



**Town of Aurora
Environmental Advisory Committee
Meeting Agenda**

Date: Monday, February 24, 2025
Time: 7 p.m.
Location: Holland Room, Aurora Town Hall

Meetings are available to the public in person and via live stream on the [Town's YouTube channel](#). To participate, please visit aurora.ca/participation.

	Pages
1. Call to Order	
1.1 Appointment of Committee Vice Chair	
1. That a Committee member be appointed as Vice Chair of the Environmental Advisory Committee for a two-year term (2025-2026).	
2. Land Acknowledgement	
3. Approval of the Agenda	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Receipt of the Minutes	
5.1 Environmental Advisory Committee Meeting Minutes of December 16, 2024	1
1. That the Environmental Advisory Committee Meeting Minutes of December 16, 2024, be received for information.	
6. Delegations	
7. Matters for Consideration	
7.1 Memorandum from Program Manager, Energy and Environment; Re: Project Introduction to the Home Energy Retrofit Loan Program Project	5
(Presentation to be provided by Janice Ashworth, Senior Consultant, Dunsy Energy and Climate Advisors)	

1. That the memorandum regarding Project Introduction to the Home Energy Retrofit Loan Program Project be received; and
2. That the Environmental Advisory Committee comments regarding Project Introduction to the Home Energy Retrofit Loan Program Project be received and referred to staff for consideration and further action as appropriate.

8. **Informational Items**

9. **New Business**

10. **Adjournment**



**Town of Aurora
Environmental Advisory Committee
Meeting Minutes**

Date: Monday, December 16, 2024
Time: 7 p.m.
Location: Holland Room, Aurora Town Hall

Committee Members: Councillor Wendy Gaertner (Vice Chair)
Councillor Rachel Gilliland (Chair)*
Nicole Arsenault
Shun Chen*
Denis Heng
Kristen Martens
Ken Turriff

Members Absent: Pippette Eibel
Alain Godin

Other Attendees: Natalie Kehle, Program Manager, Energy and Environment
Will Stover, Analyst, Energy and Climate Change
Linda Bottos, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Vice Chair called the meeting to order at 7:04 p.m.

2. Land Acknowledgement

The Committee acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the

Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

3. Approval of the Agenda

Moved by Ken Turriff

Seconded by Councillor Gilliland

That the agenda as circulated by Legislative Services be approved.

Carried

4. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

5. Receipt of the Minutes

5.1 Environmental Advisory Committee Meeting Minutes of October 21, 2024

Moved by Councillor Gilliland

Seconded by Ken Turriff

1. That the Environmental Advisory Committee Meeting Minutes of October 21, 2024, be received for information.

Carried

6. Delegations

None.

7. Matters for Consideration

7.1 Memorandum from Program Manager Energy and Environment; Re: 2023 Energy and Environment Progress Report

Staff introduced new staff member, Will Stover, Analyst, Energy and Climate Change, who will also be participating in future Committee meetings. Staff presented an overview of the 2023 Energy and Environment Progress Report with a focus on two of the five main themes:

Climate Resiliency; and Energy and Greenhouse Gas Emissions (community and corporate levels); summarizing the actions and progress of the Town's various environmental strategic plans toward mitigating and adapting to climate change.

The Committee and staff discussed various aspects including LEED certification and Town review of best practices/research into a new building standard for new corporate facilities or major reconstruction; consideration of Net-Zero type and Passive House building standards; the Town's annual anti-idling campaign and education-based policy and the potential need for an anti-idling policy and by-law specific to school zones; a proposal to include anti-idling education in the local school curriculum; flood resiliency; the Town's Green Development Standard (GDS) and requirements for new developments; the Green Municipal Fund Community Efficiency Financing grant to support the feasibility study of a home energy retrofit loan program toward mitigating the barriers for Aurora residents; scope 3 emissions tracking; and tracking of embodied carbon emissions.

The Committee expressed appreciation for the staff presentation, data and progress report, as well as the development of a baseline. It was suggested that future reports would have the opportunity to include multi-year data trending in order to determine whether the Town is on track and how to move forward.

Moved by Councillor Gilliland

Seconded by Ken Turriff

1. That the memorandum regarding the 2023 Energy and Environment Progress Report on be received; and
2. That the Environmental Advisory Committee comments regarding the 2023 Energy and Environment Progress Report be received and referred to staff for consideration and further action as appropriate.

