



Partners in Project Green – District Energy Team Meeting
Minutes – Monday, October 19th, 2009, 2:30 PM
GTAA Admin Building – 3111 Convair Drive, Mississauga

In attendance: John Thompson (GTAA), Laura Jehn (Trans Alta), Gary Wilde (Region of Peel), Sanjay Mishra (Region of Peel), Tracy Casavant (Eco-Industrial Solutions), Emilie Ouellet (Eco-Industrial Solutions), Chris Rickett (TRCA), and Dennis Braun (TRCA).

Regrets: Henry Oberholster (GTAA), Randy McGill (GTAA), Allison Barrett (GTAA) and Bernie McIntyre (TRCA).

1. Introductions
2. Team Mandate
 - The District Energy Team will oversee a feasibility study for District Energy in the Pearson Eco-Business zone. If the results of the feasibility study are positive, the team will drive the development of a district energy system.
3. RFP for Airport Vicinity District Energy Feasibility Study
 - Tracy Casavant from Eco-Industrial Solutions reviewed sections 1 – 4 of draft RFP, and team members provided feedback.
 - An outcome of the feasibility study should be a map with pipe routings. (1.2)
 - Identification and inclusion of major sources of passive waste heat. (1.2, 3.1.2)
These may include Power Plants, Waste Plants, cement plants, food processors, and other large industrial processes.
 - Two corrections to description of GTAA energy facility. (2.1.1)
 - Include master map of easements in region as part of background documents. (2.3)
 - Include study of the characteristics of a suitable vs. non-suitable building for connection to a DES and inventory buildings against this. Include this market research as part of Customer Demand (3.1.1) to influence route mapping.
 - Include sensitivity analysis for price of natural gas and electricity. (3.2)
 - Consider including portfolio mixture: Heat rejectors vs. heat consumers. (3.1)
 - Include carbon credit ownership models as part of the feasibility study. (3.2)
 - Add deliverable: presentation to potential equity partners. (4.4)
 - Team provided input on schedule, qualifications, and evaluation criteria to include in RFP
 - Schedule per Next Steps (section 5, below) contingent upon funding.
 - Review Region of Peel RFP for example of qualifications section.

- Invite selected organizations to respond. Suitable organizations can be found from Canadian District Energy Association.
- Samples for Region of Peel and TRCA will be modeled to complete these sections.

ACTION ITEMS

- ***Eco-Industrial Solutions to incorporate input and corrections into RFP for October 30, 2009.***
- ***TRCA to complete sections 5-8 of RFP for October 30, 2009.***

4. Other Points of Discussion

- It was clarified that Hot Water is used in a DES because there is less heat loss over distance (<1% / km) compared to steam.
- Work with existing municipal rights of way and easements. Municipalities have control of a lot of easements. Follow piping. Also Enbridge has a lot of piping easements.
- Value of DES is in ground. If Natural Gas is cheaper, start with that, it can easily be changed later when the DES infrastructure is in place.
- Potential equity partners: Leadership and ownership from a municipality is vital because of reliability, credibility, and infrastructure monopoly. Electrical and gas utilities, and OMERS are also potential equity partners.
- Consider when equity partners will be engaged. Maps will be key to engagement.
- Give heads up early on to potential partners.
- GTAA is able to export hot water. Trans Alta may need to modify equipment to do this.
- If water goes out to a common system, a tracking system will have to be put in place to ensure that each supplier receives a return stream of the appropriate amount and quality.
- Carbon credits are important to Trans Alta. Need to determine who would own the carbon credits.
- Suggestion: Set development policy for hydronic heating in area.
- Likely market for DES: Offices, Hotels, and Commercial buildings. Not warehousing, etc.
- Easy to look at buildings to guess – aerial photos, develop GIS layer, get student to inventory. Layer already developed of potential heat sources (Policy Harmonization Team?)

5. Next Steps

- Eco-Industrial Solutions to provide revised RFP sections – Oct 30, 2009.
- TRCA to complete sections 5 to 8 – Oct 30, 2009.
- Send revised RFP to team for Review – Nov 2, 2009
- Release RFP – 2nd week November 2009
- Close RFP – December 2009
- Team reconvenes to select successful respondent – January 2010
- Feasibility Study completion – Mid 2010