

District of Saanich Existing Building Retrofit Strategy

WORKSHOP SUMMARY

Name: Local Government Tools for Decarbonizing Existing Buildings

Hosted by: Introba, Community Energy Association (CEA), District of Saanich

Date: March 1st, 2023

Time: 1:00 – 3:00 pm PT

Location: Zoom

Attendance:

- Introba: Lisa Westerhoff, Stewart Somerville, Marshall Duer-Balkind
- District of Saanich: Maggie Baynham, Matthew Wilson, Rebecca Newlove
- CEA: Tami Rothery, Peter Robinson, Maya Chorobik, Jessica Martin-Thompson
- Participants:

Name	Organization
Adam Wright	District of North Vancouver
Ali Syed	Natural Resources Canada (NRCan)
Angela Wheeler	Vancouver Island Health Authority (VIHA)
Avi Silberstein	City of Nelson
Brad White	SES Consulting
Brendan McEwen	Dunsky Energy + Climate Advisors
Caresse Selk	City of Coquitlam
Christine Gustafson	Harnour Greene
Cindy Gareau	Canada Association of Consulting Energy Advisors (CACEA)
Damian Stathonikos	Building Owners and Managers Association (BOMA) BC
Darla Simpson	ZEBx
Darseen Pooni	City of Burnaby
Dave Aharonian	BC Climate Action Secretariat
Dave Ramslie	OPEN Technologies
Dave Thompson	Victoria City Council
David Hutniak	LandlordBC
Derek de Candole	City of Victoria
Dinesh Parakh	Natural Resources Canada (NRCan)
Elyse Henderson	BC Hydro
Emilie Grenier	Efficiency Canada
Emily Pearson	Vancity
Erica Lay	City of Burnaby
Erik Blair	Metro Vancouver
Grant Stott	City Green Solutions
Hugo Wong	BC Building Safety and Standards Branch (BSSB)
Ian Cullis	BC Non-Profit Housing Association (BCNPHA)
Ian Picketts	District of Squamish
Jack Zhou	Energy Efficient Exporters Alliance (EEEA)
Jessica McIlroy	Pembina

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Joanna Cheng	City of Burnaby
Katherine King	BC Hydro
Kerriann Coady	Canadian Home Builders Association (CHBA)
Kevin Lockhart	Efficiency Canada
Khadoni Pitt Chambers	Canadian Science Policy Centre (CSPC)
Laura Sampliner	City of Port Moody
Leya Behra	City of New Westminster
Lise Townsend	City of Surrey
Maria Thorlakson	Resort Municipality of Whistler
Mark Bernhardt	Bernhardt Contracting / CHBA
Matt Greeno	Capital Regional District
Matt Zipchen	Efficiency Capital
Melissa Williams	Technical Safety BC
Michelle Bonner	Vancity
Nathaniel Gosman	BC Ministry of Energy, Mines and Low Carbon Innovation (EMLI)
Nikki Elliott	Capital Regional District
Paul Faulkner	FortisBC
Pierre Iachetti	Island Health
Raymond Moss	Greater Victoria Housing
Richard Bice	Capital Home Energy
Robin Goldstein	Federation of Canadian Municipalities (FCM)
Robyn Webb	BC Hydro
Samantha Agtarap	City of Port Moody
Stuart Galloway	Home Performance Stakeholder Council (HPSC)
Tanya Ratzlaff	Home Performance Stakeholder Council (HPSC)
Terry Sidhu	Federation of Canadian Municipalities (FCM)
Ting Pan	City of Nanaimo
Todd Brunner	City of Kelowna
Tom Hackney	BC Sustainable Energy Association
Wendy Wall	Vancouver Island Strata Owners Association (VISOA)
Wilma Leung	BC Housing

Agenda

Time	Item
13:00	Welcome and Introductions
13:10	State of ExB Policy in British Columbia Speakers: Hugo Wong (BSSB), Nat Gosman (EMLI) & Tami Rothery (CEA)
13:40	Saanich's Draft Retrofit Strategy Speakers: Maggie Baynham (District of Saanich)
14:10	Discussion Facilitated discussions on opportunities to scale up action across local governments and increase equity in the design and implementation of actions in the existing building sector.
14:50	Next Steps & Close

