



**ORDER NUMBER
G-153-25**

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

and

Corix Dockside Green DE Limited Partnership
Corix Dockside Green DE 2025 to 2028 Revenue Requirements and Rates

BEFORE:

W.E. Royle, Panel Chair
E.B. Lockhart, Commissioner

on June 20, 2025

ORDER

WHEREAS:

- A. On June 3, 2025, Corix Dockside Green DE Limited Partnership (Corix) applied to the British Columbia Utilities Commission (BCUC), pursuant to sections 59 to 61 and 89 of the *Utilities Commission Act* (UCA), seeking approval of the revenue requirement and rates for Dockside Green Energy (DGE) for the period from July 1, 2025 to December 31, 2028, with Basic Charge rates effective July 1, 2025, January 1, 2026, January 1, 2027 and January 1, 2028 (Application);
- B. By Order G-248-19 dated October 16, 2019, the BCUC approved, among other things, a five-year levelized rate structure with a Basic Charge, and a separate Variable Energy Charge, for DGE. In the same order, the BCUC also approved the continuation of a Revenue Deficiency Deferral Account, which was previously approved by Order G-166-18;
- C. On November 29, 2024, the BCUC issued Decision and Order G-321-24 on Stage 2 of the Generic Cost of Capital proceeding, which established Corix's allowed return, effective January 1, 2024;
- D. In a compliance filing to Order G-321-24, Corix filed with the BCUC its revised rate and rate schedule for DGE, based on its new cost of capital set out in that order and the associated decision, which resulted in a Basic Charge of \$0.4260 per square metre (m²) per month effective January 1, 2025;
- E. In the Application, among other things, Corix requests approval to increase the Basic Charge, effective July 1, 2025, and to set the Basic Charge for 2026 to 2028, effective January 1 of each year, as outlined below. Corix explains that it has considered various scenarios of potential rate increases and its proposal provides a reasonable balance between rate stability and recovery of the Revenue Deficiency Deferral Account;

	July 1, 2025	January 1, 2026	January 1, 2027	January 1, 2028
Proposed Basic Charge (\$/m ² per month)	0.5538	0.6923	0.7961	0.8916

- F. In the Application, among other things, Corix requests interim approval of the Basic Charge of \$0.5538 per m² per month, effective July 1, 2025, and \$0.6923 per m² per month, effective January 1, 2026, as set out above and in the proposed rate schedule filed in Section C of Appendix E to the Application; and
- G. The BCUC has commenced review of the Application and determines that approving an interim Basic Charge for DGE customers, effective July 1, 2025, and establishing a regulatory timetable are warranted.

NOW THEREFORE pursuant to sections 59 to 61 and 89 of the UCA, for the reasons outlined in the decision accompanying this order, the BCUC orders as follows:

1. The Basic Charge of \$0.5538 per m² per month is approved, on an interim and refundable/recoverable basis, effective July 1, 2025, as set out in Section C of Appendix E to the Application.
2. Any variance between the interim and permanent rate, as determined by the BCUC following its final determination on the Application, is subject to refund to or recovery from ratepayers, with interest at Corix's weighted average cost of capital.
3. The proposed interim rate approval of the Basic Charge for 2026 is denied.
4. Corix is directed to amend the proposed rate schedule in the tariff included in Section C of Appendix E to the Application to indicate that for each of 2026, 2027 and 2028, the Basic Charge is a proposed rate and subject to BCUC approval. Corix is directed to file this amended rate schedule as a tariff page for endorsement by the BCUC by Monday, July 7, 2025.
5. A regulatory timetable for the review of the Application is established as set out in Appendix A to this order.
6. On or before Monday, July 7, 2025, Corix is directed to:
 - (i) Provide notice of the Application and this order, or post the Public Notice attached as Appendix B to this order, on its website at <https://www.corix.com/dockside-green/> and its existing social media platforms. Corix must publish social media monthly reminder posts during the first week of each month until the conclusion of the letters of comment period;
 - (ii) Provide a copy of this order and the Public Notice attached as Appendix B to this order, electronically where possible, to all customers of the DGE and registered interveners in the following proceedings:
 - Corix Multi-Utility Services Inc. Application for Approvals relating to Restructuring and Business Combination Transactions;
 - Corix DGE Variable Energy Charge and Rate Setting Mechanism proceeding; and

- Corix Multi-Utility Services Inc. Revenue Requirements and Rates Application for the Dockside Green District Energy Utility proceeding;

(iii) Request each customer to post the Public Notice attached as Appendix B to this order on major notice boards of the customer's buildings served by the DGE and request each customer to provide confirmation of this posting to Corix.

7. Corix is directed to provide to the BCUC:

- (i) Confirmation of compliance with Directive 6's public notice requirements, except for the monthly social media reminder posts, including a list of all parties notified and a list of the social media platforms on which public notice was provided, in accordance with the regulatory timetable; and
- (ii) Confirmation of compliance with Directive 6's public notice requirement regarding monthly social media reminder posts in accordance with the regulatory timetable.

DATED at the City of Vancouver, in the Province of British Columbia, this 20th day of June 2025.

