

## Residential Resiliency Energy Retrofit Program

### Recommendation:

**THAT Council provide the following input on the key considerations and proposed options outline in the report titled Residential Resiliency Energy Retrofit Program dated March 10, 2026, with staff recommending a targeted, basic program that is either piloted and then evaluated, or established as an ongoing service:**

### Report Purpose and Summary Statement:

The purpose of this report is to provide Council with an opportunity to consider whether, and how, the City should design and implement a Residential Resiliency Energy Retrofit Program as part of delivery of the Climate Action Plan. Staff provide an update on research to date and key considerations for consideration of Council.

### Previous Council Action:

Council approved the Maple Ridge Climate Action Plan – *Resilient Future 2050* in June 2025. Developing an energy retrofit program for the community was listed as an action item within the Plan.

### Financial Impact:

Excluding municipal top ups, similar programs in other areas require approximately \$60,000 per year in direct costs to reach 50 households per year (\$1,200 per household). Additional staff time to manage the program is equivalent to \$12,000 per annum in kind costs. This would create a base program cost of \$72,000 per annum.

### Funding Source:

The Residential Resiliency Energy Retrofit Program could be funded from the City's existing Local Government Climate Action Program grant. This funding would only cover a pilot or establishment phase of a program for up to 2 years.

### Strategic Alignment:

Climate Leadership & Environmental Stewardship

### Climate Impact:

The outcomes and deliverables of the Residential Resiliency Energy Retrofit Program will influence reductions in community greenhouse gas emissions and result in climate risk reduction and prevention actions around extreme heat.

### Advisory Committee Consultation:

The Climate and Environmental Advisory Committee provided feedback on the development of a Residential Resiliency Energy Retrofit program in October 2025 and feedback

received from the Committee has been included in the program design and staff report.

**Communications:**

If the City pursues a Resiliency Retrofit Program either as a pilot or an ongoing service delivery a detailed communications plan would be required to reach target resident groups.

## **Residential Resiliency Energy Retrofit Program**

### **BACKGROUND:**

The Mayor's Taskforce on Climate Action (MTCA) was provided an overview of the components of a residential resiliency energy retrofit program, including examples of implementation from municipalities in the Metro Vancouver Region and the interior of British Columbia. As a result of the discussion, the MTCA recommended that staff bring forward to Council a roadmap for developing a Climate Resilience Energy Retrofit program.

The Maple Ridge Climate Action Plan – *Resilient Future 2050* was adopted by Council in July 2025 and identified five (5) bold moves towards a low carbon resiliency approach to addressing climate change in Maple Ridge. Bold Move 3 - Encourage Zero Carbon and High Efficiency Buildings identified the need to accelerating the transition towards buildings in the community that are lower-carbon, more energy-efficient, and climate-resilient. This includes raising the bar for new construction through the Zero Carbon Step Code (adopted by Council in 2025), while also enabling climate-ready retrofits of existing residential buildings, which represent most of our built environment.

This report provides Council with an update on staff progress and steps towards developing a residential building resiliency energy retrofit pilot program in Maple Ridge for vulnerable neighbourhoods with a high risk of overheating internally due to high exposure to extreme heat.

### **ANALYSIS:**

The City takes a low-carbon resilience approach in addressing climate change that integrates both adaptation and mitigation strategies into municipal and community planning. This approach ensures that decisions are made to reduce emissions while strengthening the community's ability to withstand the impacts of climate change. It also considers how climate actions intersect with other community priorities, such as health, equity, and economic development, so that these actions deliver multiple benefits beyond climate resilience.

Residential retrofit programs focussed on energy in existing residential buildings, involve upgrading equipment, walls and windows to increase energy efficiency and conversation and reduce greenhouse gas emissions associated with heating and cooling. Residential retrofit programs can also address overheating in residential buildings through improvements in insulation and through upgrading to energy efficient cooling like heat pumps.