Speaker Q&A's

#	Topic
1	<p>State of ExB Policy in British Columbia</p> <p><i>Directed at Nat Gosman (EMLI)</i></p> <ul style="list-style-type: none"> • Q – What does the implementation and timeline of PACE (Property Assessed Clean Energy) look like? <ul style="list-style-type: none"> ○ A (Nat) – No timeline, it is being debated in the government, it is still on the agenda. • Q - Any distinction between resi and non-resi in those discussions? <ul style="list-style-type: none"> ○ A (Nat) – There are fundamental challenges with both, resi is an incentive-rich ecosystem, so PACE would be for those with the most capital constraint, but they have a bigger risk in terms of debt, so there is debate on what is the best tool. For non-resi the measure that will help us decarbonize is equipment, and they don't necessarily produce energy savings in the short term. • Q – Any plans to address the gap in program support for strata? <ul style="list-style-type: none"> ○ A (Nat) – Have a look at the BC Ministry of Energy, Mines and Low Carbon Innovation (EMLI) Mandate letter. There is a split incentive and technical barriers that we need to put a spotlight on. We need to engage with the sector to inform program design. Putting forward a budget for the program is a priority. Consultation in the next 4 months.
2	<p>Saanich's Draft Retrofit Strategy</p> <ul style="list-style-type: none"> • Q – Have you done any communications around the economics (capital and operations costs), anything you can share? <ul style="list-style-type: none"> ○ A (Maggie) – Part of our work on Part 9 homes has focused on a suite of communications, that will be useable by other local governments (LGs). We have done some analysis on the costing for Part 3 but haven't focused on the communication there yet. • Q - What is the role of high-resolution geospatial mapping of energy and emission data on existing buildings for retrofit policy development? <ul style="list-style-type: none"> ○ A (Maggie) – We have an action that looks to create a dashboard, particularly with respect to resilience, so we can layer the risks, and also the demographics.

Mural Summary – Retrofit Strategy

[#] – Denotes the number of separate breakout groups in which a point was raised. There were 8 breakout groups in total.

#	Topic
1	<p>POLICY AND REGULATION</p> <p><i>What can local governments do that aren't captured in these actions?</i></p> <p><i>What challenges do you anticipate in the actual implementation of these actions?</i></p> <p>Permitting and Bylaws</p> <ul style="list-style-type: none"> • Heat pump location/zoning policy (side yard?). • Require permits for heat pump installation - must be cheap and easy just to verify the qualification of the installer. • Work with strata council and Condominium Home Owners Association (CHOA) to reform bylaws that prevent strata from preventing heat pump retrofits and cooling in buildings. [3] • Heat pump-friendly communities project? • Can you give over-the-counter permits? • It is important to establish municipal heating/HVAC system permitting. Coordinate with Technical Safety BC (Climate program people are Melissa & Coral) to explore administrating this new type of permit. Consider having exceptionally strong requirements for credentials for gas installation to disincentivize. Heat pumps (and gas) may be sized incorrectly without a proper permitting process. The unintended consequence may be an underground economy. • Renovation permit for smaller renovations to help with oversight. • Explore adding parameters to local alterations permits or is that a barrier (like BC Building Code where LGs can't require anything additional)? • Streamlining/prioritizing permit applications and aligning with adjacent jurisdictions for low-carbon retrofits. • When implementing retrofit code, consider structuring permit fees & permit requirements (e.g., building modelling/rating) to achieve deep decarbonization. • Coordinate with industry organizations (e.g., home performance stakeholder council) to require appropriate credentials for the new Part 9 mechanical permit. <p>Benchmarking / Energy Audits / Fuel Declarations</p> <ul style="list-style-type: none"> • Simplifying mandatory benchmarking and declarations. • The huge range of rates and unique building types - hard to benchmark and need to understand the impacts, particularly non-profits. BC Hydro looking at the automated aggregation process. • Benchmarking at the local scale may not be a practical/cost-effective strategy – a more coordinated approach is better. • Require Energy Star Portfolio Manager setup for newly constructed buildings to support early benchmarking. • Support connecting to Energy Star Portfolio Manager. • Addressing issues around accessing aggregated data where there are multiple tenants. • Ensure benchmarking is possible via data sharing from the utilities. • Some municipal utilities don't have the ability to provide aggregated data. Which is even more complicated. Then you need a consultant. • Lack of aggregated data holds up to the whole thing as you need to know loads to model upgrade options. • Shifting to virtual processes (labelling, energy audits, benchmarking), especially given limited energy assessors/contractors.

