



## Ontario Considers New Program to Fund Retrofits

Brian has been tracking programs in the U.S. that allow municipalities to incent energy retrofits and renewable energy projects through property tax surcharges. Ontario is looking at amending its *Municipal Act* and the *City of Toronto Act* to permit similar programs in Ontario.

The Association of Municipalities of Ontario (AMO) has a policy briefing paper on its site which also includes links to 2 papers by the David Suzuki Foundation. The AMO paper lists the programs in the U.S. including PACE, which is the model used there by the [Ygrene Energy Fund](#).

AMO supports the initiative and has been part of the working group that led to the proposed legislative amendments.

Tyler Hamilton, the energy and environment reporter in the Toronto Star, has a recent article that lists some of the positive reaction from industry and policy-makers.

Brian has been citing this model as a big opportunity for the industry in Canada and, assuming the Ontario government amends the legislation, that opportunity will become a *reality*.

One approach he suggests to take advantage of this opportunity would be to form a strategic alliance/consortium/multi-disciplinary company to:

- Analyse and define the need, whether it be energy generation, performance upgrades, energy-saving retrofits, reducing building footprint, etc.
- Design the solutions to address those defined needs
- Implement the solutions
- Coordinate and manage the process, including obtaining construction-phase financing and interfacing with the municipality

Many - *probably most* - building owners and operators won't have the in-house expertise to take advantage of the tax-surcharge incentive programs.

And it won't make sense for them to develop that in-house expertise for a 'one shot' upgrade.

Brian imagines there could also be an opportunity for providing ongoing facilities management/operations support to many owners.

Experience in the U.S. shows that these projects attract interest from home-owners as well as large commercial enterprises.

Brian's also been tracking the progress ... really, the lack of progress ... on the Toronto Tower Renewal initiative [http://www.toronto.ca/tower\\_renewal/index.htm](http://www.toronto.ca/tower_renewal/index.htm). Toronto has hundreds of apartment towers built in the 50's and 60's that are desperately in need of renovation and retrofit.

Maybe this legislative change will bring those projects to reality as well.

Lots and lots of opportunity.

Calling all entrepreneurs ...

[Read the AMO Policy Briefing here](#)

[Read Tyler Hamilton's article here](#)