Carried

8. Informational Items

None.

9. New Business

Councillor Gaertner, on behalf of Councillor Gilliland, extended happy holiday wishes to all.

The Committee expressed appreciation to the Councillors and staff for their leadership and guidance.

Councillor Gilliland expressed appreciation to all members and staff for their engagement on the Committee.

10. Adjournment

Moved by Councillor Gilliland

Seconded by Ken Turriff

That the meeting be adjourned at 8:29 p.m.

Carried



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Town of Aurora

Memorandum

Planning and Development Services

Re: Project Introduction to the Home Energy Retrofit Loan Program Project

To: Environmental Advisory Committee

From: Natalie Kehle, Program Manager Energy and Environment

Date: February 24, 2025

Recommendation

1. That the memorandum regarding Project Introduction to the Home Energy Retrofit Loan Program Project be received; and
2. That the Environmental Advisory Committee comments regarding Project Introduction to the Home Energy Retrofit Loan Program Project be received and referred to staff for consideration and further action as appropriate.

Background

Addressing greenhouse gas emissions from Aurora's residential building sector was identified as a critical emissions strategy in the Aurora Community Energy Plan (CEP), as homes represents the biggest source of emissions at 37%. However, deep energy retrofits have been historically difficult to achieve due to social and economic barriers.

The Town aims to assess the financial options and services to help more homeowners upgrade the energy performance of their homes, through deep energy retrofit efficiency measures, renewable energy installations, or both. The feasibility study for a residential energy efficiency loan program explores and assesses options for a financing program for home energy upgrades. Based on the results of the feasibility study, a detailed program approach will be developed. The Federation of Canadian Municipalities (FCM) Green Municipal Fund (GMF) is supporting this project through their Community Efficiency Financing (CEF) grant.

The Town is committed to addressing climate change and joined the Joint Partners for Climate Protection (PCP) program in 2018 and declared a Climate Emergency in 2019. With Council's support of those commitments, the Town completed its first CEP in 2021

and set a target of reducing greenhouse gas (GHG) emissions by 80% by 2050 from the 2018 baseline.

Analysis

The Town retained the consulting services of Dunsky Energy and Climate Advisors to support the development of the feasibility study. The project kickoff was in December 2024 with the study completion date planned for June 2025. The project has the following elements:

1. Stakeholder Engagement; which includes identifying relevant stakeholders and seeking input throughout the project. Stakeholders may include:
 - Town staff, Town Council and Town Environmental Advisory Committee
 - York Region staff and other local municipal staff
 - Local energy service providers/ utilities
 - Aurora residents
 - Local contractors, real estate professionals, and equipment suppliers
 - Local financial institutions and/or credit unions; and/ or
 - EnerGuide energy advisors and/or service organizations, etc.
2. Project Background; which assembles information that is relevant to assessing a financing program, including:
 - Building stock and retrofit potential analysis
 - Retrofit measure potential, barriers, and financing options available to Aurora
 - Evaluation of financing models
3. Program Approach; with an understanding of Aurora's context, this stage of the project recommends how to proceed with a detailed program design for a local efficiency program, as well as identify a recommended financing model.
4. Final Report and Presentation; the draft study is completed and communicated to stakeholders for feedback. The draft study is presented to the Environmental Advisory Committee, then to Council.

Based on the outcomes from the feasibility study, a second phase of the project is provisionally planned to develop a detailed program approach and implementation plan. The detailed program approach and implementation plan identifies program champions, cost implications and roles and responsibilities.

Attachments

1. Attachment 1 - Presentation Introducing the Home Energy Retrofit Loan Program Project



Aurora Home Energy Retrofit Loan Program Feasibility Study

Overview for the Environmental Advisory
Committee

Feb 2025



Agenda

- 1 Context
- 2 Work Plan
- 3 Feedback





ACCELERATING THE CLEAN ENERGY TRANSITION



ANALYSIS + STRATEGY



BUILDINGS



MOBILITY



INDUSTRY



ENERGY



20 Years



60 Dedicated Professionals



800+ Projects across 32 States & Provinces



ACCELERATING THE CLEAN ENERGY TRANSITION



ANALYSIS + STRATEGY



BUILDINGS



MOBILITY



INDUSTRY



ENERGY



GOVERNMENTS

UTILITIES

CORPORATE + NON-PROFIT

Context

Aurora's Pathway to Net-Zero Emissions



Background

In 2019, Aurora declared a **Climate Emergency**. In 2021, the Town adopted a **Community Energy Plan**, which set targets to reduce community GHG emissions by 80%.

