



**City Centre District Energy Utility Bylaw No. 9895
Amendment Bylaw No. 10489**

The Council of the City of Richmond enacts as follows:

1. City Centre District Energy Utility Bylaw No. 9895, as amended, is further amended by deleting Section 5 and replacing it with the following:

“ 5. Mandatory Use of DEU.

- (a) Subject to the Service Provider providing Services pursuant to this Bylaw, each Owner of a building within the Service Area that is on a property that has a covenant registered on title requiring buildings constructed on the property to have the mechanical capability to connect to and receive annual space heating, domestic water, and space cooling through the DEU will, when available, connect to and utilise the DEU for internal space heating, domestic hot water, and space cooling in accordance with the terms and conditions of this Bylaw.
- (b) Each Owner of a new building proposed for construction or under construction within the Service Area after the date of enactment of this Bylaw, that is 10,000 ft² or larger in size, for which the City's Building Regulation Bylaw requires submission of a building permit application or issuance of final inspection notice permitting occupancy, to any one of which the Owner, as at the date of enactment of this Bylaw, is not yet entitled, will:
 - a. construct such building to have the mechanical capability to connect to and receive annual space heating, domestic water, and space cooling through the DEU; and
 - b. subject to the Service Provider providing Services pursuant to this Bylaw, when available, connect to and utilise the DEU for internal space heating, domestic hot water, and space cooling, in accordance with the terms and conditions of this Bylaw.
- (c) An Owner of a building may apply to the City Engineer for an exemption from the requirements set out in Subsection 5(b) of this Bylaw. The City Engineer may approve such application, subject to such terms and conditions as they see fit, in addition to any conditions prescribed by this Bylaw.”

2. City Centre District Energy Utility Bylaw No. 9895, as amended, is further amended by deleting section 1.1(r) of Schedule B (General Terms and Conditions), and replacing it with the following:

“1.1(r) **“Energy Generation Plant Designated Property”** means:

- (i) any property located in an area in the City of Richmond delineated in the boundaries map attached as Schedule E hereto or such portions thereof as may be designated by the Council and such other areas as may be added from time to time by the Council; and
 - (ii) any property located in the Service Area that has a covenant registered in the Land Title Office against title to the land, requiring the covenantor to construct an Energy Generation Plant On Site of such property and transfer ownership of such Energy Generation Plant to the City or the Service Provider;”
3. City Centre District Energy Utility Bylaw No. 9895, as amended, is further amended by deleting section 4.1 of Schedule B (General Terms and Conditions), and replacing it with the following:

“4.1 Service Connection and Energy Transfer Station

- (a) In order to provide the Services and bill a Customer for Energy delivered, the Service Provider will, subject to Section 4.4 (Supply and Installation of Service Connection and Energy Transfer Station by Customer) and Section 4.9 (Additional Service Connections, Energy Transfer Stations) below, serve each Designated Property with one Service Connection and one Energy Transfer Station.
 - (b) If a Designated Property has more than one building, then each building on the Designated Property must have its own Energy Transfer Station, and the Customer must apply for such additional Energy Transfer Station(s) pursuant to Section 4.9 (Additional Service Connections, Energy Transfer Station) below.
 - (c) The technical specifications of all Service Connections and Energy Transfer Stations and the components thereof will be determined by the Service Provider.”
4. **City Centre District Energy Utility Bylaw No. 9895**, as amended, is further amended, by deleting section 4.9 of Schedule B (General Terms and Conditions), and replacing it with the following:

“4.9 Additional Service Connections, Energy Transfer Stations

- (a) A Customer may apply to the Service Provider for one or more additional Service Connections at a Designated Property, which additional Service Connection(s) together with the related Energy Transfer Station(s) may be provided at the sole discretion of the Service Provider.
- (b) A Customer may apply to the Service Provider for one or more additional Energy Transfer Stations at a Designated Property, which additional Energy Transfer Station(s) may be provided at the sole discretion of the Service Provider.

- (c) If the Service Provider agrees to install an additional Service Connection and/or Energy Transfer Station, the Service Provider may charge the Customer additional ETS and Service Connection Installation Fees for the provision, supply, delivery and installation of the additional Service Connection and/or Energy Transfer Station.
 - (d) The Service Provider may bill each additional Service Connection and/or Energy Transfer Station from a separate meter and account.”
5. City Centre District Energy Utility Bylaw No. 9895, as amended, is further amended by deleting Schedule D (Rates and Charges) in its entirety and replacing it with a new Schedule D as attached as Schedule A to this Bylaw.
 6. This Bylaw is cited as “**City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10489**”.

FIRST READING

NOV 14 2023

SECOND READING

NOV 14 2023

THIRD READING

NOV 14 2023

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
CR
APPROVED for legality by Solicitor
BRB

MAYOR

CORPORATE OFFICER

Schedule A to Bylaw No. 10489

SCHEDULE D

Rates and Charges

PART 1 - RATES FOR SERVICES

The following charges, as amended from time to time, will constitute the Rates for Services:

- (a) capacity charge - a monthly charge of \$0.0787 per square foot of gross floor area; and
- (b) volumetric charge – a monthly charge of \$48.378 per megawatt hour of Energy returned from the Energy Transfer Station at the Designated Property.

PART 2 - EXCESS DEMAND FEE

Excess demand fee of \$0.1963 for each watt per square foot of each of the estimated peak heat energy demand and estimated cooling demand referred to in section 19.1(f) (i), 19.1(f) (ii) and 19.1(f) (iii) that exceeds 6 watts per square foot.