



LETTER L-39-15

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ERICA HAMILTON
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VIA EMAIL

September 24, 2015

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Messrs. George Steeves, Joseph Chow
Sterling, Cooper Consultants Inc.
608 - 1166 Alberni Street
Vancouver, BC V6E 2N3

Dear Sirs:

**Re: Shannon Estates Development Thermal Energy System
Thermal Energy System (TES) Guidelines**

The British Columbia Utilities Commission (Commission) received your September 10, 2015 email transmittal with a Stream A TES registration form attached for the Shannon Estates development located at 7199 Granville Street, Vancouver. In your transmittal you state that you are submitting the form on behalf of the applicant, Shannon Wall Centre Rental Apartments Limited Partnership. Staff reviewed the information provided in your registration form with the TES Regulatory Framework Guidelines issued as Appendix A to Commission Order G-27-15.

Based on the information provided, the Commission has determined that the Shannon Estates development TES does not meet the criteria as an On-Site TES as defined in the TES Guidelines due to there being multiple municipal building permits and therefore multiple sites with shared infrastructure between the sites. Your application for Stream A exemption status is therefore denied. The TES Guidelines defines a Stream A TES, site and On-Site as:

"Stream A TES: An On- Site TES with an initial Capital Cost above \$500,000 but less than \$15,000,000..."

"An On-Site TES consists of thermal energy generation and distribution equipment and fixtures that are physically located on the same site as the thermal load. It is designed to meet the energy demands of one or more customers on that site and doesn't share any generation or distribution facilities beyond the bounds of the site."

“A **site** is a legal property or parcel with defined boundaries for which a municipal building permit is issued or pending approval. A site is usually contained within the boundaries of a city block and is not a large multi-phase master development parcel which may be part of municipal re-zoning applications or multiple building permit processes into the future.”

Commission staff will be in contact with you to discuss your options for moving forward.

Please contact Todd Smith, Commission staff at j.todd.smith@bcuc.com or 604 660-4723 with any questions.

Yours truly,

Original signed by:

Erica Hamilton

JTS/cms