In 2022, Aurora adopted a **Climate Change Adaptation Plan**. In 2024, the Town adopted a **net zero carbon target for corporate emissions** by 2050.

Addressing emissions from residential buildings is a crucial step in as **residential buildings account for 37% of community emissions.**

The Town has taken steps to reduce community emissions through:

- A Go Green Challenge
- Demonstrating efforts to reduce emissions at Town buildings
- Installing public EV charging stations
- Waste reduction efforts
- Green Development Standards

Study Objectives

Design a program to support homeowners undertake home energy upgrades



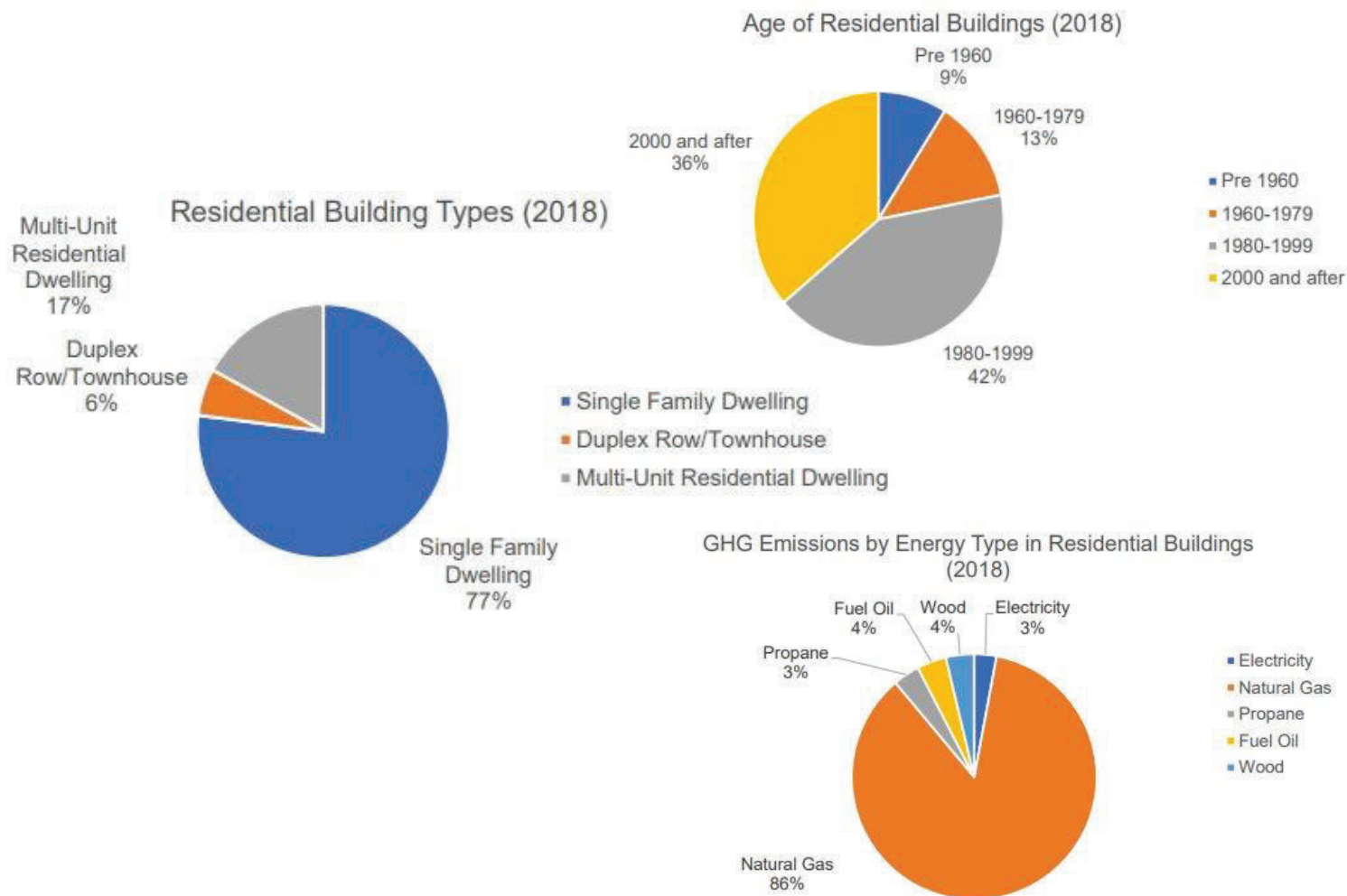
Context

Aurora's Community Energy Plan – for Homes



Homes account for 37% of community emissions, mostly from natural gas space and water heating.