### **Carbon Emissions from Residential Buildings**

Residential Buildings (single detached homes and apartments) account for 29% of the 45% if emissions from buildings in Maple Ridge. Current building code regulations on energy (Energy

Step Code), carbon (Zero Carbon Step Code) and overheating (indoor cooling temperatures) focus on new buildings, not existing building stock.

According to the 2021 Census for Maple Ridge, most of the existing housing stock (69%) are residential homes with 53% being single-detached homes. For building emissions in Maple Ridge, 26.5% come from single-detached homes through energy use for heating, cooling, cooking and equipment.

<i>Building Type</i>	<b>Number</b>	<b>Emissions (tonnes CO<sub>2</sub>e)</b>
<i>Single-detached home</i>	17,410	83,869
<i>Single-attached home</i>	5,355	27,572
<i>Apartment</i>	10,135	23,564

Reducing emissions in existing residential buildings through increased energy efficiency and low carbon options allow for the reduction in community emissions while increasing home comfort and wellbeing outcomes for residents.

### **Extreme Heat Risks (Overheating) in Residential Buildings**

The *Resilient Future 2050* Plan included a comprehensive climate risk assessment, which identified key climate hazards including extreme heat. Land use mapping indicated the areas of Maple Ridge which lack green spaces, trees, water features were the most susceptible to extreme heat. Occupants of residential buildings and homes that lack outdoor shading, lack indoor cooling options or where poor air ventilation exists are impacted by overheating and from poor air quality from wildfire smoke entering the building.

Overheating is the result of excessive heat increase inside buildings combined with limited means to effectively disperse this excessive heat to the outdoors. The outdoor environment can be a key cause for this excessive heat, particularly during extreme heat events combined with inadequate ventilation and cooling in buildings.

Rising temperatures and increases in the frequency, severity and duration of extreme heat events are having significant impacts on human health and wellbeing across British Columbia’s (BC) Lower Mainland. In 2021, the BC Heat Dome Event recorded some of the highest outdoor temperatures ever recorded for the region and resulted in 619 deaths in the Province with 10 in Maple Ridge. “Inside Residence” mortality in the Fraser Health Authority area was 312 (50%) of those heat related deaths. Most people who died had pre-existing chronic health conditions and died within their own homes.

Many existing residential buildings have not been designed or built to meet the increasing climate hazard of extreme heat, they were built for milder temperatures and without any type of cooling to address extreme heat. Health research has found that mortality risks begin to increase when temperatures climb above 26°C.

In recognition of the need to protect BC's residents from the impacts of extreme heat and overheating, the BC Building Code was updated in 2024 to include a maximum temperature limit of 26°C for design of a single living space in each dwelling unit to reduce the risk to health and safety from overheating. This means that at least one room in the dwelling unit must be designed to maintain a temperature below 26°C.

This code only applies to buildings that are built after 2024, meaning that many residents of buildings that were constructed prior to this update remain at risk of higher heat temperatures unless existing buildings are retrofitted to include some combination of mechanical cooling systems, and/or passive design and ventilation measures and inclusion of green infrastructure that can help keep indoor temperatures cool while outdoor temperatures increase with heat.

### **Energy Retrofitting – What is it and how is it delivered?**

Energy retrofitting of existing homes and buildings aims to increase energy efficiency, improve comfort through improved heating and cooling, reduce greenhouse gas emissions, and reduce long-term costs through fuel-switching, improved building envelopes and lower energy usage. Energy retrofitting of existing homes can include:

- improved insulation,
- tighter envelopes through air sealing and caulking,
- energy efficient windows, and
- installation of higher efficiency heating and cooling equipment (e.g., heat pumps).

