

GRA Council Presentation 2025

Presented by Dan Goy - GRA President



GRA Executive



President – Dan Goy



VP – Carmen Harris



Treasurer – Janice Grimm



Secretary – Linda Langevin



Director – Dustin Herbst



Director – Kevin Morrison



Director – Dot Thompson



Director – Yvonne Thompson



Director – Lisa Goy



Director – Samuel Robson



GRA Membership

296 Members



Glenrosa General Information



- Largest Neighbourhood Association in West Kelowna
- 6600+ Residents (Largest population in West Kelowna)
- 18% of West Kelowna Population
- 3000+ Homes
- 95%+ Single Family Residences
- Significant development and growth opportunities
- Currently 10 Developments Proposed & Ongoing



- 15 Parks
- Telemark Nordic Centre
- Powers Creek Trail Head
- 3 Elementary Schools
- 1 Middle School
- One (1) BC Transit Public Bus Route
- Fire Rescue Station #34
- 4 Places of Worship
- Morning Star Bible Camp



- Gorman Bros Mill - 650 Employees (Largest employer in West Kelowna)
- Numerous Small Businesses
- Many Home-Based Businesses



GRA Priorities



Leveraging the benefits of Solar Power in West Kelowna



Benefits

Revenue Generation and Economic Prosperity

Access to Affordable Financing, Rebates & Funding

Leveraging Geographical Blessings
(AAA Rating)

Integration of Green Renewable Energy into the grid

Job and Employment Opportunities

Utilize Vacant and Unproductive Land

Collaboration with Indigenous Stakeholders

Create Fire Breaks where Community Interfaces Forest

IPP potential backup for Single Transmission Line

Respond to BC Hydro Call for Independent Power



Rationale

Fortunately, the price of solar technology continues to drop, allowing central and local governments to discover new ways to improve operational efficiency and manage energy consumption.

At the same time energy is increasingly in demand and the potential revenues generated by solar power for the CWK is substantial.



CWK Press Release:

New utility operating agreement to provide additional revenues for important City initiatives

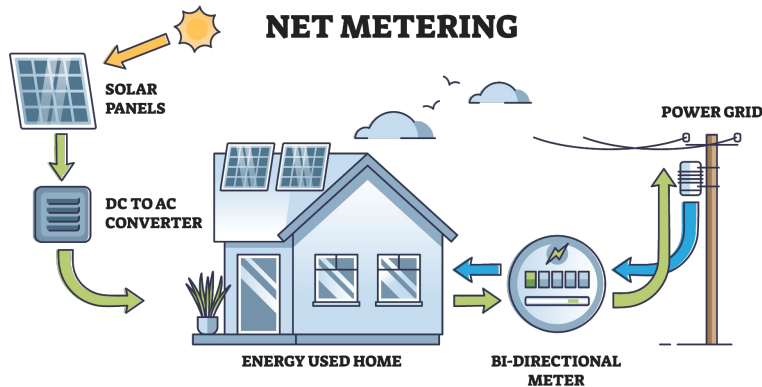
Date of Issue: Friday, March 21, 2025

“Finding new sources of revenue is a strategic priority of Council and they will use the additional funds ... to offset future tax increases by allocating it toward strategic initiatives, such as parks land acquisition, recreation amenities, active transportation infrastructure, senior’s housing, wildfire mitigation, climate change adaptation and accessibility improvements.”



Leveraging the benefits of Solar Power in West Kelowna

Solar Power Installation Option 1: Net Metering



What is Net Metering?

Net metering is a billing arrangement between electricity providers and their customers that can help to reduce their electricity bills.

Under net metering, customers can use renewable energy systems such as solar panels or wind turbines to generate their own electricity while connected to the electricity grid.

Aside from the dozens of Net Metering Residential installations in West Kelowna there are many examples of other Net Metering Institutional installations.



WFN celebrates grand re-opening of Sənsisyustən school

“Along with the Indigenous Services Canada funding, which WFN was one of only nine communities across Canada to receive, a \$150,000 equity investment from the Province’s Clean Energy Business Fund provided WFN the opportunity to install approximately 300 rooftop solar panels on the school. Once operational, the system will be connected to BC Hydro’s distribution system, becoming part of BC Hydro’s net metering program, and is expected to offset about \$12,000 in annual utility costs.” **Westbank First Nation, September 27th, 2019**

See:

<https://www.wfn.ca/blog/school-opening.htm>



WESTBANK
FIRST NATION

Other Local solar power projects include:

SD 67 103 KW Penticton Secondary School

SD 23 61 KW Canyon Falls Middle School Kelowna

32 KW Okanagan Health Sciences Building, Kelowna

260 KW Okanagan College JP Centre of Excellence, Penticton

194 KW Solar Canopy at Okanagan College, Kelowna



Example:

SD 67 103 KW Penticton Secondary School
See:

<https://skyfireenergy.com/commercial-projects/>

Worth the read:

The Batesville School District (Arkansas) Solar Initiative began in 2017.



