



February 23, 2024

Mayor and Council
City of Edmonton
1 Sir Winston Churchill Square
Edmonton, Alberta T5J 2R7

RE: February 27, 2024 Urban Planning Committee items 7.1 Implementing and Enforcing More Advanced Energy Codes and 7.2 Implementing Mandatory Energy Labeling for New Construction

Dear Mayor and Council,

The Canadian Home Builders' Association-Edmonton Region (CHBA-ER) and the Urban Development Institute - Edmonton Metro are not-for-profit organizations representing more than 500 member companies in the Edmonton Metro region who advance real estate development across all asset types and geographies. In terms of the residential construction industry in Edmonton our membership constitutes a network of local businesses that represents more than 29,000 jobs, \$2.3 billion in wages and \$4.9 billion in built investment for 2022. Renovations and upgrades account for \$1.9 billion of that total.

Many of our members are well acquainted with energy labeling for new homes and are passionate about reducing greenhouse gas emissions and ensuring homes are as energy efficient as possible. Impacts of energy efficiency, the Energy Transition Strategy and Tiered Energy Codes have been industry priorities over the past number of years. Through our Boards of Directors and numerous Committees and Working Groups, we have focused on energy efficiency and innovation. In addition, CHBA-ER has organized numerous educational opportunities including the 6-Part Series - Road to Net Zero that focused on educating the building industry on building more energy efficient homes aligned with changes in the building code.

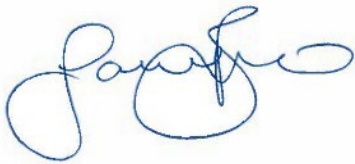
Our industry is focused on adapting to ensure new homes are aligned with the Alberta Tier 1 requirements being implemented on May 1, 2024. Our members are also looking ahead to build further capacity for changes coming with future tiers which will gradually increase energy efficiency requirements. We support Administration and City Council's approach to aligning with the Provincial adoption of the code. Our associations, along with our partners provincially and nationally are focused on ensuring our members are prepared for the evolution of adopting future tiers and what that means for the future of homes in our city and country. It is imperative that as we focus on energy efficiency we are also balancing the impacts on housing affordability. [BILD Alberta published a report](#) which included the price of a home increasing \$77,000 to reach Tier 5 of the energy code.

As the City of Edmonton discusses Mandatory Energy Labeling, it is worth noting that to receive an Energy Label a Blower-Door Test is required, which is a diagnostic tool to demonstrate how much air is entering or leaving a building. A Blower-Door test will be a requirement in Tier 2 of the codes, so there may be an opportunity to align resources at that time. Also of note, existing

housing stock contributes much more significantly to emissions and energy consumption in housing and labeling new homes will not address challenges with existing housing stock.

City Council has declared that Edmonton has both a climate and a housing emergency, and managing these issues simultaneously without one negatively impacting the other is a challenge. We appreciate the discussions to date with the Energy Neutral Buildings Industry Advisory Group (ENBIAG) and partnership with leaders on city inspections and look forward to productive partnership with these groups in the future. Thank you for the opportunity to provide an industry perspective.

Sincerely,



Laura Bruno
CEO of CHBA-ER



Kalen Anderson, RPP/MCIP
CEO of UDI-ER