The Province has existing energy rebates and incentives for energy retrofitting through Better Homes BC including an Energy Coach service and a Home Energy Planner which can provide advice to residents. Both Fortis and BC Hydro also offer rebates and incentives for their customers, for energy retrofits of existing homes and buildings, including multi-unit residential buildings (MURB), and provide information on energy efficiency. Many of these residential rebates and incentives require homeowners use a registered certified contractor and installer. The City has listed and update many of these rebates and incentives to inform the public on our webpage – [Energy Rebates | Maple Ridge, BC](#)

Many municipalities across British Columbia have introduced some form of energy retrofit programs involving home energy assessments (required for many home energy rebate programs) and assistance to homeowners that accompany provincial or federal energy rebates and incentives to address greenhouse gas emissions and home comfort.

Most of these programs are delivered by third party service providers funded by the municipality (especially where the municipality does not own an energy utility). Two common home energy assessment and retrofit programs are **Retrofit Assist** and **Home Energy Navigator**. Table 1 shows the locations utilizing these services in BC.

**Table 1. Municipalities with Energy Retrofit Programs**

Home Energy Navigator	Retrofit Assist
Greater Victoria Area Regional District of Nanaimo Comox Valley Regional District Vancouver Kelowna	Regional District of East Kootenay Squamish Whistler Vernon Rosland Kamloops

A Residential Home Energy assessment, or EnerGuide Home Evaluation is performed by a certified energy advisor that examines a home's air leakage, insulation, and furnace and ductwork. Following the audit, the energy advisor provides a personalized report with recommendations for upgrades that have the most impact in improving a home's overall efficiency include a home's efficiency rating.

Once a EnerGuide Home Evaluation is completed, residents are encouraged to undertake renovations with contractors or on their own to improve energy efficiency and comfort and to apply for retrofit grant and rebate programs that can provide financial assistance and support. Residential retrofit programs vary as to whether they allow the homeowner to choose contractors, or they require the use of contractors certified for energy efficiency upgrades that have been trained and certified and are a Home Performance Contractor Network (HPCN) member.

Once renovations are complete, a post-retrofit home energy assessment is completed to confirm energy efficiency improvements. These post-retrofit assessment results are shared with grant and rebate program providers to unlock funding.

**Building a Maple Ridge Residential Resiliency Energy Retrofit Program**

*Residential Focus*

A Climate Residential Resiliency Energy Retrofit pilot program would consider resiliency at the home level through outreach and EnerGuide Home Evaluation home assessments that can inform and educate homeowners and assist residential homeowners in supporting them in accessing grants and incentives to make renovations affordable and reduce the risks of overheating while increasing comfort, indoor air quality and lowering emissions in Maple Ridge.

A municipally funded program delivered through third-party service providers that supports single-detached homes in Maple Ridge is proposed, with a focus on delivering the service to up to 100 qualified homes over two years in neighbourhoods identified as having a higher risk and exposure to extreme heat and vulnerable populations with chronic health issues to ensure equity considerations in design and implementation. The Corporate Strategy Department is working with the Community Planning team to undertake analysis of specific buildings that would be a likely candidate for the program and through this work has identified that seniors will be a target audience. Seniors tend to live in older, single-detached homes or low-rise strata

or apartment buildings that require retrofitting to meet current building code requirements. In addition, the program would connect residents in financial need to qualifying energy grant and rebate programs to reduce barriers in participation. The focus on single detached homes in the first instance recognizes the complexities of MURBs that would potentially increase cost if they were the primary focus.

The proposed program intake of 100 residential homes over 2 years is based on assessment of current residential home energy retrofit programs delivered by third party services in other BC municipalities and across Canada. The number of individual residential homes that can be administered and coached through an energy retrofit program appears to range from 25 homes to 50 homes per year including initial EnerGuide home assessments to initial starts of energy retrofitting projects. This includes financing, finding installers and contractors and determining what retrofits the residential homeowner wishes to undertake.

The City could also consider municipal top ups for the EnerGuide Home Evaluations of residential homes over and above contracting a third party to deliver the program. The evaluations can be costly for lower and fixed income earners (from \$500 to \$700 in initial and post energy evaluation) and a municipal top up over and above the base program costs would lower the barriers to participation by residents and property owners.

