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www.bcuc.com**British Columbia
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. 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)

Dianne Grendovich

Date:

24-Nov-16

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.

Apologies for the last minute submission.... my only comment on two-tiered rates for electricity is based on my experience with the strata property I live in. Individual suites are smart-metered, and of course occupants have control over their own consumption of electricity; they are able to turn off lights, choose not to use the dishwasher etc. In my suite, I have never come close to going into the 2nd cost tier.

The building has no such control. We upgraded our parkade lighting to T8 from T12 some years back when Hydro was offering an incentive- we see no apparent savings in electricity, but the quality of lighting was greatly improved in the parkade. The bulbs themselves seem to last just the same as the T12's. Throughout the other common areas of the building, the building was constructed with all fixtures using CFL bulbs, of varying styles. We have removed some bulbs from some fixtures, due to excessive light, but these lights, along with the parkade lights, are on 24/7. We have enquired about retro-fitting motion sensors, both in the parkade and in the hallways, but the cost is prohibitive.

Subsequently, the building enters into the 2nd tier of electrical cost almost immediately in the billing cycle. We have no choice but to have the lights on 24/7. We have as efficient lighting as is possible.

Fortis Gas has different rates for different users- as a strata, we fall under the 'small commercial' category. We have been able to effect cost savings thru maintenance and upgrading of our boiler system.

BC Hydro should implement a similar system; office buildings, stratas, commercial space that must leave lights on 24/7 should be billed at a different, lower, rate. Nothing we as a strata can do will reduce our Hydro bill, barring shutting of the hallway lights at the main panel, and leaving people to find their way with flashlites. Retrofitting is cost-prohibitive. Why does the building code not take into consideration motion-sensors and timers in common areas, similar to those used in Europe ?

We are a small, self-managed building, and each month when I review the bills, my blood boils when I open the hydro envelope. It is our largest monthly bill, and the one we can least impact.

WE NEED A MORE REALISTIC BILLING STRUCTURE.

Thank you Dianne Grendovich