



100 John West Way  
Aurora, Ontario  
L4G 6J1  
(905) 727-3123  
aurora.ca

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 (JPCP) 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