

Staff Report



To	Committee of the Whole
Service Area	Infrastructure, Development and Environment
Date	Wednesday, April 3, 2024
Subject	A By-law Authorizing a Special Charge under the Guelph Greener Homes Program in Accordance with O. Reg. 586/06

Recommendation

1. That the Special Charge By-law under the Guelph Greener Homes Program, included as Attachment-1 be approved.
 2. That Council permit the subsequent amendments of the Special Charge By-law under the Guelph Greener Homes Program directly onto future Council agendas without a corresponding staff report.
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Executive Summary

Purpose of Report

To present Special Charge By-laws in accordance with Ontario Regulation 586/06 for works that have been completed on participating properties under the Guelph Greener Homes Program. These Special Charge By-laws authorize the City to impose a special charge on the participating properties necessary to raise the repayable loan amount from the properties.

Key Findings

The Guelph Greener Homes Program offers zero-interest loans with a 10-year term, applied as a Local Improvement Charge (LIC) to benefitting properties through a Property Owner Agreement (POA) and authorizes loan repayment through their property tax account.

Special Charge By-laws are to be developed to impose a special charge on the participating properties for works that have been completed under the Guelph Greener Homes Program to raise the necessary repayable loan amount from the properties. This report seeks Council's approval of the first set of Special Charge By-laws for works that have been completed under the Guelph Greener Homes Program.

Strategic Plan Alignment

The Guelph Greener Homes program supports Guelph residents to complete energy efficiency and greenhouse gas emissions reduction projects in their homes and is directly aligned to Guelph's Race To Zero carbon emissions initiative.

Future Guelph Theme

Environment

Future Guelph Objectives

Environment: Empower the community to help create a sustainable city

Financial Implications

There are no direct financial implications. The concept of the use of an LIC was contemplated in program design and factored into the overall program cost that is funded through the Federation of Canadian Municipalities (FCM) Community Efficiency Financing (CEF) initiative.

Report

General Update

The Guelph Greener Homes Program is designed to provide zero-interest loans and low-income household grants to Guelph property owners to undertake greenhouse gas (GHG) emissions reduction and energy efficiency improvements on their private households. The Guelph Greener Homes program has been approved for funding by the Federation of Canadian Municipalities (FCM) under the Community Efficiency Financing (CEF) initiative. The Guelph Greener Homes Program launched on July 31, 2023, and has received over 300 registrants to date.

Pursuant to By-Law Number (2023) - 20764, "Being a by-law in respect of the undertaking of energy efficiency works, renewable energy works or water conservation works on private residential property as local improvements under the Guelph Greener Homes Program", the Guelph Greener Homes Program offers zero-interest loans with a 10-year term, applied as an LIC to benefitting properties through a POA and authorizes loan repayment through property tax accounts.

With respect to works that have been completed under the Guelph Greener Homes Program pursuant to the POA, By-law (2023) - 20764 states: "Following the City Treasurer's periodic certification of the local improvement roll (which occurs after the home improvements on a set of properties are complete and the final amounts of financing are confirmed), a by-law will be brought to Council pursuant to Section 36.14 of O.Reg. 586/06 to impose the special charges on the participating properties". This staff report seeks Council's approval of the Special Charge By-law (Attachment-1) for works that have been completed on participating properties under the Guelph Greener Homes Program. These Special Charge By-laws authorize the City to impose a special charge on the participating properties necessary to raise the repayable loan amount from the properties. The respective schedules to the Special Charge By-laws contain the details of the special charge, including the approved funding amount, total LIC, repayment period, and annual LIC amount.

It is anticipated that more than 600 local improvement charges will be presented to Council for approval through the course of the Guelph Greener Homes Program. To expedite the process going forward, it is recommended that Council permit the subsequent amendment of the Special Charge By-law, which will include additional listings of local improvement charges associated with the Guelph Greener Homes Program over time, directly onto future Council agendas without a corresponding staff report.

Financial Implications

There are no direct financial implications. The concept of the use of an LIC was contemplated in program design and factored into the overall program cost that is funded through FCM and the CEF initiative.

Consultations and Engagement

None

Attachments

Attachment-1 Draft version of Special Charge By-law (2024) – 20927

Departmental Approval

Finance - James Krauter, Deputy Treasurer, Manager of Revenue and Treasury

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