



VANCOUVER
HERITAGE
FOUNDATION

HERITAGE MULTI-UNIT RETROFIT GRANT

Program Requirements 2026

Applications are open for submission

Heritage Multi-Unit Retrofit Grant – Program Guidelines 2026 - 2028

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HERITAGE MULTI-UNIT RETROFIT GRANT

The Heritage Multi-Unit Retrofit Grant is designed to encourage and enable deep energy retrofits and greenhouse gas (GHG) emissions reductions while respecting the heritage fabric and character-defining elements of participating homes in Vancouver. The Program is being delivered by City Green Solutions, in collaboration with the Vancouver Heritage Foundation and Carbon Wise.

The Heritage Multi-Unit Retrofit Grant subsidizes mandatory pre-retrofit and post-retrofit EnerGuide home evaluations, Enhanced EnerGuide Reports, Embodied Carbon Analysis, and Emissions Case Studies, completed by our partner organization City Green Solutions. This grant offers homeowners incentives to increase energy efficiency within a home that complement other community rebate programs through CleanBC, BC Hydro and FortisBC.

The Heritage Multi-Unit Retrofit Grant is available to qualifying pre-1940 or homes on the City of Vancouver Heritage Register that are converting to an electric heat pump from gas or oil heating and meet eligibility requirements and successfully complete the application package.



HOW THE PROGRAM WORKS

Step 1

Homeowners of houses constructed before 1940 or that are listed on the [Vancouver Heritage Register](#) and have been converted to multi-unit residences, or are in the process of doing so, are eligible to apply by completing the online application form. VHF will review the application and provide participation confirmation to approved applicants as well as a referred to our partner organization City Green Solutions.

Step 2

If accepted into the program, City Green Solutions will coordinate a pre-retrofit EnerGuide Home Evaluation of your home with our program partner, Carbon Wise. The cost of the pre-retrofit evaluation is included in the grants of this program.

The energy advisor will provide the homeowner with the following reports:

- EnerGuide Home Evaluation Reports entailing:
 - Renovation Upgrade Report
 - Homeowner Information Sheet
 - EnerGuide Label
- Enhanced Retrofit Report, detailing the constraints and opportunities specific to Heritage Homes.
- Carbon Emissions Analysis, detailing the embodied carbon for both the existing building and the proposed retrofits

These reports and supplementary materials provided will help the homeowner select the best upgrades for their older home through an educated process.

Step 3

The homeowner will select which energy upgrades to undertake during an 18-month period that will be most beneficial for the overall energy efficiency of the building, including the retention of the original fabric of the house with an emphasis on its character features and an understanding of embodied carbon in the retrofit process. The selected upgrades must include switching space heating to a heat pump or domestic hot water to electric (heat pump or resistance).

Step 4

The homeowner will complete selected energy upgrades from the energy advisor's recommendations. Upgrades must be recommended by the Energy Advisor to be eligible for grant funding.

Step 5



The homeowner will be responsible for applying to [applicable rebate programs](#). It is the responsibility of the homeowner to ensure they meet the requirements for specific rebates including deadlines set out for each rebate program. Contact CleanBC at <https://betterhomesbc.ca/connect/> for assistance navigating rebate programs.

Step 6

City Green Solutions will coordinate a post-retrofit EnerGuide home evaluation for the house with Carbon Wise. The post-retrofit evaluation cost is covered by the program.

Based on the completed energy efficiency upgrades, City Green Solutions will calculate the final grant amount up to a maximum of \$5,000 per home.

Step 7

VHF and City Green Solutions will document the project and produce an associated case study that may include photos and short interviews with the participants. This is mandatory to support the development of case studies related to this project.

Step 8

Once all required documentation and participation actions are completed by the homeowner, City Green will provide the final calculated grant amount to the homeowner, within 90 days of the receipt of all applicable documents.

