



**ORDER NUMBER
G-28-16**

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

and

Shannon Wall Centre Rental Apartments Limited Partnership
Shannon Estates Thermal Energy Systems Certificate of Public Convenience and Necessity Application

BEFORE:

D. M. Morton, Commissioner
H. G. Harowitz, Commissioner
K. A. Keilty, Commissioner
R. D. Revel, Commissioner

on March 3, 2016

ORDER

WHEREAS:

- A. On March 2, 2015, the British Columbia Utilities Commission (Commission) issued Order G-27-15 approving the Thermal Energy System (TES) Regulatory Framework Guidelines (TES Guidelines);
- B. On September 10, 2015, Shannon Wall Centre Rental Apartments Limited Partnership (SWCRA) filed an application pursuant to the TES Guidelines under Stream A for Shannon Estates Development TES located at 7199 Granville Street, Vancouver;
- C. On September 24, 2015, via letter L-39-15, the Commission determined Shannon Estates Development TES did 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. The application for Stream A exemption status was subsequently denied;
- D. On February 5, 2016, pursuant to the TES Guidelines under Stream B, SWCRA filed the Shannon Estates TES Certificate of Public Convenience and Necessity (CPCN) Application (Application) to own and operate the TES plant at the rental property known as Shannon Mews & Apartments;
- E. SWCRA is requesting approval under section 45 of the *Utilities Commission Act* (UCA) for a CPCN, and submits that section 44.1 of UCA, pertaining to long term resource and conservation planning, is not applicable with respect to the nature of the service provided by the proposed utility. SWCRA intends to file a subsequent application for approval under sections 59–61 of the UCA for the rates;
- F. SWCRA estimates the total capital cost to be \$4,952,000; and
- G. The Commission has commenced review of the Application and finds that establishment of a preliminary regulatory timetable is warranted.

NOW THEREFORE the Commission orders as follows:

1. The Certificate of Public Convenience and Necessity Application for the Shannon Estates Thermal Energy System (TES) (Application) will be reviewed in accordance with the preliminary regulatory timetable as set out in Appendix A to this order.
2. The Application and supporting materials must be made available to the public for inspection at Shannon Wall Centre Rental Apartments Limited Partnership, 3502-1088 Burrard Street, Vancouver, BC, and at the British Columbia Utilities Commission, Sixth Floor, 900 Howe Street, Vancouver, BC. The Application and supporting materials will also be available on the Commission's website at www.bcuc.com.

DATED at the City of Vancouver, in the Province of British Columbia, this 4th day of March 2016.

BY ORDER

Original signed by:

D. M. Morton
Commissioner

Shannon Wall Centre Rental Apartments Limited Partnership
Shannon Estates Thermal Energy Systems Certificate of Public Convenience and Necessity Application

REGULATORY TIMETABLE

ACTION	DATE (2016)
Commission Information Request No. 1	Friday, March 18
SWCRA Response to Commission Information Request No. 1	Friday, April 1
Further Process	To Be Determined