British Columbia Utilities Commission

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VIA EMAIL
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May 27, 2016

SHANNON ESTATES THERMAL ENERGY SYSTEM
RATE APPLICATION EXHIBIT A-1

Mr. Joseph Chow
Sterling, Cooper Consultants Inc.
608 – 1166 Alberni Street
Vancouver, BC V6E 3Z3

Dear Mr. Chow:

Re: Shannon Wall Centre Rental Apartments Limited Partnership
Rate Application for the Shannon Estates Thermal Energy System

Further to your May 24, 2016 filing on behalf of Shannon Estates thermal Energy Systems, enclosed please find Commission Order G-77-16 approving interim rates and establishing a Regulatory Timetable and Notice for review of the Application.

Yours truly,

Original signed by:

Laurel Ross

CMcM/cms
Enclosure

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ORDER NUMBER
G-77-16

IN THE MATTER OF
the *Utilities Commission Act*, RSBC 1996, Chapter 473

and

Shannon Wall Centre Rental Apartments Limited Partnership
Rate Application for the Shannon Estates Thermal Energy System

BEFORE:
D. M. Morton, Commissioner
D. J. Enns, Commissioner
W. M. Everett, Commissioner
H. G. Harowitz, Commissioner
R. I. Mason, Commissioner

on May 26, 2016

ORDER

WHEREAS:

A. On May 24, 2016, Shannon Wall Centre Rental Apartments Limited Partnership (SWCRA) filed an application for rates under sections 59-61 and 89 and 90 of the *Utilities Commission Act* (UCA) for the Shannon Estates (SE) Thermal Energy System (TES) located at 7199 Granville Street, Vancouver, BC (Application);

B. The SE TES is to provide space heating, space cooling and domestic hot water to approximately 281 residential customers (75 percent rental) and to up to two commercial customers in the development called Shannon Mews & Apartments;

C. The Application requests approval for, among other things, the terms and conditions as set out in Appendix A to the Application and the following rates:

Variable Rate	
Space Cooling	$0.0518 per KWh
Space Heating	$0.1036 per KWh
Hot Water	$0.1036 per KWh & $2.584 to $3.239 per 623 Gallons
Fixed Rate	
Capacity	$0.0489 per sq. foot per month
Meter Charge	$9.50 per month
Rate Ride	
Sustainment Capital Fund	2- 15 % of total bill to a maximum of $20 per month or $200 per year

D. Interim relief to invoice customers effective June 1, 2016, is also sought pursuant to sections 89 and 90 of the UCA on a refundable basis pending a final determination on the Application;

E. For a customer occupying a 775 square foot unit, consuming 350 kWh of space cooling, 3750 kWh of space heating, and 1000 kWh of hot water heating, the annual bill relating to the fixed and variable rate would be $1080. The maximum annual Rate Rider set at $200 results in a maximum annual bill of $1280 or on average $107 per month;

F. For a customer occupying a 2000 square foot unit consuming 850 kWh of space cooling, 12000 kWh of space heating, and 3850 kWh of hot water heating, the annual bill relating to the fixed and variable rate would be $2974 without consideration of the water charge. The maximum Rate Rider set at $200 results in a maximum annual bill of $3174 or on average $264 per month;

G. The City of Vancouver required connection to a TES as a precondition for the development of Shannon Mews & Apartments;

H. On September 24, 2015, via letter L-39-15, the Commission determined that the SE TES did not meet the criteria as a Stream A TES, under the TES Regulatory Framework Guidelines issued as Appendix A to Order G-27-15 (TES Guidelines), due to there being multiple municipal building permits and multiple sites with shared infrastructure, and therefore must comply with the TES Guidelines as a Stream B TES;

I. On April 21, 2016, by Order G-4-16, the Commission granted a Certificate of Public Convenience and Necessity for SWCRA to own and operate the SE TES at a total estimated capital cost of approximately $5 million; and

J. The Commission finds the establishment of a regulatory timetable to review the Application is warranted.

NOW THEREFORE the British Columbia Utilities Commission orders as follows:

1. The Regulatory Timetable for the review of the Shannon Estates Thermal Energy Rates Application (Application) is established as set out in Appendix A to this order.

2. The request for interim rates effective June 1, 2016, pursuant to sections 89 and 90 of the *Utilities Commission Act,* is approved as applied for.

3. Any differences between the interim and permanent rates that are determined by the Commission following final disposition of the Application are subject to refund/recovery, with interest, at the average prime rate of Shannon Wall Centre Rental Apartments Limited Partnership's (SWCRA) principal bank for its most recent year in the manner as set out by a Commission order that establishes permanent rates.

4. A copy of this order must be provided, electronically where possible, to each strata corporation and to all tenants and owners of units at Shannon Mews & Apartments.

5. Interveners who wish to participate in the regulatory proceeding are to register with the Commission by completing a Request to Intervene Form, available on the Commission's website at http://www.bcuc.com/Registration-Intervener-1.aspx, by the date established in the Regulatory Timetable attached as Appendix A to this order and in accordance with the Commission's Rules of Practice and Procedure. Further information on how to get involved is set out in Appendix B to this order.

6. The Application and supporting materials must be made available to the public for inspection at SWCRA, 3502-1088 Burrard Street, Vancouver, BC. The Application and supporting materials will also be available at the British Columbia Utilities Commission, Sixth Floor, 900 Howe Street, Vancouver, BC and on the Commission's website at www.bcuc.com.

DATED at the City of Vancouver, in the Province of British Columbia, this 27th day of May 2016.

BY ORDER

Original signed by:

D. M. Morton
Commissioner

Attachments

Shannon Wall Centre Rental Apartments Limited Partnership
Shannon Estates Thermal Energy Systems Rates Application

REGULATORY TIMETABLE

ACTION	DATE (2016)
SE TES to provide notice of the Application	Monday, June 6
Commission Information Request No. 1	Friday, June 17
Intervener Registration Deadline	Monday, June 20
Intervener Information Request No. 1	Friday, June 24
SE TES Response to Information Request No. 1	Monday, July 4
Intervener's Final Submission	Monday, July 11
SE TES Reply Submission	Friday, July 15

British Columbia Utilities Commission

Shannon Wall Centre Rental Apartments Limited Partnership's Application for Shannon Estates Thermal Energy Systems Rates

How to get involved

Persons who are directly or sufficiently affected by the Commission's decision, or who have relevant information or expertise, and that wish to actively participate in the proceeding can request intervener status by submitting a completed Request to Intervene Form to the Commission by June 20, 2016. Forms are available on the "Participate in a Proceeding" page at www.bcuc.com. Interveners will receive notification of all non-confidential correspondence and filed documentation, and should provide an email address if available.

Persons not expecting to participate, but who have an interest in the proceeding, should register as interested parties through the Commission's website. Interested parties receive electronic notice of submissions and the decision when it is released.

Letters of comment may also be submitted using the Letter of Comment Form found online at www.bcuc.com. By participating and/or providing comment on the application, you agree to your comments being placed on the public record and posted on the Commission's website. All submissions and/or correspondence received, including letters of comment are placed on the public record, posted on the Commission's website, and provided to the Panel and all participants in the proceeding.

For more information about becoming involved in a Commission proceeding please see the Rules of Practice and Procedure available at www.bcuc.com. Alternatively, persons can request a copy of the Rules of Practice and Procedure in writing. All forms are available on the Commission's website or can be requested in writing.

For more information please contact Laurel Ross, Acting Commission Secretary at Commission.Secretary@bcuc.com or by telephone at 604-660-4700 (Toll Free: 1-800-663-1385).