers.
- Preparation of written report

Phase 2 – October - November

- Identification of taxation options and other tools, including “best practices”, i.e. successful programs, elsewhere
- Recommendation of potential options/solutions for HRM

Uses of Study

Economic Strategy

- Identify ways to improve the business climate in HRM.
- Improve development policies for Regional Centre, including potential incentives.

RP+5/Centre Plan

- Identify service/planning improvements to attract development to Regional Centre.
- Identify other potential incentives to increase development activity in Regional Centre.

Questions