Aurora homes are relatively new and mostly single detached (77%).

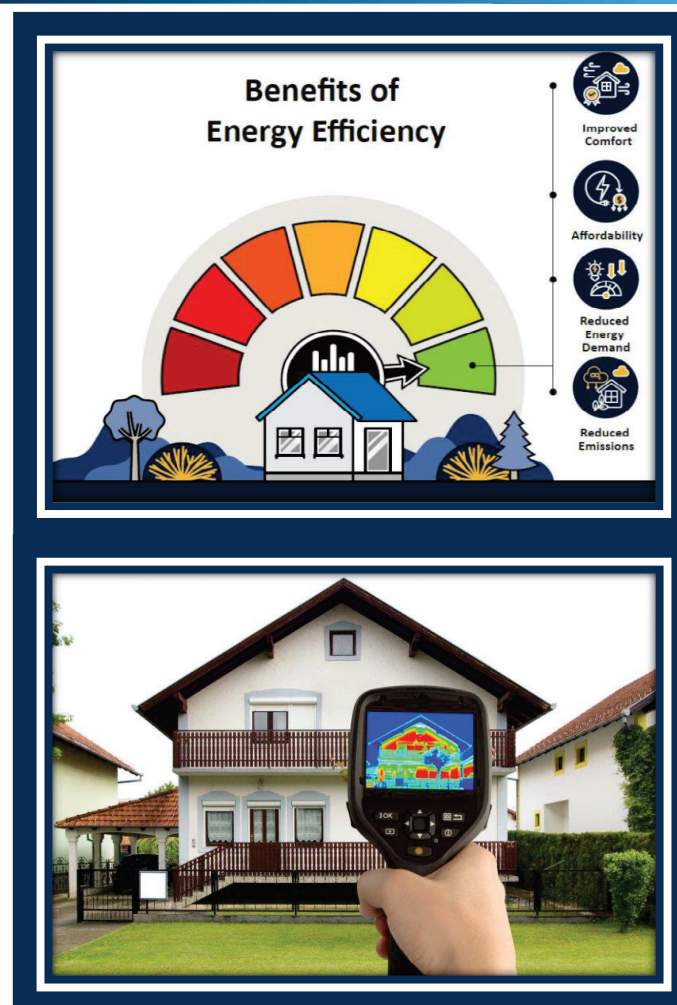


Context

Role of the Program to Overcome Market Barriers



Barrier	Solution
<ul style="list-style-type: none"> Access to competitive and trustworthy financing 	<ul style="list-style-type: none"> Consider municipal role in offering financing (municipality, utility, etc)
<ul style="list-style-type: none"> Public awareness 	<ul style="list-style-type: none"> Home energy ratings and retrofit pathways Energy hot line Thermal cameras
<ul style="list-style-type: none"> Quality and quantity of skilled labour 	<ul style="list-style-type: none"> Training for contractors
<ul style="list-style-type: none"> Motivation 	<ul style="list-style-type: none"> Incentives for equipment or performance Support for target audiences or outcomes (eg. additional dwelling units, resiliency, etc)