#### *Owners vs. Renters*

It is anticipated that property owners are more likely to participate in, and value, the program if they live in the property as their principal residence. Renters are not the primary audience for the program as the retrofits materially impact the asset owned by the property owner and they must agree to any changes and investments and would likely incur the initial costs. Where property owners rent out their dwelling units, the Advisory Committee confirmed, as did research by staff, that there is an increased barrier to participation as landlords are not required by legislation to undertake retrofits and may not see a positive return on investment. In order for landlords to receive a return on the investment, they may seek to raise rents and current "renoviction" protections in place may not be adequate to address this issue and protect renters from significant rent increases.

#### *Multi-Residential Unit Buildings (MURB)*

The Clean Multi-Unit Residential Building Retrofit Program is a joint initiative of the Province with BC Hydro, and provides rebates and energy coaching to building owners, strata councils and equity co-op boards to retrofit existing buildings and make the switch to more energy-efficient and cleaner technologies. In addition, the Zero Emissions Innovation Centre (ZEIC) offers two programs to help coach and retrofit existing residential MURBs: The **BC Retrofit Accelerator** and the **Strata Energy Advisor** program.

The City can continue to work with utilities and multi-residential energy retrofit providers and programs through communication and information to multi-residential building owners and operators regarding these programs and encourage them to consider applying for these initiatives. This could be a tactical alternative to including strata buildings as a target in a Maple Ridge Retrofit program in order to have a more targeted and limited program scope, unless

Council believes that this creates disparate treatment of single detached homeowners and strata owners.

An overview of the landscape and nuances of energy resilience retrofits is provided for further information in Attachment 1.

### *Training*

As part of the roll out of the Climate Residential Resiliency Energy Retrofit pilot program, information and training workshops for local building retrofitting contractors and energy equipment installers could be provided. This would be additional to the direct costs for the third-party service provider delivering the retrofit assessments.

This would build and support local capacity and skills for firms involved in energy retrofitting in Maple Ridge. A training and information workshop could be scheduled well prior to initiating the project so interested local contractors and installers are incorporated into the delivery and outreach to potential program participants and there is a ready capacity to serve participants without delay.

The British Columbia Institute of Technology (BCIT) with the Thermal Environmental Comfort Association (TECA) and the Home Performance Stakeholder Council (HPSC) offer training and learning opportunities for the construction trades with regards to retrofitting existing buildings and in new construction builds. This Maple Ridge program could simply involve connecting trades with these existing training (at no cost), or cost-sharing training for Maple Ridge tradespeople to encourage uptake but the potential impacts of a cost-sharing approach are not currently scoped.

### *Reporting and Metrics*

The results of the program would be reported to Council annually to assess progress and results of the Residential Resiliency Energy Retrofit Program.

Metrics to be reported would include:

- Number of residential homes in pilot program
- Number of energy efficiency retrofits undertaken
- Number of pre EnerGuide Home Evaluations
- Number of post EnerGuide Home Evaluations
- Energy efficiency cost savings
- GHG Emission reductions
- Reduction of overheating risk (# or % of existing housing stock meeting Building Code temperature requirement – one room where temperature maintained below 26C)
- Qualitative assessment of wellbeing, health outcomes and satisfaction of residents

### *City Costs*

The program implementation would require ongoing oversight and management by the Corporate Strategy and Continuous Improvement Department despite the majority of the

program activity being delivered by third-party service providers under the model proposed. Staff estimate that up to \$12,000 in kind costs for existing staff and materials may be required to deliver the base project. This includes support from corporate services such as finance and communications to sustain the program during, and beyond an establishment or pilot phase.

