

success@montréal Program

PR@M ► REVITALIZATION

Subsidy program for
non-conforming buildings



For more information on success@montreal programs:
www.ville.montreal.qc.ca/affaires 514 872-2025

Montréal 

Support for neighbourhood quality of life

PR@M > REVITALIZATION is an incentive program for building owners whose industrial or commercial activities do not conform to current zoning and may generate nuisances, but whose use is protected by acquired rights.

Program goals

- ▶ improve the quality of the environment and of local residents' lives;
- ▶ rehabilitate certain contaminated sites;
- ▶ build new residential or mixed-use (residential and commercial) complexes.

Eligible work

The following types of work may be eligible for subsidies:

- ▶ work to demolish or alter a building
 - ▶ stripping or cleaning
 - ▶ on-site dismantling of industrial equipment
 - ▶ removal of oil products and equipment*
 - ▶ management of regulated materials
- ▶ work related to environmental site management
 - ▶ environmental characterization and risk-assessment studies
 - ▶ site rehabilitation and mitigation measures
 - ▶ professional environmental monitoring
- ▶ work related to archaeological excavations around, in or beneath the building

Program eligibility

To be eligible for a subsidy under the program, a building owner must meet the following conditions:

1. the building meets the definition of a building with a non-conforming use;
2. activities in the building generate or may generate nuisances;
3. the application is approved and the funds are allocated by a resolution of the borough council concerned;
4. bids are tendered for the work to be done on the building;
5. the owner agrees to build a new residential or mixed-use complex on the site of the demolished or altered building;
6. the city of Montréal Service de la mise en valeur du territoire et du patrimoine (SMVTP) deems the application acceptable, given that the investment proposal meets the pre-established financial feasibility criteria.

The deadline for subsidy applications is December 31, 2009. The project must be completed within 36 months of the date on which the application for financial assistance is approved

Subsidy amount

Financial assistance under this program is equal to 75% of eligible costs:

- ▶ to a maximum of \$800,000 for costs involved in demolishing or altering the building;
- ▶ to a maximum of \$1 million for costs involved in environmental site management.

The maximum subsidy amount may not exceed \$1.5 million, however.

Payment method and conditions

One-third of the subsidy is paid by the borough and the other two-thirds by the SMVTP, and it is paid to the applicant in three instalments.

- ▶ the first instalment is paid once eligible demolition or alteration work on the non-conforming building is completed (one-third of this payment is held back at this time);
- ▶ the second instalment is paid once eligible environmental site management work is completed (one-third of this payment is held back at this time);
- ▶ the third instalment, i.e. the held-back portions of the subsidy, is paid after the final scheduled project completion date.

Before the first two instalments are paid, the building owner must provide:

- ▶ a copy of all necessary permits;
- ▶ a certificate of completion;
- ▶ a copy of all invoices showing eligible costs;
- ▶ the duly completed municipal form.

Before the final instalment is paid, the building owner must provide:

- ▶ a certificate of substantial completion of the work;
- ▶ the new property tax assessment certificate for the building.

For more information

Building owners interested in this program may contact an official representative in their borough, who will assist them throughout the project and the subsidy application process.