IMPORTANT CONSIDERATIONS

The objective of this program is to encourage and enable deep energy retrofits and maximize GHG emissions reductions while **respecting the heritage or character-defining elements of participating homes in the context of embodied carbon.**

- The removal of original building fabric, for example wood windows is prohibited unless deemed 'beyond repair' by a heritage professional and approved by VHF in writing.
- The removal, replacement or alteration of original exterior or interior heritage fabric can result in disqualification from the program. Such plans must be discussed with VHF prior to proceeding and receive explicit permission in writing.
- Understanding the original construction of the house is important. Undertaking specific retrofits that would work well in a new build can cause serious problems in older homes, for example adding insulation into the walls could increase moisture and cause mold to build up if done incorrectly. Working with a contractor who understands early construction design is important. A list of building professionals can be requested from VHF staff by contacting mail@vancouverheritagefoundation.org or 604-264-9642.

- Any retrofit completed before the initial home energy evaluation or after the final evaluation will not be eligible for inclusion in the grant rebate calculations.

HOUSE ELIGIBILITY

1. Homes must be located in the City of Vancouver.
2. Homes must contain at least 2 dwelling units, or be in the process of creating them. Dwelling units are defined by the building code; a unit that is intended to be occupied as a primary residence that includes facilities for sleeping, cooking, and sanitation.
3. Rental homes require the homeowner to apply.
4. Homes must agree to switch either space heating to a heat pump or domestic hot water to electric (heat pump or resistance).
5. Homes must be constructed prior to 1940 or be listed on the Vancouver Heritage Register (VHR). You can check the construction date of your home using [VanMap](#) and the VHR can be viewed [here](#).
6. The primary heating system of the home must be natural gas or oil. Houses that primarily heat with electricity are not eligible.
 - A primary heating system is defined as a heating system used to heat to a minimum of 50% of the house for the entire heating season. A fireplace is not considered a primary heating system.
7. All retrofits and the post-retrofit EnerGuide home evaluation must be completed within 18 months from the date of the pre-retrofit EnerGuide home evaluation.
8. Homes must agree to participate in applicable interview, survey, and photo requests in a timely manner (within 3 weeks of the request). Failure to participate will delay payment of funds to the homeowner.

Ineligible Houses

1. Homes located outside of the Vancouver City limits.
2. Homes built after 1940.
3. Homes that have electricity as their primary space heating source.
4. Homes that do not have their own natural gas and/or electric meter.
5. Homes not converting to electric heat pump heating or electric water heating.
6. Homes that are not converting to multiple dwelling units.

APPLICATION PROCESS

Interested homeowners can submit an application online at

<https://www.vancouverheritagefoundation.org/grants/heritage-energy-retrofit-grant/>



Applications will be assessed on a first-come, first-served basis with all retrofits and the post-retrofit EnerGuide home evaluation completed by December 31, 2027. If all the grant funds have been allocated, the program will close pending approval of additional funding from the City of Vancouver. The VHF grant web page will be updated when the program has reached capacity.

VHF will aim to approve applications within an estimated response time of 5 to 10 business days.

While heritage character is not essential to apply, houses with a higher degree of original fabric and heritage character, and those with greater potential to achieve GHG emissions reductions may be prioritized in the program. VHF reserves the right to reject applications even if a house meets all criteria.

INCENTIVES

Participants in the Heritage Multi-Unit Retrofit Grant program may access two benefits:

1. Embodied Carbon Analysis – Valued at up to \$8,000 per building
2. Retrofit Grant – Up to \$5,000 per building

Participation in the program includes the coverage of up to \$8,000 towards the cost of the pre-retrofit evaluation, post-retrofit evaluation, and associated cradle-to-grave life cycle assessments paid to the service provider. Participation also includes a grant of up to \$5,000 to contribute to the costs of recommended retrofits, paid to the homeowner.

Heritage Multi-Unit Retrofit Grants for retrofits are based on individual retrofit incentives, detailed in the following section. Rebates homeowners are eligible for through other provincial programs are in addition to the calculated Heritage Multi-Unit Retrofit Grant and must be applied for separately. Homeowners are responsible for meeting the requirements, terms, and conditions of other rebate programs and for the submission of their rebate applications.

This program is designed to complement the incentive programs currently available in BC. In combination with other incentive programs, the total grant and rebates awarded **cannot exceed 100% of the total cost of eligible retrofits or \$5,000.**

For a complete list of the rebates currently available in BC for energy improvements, visit: www.betterhomesbc.ca or contact an energy coach by calling: 1-844-881-9790.