### **Sustainability/Climate Impact:**

The actions proposed in the Residential Resiliency Energy Retrofit Program have multiple benefits for the community and neighbourhoods including:

- improving the health, safety and comfort of residents within existing residential buildings
- improving the quality and liveability of existing residential housing stock;
- reducing the risk, exposure and costs of climate impacts such as high temperature and overheating, poor air quality (e.g., calls for services for medical aid, potential loss of life);
- reducing community greenhouse gas emissions;
- avoiding future costs of climate impacts;
- avoid future health impacts;
- increasing energy efficiency;
- increasing energy resiliency and community resilience;
- create economic opportunities and support the local economy; and
- fostering innovation.

Achieving these outcomes is vital for the community to meet the target for emissions reduction adopted in the Official Community Plan and the Climate Action Plan. A Maple Ridge Resiliency Retrofit Program would be a major contributor to achieving these outcomes at a community level if the scope of the program was sufficient to reach a percentage of the existing housing stock

### **Public Engagement:**

During engagement on the development of the *Resilient Futures 2050* Plan the community identified interest and support for residential energy retrofitting programs and energy efficiency incentives and rebates that would also support resiliency to climate change for residents.

As the Residential Resiliency Energy Retrofit Program is initiated, residents in the pilot neighbourhoods will be made aware and engaged on the program availability and how to join the pilot program. This information will be through door-to-door campaigning, neighbour newsletter, social media and through the City's website.

The City's energy rebates web page would also be updated to reflect current information and available energy rebates for existing and new homes for all residents to access and be informed.

### **Strategic Alignment:**

The Residential Resiliency Energy Retrofit Program is an important component on the path to reduce community GHG emissions and adapt to climate change as identified by Council under the strategic priority of Climate Leadership & Environmental Stewardship and under Bold Move

3: Encourage Zero Carbon and High Efficiency Buildings under the Community Climate Action Plan *Resilient Future 2050*.

### **Advisory Committee Consultation:**

The Residential Resiliency Energy Retrofit Program was presented to members of the Climate and Environmental Advisory Committee for review and feedback. Members indicated support for the program with suggestions on audience, equity considerations, financial considerations and barriers, sharing experiences with their own energy retrofit journeys and to communicate the co-benefits including health and cost savings of actions to the public when implementing.

The Committee also provided feedback on the potential barriers to encouraging uptake of the program with property owners for whom the property is not their principal residence (i.e., landlords with rental properties). As well income constraints for property owners may limit implementation of recommended retrofit strategies despite some relief through provincial and federal rebate programs.

Staff have reviewed comments from the Committee and incorporated them into this report.

### **Financial Impact:**

A Residential Resiliency Energy Retrofit program is estimated to have a direct cost of \$60,000 per annum in order to reach a total of 50 existing properties per year. This would fund a third-party service provide to undertake the bulk of the activity. Additional City administration costs may require up to \$12,000 of in-kind support from existing staff for a total estimate of \$72,000 in direct and indirect annual costs annually. Therefore, a base program cost with out additional program elements would be estimated at \$72,000 per annum (\$1,440 per home). Up to two years of program funding could be provided through the City's existing Local Government Climate Action Grant Funding. After that point this annual cost would need to be factored into the City's ongoing budget should the program continue.

The City could also offer additional supports including top ups to residential homeowners for EnerGuide Home Assessments at a value of \$60,000 per year and support training for local trades to service the retrofit market at an up-front cost of \$25,000 in the first year. For a total in \$85,000 in possible additional costs for these features. These items are discretionary however and could be added at a later time. The training cost would decrease over time as the pool of potential trades service providers would have been moved through the training.

Table 2 includes a breakdown of the cost estimates developed to date. With Council direction, staff would further refine these estimates prior to approval of a program implementation on either a pilot or ongoing basis.

