

Environment and Climate Review

This attachment details the links between each development grant and The City Plan with additional considerations for implementation work where applicable:

GHG Emissions	
Grant Program:	Environment and Climate Considerations:
<p>Interior Building Improvement Grant</p>	<p>Providing financial incentives to renovate underutilized or vacant commercial properties in Business Improvement Areas offers more convenient work and shopping options closer to residential areas. This strategy contributes to shorter commutes and a reduction in GHG emissions.</p> <p>Given the eligibility requirement for commercial buildings to be at least 10 years old, improving the energy efficiency of these spaces could reduce utility costs for the business owner and reduce the City’s community GHG emissions. The report recommends that reimbursement eligibility be expanded to include roof repairs and external window and door replacements, in addition to the currently eligible electrical upgrades and HVAC systems.</p> <p><u>Consideration:</u> Administration could consider including benchmarking program participation as a requirement for reimbursement¹. This free program provides business owners and operators with information related to their building’s energy efficiency in relation to similar buildings to compare utility usage and costs. This would educate business owners on energy improvement opportunities to minimize operating costs without increasing renovation turnaround times.</p> <p>Upon a successful inspection, grant holders could then be informed of the Clean Energy Improvement Program should they wish to advance energy efficiency improvements to their businesses following the results of</p>

¹City of Edmonton. (2024, December 20). *Building energy benchmarking program*.

	the benchmarking program ² . This would daylight the continuum of incentives provided by the City that support business revitalization and a transition towards a low carbon economy.
New Construction Grant	Expanding grant eligibility to Business Improvement Areas (BIAs) and/or areas in the Infill Infrastructure Fund encourages new mixed-use buildings in redevelopment zones. This increases urban density, leading to shorter commutes, reduced GHG emissions, and increased use of public transit. Focusing development within redevelopment areas aligns with The City Plan’s goal of fostering a vibrant economy while adding 50% of new housing through infill development and 50% of jobs within Edmonton’s nodes and corridors.
Circular Economy	
Grant Program:	Environment and Climate Considerations:
Interior Building Improvement Grant	<p>Sustainable waste management practices prioritize strategies to reduce waste generation and divert waste from landfills by extending the lifespan of materials.</p> <p><u>Consideration:</u> To further bolster environmental sustainability, Administration could encourage the use of recycled, reused, or low-carbon materials in commercial renovations. Such materials can be sourced from architectural salvage and antique stores. For further support, Administration could consider a small financial top-up incentive for businesses that demonstrate a commitment to incorporating these materials into their renovations where upfront costs may have been higher.</p>

² Alberta Municipalities. (2024, December 20). *Clean Energy Improvement Program: City of Edmonton*.

New Construction Grant	Promoting the use of recycled and/or locally sourced materials can stimulate the growth of a circular economy, specifically for construction and demolition waste (C&D), which is a significant waste stream in Canada ³ . <u>Consideration:</u> Administration could consider evaluating applicants based on their commitment to waste reduction methods. This could include sustainable design practices such as adaptability and the planned reuse of durable materials.
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Linkages to The City Plan:

1.4.1 Support Edmontonians’ transition to a low carbon future in their daily lives.

3.4.2 Support innovation and private investment in climate-resilient industries and businesses.

³ CCME. (2019). *Guide for identifying, evaluating and selecting policies for influencing construction, renovation and demolition waste management.*