



ORDER NUMBER
G-234-22

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

and

River District Energy Limited Partnership
Application for Approval for a Certificate of Convenience and Necessity to Construct and Operate
the Second Phase of the District Energy Utility System for the River District Development

BEFORE:

E. B. Lockhart, Panel Chair
C. M. Brewer, Commissioner
B. A. Magnan, Commissioner

on August 17, 2022

ORDER

WHEREAS:

- A. On June 30, 2022, River District Energy Limited Partnership (RDE) submitted an application with the British Columbia Utilities Commission (BCUC) for a Certificate of Public Convenience and Necessity (CPCN) to construct and operate the second phase of the District Energy Utility System (DEU) for the River District Development (River District) (River District DEU), pursuant to sections 45 and 46 of the *Utilities Commission Act* (UCA) (Application);
- B. On December 19, 2011, pursuant to Order C-14-11, RDE was granted a CPCN to construct and operate temporary and permanent natural gas fuelled energy centres and related thermal distribution piping system and energy transfer stations. The construction of the permanent energy centre and the planned build out of the River District DEU was postponed due to the slower than anticipated build out of River District;
- C. In the Application, RDE seeks approval to construct a new permanent Community Energy Centre (CEC) that will use thermal energy generated from waste heat produced at Metro Vancouver's Waste-to-Energy Facility (WTEF) in Burnaby, and delivered to RDE by pipeline through a closed loop hot water system. RDE's residual energy needs will be met with natural gas-fired hot water boilers located in the CEC. The proposed facilities also include the buildout of RDE's thermal energy distribution piping system to connect the remaining development sites within River District;
- D. RDE also requests that certain information contained in the Application be held confidential, pursuant to Section 19 of the BCUC's Rules of Practice and Procedure established by Order [G-178-22](#), Specifically:
 - i) Unredacted copy of the Thermal Energy Sale and Purchase Agreement (TESPA) between Metro Vancouver Regional District (MVRD) and RDE (Exhibit B-1-1, Annex A). Confidentiality is requested on the basis that the TESPAs contain specific rates payable by RDE to MVRD for thermal energy, which is considered confidential and commercially sensitive;

- ii) Working copy of RDE Financial Model (Exhibit B-1-2). Confidentiality is requested on the basis that it contains confidential and commercially sensitive information, which if publicly disclosed, could prejudice RDE's position in future negotiations;
 - iii) 2021 Annual Report for Wesgroup Properties Limited Partnership (Wesgroup), the owner of RDE (Exhibit B-1-1, Annex C). Confidentiality is requested on the basis that it contains financial and commercially sensitive information regarding Wesgroup and its affiliates that is confidential;
 - iv) Turner & Townsend CEC Cost Report (Exhibit B-1-1, Annex D). Confidentiality is requested on the basis that the report contains detailed cost information, which if publicly available could prejudice the tendering process for the equipment and works set out in the Application; and
 - v) Turner & Townsend Energy Transfer Stations (ETS) and Distribution Piping System (DPS) Cost Report (Exhibit B-1-1, Annex E). Confidentiality is requested on the basis that the report contains detailed cost information, which if publicly available could prejudice the tendering process for the equipment and works set out in the Application.
- E. The BCUC has commenced review of the Application and finds that the establishment of a regulatory timetable is warranted.

NOW THEREFORE the BCUC orders as follows:

1. A public hearing is established for the review of the Application in accordance with the regulatory timetable as set out in Appendix A to this order.
2. On or before Friday, August 26, 2022, RDE must:
 - a. Post the Application and this order on its website at <http://www.rdenenergy.ca/>
 - b. Provide the Public Notice, attached as Appendix B to this order, and a copy of this order and regulatory timetable, electronically where possible, to all RDE customers, Residential Strata Managers and Commercial Property Managers;
 - c. Post the Public Notice, attached as Appendix B to this order, at all major entryways of each RDE customer sites, the River District Neighbourhood Centre and the River District Sales Centre;
 - d. Post the Public Notice in Appendix B on RDE's social media platforms. RDE must publish weekly reminder notices on each of these platforms until the conclusion of the intervenor registration period on Monday, September 19, 2022; and
 - e. RDE must provide an electronic copy of the Application and this order to registered intervenors in the following proceedings: (i) 2011 CPCN Application for the District Energy System at the River District Development in Vancouver proceeding; and (ii) RDE 2020-2023 Rates Application proceeding.
3. RDE is directed to provide to the BCUC, by September 1, 2022, a list of all parties notified of the proceeding, as directed in Directive 2 of this order.
4. Parties who wish to actively participate in the proceeding are to register with the BCUC by completing a [Request to Intervene Form](#), available on the BCUC's website under Get Involved, by the date established in the Regulatory Timetable and in accordance with the BCUC's Rules of Practice and Procedure attached to Order [G-178-22](#). Parties who wish to stay informed about the proceeding may register as an interested party

