

Climate Change Town Hall 2011 - Housing & Building

Key Points

- Incentives + Disincentives
 - Sprawl - full cost accounting
 - Energy incentives like Horizons programs
 - One stop shop – residential
 - Energy efficiency
- Co-ordination between community + utilities
- Awareness + education
 - What to do?
 - How to do it

Discussion

- Density is important
- “Green roof” what promise? Roof gardens/roof farms – possibility of growing fruit and vegetables on the green roof
- Energy efficiency – prescriptive
- Implementation
 - Let’s make effective
 - Explore options on energy efficiency
 - Solar
 - White roof
- Reduction in energy is easier than thought
- Product ‘Champions’
- Barriers
- Information – cost/ benefit
- Home inspection
- Public education
 - Community engagement
- Incentives – Utilities
- “One stop shop” – need better coordination
 - Water, gas, electrical
- New development – incentives for increased efficiency
- Community improvement plans
- Improvements get tied to municipal tax on home
- Pilot project – demo to evaluate
- Tax break tied to basal area of trees per area of lot
- Permeable pavement incentives
- Multi residential unit measurement of utility consumption
- Internal monitoring capacity of smart meters see – Woodstock for example)
- Adaptation – look at projections in terms of building codes & capacity to withstand high magnitude events
- Incentives tied to combined mitigation (adaptation retrofits)

- Advocacy – engage insurance industry in customer communications re: retrofit benefits
- Ensure inclusion of all scales (i.e. residential small commercial to large industrial policy to redevelop non-maintained properties)
- Ensure adequate data & metrics
- We already have the technology - what is missing is the action. How do we use these technologies to achieve our end goals?
- Momentum & capital – from City of Horizon
- Local Political will – make it acceptable to normal – need better marketing
- Geothermal good technology but capital barrier
- Low hanging fruit is in low-income housing
- Need to create a whole PKS
 - Information / finance / technology / installations – burden could be on the Horizon
- Change Building Codes
- City should invest in their own – the city should develop policies, programs and incentives to assist in reducing emissions – having a city-branded program might produce a more individualized approach to Hamilton and residents will notice that city hall is committed to reducing these emissions
- Must turn off lights
- Horizon's Daily Consumption Need
- Install consumption meters
- Build in smart systems – monitor detectors – peak management – smart grids
- More compact design – walkable
- Problem – renters have little contract
- 1/3 housing is rental
- Disincentive for sprawl - need to pay full cost
- Full life cycle analysis – adaptable – intelligent systems