

City Solar Photovoltaic Programme at Library Buildings

Date:	May 25, 2015
To:	Toronto Public Library Board
From:	City Librarian

SUMMARY

The purpose of this report is to request Toronto Public Library Board approval to participate in the City's programme to install solar photovoltaic (PV) systems on select Library buildings.

At the meeting on November 30, 2009, Council reviewed *The Power to Live Green: Toronto's Sustainable Energy Strategy* and approved a number of recommendations, including the installation of renewable energy systems on City buildings to access the province's Feed-In Tariff (FIT) programme. The Toronto Renewable Energy Office, supports the City of Toronto's energy and environmental objectives by facilitating renewable energy installations on all City-owned properties.

The proposal is for the City to add solar PV systems on library buildings. Based on a preliminary scan, there are 14 potential library buildings to assess. The City will fund all costs to install and maintain the systems, and also receive the associated revenues.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves Toronto Public Library's participation in the City's solar photovoltaic (PV) programme for 14 potential locations subject to satisfactory terms and conditions of a Memorandum of Understanding; and
2. authorizes and directs the appropriate Library staff to take the necessary action to give effect thereto.

FINANCIAL IMPACT

The cost to install and maintain solar PV systems is funded 100% by the City and the solar PV systems will be owned by the City. Revenues from the Feed-In Tariff (FIT) programme go back to the City.

The Director, Finance and Treasurer, has reviewed this financial impact statement and is in agreement with it.

BACKGROUND

The Toronto Renewable Energy Office (TREO), within the City's Environment and Energy Division, helps deliver on Council's renewable energy agenda by facilitating the development of renewable energy on City facilities. The Province of Ontario through the Independent Electricity System Operator (IESO), a crown corporation responsible for operating the electricity market in the Province of Ontario, has developed a Feed-In Tariff (FIT) programme to encourage and promote a greater use of renewable energy sources for electricity generation, including solar PV systems.

At a meeting on November 30, 2009, Council reviewed *The Power to Live Green: Toronto's Sustainable Energy Strategy* and approved a number of recommendations including:

4.c. Direct the Deputy City Manager and Chief Financial Officer to coordinate the actions necessary, including accessing the Feed-in Tariff, that will see by 2020 the installation of renewable energy systems, where feasible, on all City owned buildings and properties;

TREO has installed a number of solar PV systems on City-owned facilities with contracts with IESO to export the energy to the electricity grid for 20 years. The City will receive a premium fixed rate for 20 years for the exported electricity. The funding for solar FIT projects comes from recoverable debt, and the revenue from the sale of electricity is used for repayment of the loan.

The Environment and Energy Division expects to submit applications in June 2015 to the IESO for additional solar PV systems. FIT contracts are awarded on a competitive basis, and the City will only proceed with installations if a contract is received.

COMMENTS

TREO has identified 14 TPL buildings as their first priority, which may be suitable for solar PV systems. Three of the locations are on City-owned land and City-owned buildings:

- Bendale
- Danforth Coxwell (owned by TTC)
- Ellesmere Administration Building

One location is on City-owned land and a TPL-owned building:

- Jane Sheppard

Ten locations are on TPL-owned land and TPL-owned buildings:

- Parliament (City owns portion of land)
- Mount Dennis
- Brentwood
- S. Walter Stewart
- Richview

- Thorncliffe
- York Woods
- Palmerston
- Mount Pleasant
- Albion

Board approval is required to allow the City to install solar PV systems on buildings owned or operated by the Library.

City Legal has advised that, as a general rule, licences or leases are not required when an agreement is between the City and one of its agencies, boards or commissions; instead a Memorandum of Understanding can be used to set out the agreed upon responsibilities of the City and the Library for the design, construction, maintenance and repair of the solar photovoltaic system on TPL buildings. The proposed Memorandum of Understanding will be for a term of 20 years with the City to be responsible for all of the programme costs.

TPL would also be required to sign the IESO prescribed form for Access Rights under the FIT programme or a Leasing Certificate for the microFIT program, depending on the size of the solar PV system.

The proposed buildings will be subject to a further structural assessment and a roof condition assessment to determine the feasibility for solar PV panels. They will also undergo a detailed review, including a space analysis of the current electrical room to accommodate related equipment, and future development opportunities for the Library or properties adjacent to the Library that could block exposure to the sun.

Long-term issues include the potential costs to the Library if the roof was not available for the full 20 years; the cost estimate for the Library to temporarily removal the system if roof repairs/replacement were required during the 20-year period; and who is responsible for the removal costs of the system and related equipment in 20 years or if the system is no longer in use. These details will need to be outlined in the Memorandum of Understanding.

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SIGNATURE

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