

PROGRAM 3: COMMERCIAL PROPERTY ACCESSIBILITY AND ENERGY EFFICIENCY ENHANCEMENT PROGRAM

Priority Zones: Geographic CIPA Sub-Area Applicability

| Program | Town-wide | Downtown Acton | Downtown Georgetown | Hamlets | GO-Station Lands | Employment Lands | Rural |
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| 3 Commercial Property Accessibility and Energy Efficiency Enhancement Program | ✓ COMMERCIAL PROPERTIES | | | | | | |

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| Description | <p>Designed as a small capital alternative to the Building Renovation Grant Program, the Commercial Property Accessibility and Energy Efficiency Enhancement Program assists property owners with the financing of accessibility improvements to ground floor or upper storey units, and energy retrofit to existing commercial buildings.</p> <p>The program includes two eligibility streams:</p> <ul style="list-style-type: none"> • STREAM A - Accessibility Improvement • STREAM B - Energy Retrofit <p>The Accessibility Improvement Stream promotes improved accessibility to existing buildings within all existing commercial buildings within the Town. Accessibility Improvements must follow or go above the Accessibility Requirements in the Ontario Building Code to be approved.</p> <p>The Energy Retrofit Stream offers grants, Town-wide, to eligible commercial, or mixed-use property owners for retrofits that improve the overall energy efficiency of buildings.</p> <p>Improvements in general must follow the policies of the Town related to climate change goals and any specific requirements, with possible exemptions, will be addressed on a case-by-case basis.</p> <p>As a guideline, the Town will prioritize projects which are in the Downtown Priority Zones or are identified by the Town as having heritage value.</p> <p>An energy audit is required prior to receiving approval for Stream B.</p> |
| Benefits | <p>The accessibility improvement stream has the potential to leverage private sector investment in improved accessibility to commercial buildings and contributes to improving accessibility Town-wide.</p> <p>The energy retrofit stream encourages investments in enhanced energy efficiency of buildings and contributes to increased sustainability and Town’s climate change goals.</p> |

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| Eligibility | Program eligibility is limited to existing commercial and commercial portions of mixed-use (commercial-at-grade) properties within the CIPA; including former residential buildings now used, in part or in whole, for commercial use. |
| Program Specifics | <p>Stream A - Accessibility Improvement:</p> <p>Matching grant of up to 50% of eligible costs or a maximum grant of \$5,000 per property, whichever is less. Minimum grant amount is \$2000.</p> <p>Examples of Eligible Costs (non-exhaustive):</p> <ul style="list-style-type: none"> • Power assist door operators; • Renovation of building entrances; • Upgrading of doors; • Installation of ramps; • Installation of elevating devices; • Renovations to create accessible washrooms that are not part of a larger renovation project. <p>Stream B - Energy Efficiency Retrofit:</p> <p>Matching grant of up to 50% of eligible costs or a maximum grant of \$7,500 per property, whichever is less.</p> <p>Examples of Eligible Costs (non-exhaustive):</p> <p>Interior or exterior renovations that result in a third-party certification or meet a third-party energy efficiency standard which exceeds the requirements of the Ontario Building Code, and demonstrably increases energy efficiency including:</p> <ul style="list-style-type: none"> • Thermal envelope upgrades to insulation in attics, exterior walls, basements, and crawl spaces. • Replacement of existing heating or central air-conditioning systems with Energy Star systems. • Mechanical systems: furnace and boiler replacement, water heater replacement, thermostats and controllers, drain water heat recovery systems. • Replacement of doors, windows, and skylights with Energy Star units. • Attic, wall and basement insulation, windows, air-sealing. • Replacement of existing hot water systems with energy efficient systems. Installation of small-scale renewable energy generation systems. • Renewable energy: geothermal heat pumps, solar photovoltaics, solar water heating. • Similar improvements may be approved, but applicant must demonstrate how proposed works improve building energy efficiency. Approval is at the discretion of the Town. |