- Can there be more info on the Home Energy Label to show what has been done in a house along with the energy rating?
- In addition to fuel source declaration, list of equipment assets with their age. That kind of information combined with benchmarking would help make business cases for investors quick.
- Can retrofit programs "stay with home" to help facilitate longer-term planning.
- Will provide information on buildings for prospective owners. Car analogy. Building Log Book.
- With energy labelling requirements, there can be a challenge between how it will be modelled, versus how it is operating. In the UK there are two types of energy labels, reflecting this. How well it's being operated versus modelled.

Electrification and Services Upgrades

- Require "electrification ready" designs - e.g., sufficient electrical capacity to support future heat pump/air conditioning (AC)/electric vehicle (EV) retrofits.
- EV charging will also need to be part of electric upgrade considerations.
- Advocating for electrification requirements or measures to address Greenhouse Gas (GHG) emissions in the Alterations Code.
- Update the Low Carbon Building Policy Toolkit to include a section on best practices for electrical service equipment (Pad-mounted transformers).
- Capacity constraints require incentives to address.
- Getting electrical services infrastructure figured out so it's not complicated each time. Already having an issue with new buildings.
- Develop more understanding of electrification limitations - infrastructure, transmission, capacity etc.
- Often people are told they need to upgrade to load (e.g., for EV charging) but turns out they don't need that much. Actual loads are much lower than calculated loads.
- Need to better understand how many electrification projects trigger electrical service upgrades.
- BC Hydro looking to enhance grid capacity in communities that may be grid constrained.
- BC Hydro trying to generate shareable maps around distribution limitations - to help plan for increasing assets at BC Hydro and also communities/industry for service upgrades etc.
- BC Hydro extension fees - note work on this and potential changes.

Resilience & Right to Cooling

- More information is needed to support resilience measures.
- Integrating resiliency planning with depreciation reports.
- Require cooling spaces in MURBs/social housing if AC is not part of the design to allow vulnerable people cooling spaces during extreme heat events.
- Right to cooling could include the right to clean indoor air (minimum air filtration performance levels to address wildfire smoke events, traffic pollution, etc.).
- Caution re. right to cooling, the approach for strata needs to take a whole-building approach and facilitate action by the strata corporation, and not full control to individual owners to demand it.
- Pushback from landlords on how to add cooling - would like to see cooling included (just like heat currently is).

Retrofit vs Redevelopment.

- Opportunity for redevelopment (e.g., missing middle) to remove single-family and replace with highly efficient zero carbon new development - fewer retrofits needed in the future! Addresses transport GHGs too!
- How do we balance retrofit versus renewal? and where does renewal re-purposing fit? e.g., converting office space to residential or expanding the use of a space.
- No lens from a carbon perspective on the decision to do nothing if a property is due to be demolished.

- Consider embodied emissions.

Demand Side Management

- Explore demand response enabling equipment, energy management, batteries and storage and the local government's role in requiring or incentivizing this tech. [3]
- Work on Canadian Standards Association (CSA) approvals and approvals with Technical Safety BC for batteries, demand response, and energy management.

British Columbia Utilities Commission (BCUC) / Utilities

- Changing the BCUC's mandate/role is hard and slow, which creates a barrier, creates a barrier, e.g., certain electrification programs are not able to get through BCUC.
- Not convinced that changing the BCUC mandate will help change much of this - BCUC acts as an economic regulator, and the gov steps in when there's a need for a policy override. Which is probably how it needs to stay.
- BCUC regulation re: Renewable Natural Gas (RNG).
- Regarding RNG - leverage work that is being done through the Step Code Peer Network (SCPN).
- Support from BCUC of increased amount - up to 100% - for RNG in the system vs limiting the amount allowable in the system.
- Advocate for updates to BC Hydro Distribution Extension Fee Tariff.
- There is an equity piece here in terms of first-person vs last on the block do not pay the same.

