Island’s ‘First’ Solar Strata

Bruce Mackenzie, Strata Past President
Central Park Strata – Pembroke & Quadra

1977
64 Units
4 storey
Wood frame
Low income
Why on Central Park?

- Big flat roof
- NO shade
- BC Hydro Residential Two Step Conservation Rate - $0.13/kwh
Ballasted System – rare in BC

No holes in roof!
Common areas, not suites:
- Hallway lights
- Outdoor lights
- Ventilation fans
- Washing machines
- Baseboard heat (rarely)
The Numbers:

• Grid-tied / Net-metered
• 60 panels (14.7 kw)
• 16,000 kwh / year
• Powers common areas (~ 1/3)
• $2,200 projected power savings in 2016
• $47,000 system cost – average $750 per suite
• 4.6% Return On Investment (ROI)
Single Family

• $5,000 - $10,000
• Paid up front or financed

Strata

• $735 per owner
• Paid over 5 years