

Accelerating sustainable investments

Financial support for sustainable industrial buildings



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An incentive for owners of industrial buildings

The Sustainable Industrial Buildings Program is an incentive program to offset the increase in property taxes resulting from construction, extension, renovation or demolition-reconstruction work. It is meant for owners of buildings used for economic activities as defined by the urban agglomeration of Montréal. Through its Sustainable Industrial Buildings Program, Montréal earmarked \$43.6 M over 12 years for the development of industrial sectors.

Objectives

This program aims to:

- Promote real estate investments, particularly in the industrial realm
- Maintain a diversified economic structure
- Enhance or convert built industrial assets
- Prioritize high-potential economic sectors
- Contribute to the growth of the urban agglomeration's tax base
- Support sustainable projects for investments in designated economic poles by emphasizing high-potential sectors
- Streamline the integration of the notion of sustainable development in the economic development of our territory
- Accelerate the return of the manufacturing sector, already underway in Montréal
- Encourage investments in innovative and sustainable initiatives

Eligibility of private projects

Financial support is granted if the building meets certain conditions:

- New buildings must meet the following requirements:
 - Obtain a LEED certification
 - Obtain a Living Building Challenge certification
 - Obtain a BREEAM certification
 - Obtain a HQE certification
 - Obtain a Passive House certification
 - Obtain a Zero Carbon Building certification
 - Meet the Building Code standards for wood-frame buildings
- Existing buildings must meet one of the following requirements:
 - Obtain a BOMA BEST certification
 - Meet one of the requirements set for new buildings

Target economic activities:

- Manufacturing in general
- Aircraft servicing, repair and maintenance
- Film, video and sound production
- Architecture, engineering and testing labs
- Specialized design services
- Computer system design and related services
- Commercial software publishing
- Data processing and hosting
- Environmental advisory services
- Research and development in physics, engineering and life sciences
- Headquarters and regional head offices
- Rooftop greenhouse crop production
- Added-value logistics

To file an application

Property owners who would like to benefit from the Sustainable Industrial Buildings Program may file an application before December 31, 2021.

Once the application is deemed eligible, the owner must complete work within a 3-year timeframe.

Payment of the subsidy

The main subsidy is paid to the owner in an amount equivalent to:

- 100% of the general property tax increase resulting from the eligible work for the first 3 years
- 80% of the general property tax resulting from the eligible work for the 4th year
- 60% of the general property tax resulting from the eligible work for the 5th year

An additional subsidy can be paid to increase the amount for the 4th and 5th years to 100% of the general property tax increase resulting from the eligible work for buildings that:

- Have obtained a Zero Carbon Building certification
- or**
- Are located in a key geographic area designated as part of the Action Plan for the Economic Development of the Territory

The annual ceiling for this subsidy is set at \$1,000,000

For details concerning all financial support programs for business owners, entrepreneurs and investor, go to:

ville.montreal.qc.ca/business