by completing an [Interested Party Form](#), available on the BCUC's website under Get Involved. Parties may also submit letters of comment by completing a [Letter of Comment Form](#), available on the BCUC's website.

5. Pursuant to Rules 20 and 21 of the BCUC's Rules of Practice and Procedure and on the basis set out in Recital D, the request for confidentiality of the information contained in the following documents filed by RDE is granted until further order of the BCUC:
- a. Unredacted copy of the TESP (Exhibit B-1-1, Annex A);
 - b. RDE Financial Model (Exhibit B-1-2);
 - c. 2021 Annual Report for Wesgroup (Exhibit B-1-1, Annex C);
 - d. Turner & Townsend CEC Cost Report (Exhibit B-1-1, Annex D); and
 - e. Turner & Townsend Energy Transfer Stations (ETS) and Distribution Piping System (DPS) Cost Report (Exhibit B-1-1, Annex E).

DATED at the City of Vancouver, in the Province of British Columbia, this 17th day of August 2022.

BY ORDER

Original signed by:

E. B. Lockhart
Commissioner

Attachment

River District Energy Limited Partnership
Application for Approval for a Certificate of Convenience and Necessity to Construct and Operate
the Second Phase of the District Energy Utility System for the River District Development

REGULATORY TIMETABLE

Action	Date (2022)
RDE to Provide Notice of the Application	Friday, August 26
RDE to provide a list of parties notified of the proceeding to the BCUC	Thursday, September 1
Intervener Registration Deadline	Monday, September 19
BCUC Information Request (IR) No. 1 to RDE	Thursday, September 22
Intervener IR No. 1 to RDE	Thursday, September 29
RDE Responses to BCUC and Intervener IR No. 1	Thursday, October 13
RDE and Intervener Submissions on Further Process	Thursday, October 20
Further Process	To be determined



We want to hear from you

RIVER DISTRICT ENERGY

APPLICATION FOR A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY FOR THE SECOND PHASE OF THE RIVER DISTRICT ENERGY UTILITY SYSTEM

On June 30, 2022, River District Energy Limited Partnership (RDE) applied to the British Columbia Utilities Commission (BCUC) for a Certificate of Public Convenience and Necessity (CPCN) to construct and operate the second phase of the District Energy Utility System (DEU) for the River District Development (River District) (River District DEU), pursuant to sections 45 and 46 of the *Utilities Commission Act* (UCA) (Application).

RDE is seeking approval to construct a new permanent Community Energy Centre (CEC) that will utilize thermal energy generated from waste heat produced at Metro Vancouver's Waste-to-Energy Facility (WTEF) in Burnaby, delivered to RDE by pipeline through a closed loop hot water system. RDE's residual energy needs will be met with natural gas-fired hot water boilers located in the CEC. The proposed facilities also include the buildout of RDE's thermal energy distribution piping system to connect the remaining sites within River District to the River District DEU.

The BCUC has established a public hearing process to review RDE's Application.

HOW TO PARTICIPATE

- **Submit a letter of comment**
- **Register as an interested party**
- **Request intervenor status**

For more information about the Application, please visit the [Proceeding Webpage](#) on bcuc.com under "Our Work – Proceedings." To learn more about getting involved, please visit our website at www.bcuc.com/get-involved or contact us at the information below.

IMPORTANT DATES

1. **Monday, September 19, 2022** – Deadline to register as an intervenor with the BCUC

GET MORE INFORMATION

River District Energy Limited Partnership



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British Columbia Utilities Commission



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