**Table 2. Cost Estimates for Maple Ridge Residential Energy Retrofit Program**

<b>Item – Base Program Cost Estimates</b>	<b>Annual Cost (\$)</b>
Third Party Service Provider Contract delivering assessments and connecting residents with existing rebate programs for up to 50 homes per year	60,000
Administrative contract management, communications and coordination support (in-kind from existing City staff and materials)	12,000
<i>Subtotal</i>	<i>72,000</i>
<b>Optional: Additional Program Elements</b>	<b>Annual Cost estimate (\$)</b>
Top up funding for residents to participate and implement retrofit recommendations (over and above BC Hydro or other rebates)	60,000
Training cost-sharing to increase capacity of trades for energy retrofits (would reduce after year one once local trades had received training)	25,000
<i>Subtotal</i>	<i>85,000</i>
<b>Total annual potential costs</b>	<b>157,000</b>

If both the base program costs and the additional program elements were activated in year one, the total cost of the program would be \$157,000 to service 50 homes in year one. This target is based on the experience of existing energy retrofit residential programs in other municipalities in BC which can range from 25 to 50 homes per year. The program could be focused on residential homes at risk to overheating due to extreme heat events.

Funding for up to two years can be provided through the City’s existing Local Government Climate Actions Program Grant at total cost of \$144,000 for just the base program over two years. For both the base and additional program elements this would cost \$314,000 over two years.

However, implementation beyond this early phase would be dependent on integrating this program into the City’s annual budget at a cost to taxpayers. Staff continue to seek funding from BC Hydro, Fortis and the Federation of Canadian Municipalities to support programs of this nature but future ongoing operating grants are unlikely to be secured, requiring taxpayer contribution if the program was continued beyond an establishment or pilot phase.

## *Piloting as an Approach*

Staff recognize that it is problematic to initiate pilot programs based on grant funding in the short term as this creates an expectation in the user groups for program continuity. There is a potential backlash if the program is closed after the first phase due to a lack of continuity of funding. Therefore, it is recommended that a decision to advance a pilot is made with consideration of potential longer term financial impact to the City relative to other priorities on the assumption that the pilot is successful. Both short and long-term implications of funding should be considered prior to initiating a pilot.

## **Recommendations**

Staff recommend that Council seek to pilot and/or have a basic Resiliency Retrofit Program as an ongoing service of the City. If this is the direction of Council, the program should be targeted to the greatest area of need or risk (i.e., neighbourhoods and individuals directly impacted by poor ventilation and vulnerable to the negative health impacts of overheating) rather than applying to all residents at least in the first instance.

Further staff recommends that a basic program be put in place before any additional elements such as funding cost-sharing of training for tradespeople undertaking retrofit work or providing top up funding for residents to participate in the program and implement the proposed retrofits.

A base program would involve procuring an existing third-party service provider, through a request for proposals, initiate a communications campaign, and establishing the administrative oversight of the program within the City. This would also involve establishing the specific metrics of the sort outlined in this report, that enable evaluation of the effectiveness of the program before ongoing commitments were made.

## **OPTIONS & IMPLICATIONS:**

With respect to the development and implementation of a Residential Resiliency Energy Retrofit Program, three (3) options are presented:

1. **Establish a Program as an ongoing service (staff recommended):** Initiate a Residential Retrofit Program as proposed using third-party services providers and funded for the first two years only, through Local Government Climate Action Program funding with subsequent funding provided through the City's budget. This would involve including this program in the City business plans to fund the service on an ongoing process on the assumption that the pilot is likely to be successful. An evaluation at the end of the establishment phase would confirm whether the service would be ongoing, but this would be the starting assumption.
2. **Pilot and Evaluate:** Undertake the program as proposed using third-party service provider as a pilot only, ensuring this is clear in all program communications. An evaluation framework and target metrics would be put in place prior to commencement that would enable a review by Council at completion of the pilot phase before any long-term commitments were to be considered. This carries a risk of establishing an

expectation in the community imposing funding decisions on future Council's however allows for more flexibility should the pilot phase not demonstrate value.