Context

Examples of Municipal Home Energy Loan Programs


**Durham
Greener
Homes
Program**

Energy coaching
and home
labeling platform

Private loans to
homeowners for
energy efficiency
and renewables

**Ottawa
Better
Homes
Program**

Municipal loans
for energy
efficiency,
renewable
energy, and
secondary units

20 year loan
term

Contractor
training

**Halifax
Solar City
Program**

Municipal loans
to homeowners
for solar panels

**Toronto
Home
Energy
Loan
Program**

Municipal loans
to homeowners
for energy
efficiency and
renewable
energy

20 year loan
term

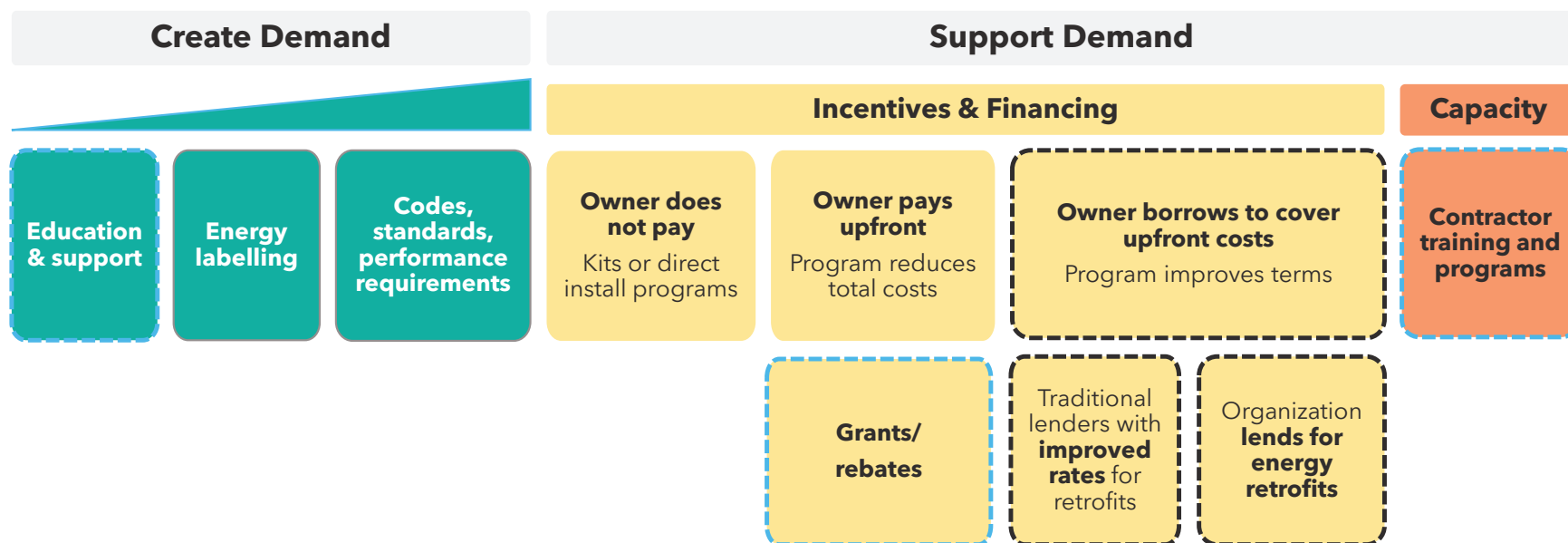
Contractor
training

Context

Retrofitting at scale



Financing alone does not generate demand for efficiency retrofits. Financing needs to be aligned with other strategies and policies to meet GHG emission reduction goals. Multiple initiatives must work together to address barriers and accelerate home and building energy retrofits.



Context

Market readiness



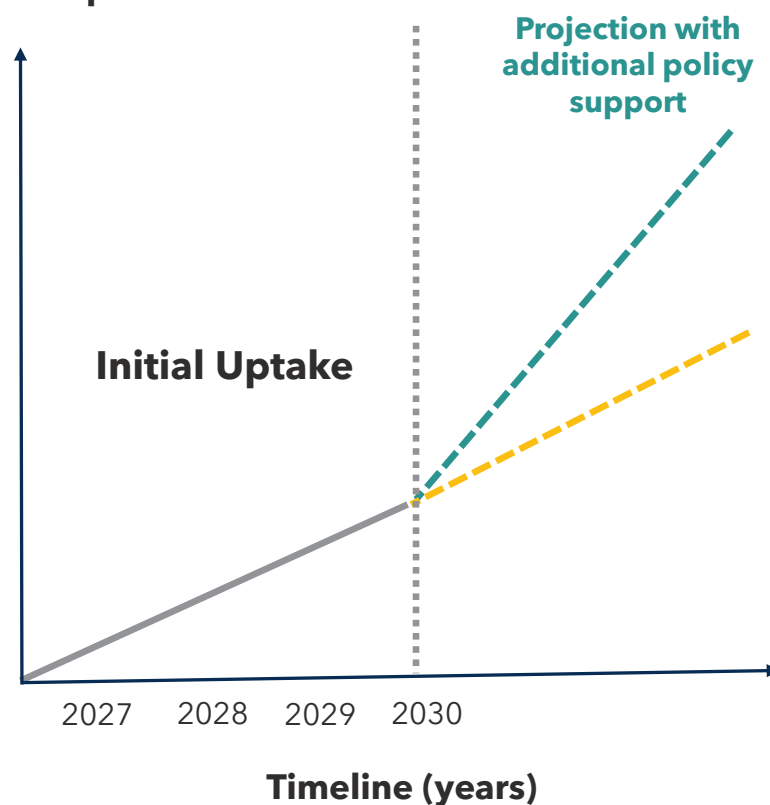
Policy can influence the program uptake **in the long run** after the initial program years.