Authority, Bans and Legal Issues

- Ensure LGs have the authority to regulate [3]
- Need carbon pollution limits - similar to what the City of Vancouver is enacting.
- Advocating for earlier adoption of high-efficiency standards by LGs (e.g. 2024-2025).
- Are there different ways for authority to be granted outside of Metro Van? Tweaks to Capital Regional Districts' mandate to include air quality, like Metro Vancouver?
- Enable LG gas bans.
- Require a permit for a new connection. Make that permit hard to get and expensive.
- Ability to stop gas connections. What if it cost a million \$ to dig up the road for a new connection?
- Ability to ban oil heating - is this possible? The previous legal analysis said this may not be possible (could be revisited).
- Could a naming and shaming approach be taken to identify where oil heating is in place?
- Policy/regulation and supports are not including enough on asbestos.

LG Capacity and Limitations

- Resourcing to engage, implement, and manage all these fantastic initiatives.
- Lots to do! Unrealistic for many LGs to accomplish all of this; need dedicated staff as a core function.
- Local government capacity review - like industry capacity review scans that have been done - daylight which LGs are struggling with staff (per capita basis) you might be surprised it's not just "small" municipalities!
- Local government tools may not be practical or cost-effective - they need additional authorities and tools and may be better effective to coordinate across jurisdictions to scale up and get consistency in the market.
- Staff buy-in. Turnover in departments means policies are delayed from having to re-sell actions over again.
- Influx of applications and permits - does the local government have the capacity to take this work on?
- Will the alterations code be an additional burden on staff capacity to implement?

Building Inspectors/Appraisers

- Better integration and support for building inspectors – there needs to be a cultural/change management approach and support – maybe through the Building Official Association of BC (BOABC).
- A big challenge to implement the retrofit code for inspectors - could we create a Low carbon pathway (like step code) that would relax some of those requirements?
- Can LGs play a role in influencing how appraisers factor energy efficiency/GHGs? This might build from home energy labelling.
- Appraisers are a critical piece of this pie. Efficiency often means investing a lot of money where people can't see it. Part of education & support is about engaging on this with the Province of BC.

Workforce

- Contractors/capacity building/ access to equipment, how does it all get installed?
- Mechanical contractors – there are very few of them. Can't even get people to give quotes.
- Definitely seeing limited capacity with heat pump installation.
- Coordinate on whether/how LGs can play a role in workforce development & recruiting people to retrofit related trades. [2]
- Advocate for more trades training in schools and colleges- Work with partners to ID the right opportunities for this. [2]

Contractor Qualifications

- Require appropriate certifications for contractors & technicians to ensure that equipment is installed in accordance with BC Building Code (e.g., F-280-12). [2]
- Ensure contractors are spec'ing for receipt of rebates.
- Require retrofit contractors that hold a valid municipal business license to participate in the Home Performance Contractor Network (HPCN), if eligible.
- Require refrigeration red seal certification for HPCN registration.
- Quality assurance and reporting of suspect/ unhelpful contractors who impede heat pump installation.
- Contractors need to be educated on low-carbon options and their benefits.
- Demonstration homes for local contractors to be trained in person e.g., Township of Langley demo home from 2020.
- Engagement with contractors to understand their needs.

Procurement and Scaling

- Discounted tax rate to businesses that only supply specific equipment, i.e. heat pumps?
- Require AC manufacturers to make them heat pumps (there is a Bill in the US but not sure if it makes sense for Canada).
- Supply chain issues - are seeing heat pumps from Italy with parts from China.
- Alterations Code - challenges of accessing the equipment and supporting local innovation with manufacturing.
- Innovation and research that simplifies retrofits and the importance of replicability. [2]
- Retrofit aggregation. Engineering aggregation. Joint procurement and coordination of contractors, and joint funding requests. Saving on costs by bundling for economies of scale. [2]
- Bulk purchasing (e.g., Energy Conservation Assistance Program (ECAP)) to help bring down costs. [2]
- Better Homes group purchase for heat pumps is a great idea. Could be adapted to fit co-op associations and strata corporations.
- Climate-friendly block idea.

Encouraging Best Practices in Retrofitting.

