

Vancouver Island's 'First' Solar Strata – Part 2



***Bruce Mackenzie,
Strata Past President***

How did we decide ?

- Healthy building – good Contingency Fund, Depreciation Report not scary
- Two information sessions with residents
- Support from council and Property Manager
- Zero maintenance
- Increase suite value by \$1,000 ??
- Answer EVERY question at AGM – no F.U.D.

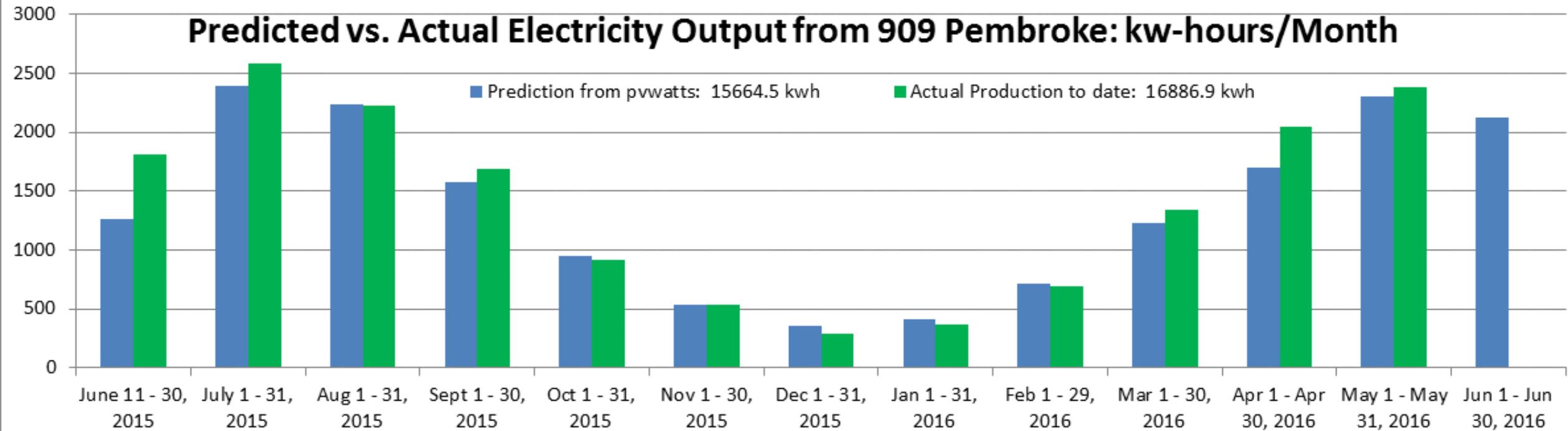
Maintenance ?