Eligible Retrofits

The maximum available combined incentive is \$5,000 per building. See below for details.

Measure	Available Incentive	Maximum	Requires At least 1 Other Upgrade?	Conditions
Window (per window)	\$500.00	\$5,000.00	Yes	Will not exceed 50% of total window cost
Air-Source Heat Pump	\$3,000.00		No	Must be AHRI certified
Heat Pump Water Heater	\$2,000.00		No	
Electrical Service Upgrade	\$1,000.00		No	
Blown-in Insulation (Attic)	\$2,000.00		No	
Wall Insulation	\$1,000.00		No	Must use non-petroleum-based materials
Basement/Crawlspace Insulation	\$1,000.00		No	Must use non-petroleum-based materials
Air Sealing	\$1,000.00		No	Must meet the RUR stated ACH target
Induction cook-top	\$500.00		No	

1. Interior or exterior storm windows

A grant of up to \$500 per window to a maximum of \$5,000, not exceeding 50% of the total cost is available to homeowners who complete at minimum one other recommended energy efficiency upgrade. This total will be included in the total program incentive calculations of \$5,000. The storm windows must meet approved VHF standards to qualify.

The replacement of non-original windows with traditionally built wood windows may also qualify for this incentive where the performance of the window is improved, and the new windows meet heritage requirements specified by VHF. Repairs to original windows may also be eligible for this direct grant.

2. Air-source Heat Pump

A grant of up to \$3,000 is available for the installation of qualifying Air Source Heat Pumps. Participants must meet the provincial requirements for this grant to apply, requirements can be found on the [Qualifying Heat Pump List](#). At the time of the post-retrofit evaluation the heat pump must be set up to run as the primary space heating source. Removal of the existing furnace is required.

3. Heat Pump Hot Water

A grant of up to \$2,000 is available for the installation of qualifying Air Source Heat Pumps. Participants must meet the provincial requirements for this grant to apply, requirements can be found through betterhomesbc.ca/rebates/electric-heat-pump-water-heater-rebate/

4. Electrical Service Upgrade



A grant of up to \$1,000 is available for the installation of a new electrical panel to support the increased capacity needed for an electric heat pump. Must upgrade electrical service to 100-, 200- or 400-amp service (from the participants electric utility provider).

5. Blown-in Attic Insulation

A grant of up to \$2,000 or 50% of the cost (whichever is less) is available for the installation of blown-in cellulose insulation.

6. Wall Insulation

A grant of up to \$1,000 or 50% of the cost (whichever is less) is available for exterior wall insulation. Must use non-petroleum-based materials.

7. Basement/Crawlspace Insulation

A grant of up to \$1,000 or 50% of the cost (whichever is less) is available for basement or crawlspace insulation. Must use non-petroleum-based materials.

8. Air Sealing

The Renovation Upgrade Report (RUR) is part of the pre-retrofit energy audit. A grant of \$1,000 is available to homeowners who air seal to the target level stated in their specific RUR.

9. Cooking

Installing an induction range or cooktop is eligible for a \$500 incentive.

A maximum grant of \$5,000 applies across all incentives.

Embodied Carbon Analysis

VHF will cover up to \$8,000 towards the cost of the embodied carbon analysis as part of this program. Embodied carbon analysis includes the pre-retrofit evaluation, post-retrofit evaluation, enhanced EnerGuide retrofit report, cradle-to-grave life cycle assessment, and emission reporting. Taxes on the portion of the embodied carbon analysis paid for by the Heritage Multi-unit Retrofit Grant will be paid by the program.

Homeowner is responsible for the taxes and amounts in excess of the embodied carbon analysis benefit maximum.

Evaluation

Homes with fully separated suites, or homes that change the geometry of the home between the pre- and post-retrofit evaluation may be subject to additional fees to be paid for by the homeowner. VHF is not responsible for these additional fees.



Additional Rebates and Incentives

The combined funds for a retrofit from this program plus the rebate from the CleanBC Better Homes Program, the CleanBC Energy Savings Program, and/or municipal rebates **cannot exceed the total cost of the retrofit**. An Energy Advisor and the [CleanBC Energy Coach Service](#) will offer guidance to help you maximize the incentives from all available programs.