- Making people aware of what can be achieved and how it can be carried out with minimal expense.

	<ul style="list-style-type: none"> • Need to encourage people to consider whole-building solutions with longer-term paybacks. We have exhausted the short-term payback items like lighting and it's not going to hit net zero. • The risk of focusing on "best in class" decarbonization projects over more practical decarbonization pathways aligning with building renewals. - Keeping building owners' needs in focus. • Retrofit accelerator - don't need to recreate the wheel. Identify what it should look like. • Government entities should be leading the way in energy retrofits, but they aren't really, they carry out endless studies on how big a problem we face but dare to address their buildings on an item-by-item basis, not on a building or portfolio reduction basis. Lead by example. • Has a risk analysis been done on conducting retrofits, highlighting issues that local governments have only discovered after implementation i.e., contractors not adhering to program guidelines, and failure of the retrofitted homes to perform to expectations? • Decarbonization Roadmaps at the building level are provided to every building (standardized approach). • At what point are we encouraging early replacements or building transformation projects? • We've found that the carbon tax ramp-up has been a great driver in pushing private-sector building owners to consider GHG reduction measures.
<p>2</p>	<p>INCENTIVES AND SUPPORTS</p> <p><i>What can local governments do that aren't captured in these actions?</i></p> <p><i>What challenges do you anticipate in the actual implementation of these actions?</i></p> <p>Incentive Programs</p> <ul style="list-style-type: none"> • Province Better Home Low-Income Program not getting much traction, how can we support that? • Top-ups on income-qualified CleanBC rebates. • Equity impact providing rebates to homeowners/SFDs rather than renters/MURBs. • Are costs of top-ups sustainable? May need to shift focus to other things (e.g., EVs). • High-cost impact for LGs (and ultimately taxpayers) to support top-up rebate programs. • Request ongoing and clear communication on CleanBC progress. • Potentially a calendar of deadlines • If local incentives exist, require contractors to have HPCN membership for homeowners to access them. • Consider contractor-paid or supplier-paid incentives rather than homeowner-paid. • Consider top-ups or local incentives for building envelope upgrades to improve overall energy efficiency and help heat pumps become more feasible through lower energy bills. • Create/advocate for more support to remove up-front cost barriers for home energy retrofits. • Why Do federal heat pump rebates only apply to owner-occupied homes? Renters (and climate) would benefit from fuel switching. • What initiatives/programs have been successful, and can those be shared as we all have the same goal? • Top-up support to the traditional energy delivery mechanisms like SOFIAC (la Société de financement et d'accompagnement en performance énergétique) and EPCs can bring customers from 60 or 70% GHG reduction to fully net zero. Infrastructure Canada is considering this as a federal assistance program as well. • There are no incentives to support cooling in a property that already has electric heating. • There's a need for non-profit housing / low-income housing programs that cover whole retrofit (BC Housing / Federation of Canadian Municipalities (FCM) increased funding). • Could the Canada Mortgage and Housing Corporation's (CMHC) dollars be coordinated with retrofit incentives? • Efficiency first approach – don't just focus on fuel switching. [2]

- More support for building enclosure work/energy efficiency - important for affordability and has significant non-energy benefits. [2]

Financing and Private Sector Support

- Sustainable funding.
- Upfront cost is always the issue; build in life cycle costs and improve the business case.
- Most programs are still retroactive and do not address up-front costs that are such a barrier for low to mid-income household participation.
- Acknowledgement at the province that the regulations coming into place will justify this kind of fund and/or PACE.
- Ditch PACE! It won't work for renters or low-income households.
- Private sector delivery mechanism - governments can't do it on their own, there needs to be collaboration between all levels of government and the private sector. [2]
- Exploration with private funders for financing projects (e.g., Income Qualified Programs and commercial space in the US).
- Bring in private sector financing to help afford delivery, the SOFIAC model as well as traditional Energy Service Company (ESCO) models help finance.
- Work with the private sector to outreach to the markets on what can be done and the programs to deliver jointly in partnership with the private sector.
- Can government support the ESCO model?
- Energy Service Company - Canada Infrastructure Bank separates the public sector from engaging with ESCO. Restriction in BC from the treasury board for public service entities from entering these contracts.
- Can organizations prime conversations with lenders for local governments?
- Challenges around public service organizations taking on debt.
- Change the policy around public sector debt/ borrowing when the debt is guaranteed and fully covered by energy savings.
- Retrofit financing - green bank concept - collaboration working with the central body (at the province?) so there is a central place to go for financing, not many different schemes through FCM and others! Metro Vancouver Zero Emissions Innovation Centre (ZEIC) has this in their mandate.
- Decision-making tools on the financial side/asset management side, to help with asset management planning. And how that feeds into how they are financing their growth and operation.
- Need outside funding for larger-scale retrofit. Either have to raise the rent or get a grant. Needs to work as a business or it won't happen. The not-for-profit sector is not big enough to take all the burden.
- Monetize Carbon Credits
- Explore a Demand Energy Response (DER) carbon credit market similar to low-carbon fuel standards.

