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Utilities Commission**

## Letter of Comment

In accordance with the Commission's Rules of Practice and Procedure, to submit a letter of comment concerning an application currently before the Commission, please provide a completed form to [commission.secretary@bcuc.com](mailto:commission.secretary@bcuc.com). If email is unavailable, please mail the form to the address above. By doing so, you acknowledge that all letters of comment are published with the author's name as part of the public evidentiary record, both in print copy and on the Commission's website. All personal contact information provided on this page is removed before posting to the website. Forms must be received by the Commission by the last filing date included in the proceeding's regulatory timetable before final arguments.

Proceeding name Are you currently registered as an intervener or interested party? Name (first and last) City  Province Email  Phone number

# Letter of Comment

Name (first and last)

Kathleen Leonard

Date:

November 13, 2016

Comment: Please specify the reasons for your interest in the proceeding, your views concerning the proceeding, any relevant information that supports or explains your views, the conclusion you support and any recommendations. The Commission may disallow comments that do not comply with the Rules of Practice and Procedure.

We recently moved into a poured concrete and steel reinforced building built to 1987 standards. At the time the builder installed electric baseboard heating and electric water heating. Space and water heating constitutes now over 70% of our electricity consumption. We have not been able to find any technology that could provide a viable energy alternative especially for space heating.

Provincially mandated depreciation reports for condo buildings will require substantial capital expenditures to comply with engineering recommendations pertaining to our condo's depreciation report. These expenditures for items identified in the depreciation report such as new roof, elevator etc. are over and above condo fees. To comply with the engineers' recommendations is financially challenging for our building condo owners, most of whom are on fixed incomes. The space and water heating cannot be replaced with natural gas due to the nature of our condo building's construction so we are stuck. Given the lack of options we consider the 2 tier pricing system punitive for buildings such as ours.

We have already implemented many energy saving measures in our individual condo such as using cooler water for laundry and shortening clothes drying time, changing to LED lights, and dramatically lowering our overnight heating temperature. We may also be able to improve on our energy consumption when all the frames and windows in our condo building are slated for replacement once the crucial life cycle replacement items in the depreciation report are dealt with. In the meantime we recommend moving to a different pricing system that recognizes the punitive second tier billing system for condo buildings that are not able to be serviced by natural gas or other financially viable alternative.

***To this end we would encourage reviewing other provincial pricing systems, that encourage use of hydro in lower tiered pricing set during different times of day. Specifically, Ontario uses a system where hydro is priced at three different price points, depending on the time of day. This, however, does not work for heating, where heating is required at all times during the day.***

Thank you for the opportunity to provide this input.