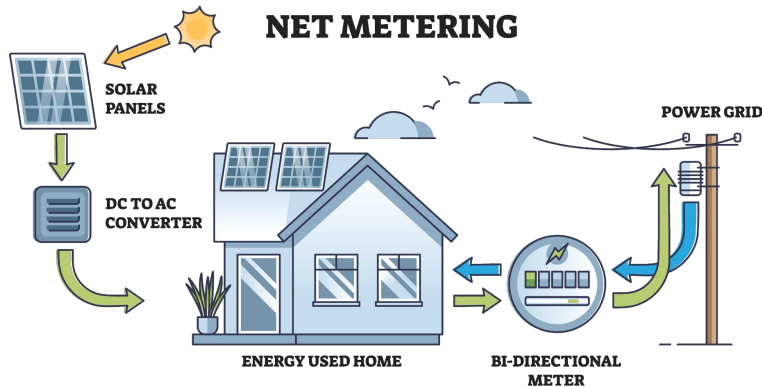
See:

<https://www.batesvilleschools.com/solar>



Leveraging the benefits of Solar Power in West Kelowna

GRA recommends Net Metering for the City
of West Kelowna



GRA recommends Net Metering for the City of West Kelowna

WK City Hall - 12KW, 24 Panels Roof Mount

Total Cost \$27K, Net Cost \$15K

Lifetime Savings \$62K

WK City Hall - 100KW, 164 Panels Roof Mount

Total Cost \$192K, Net Cost \$167K

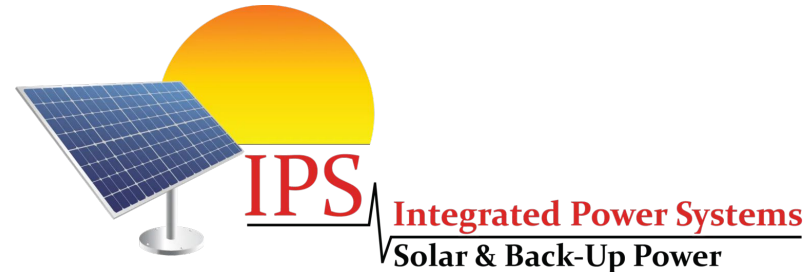
Lifetime Savings \$358K

Integrated Power System (IPS) See: <https://ipwr.net/>

Quotes based on BC Hydro Rebate

Green Municipal Fund may also be available

Green Energy Investment Tax Credit not included



Comparison

Town of Strathmore Municipal Building

- 75KW, 150 Panels – SkyFire Energy
- Completed in 2021
- \$54,368.75 Rebate/Incentive - \$120,041.68 Project Cost
- 79,226 kWh/year Electrical Energy Savings
- \$7,922.00 Cost Savings/year - 8.3 YRS Payback Period

See:

<https://mccac.ca/success-stories/municipal-building-roof-mount-solar-pv-system-town-of-strathmore/>

See: <https://strathmore.ca/en/news/municipal-building-solar-project-update.aspx>

See: Green Municipal Fund: <https://greenmunicipalfund.ca/>



Leveraging the benefits of Solar Power in West Kelowna

Solar Power Installation Option 2:
Independent Power Production (IPP)



What is Independent Power Production?

An independent power producer (IPP) is an entity that owns facilities to generate electric power for sale to utilities and end users. An IPP may be privately or publicly held facilities, corporations, cooperatives such as rural solar or wind energy producers, and non-energy industrial concerns capable of feeding excess energy into the system.

BC Hydro acquires power from Independent Power Producers (IPPs) to help meet B.C electricity needs. IPPs develop and operate projects such as wind, solar, water and biomass. IPPs include power production companies, municipalities, First Nations and customers. Electricity purchase agreements (EPAs) are contractual agreements, long-term, that are put in place with independent power producers to formalize of electricity they'll supply, the pricing, and all other terms.



Global Solar Power Plants

There are currently 10,550 solar power plants across the globe with a total capacity of 186,242 MW. Canada generates solar-powered energy from 142 solar power plants across the country. In total, these solar power plants have a capacity of 1726 MW. Belarus generates solar-powered energy from 7 solar power plants across the country. In total, these solar power plants have a capacity of 233 MW.

See: <https://database.earth/energy/power-plants/solar-power>



Examples of IPP

The District of Summerland 412 KW Solar Energy Centre became operational in November of 2023 and solar power was installed on the Municipal Hall and the Arts & Cultural Centre in 2020.