Strata Energy Advisor (SEA) Programs

- Strata energy advisor program: ensure that there is regular "pressure" on councils and building managers.
- Coordinating across jurisdictions and aligning timelines for programs like SEA.
- Copy SEA program instead of each local gov starting from scratch.
- Centralized SEA program funded by Province and administered by BC Hydro.
- Confusing communications for strata owners - and difficult to find info and incentives. Seems like all advertising is geared toward SFDs.
- Refunding programs, work with strata partners to build programs that fit with the strata governance model.
- Strata energy advisor program could be expanded to non-profit, Building Owners and Managers Association (BOMA), Aboriginal Housing Management Association (AHMA), and LandlordBC.

	<ul style="list-style-type: none"> • Training and leveraging strata management companies. They're currently spread thin, and burnout means there is high turnover. They don't have a regulating agency. • Use strata associations to coordinate education materials/communication messaging instead of each municipality doing different campaigns.
<p>3</p>	<p>EDUCATION AND AWARENESS</p> <p><i>What can local governments do that aren't captured in these actions?</i></p> <p><i>What challenges do you anticipate in the actual implementation of these actions?</i></p> <p>Home/Building Owner Education</p> <ul style="list-style-type: none"> • Support existing Education programs through BOMA, BC Non-Profit Housing Association (BCNPHA), LandlordBC • Provide education to residents about the indoor & outdoor air quality impacts of gas use. • Educate homeowners on the comfort and health/safety benefits of DER and hiring a qualified contractor. • Develop a mobile heat pump (e.g. on a skid on an electric truck) to show function, cost • Lead by example, retrofit a city-owned residential building & host regular tours and understand how to address any mitigating issues with retrofits. • Support/participate in the Climate Friendly Homes tour being planned by the Community Energy Associations (CEA). Hopefully an annual event eventually. • Education on building optimization and maintaining systems - building operations are complex and need maintenance to continue to achieve performance. [2] • Resources for owners to help maintain their systems to ensure ongoing performance. • Work on case studies of DER - show different examples of decarbonization. • ZEBx case studies (more!) <p>Communication</p> <ul style="list-style-type: none"> • Engage groups like Empower Me to engage more diverse audiences. IE: resources in multiple languages. • Very hard to reach those who are most impacted – the same voices heard. • Local gov'ts promoting programs/resources. (high credibility) • Standardized resources from the Federal government. • Work with social networks ("community"). • Build the discussion on community volunteers. • Too much information out there already and already not a good response • Too many similar programs that may confuse homeowners - need standardized/ central consistent programs. [2] • LGs limited on how creative marketing can be. They are not marketing experts. How do you get an engaging message to a broad audience? • There remains a large, disengaged group - not thinking about retrofits yet (class B & C building owners). • Meeting people where they are at - and their needs. Recognize this is not front of mind daily for them. Recognize language needs, and lack of access to online. • Also client business case needs to be modelled too. Powerful to have the building owner's point of view in every presentation on this topic that's made. • Separate education campaigns for SFDs, rental building owners, and strata corporations as each audience has different needs. • Market rental is very difficult – the upcoming ideation project report will provide further insight. • Align communications (and reduce confusion) messaging between fed/prov/district/local and check with partners to make sure messaging aligns with each target audience.