3. **Status Quo:** It is always important to consider the impact of doing nothing and foregoing implementation of a new program/service. In this case, staff recommend that the risk in terms of health and wellbeing of residents would likely continue to increase at a slightly faster pace than would be the case if a service were in place. It is hard to quantify the difference between having the program or maintaining the status quo as the City does not have accurate estimates relative to the health and wellbeing impacts on residents from overheating. The climate change data are unequivocal that based on current pace of indicators, the City can expect more severe and extreme weather events to occur in future. Therefore, the risk profile, especially for vulnerable populations is increasing and this means that the cost to the City in other ways may increase without a service. For example, higher calls for service for medical aid, negative health outcomes effecting the productivity of workforce and liveability of the community leading to reputational risks for Maple Ridge in terms of quality of life and of existing housing stock – impacting property value if the risk becomes extreme and climate change accelerates. However, a counterpoint is that a small relative proportion of residents have expressed interest in this specific type of program, and it is not something widely demanded or expected by property owners as a municipal service. It is possible that advocacy for a provincial service would be a preferred route.

### **Additional Considerations**

1. **Scope of Pilot or Ongoing Service:** For both Option 1 and 2 Council could direct that the program
  - a. Is available to all Maple Ridge homeowners without further targeting; or
  - b. Is targeted to homeowners in identified neighbourhoods with a risk of overheating, and with a focus on affordability and vulnerability of residents in these properties (e.g., lower income earners, seniors, tenants).
  - c. Is focused during the pilot period on either all home types or take the approach of focusing first on single detached homes with strata and MURBs being a secondary focus.
2. **Changes to Provincial Legislation, Funding:** Implementing a program in Maple Ridge would assume that current rebate programs and other supports provincially or federally remain in place or even increase over time. Given current trajectory of provincial programs there is some question that budget pressures and a slowing regional economy may undermine the longevity and scope of provincial rebate programs. However, this is an area of uncertainty and the status of rebates in the future is not known. Without rebates however, a retrofit program would struggle to be successful as the cost burden would be on property owners to implement the recommended improvements.

3. **Impacts to renters:** It is possible, as noted above, that landlords may take advantage of a municipally funded program and provincial rebates to improve their asset and then raise rents and this may price the most vulnerable tenants out of the market. Alternatively, tenants who want to benefit from improved comfort in their units from resiliency retrofits may be stymied by landlords who (not being required to make improvements) are unwilling to invest in their asset due to budget pressures. A resiliency retrofit of the nature discussed, on its own would not be likely to have a meaningful impact on the property assessed value and thus not provide a sufficient return on investment for landlords to incent them to invest in the retrofit improvements.
4. **Timing of implementation:** The action outlined in the *Resilient Future 2050* Plan to create a Resiliency Retrofit Program was recommended to be advanced within a 2-year timeframe. Given current budget pressures at the City, and some economic uncertainty for the coming years, Council may wish to defer a decision on this program or extend the timeframe for implementation to 5-10 years as a more aspirational goal.

## **CONCLUSION:**

The Residential Resiliency Energy Retrofit program proposed is presented to improve energy efficiency, health and wellbeing and comfort of residents. It would contribute to lowering the risk of overheating due to extreme heat and reducing greenhouse gas emissions in existing residential buildings. The program is an action that addresses the Bold Move of encouraging zero carbon and high efficiency buildings as identified in the Maple Ridge Climate Action Plan - *Resilient Future 2050*. Staff are seeking input and direction on the program concepts outlined in this report.

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**Attachments:** (A) Attachment 1 – Advancing Energy Retrofits, Community  
Energy Association August 2025.

## Report Approval Details

Document Title:	Residential Resiliency Energy Retrofit Program .docx
Attachments:	- CEA- Advancing Energy Retrofits.pdf
Final Approval Date:	Mar 5, 2026

This report and all of its attachments were approved and signed as outlined below:

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