See:

<https://globalnews.ca/news/10092377/new-energy-centre-summerland-bc/>

Examples of IPP

Strathmore Solar is located on 320 acres of leased industrial land owned by the Town of Strathmore, AB. Construction was completed on schedule with commercial operations beginning in March 2022. In November 2020, Capital Power executed a 25 year power purchase agreement with TELUS Corporation for all the energy and renewable energy credits generated by the facility.

The Alberta Utilities Commission has approved the 40.5 megawatt project. This is a large project for community and Mayor Pat Fule believes it's an important opportunity, "We've attracted a major investment for the community that will offer up to 300 jobs during construction. This project an exciting step in growing our economy."

See: <https://www.capitalpower.com/operations/strathmore-solar/>



Examples of IPP

Innergex Renewable and WFN sign with BC HYDRO for K2 Wind Project - September 2025

“Innergex Renewable Energy Inc and Westbank First Nation have signed a 30-year electricity purchase agreement with BC Hydro for electricity generated by the K2 Wind Project located in the Pennask Mountain area.”



See:

<https://businessexaminer.ca/thompson-okanagan-articles/item/innergex-renewable-and-wfn-sign-ith-bc-hydro-for-k2-wind-project/>

IPP Solar farm income

The average solar farm income per acre per year is \$21,250 USD (\$30,500 CAD) to \$42,500 USD (\$60,000 CAD). The size of the solar farm, sunlight access, grid proximity, and nearby farming practices all affect the overall profits. A Seven (7) Acre Solar Farm, generates \$297,500 to \$420,000 per annum.



Potential IPP in West Kelowna

**BC Assessment - BUTT RD,
WEST KELOWNA**

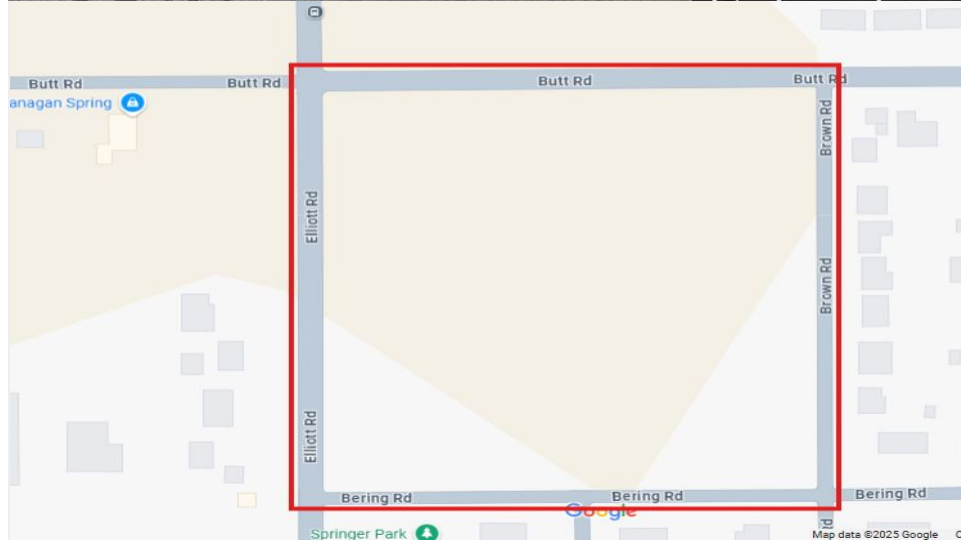
Area-Jurisdiction-Roll:

19-364-12496.010

Total assessed value: \$21,395

2025 assessment as of July 1, 2024

Land size 8.229 Acres



Residential, Business, and Institutional Incentives

A Solar installation is by definition, an “Electrical” installation which requires an “Electrical” permit.

In the City of West Kelowna a “Building” permit is also required, the fee based on overall cost of solar project.

The “Electrical” permit for our 10KW Solar installation was \$181, the “Building” permit was \$1200.

Most jurisdictions in the Okanagan do not “penalize” those choosing to install solar power.

For example, the District of Summerland, City of Kelowna and City of Vernon do not require a “Building” permit” for a solar power installation.

Opportunities to supplement income would be an incentive for solar for Farms, Vineyards and Orchards.



New Builds Solar Ready

If not already in place, the City of West Kelowna “Building Code” should ensure all “New Builds” of all descriptions must be “Solar Ready”.

This need not be overly complicated or expensive, could be as simple as requiring a chase, conduit or other pathway for conductors/cable from where the electrical entry source to the roof.

Typically, existing roofs are engineered to support solar.



Summary

Clearly solar power installations are commonplace across the globe including in the Okanagan Valley due largely to efficiency, profitability and sustainability of this renewable energy resource. The proposition that the City of West Kelowna eventually adopt solar power to cut energy costs and generate revenue is neither an “out of the box” nor “unconventional” idea, in fact Solar energy has become a leading force in the global renewable energy.