HOME ENERGY EVALUATION REQUIREMENTS

Pre- and post-retrofit EnerGuide home evaluations are required, and will be performed by Carbon Wise. A pre-retrofit evaluation must take place before any retrofits are started. If renovations have already started, or if the home's building envelope is compromised, an EnerGuide home evaluation is not possible.

1. City Green Solutions will provide you and VHF with the Enhanced EnerGuide Reports, Renovation Upgrade Report, Homeowner Information Sheet, EnerGuide Label, and Embodied Carbon Analysis. The pre-retrofit evaluation and reports are included in the embodied carbon analysis benefit.
2. A post-retrofit evaluation must take place after retrofits are completed and within 18 months of the pre-retrofit evaluation (or by December 31, 2027) to qualify for VHF's grants.
3. City Green Solutions will provide you and VHF with the post-retrofit EnerGuide reports, and Embodied Carbon Case Study. The post-retrofit evaluation and case study are fully covered by the Program.
4. VHF and the City of Vancouver are not responsible in any circumstances whatsoever for the actions, omissions, recommendations or advice of any service organization, energy advisor, or contractor engaged by Heritage Multi-Unit Retrofit Grant participants in connection with the grant program.

MEASUREMENT, VERIFICATION AND EVALUATION

1. VHF reserves the right to perform onsite inspections to verify the eligibility of any upgrade and to confirm any other relevant information related to Heritage Multi-Unit Retrofit Grant program eligibility.
2. Participants agree to provide reasonable access to their premises for the purpose of inspection for one year following the receipt of a Heritage Multi-Unit Retrofit Grant. Payment of grants may be withheld until the completion of any required onsite inspections to validate grant eligibility.
3. **Alteration or removal of original heritage fabric from a house during the retrofit conversion can result in disqualification from the program.** When in question, all original heritage fabric of the house must be evaluated by a heritage professional. Written consent must be obtained

regarding character elements in question to be deemed ‘beyond repair’ and require approval from VHF before alterations or removal is allowed.

ACCESS AND USE OF PERSONAL INFORMATION AND PROTECTION OF PRIVACY

VHF is collecting, using and disclosing the personal information and energy data on the Heritage Multi-Unit Retrofit Grant program application form and evaluation reports for the purpose of processing and administering your application for a grant, and for evaluating the program. VHF will share information with the City of Vancouver for the purpose of **evaluating results of the grant program only**. VHF may also wish to use evaluation information for the purpose of case studies, reports and/or promotion of the Heritage Multi-Unit Retrofit Grant, including photos.

1. In connection with this purpose, by signing the Heritage Multi-Unit Retrofit Grant application form, you consent to the disclosure of the information provided on the form to VHF in order to confirm your eligibility for the Heritage Multi-Unit Retrofit Grant program.
2. By submitting the program registration form, the Participant consents to the disclosure of their personal information, as provided by the Participant in any Program application or registration materials, to the Program, City Green Solutions, Carbon Wise Consulting Inc. and any Collaborating Party and their respective affiliates and contractors, for the purposes of administering the Program, evaluating the effectiveness of the Program and undertaking analysis and research to inform changes to existing programs and the design of new energy-efficiency programs
3. You will be required to sign an additional waiver form during your EnerGuide evaluation allowing NRCan to collect, use and disclose your personal information for the purpose of administering and evaluating the EnerGuide Rating System, and to provide this information indirectly to the Government of Canada for purposes of program evaluation.
4. You agree to be contacted by VHF, City Green Solutions, Carbon Wise Consulting Inc. or their authorized agents by phone, email, direct mail or similar method for the purposes of administering, evaluating and researching all elements of the Heritage Multi-Unit Retrofit Grant program.
4. If you have any questions about the use of your personal information collected through the Heritage Multi-Unit Retrofit Grant program, contact VHF at mail@vancouverheritagefoundation.org or (604) 264-9642. VHF collects, uses, and discloses personal information in accordance with the Personal Information Protection Act (PIPA).
5. City of Vancouver Sustainability Group will receive final reports from City Green Solutions and VHF on the Heritage Multi-Unit Retrofit Grant to evaluate the program’s effectiveness. The City of Vancouver abides by the provisions of the Freedom of Information and Protection of Privacy Act (FOIPPA).
6. Personal information will be stored for up to 5 years after the close of the program to inform program analysis, reporting, and future program development.