March 22, 2016



Predicted vs. Actual Electricity Output from 909 Pembroke: kw-hours/Month



~ 8 % over estimate after 12 months



Net consumption data

Current billing period: Jun 15 to Aug 15, 2016

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Net consumption to date



Yesterday



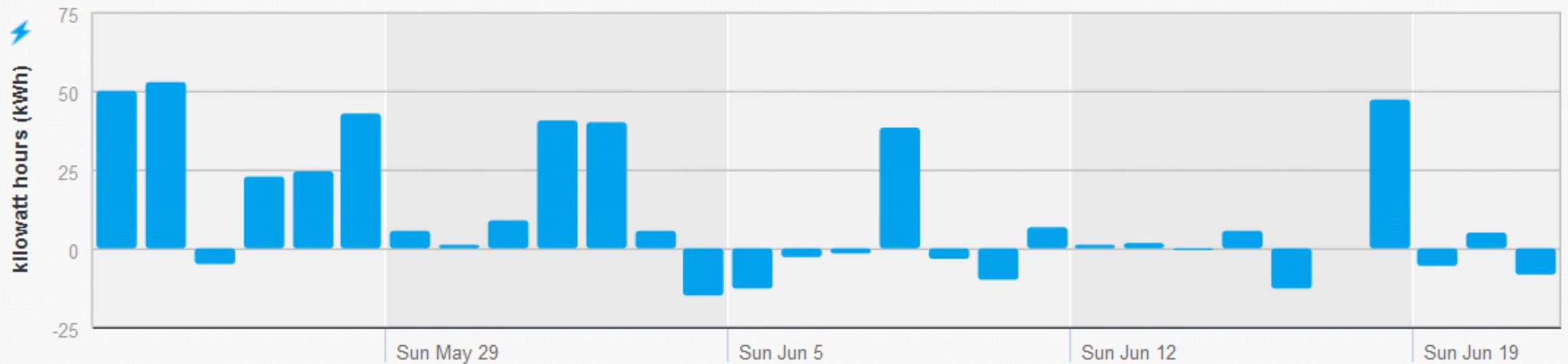
33kWh*

Jun 15

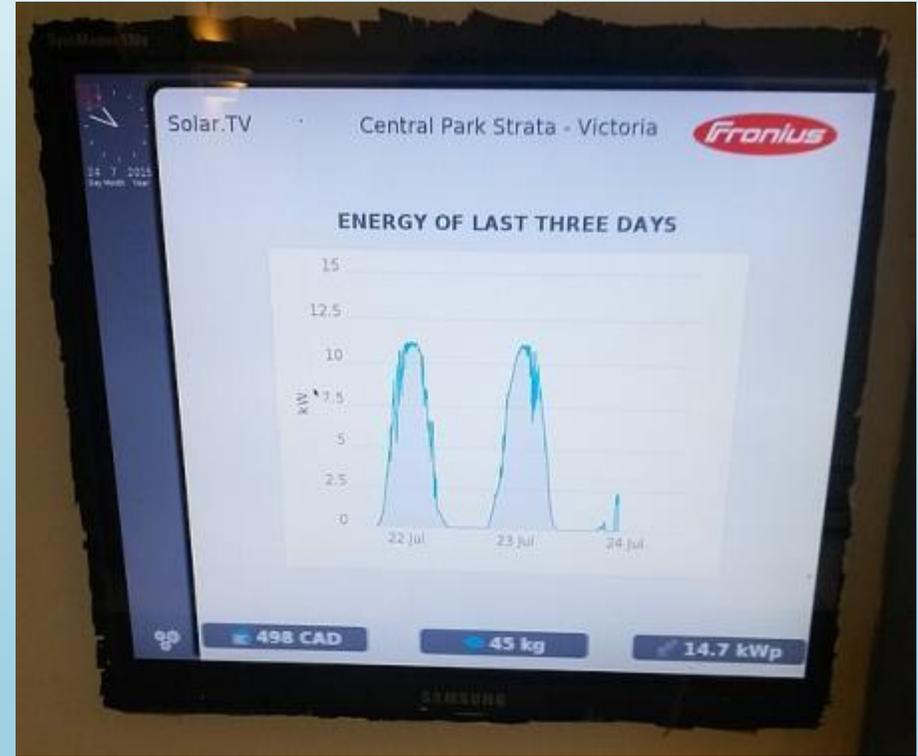
33kWh*

Aug 15

Daily net consumption for May 23 – Jun 21, 2016



Lobby Display





- Join Us !
- Still \$3 / watt

- More info:

bcsea.org/solar-on-strata

The screenshot shows a web browser window with the URL www.bcsea.org/solar-on-strata-join-us. The page features the BCSEA logo at the top, which includes the text 'BRITISH COLUMBIA Sustainable Energy ASSOCIATION'. A navigation menu contains links for 'About', 'Energy Insight', 'Community', 'Events', 'Contact', and 'Search'. The main heading of the article is 'SOLAR ON A STRATA - JOIN US ?'. Below the heading, the author is identified as 'Bruce Mackenzie' with a pencil icon, and the date is 'Monday, June 15, 2015'. The sub-heading reads 'WHAT YOU CAN LEARN FROM OUR SOLAR PANEL PROJECT'. A large photograph shows a person in a blue shirt and cap working on a roof covered with solar panels. On the right side of the page, there is a search bar and a section titled 'YOU MIGHT ALSO LIKE' containing four article recommendations with right-pointing chevrons: 'Fun with numbers: Shaking the fossil fuel addiction', 'Okanagan Chapter Turns Heads with their Electric Vehicle Floats!', 'Solar on a Strata - Three Months In', and 'My Ten Best Reasons for Voting YES in the Transportation Referendum'.

How much per unit ?

| System Size: 14.7 Kw (60 panels) - 11.4 kw Inverter Annual output: 16,225 kwh | Building Total | Per Unit (varies with unit area) |
|---|-----------------------|---|
| Total installed cost, with tax | \$46,271.50 | \$555- \$865 |
| Install cost per month, repaid over 60 months | \$771.97 | \$9.25 - \$14.42 |
| Forecast Annual Common Area Energy Savings in 2015 Simple Return on Investment (ROI): 4.9% | \$2,100 | \$25-\$39 |
| Forecast Annual Common Area Energy Savings in 2030 Simple Return on Investment (ROI): 6.3% | \$3,000 | \$35-\$55 |