Local West Kelowna Resources



Serving the Okanagan

Office: (250) 769-2843

Toll-Free: 1 (866) 607-7640

Email: sales@ipwr.net

Location: #101 – 2387 Dominion Rd, West Kelowna,
BC

Website: <https://ipwr.net/>



Serving the Okanagan

Office: (778) 476-8149

Toll-Free: 1-(877)-593-4731

Email: pvsales@skyfireenergy.com

Location: #1 – 1110 Stevens Road, West Kelowna,
BC

Website: <https://skyfireenergy.com/>

Alternate Emergency Exit for Community



Jack Pine Road

This is not appropriate as an “Emergency Exit” for the majority of Glenrosa residents, particularly in event of an evacuation in case of a wildfire.

Sending residents onto an unpaved/gravel Forest Service Road into the bush is a irresponsible idea that may have catastrophic results. Particularly given that is most likely that is where the fire is coming from.

Glenrosa has two entrances and exists, Upper and Lower Glenrosa. The problem has been Upper Glenrosa has been closed in the past during evacuation due to fire equipment requiring access to the community during a wildfire.



Glenrosa Development



GRA Community Town Hall May 8th, 2025

GRA hosted a Development Town Hall on Thursday, May 8th in Glenrosa at Morning Star Bible Camp, @ 7:00 PM.

Ron Bowles, CAO for the City of West Kelowna, Councillors Stephen Johnston, Rick De Jong, and Garrett Millsap were all in attendance.

The CAO reviewed the status of 10 listed developments and the community shared their concerns and opinions. The CAO was reporting back to Council.



GRA Projects



Community Outreach



Community Outreach of 2025

- Community Easter Egg Hunt
- Hosted Town Hall
- FireSmart Family Day
- Canada Day Parade
- Westside Days Booth
- Multicultural Days Booth
- September Fundraiser at Whisky Jacks



Community Firesmart



Glenrosa Community FireSmart

Glenrosa needs to develop a comprehensive Community FireSmart Plan. This includes Neighbourhood Fire Wardens to assist in a staged and managed evacuation utilizing existing exits and many other elements to FireSmart the Glenrosa Community.

The City of West Kelowna has resources available to assist Glenrosa.

See: <https://firesmartbc.ca/>



Wildfire Risk Reduction

Ntityix Resources LP to develop of a wildfire risk reduction prescription and treatment of approximately 253 hectares in the Westbank First Nation Community Forest, adjacent to the neighbourhood of Glenrosa in West Glenrosa.

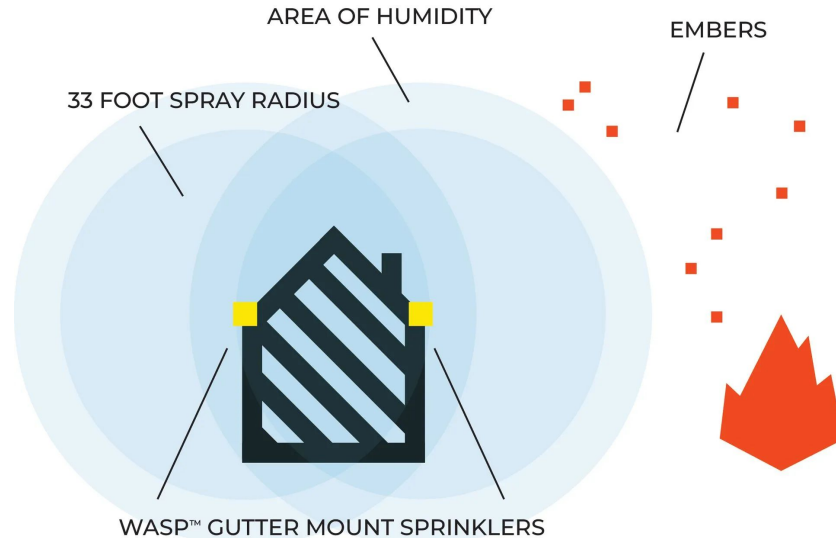
See: <https://fesbc.ca/>



WASP wildfire protection equipment

The GRA is encouraging residents to install WASP Kits on their roofs and ensure the fire service can utilize these as required.

See: <https://www.waspwildfire.com/homeowners>



Bear Aware



Bear Aware

- More Community Education Required
- Bylaw Enforcement Protocol Clarified
- Bear Resistant/Proof Garbage Cans Requested



GRA Supports...



GRA Supports

GRA Supports SLNA Power
Redundancy Request for West
Kelowna

GRA Supports LHCA Request
to Increase Usable Park Land
and Process Transparency in
West Kelowna



Questions from Council



Thank you