GENERAL TERMS AND CONDITIONS

1. VHF reserves the right, without incurring any liability, to refuse applications to the Heritage Multi-Unit Retrofit Grant for any reason, including at in their sole discretion, applications that are incomplete, inaccurate or otherwise do not meet applicable grant requirements.
2. VHF reserves the right to alter or amend the Terms and Conditions of the Heritage Multi-Unit Retrofit Grant at any time.
3. Receiving approval of acceptance in the Heritage Multi-Unit Retrofit Grant program does not guarantee that you will receive a grant. You must meet all Terms and Conditions before the program close. Once all Heritage Multi-Unit Retrofit Grant program steps are complete, you must submit an application to receive grant funds no later than January 31, 2028. VHF, City Green Solutions, and Carbon Wise Consulting Inc. are not responsible for lost, delayed, damaged, illegible, or incomplete applications.
4. Subject to termination rights herein, this Agreement shall be in effect from the date the Project Operators issue a formal application confirmation until the Participant receives their financial payout.
5. The final grant, where applicable, will be issued in the form of a cheque or e-transfer to the property owner listed on the application form.
6. The embodied carbon analysis benefit will be paid to the embodied carbon analysis service provider.
7. The retrofit grant will be paid to the homeowner.
8. Homeowners who have received incentives under the CleanBC Better Homes and Home Renovation Rebate Program or CleanBC Energy Savings Program are eligible to participate in the Heritage Multi-Unit Retrofit Grant. However, the total amount of rebates and incentives received cannot exceed the total cost paid for any given upgrade.
9. It is the responsibility of the Homeowner to comply with and meet the terms and conditions of other rebate programs and to submit their rebate applications.
10. Participants and installers are responsible for complying with all applicable laws, regulations and by-laws regarding permits, codes, restrictions and inspections in relation to any installation or removal/decommissioning for this grant program and for ensuring that appropriate products and installation techniques are used that do not compromise their home's structure, indoor air quality or safety.
11. All retrofits installed must be new and not previously installed in another home or building. The homeowner is responsible for safely decommissioning and disposal/recycling of old equipment and ensuring it is not resold or reused.
12. Participants are solely responsible for researching Heritage Multi-Unit Retrofit Grant program criteria, choosing eligible products, choosing licensed contractors and meeting all grant program requirements.
13. VHF does not endorse any specific product, retailer or contractor and VHF is not liable for the participant's selection of materials or products, or the workmanship, operation, performance or warranty associated with any upgrades or associated work performed in relation to the Heritage



Multi-Unit Retrofit Grant program. VHF makes no representation or warranty, whether express or implied, in respect of any product, materials, services or measures associated with any work done in relation to the grant program.

14. VHF does not guarantee and accepts no liability for the level of energy savings or GHG reductions achieved by a participant under this grant program.
15. Participants hereby agree to indemnify and save harmless Vancouver Heritage Foundation, the City of Vancouver, City Green Solutions Society, Carbon Wise Consulting Inc., its Collaborating Partners, and their respective directors, officers, agents and employees from all liability, damages, claims, demands, expenses, and costs for claims, costs for injury or death of any person, damage to or destruction of property and all economic loss suffered by any person arising from or occurring by reason of the Program, receipt of a Benefit(s) or actual or alleged preparation, installation or use of the Benefit(s), including any actions or omissions by third-party consultants or contractors in the preparation or delivery of the Benefits(s).
16. The Project Operators make no representation or warranty, express, implied, statutory or otherwise, including any representation or warranty as to merchantability, design, capabilities, suitability, durability or fitness for use or for a particular purpose, with regard to upgrades made in relation to the Participants' involvement in the Offer or otherwise.
17. The terms and conditions outlined in this document will be governed by and interpreted in accordance with the laws of the Province of B.C.