

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. SI-2024-0020**

**FOR THE CONSIDERATION OF  
COUNCIL**

October 9, 2024

**SUBJECT: Green and Inclusive Community Building Grant Program 2024 Intake**

**1. RECOMMENDATION:**

- 1. That Council receive Report No. SI-2024-0020 prepared by the Corporate Strategy and Transformation division, Strategic Initiatives department, dated October 9, 2024, respecting the Green and Inclusive Community Building Grant Program 2024 Intake;**
- 2. That Council approve the budget for the Sutton Arena Retrofit project up to \$1,404,000, with up to \$1,123,000 to be paid by the grant program;**
- 3. That Council allocate a budget of \$228,000 as the Town's cost-share contribution to be funded through the facilities repair and replacement reserve, subject to grant approval; and,**
- 4. That Council direct staff to prepare and submit an application to the Green and Inclusive Community Building Grant Program 2024 Intake.**

**2. PURPOSE:**

This report provides recommendations for the 2024 intake of the Green and Inclusive Community Building grant program application.

**3. BACKGROUND:**

The federal Green and Inclusive Community Buildings Program is once again accepting grant applications for small and medium retrofit projects of community spaces (valued at \$100,000 to \$2,999,999) to fund energy efficiency and accessibility improvements of these buildings, providing up to 80% in cost-share funding. The program defines community spaces to include community centres, recreational facilities, cultural buildings, greenhouses, food banks, etc., and excludes administrative facilities.

The Town of Georgina applied for the first intake of the program in February 2023 and in May 2024 was notified that the project was declined; however, a second intake opened on August 1, 2024 with a deadline of October 16, 2024, with the project eligible for resubmission with modifications to the required RETScreen (energy modelling) report.

In order to be eligible for funding consideration, all retrofit projects are encouraged to achieve at least 25% in energy efficiency improvements compared to the building's baseline energy consumption. Projects must demonstrate strong climate resiliency consideration and mitigation measures. Accessibility retrofits are eligible once the project meets the energy efficiency requirements.

Applicants must submit a completed energy audit, including a RETScreen® Assessment of the building's current or baseline energy consumption, water consumption, fuel consumption versus a simulation of the proposed Energy Conservation Measures (ECMs) in order to calculate energy cost savings, GHG emissions reductions, and the financial viability and risk analysis of proposed measures.

The project must be completed by March 31, 2029, if the funding is approved.

#### **4. ANALYSIS:**

In the first intake, staff identified the Sutton Arena Retrofit project as the best opportunity for this grant funding application for the following reasons:

- The 2022 BCA report identified an extensive list of retrofit upgrades (energy efficiency and accessibility) with high potential for energy conservation savings, which will be further supported by the energy audit;
- The project meets all other grant funding criteria; and
- The project has a high cost recovery based on the grant's 80/20 cost share:
  - The estimated total project budget is up to \$1,404,000
  - The estimated grant component is up to \$1,123,000 (80%)
  - The estimated Town's share is up to \$281,000 (20%)
    - Of this, \$53,000 would be coming from existing budgets, as these completed projects can be included as eligible expenses
    - \$228,000 would be additional funds committed through the facilities repair and replacement reserve, subject to grant approval
- The purchase of an electric ice re-surfacer is already being requested through the 2025 budget and if successful, the grant could offset a portion of this budget request

This project was submitted in the February 2023 intake, and the Town was notified that it was declined in May 2024. However, the second intake opened on August 1 2024, and staff determined that this was still the best project to resubmit with updated energy modelling. To resubmit the application, staff have reengaged the consultant to integrate the results from the HAP Carrier modeling software into RETScreen in order to submit a comprehensive RETScreen report for this new intake that models the building as a whole and incorporates all Energy Conservation Measures into one report.

The new intake also provides an opportunity for staff to include parking lot Low Impact Development (LID) retrofits in the project scope, which were identified in consultation with Lake Simcoe Regional Conservation Authority, and which improve the climate resiliency of the Sutton Arena and reduce phosphorous loads on the lake.

Staff's request to Council in the 2023 intake was for \$235,000 through the facilities repair and replacement reserve, with a total project budget of up to \$1,175,000. This intake, staff are requesting \$228,000 with a total project value of up to \$1,404,000. The increase in total project cost is due to increased costs due to inflation and a slight scope increase to include low impact development (LID) stormwater features for the parking lot.