BY ORDER

Electronically signed by Wendy Royle

W.E. Royle
Commissioner

Attachment

Corix Dockside Green DE Limited Partnership
Corix Dockside Green DE 2025 to 2028 Revenue Requirements and Rates

REGULATORY TIMETABLE

Action	Date (2025)
Public Notice of the Application	Monday, July 7
Corix confirmation of compliance with Public Notice requirements, except for social media reminder posts	Thursday, July 10
Intervener registration deadline	Thursday, July 24
BCUC Information Request (IR) No. 1	Wednesday, July 30
Intervener IR No. 1	Thursday, August 7
Corix responses to IR No. 1	Friday, September 12
Corix confirmation of compliance with social media reminder posts requirement	Wednesday, September 17
Letters of comment deadline	Friday, September 19
Corix reply to letters of comment and final argument	Tuesday, October 7
Intervener final argument	Wednesday, October 22
Corix reply argument	Wednesday, November 5



We want to hear from you

Corix Dockside Green DE 2025 to 2028 Revenue Requirements and Rates

On June 3, 2025, Corix Dockside Green DE Limited Partnership (Corix) applied to the British Columbia Utilities Commission (BCUC) for approval to increase its Basic Charge rate for the period from July 1, 2025 to December 31, 2028 for Dockside Green Energy customers as shown below:

	Current	July 1, 2025	January 1, 2026	January 1, 2027	January 1, 2028
Basic Charge (\$/m² per month)	0.4260	0.5538	0.6923	0.7961	0.8916

The BCUC approved the Basic Charge of \$0.5538 per m² per month, effective July 1, 2025, on an interim basis.

The BCUC has started a public proceeding to review Corix's application to determine permanent rates, among other items. The difference between interim and permanent rates will be refunded to or recovered from customers.

GET INVOLVED

- **Submit a letter of comment**
- **Subscribe to the proceeding**
- **Request intervener status**

IMPORTANT DATES

1. **Thursday, July 24, 2025** – Deadline to request intervener status with the BCUC
2. **Friday, September 19, 2025** – Deadline to submit a letter of comment to share your views and opinions, on the application

[Subscribe to this Proceeding](#) on bcuc.com under "Get Involved" to receive email notifications when public documents are added to the proceeding. Please visit the [Proceeding webpage](#) on bcuc.com under "Our Work" to learn more.

CONTACT INFORMATION

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Corix Dockside Green DE Limited Partnership
Corix Dockside Green DE 2025 to 2028 Revenue Requirements and Rates

DECISION

On June 3, 2025, Corix Dockside Green DE Limited Partnership (Corix) applied to the British Columbia Utilities Commission (BCUC), pursuant to sections 59 to 61 and 89 of the *Utilities Commission Act*, seeking approval of the revenue requirements and rates for Dockside Green Energy (DGE) for the period from July 1, 2025 to December 31, 2028, with Basic Charge rates effective July 1, 2025, January 1, 2026, January 1, 2027 and January 1, 2028 (Application).

On November 29, 2024, the BCUC issued Decision and Order G-321-24 on Stage 2 of the Generic Cost of Capital proceeding, which established Corix's allowed return, effective January 1, 2024. In a compliance filing to Order G-321-24, Corix filed with the BCUC its revised rate and rate schedule for DGE, based on its new cost of capital set out in that order and the associated decision, which resulted in a Basic Charge of \$0.4260 per square metre (m²) per month effective January 1, 2025.

Corix requests approval to increase the Basic Charge, effective July 1, 2025, and to set the Basic Charge for 2026 to 2028, effective January 1 of each year, as outlined below. Corix explains that it has considered various scenarios of potential rate increases and its proposal provides a reasonable balance between rate stability and recovery of the Revenue Deficiency Deferral Account.

Effective	July 1, 2025	January 1, 2026	January 1, 2027	January 1, 2028
Proposed Basic Charge (\$/m ² per month)	0.5538	0.6923	0.7961	0.8916

Corix also requests interim approval of the Basic Charge of \$0.5538 per m² per month, effective July 1, 2025, and \$0.6923 per m² per month, effective January 1, 2026, as set out above and in the proposed rate schedule filed in Section C of Appendix E to the Application.

Panel Determination

The Basic Charge of \$0.5538 per m² per month is approved, on an interim and refundable/recoverable basis, effective July 1, 2025, as set out in Section C of Appendix E to the Application. Any variance between the interim and permanent rate, as determined by the BCUC following its final determination on the Application, is subject to refund to or recovery from ratepayers, with interest at Corix's weighted average cost of capital. The Panel considers interim approval of the Basic Charge for 2026 to be premature. **Therefore, the proposed interim rate approval of the Basic Charge for 2026 is denied.** As the regulatory process unfolds, the Panel will have more information to determine whether further interim rate approvals are warranted. To allow sufficient time for review, the Panel requests Corix apply by Thursday, November 13, 2025, for any further interim Basic Charge rate approval for 2026.

DATED at the City of Vancouver, in the Province of British Columbia, this 20th day of June 2025.

Electronically signed by Wendy Royle

W. E. Royle
Panel Chair

Electronically signed by Blair Lockhart

E. B. Lockhart
Commissioner