



ORDER NUMBER
G-169-24

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

and

Oakridge Energy Limited Partnership
Oakridge Energy District Energy System 2024 to 2026 Revenue Requirements and Rates

BEFORE:

E. B. Lockhart, Panel Chair
B. A. Magnan, Commissioner

on June 21, 2024

ORDER

WHEREAS:

- A. On June 4, 2024, Oakridge Energy Limited Partnership (Oakridge Energy) filed an application to the British Columbia Utilities Commission (BCUC) pursuant to sections 59 to 61 and 89 of the *Utilities Commission Act* (UCA), seeking approval of rates, on an interim and permanent basis, for the customers of Oakridge Energy (Application);
- B. By Order C-2-22 dated February 15, 2022, the BCUC granted a Certificate of Public Convenience and Necessity (CPCN) to Oakridge Energy to construct and operate a district energy system (Oakridge DES) for the provision of space heating, space cooling and domestic hot water to the Oakridge Centre property redevelopment (Oakridge Centre Redevelopment or Oakridge Park) in Vancouver, B.C.;
- C. Oakridge Energy is a limited partnership of entities within the Corix Group of Companies and the Creative Energy group, established to meet the thermal energy needs of the Oakridge Centre Redevelopment;
- D. In the Application, Oakridge Energy requests, among other things, approval of the utility's cost allocation and rate design for heating and cooling services, resulting in the following rates for the period July 1, 2024 to December 31, 2026 (Test Period):
 - (i) Levelized heating capacity charges (\$/kilowatt (kW)/month) to recover the capacity (non-energy) costs for heating service (Heating Capacity Charge) as follows:
 - \$23.66/kW/month, effective July 1, 2024;
 - \$24.13/kW/month, effective January 1, 2025; and
 - \$24.61/kW/month, effective January 1, 2026;

- (ii) Levelized cooling capacity charges (\$/kW)/month) to recover the capacity costs for cooling service (Cooling Capacity Charge) as follows:
 - \$23.00/kW/month, effective July 1, 2024;
 - \$23.46/kW/month, effective January 1, 2025; and
 - \$23.93/kW/month, effective January 1, 2026; and
 - (iii) Variable energy charges (\$/kilowatt-hour (kWh)) to recover commodity-related energy supply costs for heating (Heating Energy Charge) and cooling (Cooling Energy Charge) services of \$0.061/kWh and \$0.135/kWh, respectively, effective July 1, 2024;
- E. Oakridge Energy also requests approval to establish the Oakridge Energy tariff (Tariff) containing the definitions, terms and conditions, rate schedule, and standard fees and charges schedule for the utility, as set out in Appendix C of the Application:
- F. The BCUC has commenced its review of the Application and considers that establishing interim rates and a regulatory timetable are warranted.

NOW THEREFORE pursuant to sections 59 to 61 and 89 of the UCA, the BCUC orders as follows:

1. Oakridge Energy is approved to charge customers, effective from July 1, 2024, the following rates pursuant to the Tariff set out in Appendix C of the Application, on an interim and refundable or recoverable basis until further order of the BCUC:
 - a. Heating Capacity Charge: \$23.66/kW/month;
 - b. Heating Energy Charge: \$0.061/kWh;
 - c. Cooling Capacity Charge: \$23.00/kW/month; and
 - d. Cooling Energy Charge: \$0.135/kWh.
2. The treatment of any variance between the approved interim rates and permanent rates as determined by the BCUC following its final determinations on the Application, including interest if any, will be determined by the BCUC in a future order.
3. Oakridge Energy is directed to file, within 30 days of the date of this order, amended Tariff pages reflecting the approved interim rates to the BCUC for endorsement.
4. A regulatory timetable for the review of the Application is established as set out in Appendix A to this order.
5. Oakridge Energy must provide a copy of the Application and this order, electronically where possible and by Wednesday, July 3, 2024, to all customers of the Oakridge Energy Redevelopment Phase 1 energy transfer stations, and the registered intervener in the Oakridge Energy Application for a CPCN for a District Energy System proceeding.

6. Oakridge Energy is directed to publish the Application and a copy of this order on Oakridge Energy's website at www.oakridge.energy and to arrange for the same on the applicable websites of Corix and the Creative Energy groups, as soon as practicable, but by no later than Wednesday, July 3, 2024.
7. Oakridge Energy is directed to post a notice of the Application and this order on its relevant and existing social media platforms and to arrange for the same on Corix's and Creative Energy group's social media platforms, as soon as practicable, but no later than Wednesday, July 3, 2024. Weekly reminders must be posted on each platform until the conclusion of the intervener registration period set out in Appendix A to this order.
8. Oakridge Energy is directed to provide confirmation of compliance with Directives 5, 6 and 7, including a list of the parties notified, and the websites and social media platforms on which the Application and this order were posted by the deadlines set out in Appendix A to this order.

DATED at the City of Vancouver, in the Province of British Columbia, this 21st day of June 2024.

BY ORDER

Original signed by:

E. B. Lockhart
Commissioner

Attachment

Oakridge Energy Limited Partnership
Oakridge Energy District Energy System 2024 to 2026 Revenue Requirements and Rates

REGULATORY TIMETABLE

Action	Date (2024)	
Oakridge Energy provides notice of the Application	Wednesday, July 3	
Oakridge Energy provides confirmation of compliance with public notice requirements	Wednesday, July 10	
Intervener registration deadline	Wednesday, July 24	
Oakridge Energy provides confirmation regarding weekly reminder posts	Friday, July 26	
BCUC Information Request (IR) No. 1	Wednesday, July 31	
Intervener IR No. 1	Thursday, August 8	
Oakridge Energy responses to IR No. 1	Thursday, August 29	
BCUC notice of remaining regulatory timetable	Tuesday, September 10	
Action	No IR No. 2	With IR No. 2
BCUC IR No. 2	Not applicable	Thursday, September 26
Intervener IR No. 2		Thursday, October 3
Oakridge Energy responses to IR No. 2		Thursday, October 24
Oakridge Energy final argument	Thursday, September 26	Thursday, November 7
Intervener final argument	Thursday, October 10	Thursday, November 28
Oakridge Energy reply argument	Thursday, October 24	Thursday, December 5