	<ul style="list-style-type: none"> • I'm terrified by code requirements for energy efficiency without preparing and prepping sectors before they happen. • Advise asap about actual space/hot water heating and other efficiency requirements that will come into effect. Stratas need info now to inform/decide on projects that are currently in planning. Decisions now might be different if they know what requirements are coming.
<p>4</p>	<p>RESEARCH AND PARTNERSHIPS</p> <p><i>What can local governments do that aren't captured in these actions?</i></p> <p><i>What challenges do you anticipate in the actual implementation of these actions?</i></p> <p>Data</p> <ul style="list-style-type: none"> • Advocate for better access to granular building data (Tax data, Property data, EnerGuide data). [3] • Every municipality is different in terms of what they have access to. • Advocate for complete baseline data on fuel source, energy and emissions of buildings from the province. • Geospatial tool to understand current usage and DER. • Layer additional info onto heat maps (GHGI, income indices, CUSP energy poverty) <p>Partners for Low-Income Support</p> <ul style="list-style-type: none"> • Is it possible to partner with LandlordBC to advocate for retrofit programs, especially for lower-income buildings? • Partnering with health authorities to support low-income/ households with disabilities in getting a heat pump as a life-saving intervention.
<p>5</p>	<p>WORKING AT SCALE</p> <p><i>What opportunities do you see to work at scale?</i></p> <p><i>What about other work that can be leveraged?</i></p> <p>Concierge Services</p> <ul style="list-style-type: none"> • Concierge service and one-stop shop needs to be scaled up and is essential. • Continued advocacy to the Provincial Gov to support concierge services to increase uptake of energy efficiency incentives for Part 3 Strata. • Thinking about how to scale projects and hand them off when they're ready to be taken on at a provincial level- e.g. concierge services - who do we need? <p>Coordination of Efforts and Resources</p> <ul style="list-style-type: none"> • Find opportunities to collaborate across municipalities/regions to take advantage of work/research/frameworks that already exist and are being implemented [2]. • Lots of municipalities want to do things, but they aren't talking to each other. Can FCM coordinate sharing of information and capacity building across Canada? • Guidance documents for LGs in terms of best practices for bylaws and policies on bylaws (noise/installation of heat pumps). • Process/tools to help municipalities prioritize. [2] • Coordinate to work through centralized resource hubs for support services for energy /carbon retrofits (retrofit accelerators, etc.) • If LGs are looking for Carbon Performance Standards for Part 3 existing buildings, coordinate with regional districts. • Partner with neighboring jurisdictions to run Strata programs at a medium scale. • Would be nice to have an authoritative list of best practices and reduce duplication by LGs.

	<ul style="list-style-type: none"> • Regional/provincial coordination for LGs on education and awareness (there's a lot of duplication of resources right now). E.g., Transparency Now. E.g., the North Shore heat pump video. • Each municipality has to go through the process, create an RFP, hire a consultant, etc. How to use the due diligence another LG has done so it doesn't need to be duplicated. • Coordination of retrofit programs at a province-wide scale? • Coordination to ensure consistency between local, provincial and federal governments. [2] • Make use of LG working groups to add "signatories" to advocacy items. • Use existing advocacy platforms such as Help Cities Lead. • So many retrofits that need to happen that there could be a government ministry looking at just this. • Pace of Provincial legislative changes vs. prov priorities and the urgency of climate action.
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Mural Summary – Increasing Equity