These policies can encourage (or require) homeowners to make retrofits, and thereby **expand the need for financing and uptake.**

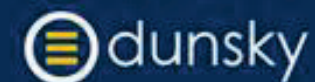
Longer term policy support examples include:

- Carbon pricing
- Building regulations (i.e. local building emissions standards)
- Home and Building Energy Rating and Disclosure policies
- Restrictions on fossil fuel use or fossil fuel equipment use/upgrade (as in Quebec)

Projected Uptake



Financing Model Options



PACE | LIC



Provincial regulation allows for LIC mechanism?



Tax system has the capability to add an LIC line item?



Key departments can administer a LIC mechanism?



On-Bill Repayment



Provincial regulation or energy regulator allows for OBR mechanism?



Utility committed as a partner for the program delivery?



Utility has restrictions on eligible retrofit measures?
(If yes, deal breaker?)



Third party / Direct Lending



Municipalities willing to identify financial institution(s) as delivery partner(s)?

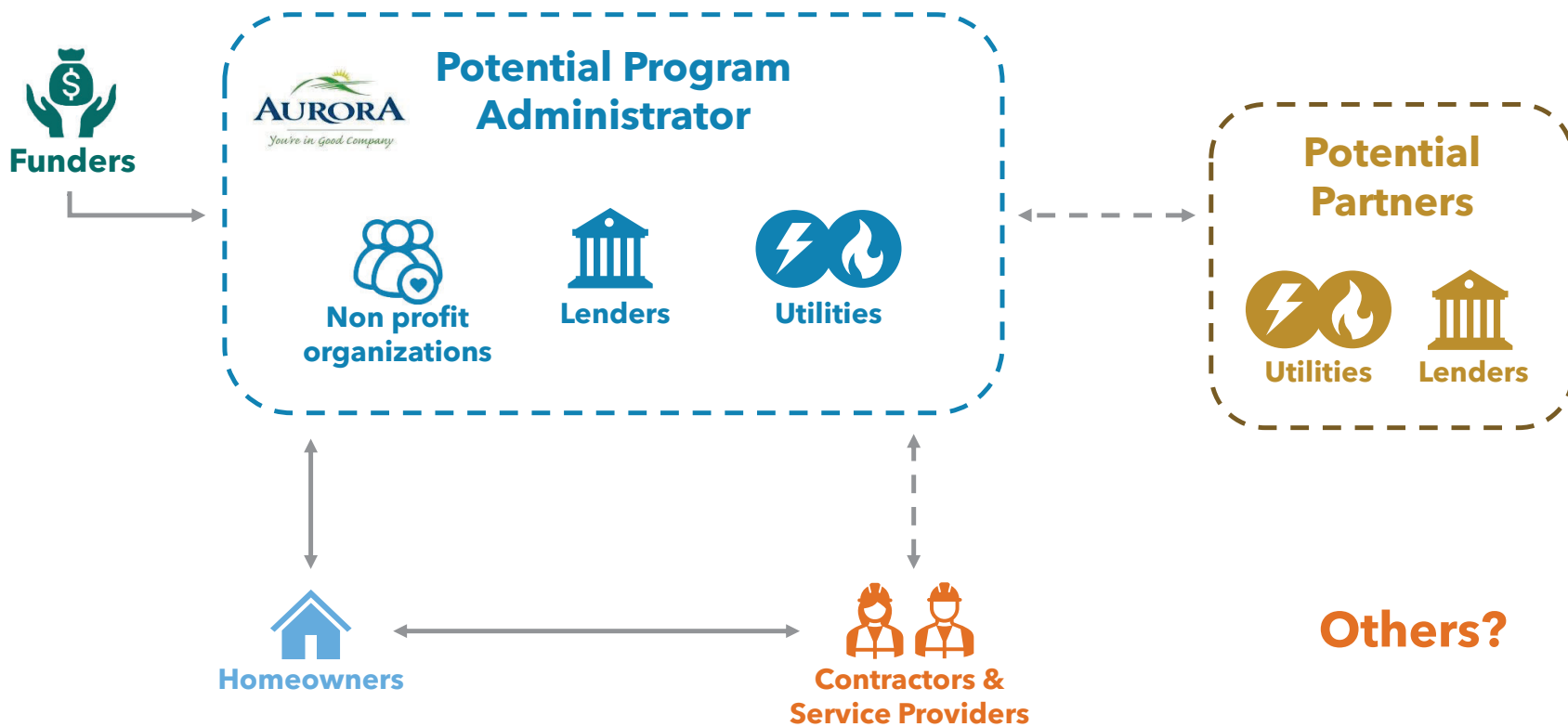


Financial institution(s) willing to offer loans aligned with program goals and timeline?



Context

Key stakeholders influencing program delivery



Agenda

- 1 Context
- 2 Work Plan
- 3 Feedback



Work Plan

Stakeholder Engagement



- ❖ Interviews with key stakeholders:
 - ❖ York Region
 - ❖ Local utilities
 - ❖ Local contractors
 - ❖ DEI representatives
 - ❖ Relevant Town staff
- ❖ Surveys of:
 - ❖ Financial institutions
 - ❖ Lower tier municipalities in York Region
- ❖ Homeowner Questionnaire available at Engage Aurora until late Jan, 2025

Have we missed any stakeholders?

Work Plan

Study Methodology



Assessing the Feasibility of a HERLP for Aurora

- ❖ Integrate stakeholder consultation input throughout the study
- ❖ Assess building stock data from MPAC, NRCAN (EnerGuide), and Statistics Canada Census
- ❖ Determine most prominent home archetypes (only homes < 4 stories)
- ❖ Develop sample retrofit packages and determine GHG and energy reduction estimates from each package
- ❖ Run Dunsky's finance model to determine projected uptake and capital needs
- ❖ Explore financial models such as municipal LIC financing, utility on-bill financing, private lender green mortgages
