

Municipal Scan of Adaptive Reuse and Brownfield Incentive Programs

This municipal scan is a cursory review of Adaptive Reuse and Brownfield incentive programs from other Canadian municipalities. Most examples are from Ontario, with some from Alberta and Northwest Territories. This scan did not explore incentives for heritage properties, though those may often involve adaptive reuse.

Acronyms: CIP = Community Improvement Plan (Ontario mechanism); ESA = Environmental Site Assessment

Adaptive Reuse Feasibility Study Grants

Offered By	Program (year updated)	Maximum Grant	Notes about Eligibility
City of Cornwall	Heart of the City CIP – Project Feasibility Study Grant (2018)	50% of the cost, to a maximum of \$7,500 and a maximum of one study per property	Within Cornwall’s two business improvement areas only and for “major” projects only, as determined by the evaluation committee. For reuse of buildings or land. No restriction on the type of reuse. For architectural and engineering designs, concept plans, market analyses, etc. Not stackable with the brownfield study grant. The grant is paid upon submission of the study to the City.
City of Greater Sudbury	Strategic Core Areas CIP – Feasibility Grant Program (2024)	\$7,500	Within Sudbury’s downtown and specific town centre areas only. For reuse of buildings or land; with no restriction on type of reuse. For business plans, concept designs, structural analyses, energy efficiency improvements, etc. Half of the grant is paid upon study completion; the remainder is paid upon building occupancy.
City of Windsor	Sandwich Town CIP – Commercial Core Feasibility Study Grant Program (2014)	50% of the cost, to a maximum of \$5,000 and a maximum of one study per property	Within Sandwich Town commercial core area. For reusing, redeveloping, or developing a commercial or mixed-use building only. For structural analyses, concept plans, market analyses, archaeological studies, etc. The grant is paid upon submission of the study to the City.

Brownfield Feasibility Study and Remediation Grants

Offered By	Program (year updated)	Maximum Grant	Notes about Eligibility
City of Edmonton	Brownfield Redevelopment Grant (2017)	<p>Studies: Phase I ESA: 80% of the cost, to a maximum of \$5,000 Phase II ESA: 80% of the cost, to a maximum \$80,000</p> <p>Remediation: Sum of six consecutive years of Municipal Tax uplift as calculated by the City Assessor.</p>	Specifically for sites formerly used for gasoline or diesel refueling.
City of Airdrie	Downtown Incentives Program – ESA Grant (2024)	<p>Studies: Phase I ESA: 100% of cost Phase II ESA: 100% or some portion of the cost</p>	Within the downtown tax increment financing area only. For Phase II ESA, the applicant must enter into an agreement to construct a project with a minimum 2.0 floor area ratio.
City of Yellowknife	Environmental Impact Study Grant (2024)	<p>Studies: 50% of the cost, to a maximum of \$20,000 total – \$10,000 for Phase II ESA plus \$10,000 for a Remedial Work Plan or Risk Assessment Plan.</p>	Within downtown only. Not for Phase I ESA.
City of Cornwall	Brownfields CIP – ESA Grant and Project Feasibility Study Grant; Brownfield Rehabilitation Grant; Discretionary Municipal Tipping Free Grant (2015)	<p>Studies: Phase II ESA or Remedial Work Plan (Phase III ESA): 50% of the cost, to a maximum of \$15,000 Project feasibility study (must complement Phase II or III ESA): 50% of the cost, to a maximum of \$7,500.</p> <p>Remediation: Brownfield Rehabilitation Grant - Tax increment grants limited to only the cost of rehabilitation for a maximum duration of 10 years. Discretionary Municipal Tipping Fee Grant - Grant restricted to tipping of materials from approved sites for an approved remediation project, maximum/redevelopment project. Maximum amount of grant is limited to 50% of the assigned tipping fee.</p>	Not for Phase I ESA. Preference is given to key potential brownfield sites. There is a limit on total brownfield study grants one owner/developer may receive.