#	Topic
1	<p>INCREASING EQUITY</p> <p><i>How can we enhance the opportunity to increase equity in the design and implementation of actions?</i></p> <ul style="list-style-type: none"> • Equity is a lens to apply to each consideration, much like feasibility, environmental impact, etc. • Meet equity-seeking communities where they are, and ask them what do they think they need? [2] • Access to data for equity indicators. • There is a tension between the risk of renoviction (an eviction that is carried out to renovate or repair a rental unit) and not doing anything. • Strata programs are unequal across different building types e.g., funding for heat pumps for seniors appears to only assist seniors if they are townhome owners. • There is a greater risk of overheating in condos and yet they have the least/most confusing incentives. • There are no incentives to support cooling in a property that already has electric heating. • Provide options to allow for decarbonization for all. • Provide additional financial support to low-income families/those who don't have a lot of upfront capital. to take on retrofits (i.e., grants/tax exemptions). • Ensure low-income programs don't become a burden (i.e., grants rather than low-interest loans). • How do we account for wealth as well as income? Just because your income is low doesn't mean that the individual or household is not wealthy. • If central heat, not paid for by the tenants, is switched to unit heat pumps/electric solutions, we need to consider who pays for the heat. If it goes onto the tenant's electricity bills should the rent be adjusted? Tricky for landlords. May need to adjust the Residential Tenancy Act (RTA). • Municipal property taxes are going up way faster than rents are allowed to. Essentially landlords now are subsidizing the tenants. And with a cap on rents, the unintended consequence is that when people leave the landlords ask for the maximum rent they possibly can. • Change the BC Hydro/BCUC requirements for the cost-effectiveness of programs – the new demand side management (DSM) regs may help. • Challenges with 'big brother' perspectives of DSM initiatives. • Get more women, young people, and people of colour involved in the HVAC & building retrofit sector – can LGs find ways to support workforce development, industry/trades recruitment, etc.? • Support new immigrants, and contractors who work primarily in languages other than English to join the Home Performance Contractor Network (HPCN) and get other qualifications. • Make information and supports available in different languages, if not already. [2] • Ensure that programs are accessible no matter people's knowledge of building science or language barriers. Look at local community services that are available to help with education and communication.

Who needs to be involved to ensure the successful and equitable implementation of these actions?

- Affordable/non-profit housing providers (BC Housing, BCNPHA, AHMA, LandlordBC) [2]
- FCM, NRCan, CMHC, Ministry of Housing
- Insurance providers
- Energy Efficiency Experts, Energy Advisors, Engineers and Geoscientists BC
- Community leaders
- Strata associations, Condominium Home Owners Association (CHOA), tenants' rights/advocacy groups
- Health authorities
- Utilities (BC Hydro, FortisBC)
- Legislative Library of British Columbia (LLBC)
- Equity-seeking groups E.g., Empower Me, Poverty Reduction Coalition, etc. [2]
- There is a need/opportunity to bring the right people together to explore solutions to the tension between the need for retrofits and the need for affordable housing. Perhaps a prov-wide task force.
- Someone that the individuals whom you are targeting trust. Often time low to moderate-income people do not trust the government.

Poll Results

Who's with us today? Please select the category that best applies to you/your organization.

Industry Organization/Not-For-Profit	17
Local Government	20
Utility or Regulator	6
Other	14
Developer/Builder/Architect/Designer	2
Housing Provider	1
Academic Institution	0

What are the top THREE key barriers or challenges to achieving the scale of low-carbon resilient retrofits needed by 2030?

Concerns around costs to owners/tenants	23
Local government authority to implement policies or requirements	24
Financial constraints (e.g., for rebate top-ups, retrofit financing, etc.)	34
Knowledge and capacity of local building industry	34
Knowledge and capacity of local government staff	10
Awareness and support of the public	21
Limited availability of high-performance equipment	4
Concerns around implications for equity	12

What do you see as the THREE most critical roles for local governments in low-carbon resilient retrofits?

Providing incentives and/or rebates	13
Seeking authority to regulate carbon in existing buildings	22
Developing pilots and case studies to showcase best practices and share learning	11
Providing education and awareness-raising campaigns	14
Providing retrofit support services and resources to building owners	25
Supporting provincial policies and programs	18
Building industry capacity to engage in retrofits	10

District of Saanich Existing Building Retrofit Strategy | Workshop Summary

MURAL Screenshot

Local Government Tools for Achieving LCR in Existing Buildings
Workshop - March 1st, 2023



Part 2 Buildings

Facilitator: Lisa (P2)

Workshop	Pre-workshop	Facilitator	Workshop	Post-workshop
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Part 3 Buildings

Facilitator: Sharon (P3)

Workshop	Pre-workshop	Facilitator	Workshop	Post-workshop
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Facilitator: Tara (P4)

Workshop	Pre-workshop	Facilitator	Workshop	Post-workshop
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Facilitator: Peter (P5)

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Facilitator: Maggie (P6)

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Facilitator: Matthew (P7)

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Facilitator: Jess (P8)

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Facilitator: Maya (P9)

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