The proposed energy, accessibility, and climate resiliency upgrades related to the Sutton Arena Retrofit project that the funding would cover are as follows:

Energy retrofits:

- Exterior Window Replacement
- Vestibule Glazing Replacement
- Overhead Door Replacement
- Roof Top Unit Replacements (*completed, and costs are able to be recovered*)
- Roof Top Unit Temperature Control Set Points
- Roof Top Unit Demand Control Ventilation
- Furnace Replacements in Dressing Rooms (*one replacement is completed, and costs are able to be recovered*)
- Furnace Temperature Control Set Points
- Unit Heater Temperature Control Set Points
- Condensing Domestic Hot Water Heaters
- Interior LED Fixtures (*some LEDs have been replaced, and costs are able to be recovered*)
- Exterior LED Fixtures
- LED Exit Signs
- Energy Star Appliances
- Arena Humidity Set Point
- Modify Glycol Temperature Control Strategy
- Floating Head Pressure Control
- Install VFD on One Compressor
- Install VFD on Glycol Pump
- Compressor Replacement
- Electric Ice Resurfacer (*also being requested through the 2025 budget and therefore a portion of the costs are able to be recovered*)
- Low Flow Plumbing Fixtures
- Building Automation System

Accessibility retrofits:

- Rubber flooring replacement in all the changing rooms to meet current AODA
- Elevator modernization including barrier-free and accessibility upgrades

Climate resiliency retrofits:

- Bioswale retrofits in parking lot
- Installation of catch basin shield at parking lot street entrance

Other costs:

- Energy audits (*completed, and can be recovered*)
- Design costs

The total of these upgrades, including the 21% contingency, is \$1,404,000. The grant will fund 80%, or \$1,123,000. The Town has already committed \$53,000 in eligible upgrades which can be applied as a portion of the Town's cost-share contribution, and staff are requesting an additional \$228,000 be dedicated to the project which would come out of the facilities repair and replacement reserve, subject to grant approval.

## **5. RELATIONSHIP TO STRATEGIC PLAN:**

### **Delivering service excellence**

Goal #3: Ensure continued financial sustainability and accountability.

### **Creating a vibrant, healthy, and safe community for all**

Goal #2. Support a safe, healthy and inclusive community

Goal #3: Continue to invest in community spaces and amenities

### **Advancing environmental sustainability**

Goal #2: Support Georgina's resilience through environmental sustainability and climate mitigate and adaptation

## **6. FINANCIAL AND BUDGETARY IMPACT:**

The estimated total project budget has an upper limit of \$1,404,000.

Based on the grant's 80/20 cost share, the grant would fund \$1,123,000 (80% of the project budget) and the estimated Town's share would be \$281,000 (20% of the project budget).

\$53,000 of the Town's contribution has already been allocated through previous budgets, and these upgrades will be leveraged as eligible expenses for the funded project. Therefore, staff are requesting an additional \$228,000 for this project to be funded by the facilities repair and replacement reserve.

A portion of the grant funding will go towards the ice resurfacer replacement, which is being requested through the 2025 budget. Therefore, if successful, this grant will be able to recover a portion of this 2025 budget request.

Should the grant application be denied, the project will be deemed cancelled. In such event, the project will be deliberated as part of a future budget process.

## **7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

No public consultations required.

## **8. CONCLUSION:**

The Green and Inclusive Community Buildings Program is once again accepting grant applications for small and medium retrofit projects of community spaces. The grant application submission deadline is October 16<sup>th</sup>, 2024, and the project must be completed by March 31, 2029, if the funding is approved.

As was the case in the first intake, staff have identified the Sutton Arena Retrofit project as the best opportunity for this grant funding application based on the Building Condition Assessments.

The total project budget is up to \$1,404,000, with 80% of costs to be funded, or \$1,123,000. The Town would be contributing 20% of the project costs, or up to \$281,000, of which \$53,000 has already been committed through previous budgets, and the remaining \$228,000 would be funded by the facilities repair and replacement reserve.

Due to the significant cost recovery potential, and the benefits to the Town's facility energy efficiency, accessibility, and climate resiliency, staff recommend allocating this budget, subject to grant approval, and resubmitting this application for the Sutton Arena Retrofit.

The project will be deemed canceled should the grant application be denied. In such event, the project will be deliberated as part of a future budget process.

**APPROVALS**

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Senior Project Manager

Reviewed By: Olga Lawton  
Manager, Corporate Strategy and Transformation

Reviewed By: Stefan Hordatt  
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Recommended By: Steve Lee-Young  
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Approved By: Rob Wheeler, CPA, CA  
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Approved By: Ryan Cronsberry  
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