- ❖ Conduct Needs and Benefits Assessment of the proposed program design and financing structure
- ❖ Determine the feasibility of a home energy retrofit loan program
- ❖ Present to EAC then Council on the Feasibility Study

Input on the Study methodology?

Work Plan

Provisional Scope: Detailed Program Design



Program Design Development

- ❖ Pending positive results from the Feasibility Study and Council approval, we will continue with a more detailed program design
- ❖ Adjust model of home archetypes and retrofit uptake estimates based on homeowner demographics and target audiences
- ❖ Develop detailed program design including program features, eligibility criteria, measures included
- ❖ Determine set-up and implementation requirements (budget, partnerships, funding sources, financial flows, delivery model, etc.)
- ❖ Follow up stakeholder consultations
- ❖ General Meeting to confirm program design

Agenda

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Feedback

Discussion Question: Target audience**Community Demographics**

Are there demographics most ready to participate in this program?

Are there demographics most in need of this program?

Are there ways to reach those communities effectively?



Who is the program's target audience?



What equity considerations are important?

Feedback

Discussion Question: Program objectives



Aurora Home Energy Loan Program

Target buildings:

- Detached residential buildings
 - Pre-1980
 - Post 1980
- Low-rise MURBs

Questions:

1. Do you have suggestions on how Aurora's Home Energy Retrofit Loan Program could cater to **different building types**?
2. Should the program prioritize **volume** (number of retrofits) **or individual impact** (deep retrofits)?
3. Should the program prioritize **GHG emissions reductions, energy efficiency, climate resiliency, cost savings**, or other?

Conclusion**Next Steps****Dunsky will:****1. Stakeholder Engagement:**

- Consult internal and external stakeholders to determine program potential

2. Project analysis:

- Assess data to determine program impact

3. Feasibility Study:

- Report to EAC then Council on feasibility of the program and seek guidance on next steps.
- Timeframe is ~June 2025



Contact



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