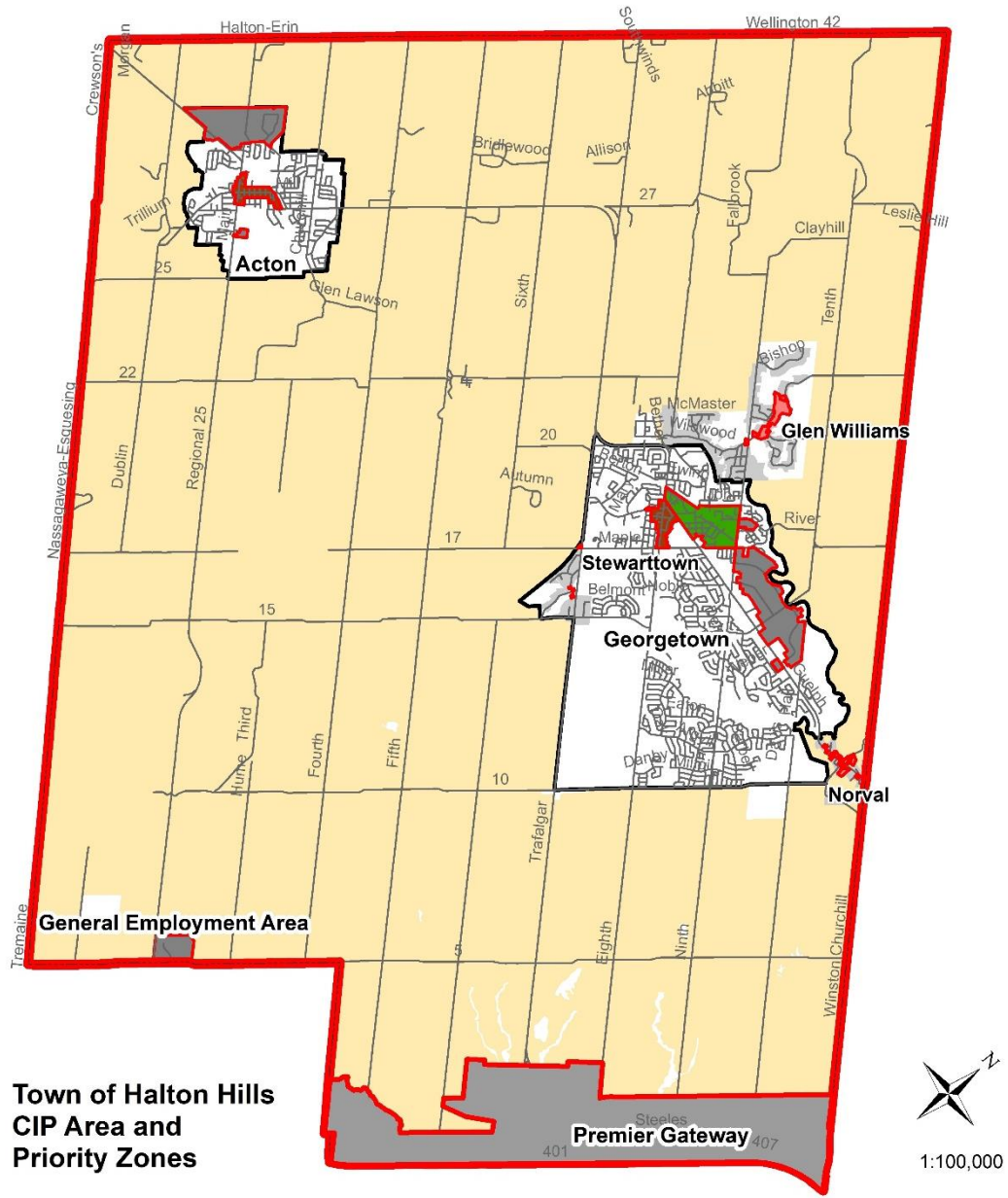
Ineligible measures include equipment or products not permanently affixed to the property, previously installed in another building, and are deemed general maintenance.

Note that completion of an energy audit is required prior to commencing retrofit work.

- **Energy audits are not eligible for funding through this program.**
- Eligibility for the Energy Efficiency Retrofit Grant will be contingent on completing an energy audit and demonstrated application for existing energy efficiency grants such as through incentives available through the IESO's SaveOnEnergy Program or Enbridge's Commercial Custom Retrofit Program.
- Funding for energy audits can be found through the Save on Energy Audit Funding Program as well as through the Save On Energy Retrofit Program Custom Track.

In addition, Enbridge's Commercial Custom Retrofit Program provides free site walkthroughs to identify energy saving opportunities.

Figure 1. Halton Hills CIP Area and Priority Zones



- CIPA Priority Zones:**
- Community Improvement Plan Area
 - Urban Area Boundary
 - Hamlets
 - Downtown Acton & Georgetown
 - Georgetown GO Station Area
 - Hamlets (Zoned HC and HCC)
 - Agricultural Lands
 - General Employment Areas