Offered By	Program (year updated)	Maximum Grant	Notes about Eligibility
City of Hamilton	Environmental Remediation and Site Enhancement (ERASE) Study Grant Program (2023)	<p>Studies: 50% of cost, to maximum \$20,000 for one study or \$35,000 for two studies</p> <p>Note: If the project is for non-profit housing, maximum amounts are doubled and they can receive 100% of the cost.</p>	<p>Within established areas only. Not for Phase I ESA. Eligible studies can include an Industrial/Office Reuse Feasibility Study if it is located in specific “Older Industrial Areas”. Sites where a designated heritage building was demolished, and sites used for normal agricultural practices, are ineligible.</p>
	ERASE Redevelopment Grant Program (2023)	<p>Remediation: Maximum grant based on a percentage of the annual tax increment streams depending on the specifics of the project.</p>	<p>Apply within the Historically Developed Area as defined through the ERASE CIPA By-law.</p>
City of Niagara Falls	Brownfield CIP – Environmental Study Grant; Tax Assistance and Rehabilitation Grant Program (2023)	<p>Studies: 50% of the cost, to a maximum of \$7,500 per study and maximum two studies per project (\$15,000 total)</p> <p>Remediation: Tax Assistance Program (freeze of property taxes) for up to five years, followed by an annual rehabilitation grant equivalent to 80% of the increase in municipal property taxes for up to 10 years.</p>	<p>Not for Phase I ESA. Site must have the potential for rehabilitation or redevelopment.</p>
Town of Oakville	Brownfield CIP – Environmental Study Grant Program; Tax Increment Grant Program (2018)	<p>Studies: 50% of the cost, maximum two studies per project (\$30,000 total) Phase I ESA: maximum \$3,000 Phase II ESA or other study: maximum \$20,000</p> <p>Remediation: Tax Increment Grant Program - an annual grant equal to between 60% and 100% of the municipal property tax increase generated from the project for up to 12 years after project completion.</p> <p>Tax Assistance Program - allows for cancellation of property tax increase on a property that is undergoing or has undergone remediation and development to help with the cost of environmental remediation.</p>	<p>Within Oakville’s urban area – with priority for employment lands, growth centres, nodes and corridors. Applicant must demonstrate intent to reuse or redevelop the property.</p> <p>The tax increment grant program only applies to properties requiring environmental remediation and/or risk assessment/management.</p>

Offered By	Program (year updated)	Maximum Grant	Notes about Eligibility
City of Oshawa	Brownfields Renaissance CIP – Brownfields Study Grant Program; Brownfields Property Tax Cancellation Program; Brownfields Redevelopment Grant Program (ending 2026)	<p>Studies:</p> <p>50% of the cost, to a maximum of \$10,000 per study and maximum two studies per property</p> <p>Remediation:</p> <p>Brownfields Property Tax Cancellation Program - cancelled equal property taxes to remediation costs followed by property owners who clean up brownfields.</p> <p>Brownfields Redevelopment Grant Program - starts after the Brownfields Tax Cancellation Program ends and provides an annual City and Regional grant equal to 80% of property owners who undertake redevelopment of their properties in the project area, which will increase property taxes. Grants either cease when the total value of City grants equals one-third of the cost of eligible works or 10 years after the assessment.</p>	Within Oshawa's urban area. Not for Phase I ESA.
City of Timmins	Commercial and Industrial CIP – Environmental Study Grant (2018)	<p>Studies:</p> <p>Phase I ESA: 100% of the cost, to a maximum of \$5,000 and one study per property</p> <p>Phase II ESA and further studies: 100% of the cost, to a maximum of \$10,000 per study and two studies per property</p>	<p>Will only be eligible for Phase I ESA grant if the Phase II ESA indicates significant contamination.</p> <p>Half of the grant is paid on Phase II ESA completion; the remainder is paid when the building permit is finalized.</p>
City of Windsor	Brownfield Redevelopment CIP – Feasibility Study Grant Program (2010)	<p>Studies:</p> <p>50% of the cost, to a maximum of \$7,500 and maximum of one study per property.</p>	For structural analyses, evaluation of building systems, concept plans and designs, market analyses, etc.
	Brownfield Redevelopment CIP – ESA Grant Program (2015)	<p>Studies:</p> <p>50% of the cost, to a maximum of \$15,000 per study and a maximum of two studies per property (\$25,000 total)</p>	Not for Phase I ESA.

Offered By	Program (year updated)	Maximum Grant	Notes about Eligibility
	Brownfield Redevelopment CIP – Brownfields Property Tax Assistance/Rehabilitation Grant Program (2015)	Remediation: Freezing of the property taxes for up to three years followed by an annual grant equal to 70% (no LEED certification), or 100% (any LEED certification) of the municipal property tax increase created by the project for up to 10 years after the project completion.	Only properties where environmental remediation and/or risk assessment/management is required to permit the proposed use and projects that result in an increase in property assessment and property taxes will be eligible for funding under either of the programs.
Norfolk Economic Development	Environmental Remediation Grant	Remediation: \$15,000 per property (excluding HST) and is based on a 50/50 matching cash contribution of the applicant. The grant amount is calculated based on 50% of the actual cost of the remedial work.	The program is designed for the costs of site remediation.