

REQUESTOR NAME: **BC Sustainable Energy Association and Sierra Club BC**

INFORMATION REQUEST ROUND NO: 1

TO: **Corix**

DATE: **November 20, 2015**

PROJECT NO: **n/a**

APPLICATION NAME: **Corix Multi-Utility Services Inc. Application for a Certificate of Public Convenience and Necessity for Additional Capital and Amended Rates for UniverCity Neighbourhood Utility Service on Burnaby Mountain**

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**1.0 Topic: Remedy Requested**  
**Reference: Exhibit B-1, Application**

On page 3, Corix states that “By filing this application, Corix applies for and seeks approval of the following:” and what follows are certain approvals under sections 45(i), 56, 60 and 61 of the Act regarding revenue requirements, rates, and accounting treatment. However, on page 8, Corix states that “By submitting this application to the BCUC, Corix applies for” two numbered items, the first of which is CPCN (not mentioned on page 3), and the second of which is comprised of rates items similar, but not identical, to the items listed on page 3. In particular, items 2.b.iv, 2.b.v, and 2.c.i on page 8 are different than the items on page 3.

1.1 Please confirm, or otherwise explain, that the list of requested approvals on page 8 is the current and complete list.

1.2 Please provide a draft proposed order.

**2.0 Topic: Deferral Account Recovery Period**  
**Reference: Exhibit B-1, Application, p.25; Exhibit A-3, BCUC IR 9.1, 9.2**

2.1 Further to Corix’s response to BCUC IR 9.1 and 9.2, please set out the pros and cons to ratepayers of changing the deferral account recovery period from 20 years to 15 years.

**3.0 Topic: Residents to be Served**  
**Reference: Exhibit B-1, Application**

“The NUS is currently serving the residential customers of Phase 3 and 4 of the UniverCity development. When the Phase 3 and 4 are fully developed, the NUS will provide services to the population estimated at 4,270 people. All residential customers are located within the originally identified geographic area.” [p.38, underline added]

“At full build-out the community will be home to more than 8,000 residents and the development will consist of 4,600 units covering 3.6 million sq.ft. of gross floor area.” [p.11, underline added]

3.1 Please explain the difference in the two estimates of future population. Are there phases beyond Phase 3 and Phase 4 before full build-out is achieved? Will not all of the residents at full build-out be served by the NUS?

**4.0 Topic: Energy Use Intensity**

**Reference: Exhibit B-1, Application, section 2.3.2, “Energy Loads and Annual Energy Demand”; Exhibit A-3, BCUC IR 13, 14**

“Energy loads and annual energy demand is determined using the Energy Use Intensity (EUI). Typically feasibility studies use benchmarked EUIs that are adjusted to the requirements and conditions of the particular project.”

The EUIs used in the original studies were determined based on the development requirements to comply with the stringent energy efficiency requirements stipulated by the Trust. To date the actual operating data as well as design requirements from the building developers show that the originally estimated EUIs were aggressive and that the load requirements as well as annual energy demands are significantly higher than originally projected. It is important to note that the energy intensities vary by building and are significantly impacted by whether the units are owned versus rented.” [p.14, underline added]

- 4.1 Further to Corix’s response to BCUC IR 13 and 14, please explain what went wrong with the original EUI estimates and consequently the load forecast.
  - 4.1.1 Were the EUIs used in the original studies simply set at levels that would meet the Trust’s design requirements?
  - 4.1.2 Were the Trust’s design requirements expressed in terms of EUI, or some other criteria?
  - 4.1.3 Did Corix or its consultants question whether the Trust’s design requirements were realistic when the original load forecast was being done? If so, what was the outcome?
  - 4.1.4 Does the mention of “design requirements from the building developers” mean that the building developers were aware that the Trust’s design requirements and the associated EUI estimate were unrealistic?
  - 4.1.5 How do the observed EUIs compare with the design requirements from the building developers?
- 4.2 Have the Trust’s design requirements, as they may affect EUI, changed since the original studies, as a result of the actual operating experience?
- 4.3 On what type(s) of information (e.g., anecdotal, metering) is Corix able to conclude that EUIs are “significantly impacted by whether the units are owned versus rented”?
  - 4.3.1 Please confirm, or otherwise explain, that the rental units tend to have a higher EUI than the owned units.

4.3.2 Please confirm, or otherwise explain, that the difference in EUI between rental and owned units is observed after taking into account differences between EUI by building.

4.4 Does “the energy intensities vary by building” mean EUIs vary by building type (low-rise, high-rise), by design differences (e.g., window area, insulation type), by location (e.g., windy, sheltered), by ownership pattern (owner-occupied, rental)? What is Corix’s understanding of why EUIs vary by building?

**5.0 Topic: Demand-Side Measures**

**Reference: Exhibit B-1, Application; Exhibit A-3, BCUC IR 16**

5.1 Further to Corix’s response to BCUC IR 16, what if anything do the Trust’s requirements say about demand-side measures?

5.2 Has Corix considered an inclining block rate as a way to reduce load? If so, what were the results? If not, why not?

5.3 Please describe where metering occurs within the NUS, indicating whether the metering is or could be used for billing purposes. Are the energy transfer stations the last place where there is metering; do any of the units have metering?

**6.0 Topic: Low Carbon Energy System**

**Reference: Exhibit B-1, Application**

“It should be noted that this CPCN relates only to the temporary natural gas energy system that is a precursor to a permanent low carbon energy system that will ultimately provide the energy needs of the community. The low carbon energy system will be the subject of a future CPCN application to the Commission.” [p.1]

6.1 What is the current status of the permanent low carbon energy system? How soon does Corix anticipate implementing it? What needs to happen before Corix is in a position to apply for a CPCN for the permanent low carbon energy system?

**7.0 Topic: Consultation**

**Reference: Exhibit B-1, Application, section 3, Consultation**

7.1 Has Corix conducted consultation, with ratepayers or more generally, regarding the present application? If so, please provide the results. If not, why not?

7.2 What is Corix’s response to the comments on behalf of the owners, Strata Plan EPS1458, Exhibit C-3-1, regarding NUS rates?