



## Staff Report

**Report Title: Green Inclusive Community Buildings (GCIB) Program and Electricity and Natural Gas Usage for the Ripley-Huron Community Centre**

**Prepared By: Mike Fair, Director of Community Services**

**Department: Community Services**

**Date: Mar. 4, 2024**

**Report Number: CS-2024-03-13**

**File Number:**

**C11 CS 24**

**Attachments: GCIB Letter, List of Projects**

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### **Recommendation:**

THAT the Township of Huron-Kinloss Committee of the Whole hereby approves Report CS-2024-03-13 prepared by Mike Fair, Director of Community Services.

### **Background:**

#### GCIB Grant Application

Staff hired Pretium Consulting to complete an energy Audit as a condition of the GCIB grant application to retrofit the Ripley-Huron Community Centre for a path to a net zero Arena. The list of projects, the Pretium Report, and the letter from GCIB is attached.

#### Ontario Electricity Rebate

The Ripley-Huron Community Centre has traditionally benefited from the Ontario Electricity Rebate. The rebate is available to Commercial accounts that are greater than 50 kW demand but use less than 250,000 kWh annually. The rebate amounted to an estimated \$10 000 annually since the annual usage has been at the 230 000 kW annually for many years.

#### Conversion to Natural Gas

Staff delayed the conversion to natural gas until the GCIB grant was determined. With the grant being unsuccessful, Staff recommend moving forward with the conversion and will initiate the process.

## Net Zero Arena Facility options

A net zero arena is a venue designed to produce or offset as much carbon emissions as it releases, typically through energy efficiency, renewable energy, and carbon offsetting.

### **Discussion:**

#### GCIB Grant Application

The grant application was not successful. The grant application included an addition for a fitness centre, many energy efficiency upgrades, converting all gas appliances to electric, and installation of solar array to offset annual electricity consumption. The project would have reduced the utility costs by an estimated \$30 000.00 annually.

#### Ontario Electricity Rebate

During the renovation at the Ripley-Huron Community Centre the electricity usage spiked due to heaters, and construction related energy usage. Westario Power completed an audit in June of 2023 and determined that the previous twelve months there was 274 000 kW used and eliminated the rebate for the facility. Staff has requested an exemption due to construction, and requested a procedure moving forward to determine when the rebate could be eligible in the future.

#### Conversion to Natural Gas

Since receiving notification that the grant being unsuccessful, Staff recommend moving forward with the conversion and will initiate the process. The capital costs to convert have not been determined at this time, and Staff will report back with the conversion costs when received. The actual conversion must take place within one year of the meter installation and could take place in 2024 or 2025.

#### Net Zero Facility

Key features of net zero arenas may include:

Energy-efficient design: Incorporating energy-saving technologies and materials in the building to minimize energy consumption.

Renewable energy generation: Installing solar panels, or other renewable energy systems to generate electricity on-site.

Energy management systems: Implementing advanced systems to monitor and control energy usage throughout the arena efficiently.

At this time Staff is recommending that further investigation of a net zero facility be reviewed to determine a path forward, with reasonable returns on investment and ultimately reducing operating costs.

**Financial Impacts:**

The conversions costs have not been determined at this time.

**Strategic Alignment / Link:**

We are an environmentally conscious community that are good stewards of our natural environment.

By using our resources wisely

By being aware and taking responsibility

**Respectfully Submitted By:**

Mike Fair, Director of Community Services

**Report Approved By:**

Mary Rose Walden, Chief Administrative Officer