

September 25, 2024

FILED ELECTRONICALLY

British Columbia Utilities Commission
Sixth Floor – 900 Howe Street
Vancouver, BC V6Z 2N3

Attention: Patrick Wruck, Commission Secretary

**Re: Creative Energy Vancouver Platforms Inc.
Application for Acceptance of an Expenditure Schedule**

Creative Energy Vancouver Platforms Inc. (**Creative Energy**) writes to the British Columbia Utilities Commission (**BCUC**) to file the enclosed application for the BCUC's acceptance of an expenditure schedule pursuant to section 44.2(3) of the *Utilities Commission Act*, RSBC 1996, c 473.

Creative Energy's Decarbonization Project, as approved by BCUC Order C-5-22, contemplates the construction and operation of electric boilers to supply low carbon energy to the customers of Creative Energy's Core Steam System. Importantly, the Decarbonization Project will enable Creative Energy's Core Steam System to qualify as a Low Carbon Energy System with the City of Vancouver. This qualification and the ability to provide a low carbon energy service will have material benefits for Creative Energy's customers.

To ensure the Decarbonization Project can enter service as soon as possible, Creative Energy's expenditure schedule sets out the capital expenditures that Creative Energy anticipates making beginning in December 2024 to complete the construction of the structure that Creative Energy's Decarbonization Project will be installed within. In addition, the expenditures contemplate the construction of infrastructure that is necessary to interconnect the Decarbonization Project with the Core Steam System.

Creative Energy requests the BCUC issue two final orders, one by November 20, 2024 and a second by January 15, 2025, to give Creative Energy the opportunity to ensure the construction of the structure can be completed without interruption and to ensure the Decarbonization Project can enter service as soon as possible. The two final orders are:

1. A final order by November 20, 2024 accepting the capital expenditures Creative Energy plans to make during the period from December 2024 to January 2025 to ensure the construction of the structure that will house the Decarbonization Project continues without interruption, and determining that it is in the public interest for Creative Energy to make these expenditures.

2. A final order by January 15, 2025 accepting the capital expenditures Creative Energy plans to make during the period from February 2025 until completion of the structure in which the Decarbonization Project will be installed and the commencement of service of the Decarbonization Project, and determining that it is in the public interest for Creative Energy to make these expenditures.

To assist the BCUC in making a decision by November 15, 2024, Creative Energy has set out in the application a proposed regulatory review process for the BCUC's consideration. In addition, Creative Energy will provide by September 30, 2024 a copy of this application to all registered interveners in Creative Energy's most recent revenue requirements application proceeding and Creative Energy's Decarbonization Project CPCN proceeding.

Please do not hesitate to contact the undersigned if you have questions.

Yours truly,



Steven Molnar
Vice President, Legal and General Counsel

**THE PROVINCE OF BRITISH COLUMBIA
BRITISH COLUMBIA UTILITIES COMMISSION**

In the Matter of an Application
by Creative Energy Vancouver Platforms Inc.
for Acceptance of an Expenditure Schedule

September 25, 2024

1. Creative Energy Vancouver Platforms Inc. (**Creative Energy**) files this application (the **Application**) pursuant to section 44.2(1)(b) of the *Utilities Commission Act*¹ (**UCA**) to seek British Columbia Utilities Commission (**BCUC**) acceptance of the schedule of capital expenditures (the **Expenditure Schedule**) Creative Energy anticipates making to:

- (a) complete the structure presently under construction at 720 Beatty Street that will house new utility plant and to install the required equipment to obtain an occupancy permit for this space (the **New Plant Premises**); and
- (b) install equipment to interconnect Creative Energy’s Decarbonization Project, which will be located within the New Plant Premises, with its existing steam plant (the **Interconnection Infrastructure**).

2. Creative Energy expects that an estimated \$38.5 million will be required to complete the New Plant Premises and the Interconnection Infrastructure. Approximately \$31.0 million is required to complete the New Plant Premises and the remaining \$7.5 million is required for the Interconnection Infrastructure.

3. For the reasons set out below, Creative Energy will need an order of the BCUC by November 20, 2024 determining that it is in the public interest for Creative Energy to make expenditures for the New Plant Premises so that Creative Energy can begin making the contemplated expenditures by the end of November 2024, which will be required to ensure uninterrupted progress on the construction of the New Plant Premises.

4. Creative Energy considers that it is not reasonable to ask the BCUC to issue an order by November 20, 2024 addressing all matters arising from this Application. Creative Energy has therefore separated the Expenditure Schedule into two parts, where each part represents the capital expenditures Creative Energy anticipates making during a period of time. Creative Energy seeks two BCUC orders in this Application as follows:

- (a) An order by November 20, 2024 accepting \$5.2 of capital expenditures Creative Energy plans to make on the New Plant Premises Project during the period from December 2024 to January 2025, and determining that it is in the public interest for Creative Energy to make these expenditures.
- (b) An order by January 15, 2025 accepting \$33.3 of capital expenditures Creative Energy plans to make on the New Plant Premises Project and Interconnection Infrastructure during the period from February 2025 until completion of the New Plant Premises and the Decarbonization Project, and determining that it is in the public interest for Creative Energy to make these expenditures.

5. The Expenditure Schedule is provided at Appendix A.

6. Creative Energy’s requested forms of final Orders are provided at Appendices B and C.

¹ *Utilities Commission Act*, RSBC 1996, c 473.

I. INTRODUCTION

7. Creative Energy owns and operates the steam production plant at 720 Beatty Street (the **Beatty Plant**) in downtown Vancouver and the associated steam and hot water distribution network that began operating in 1968. The underground-pipe distribution network extends over 14 kilometers and now serves more than 200 buildings, with a total floor area of about 45 million square feet, in Vancouver's downtown core and Northeast False Creek neighbourhood (the **Core Steam System**).

8. In 2018, Creative Energy entered into a Trust and Development Agreement with Westbank Holdings Ltd., Westbank Projects Corp. (the **Developer**), and Emanate Energy Solutions Inc. with respect to:

- (a) redevelopment by the Developer of Creative Energy's property at 720 Beatty Street and 701 Expo Boulevard that is surplus to the needs of the utility (the **Surplus Land**), and
- (b) redevelopment by Creative Energy of the Beatty Plant (the **New Beatty Plant Project**), as approved by BCUC Orders C-1-20 and G-360-22.²

9. The parties entered into an Amended and Restated Trust and Development Agreement effective April 25, 2022 (the **TDA**) reflecting the Final Design for the Beatty Plant Redevelopment Project approved by BCUC Order G-360-22.

10. Pursuant to the TDA, the Developer is responsible at its own cost for the construction of premises that will house the New Beatty Plant Project.³ As approved by Order G-360-22, the New Beatty Plant Project is to be constructed within the New Plant Premises and, when completed, the existing Beatty Plant would be decommissioned.

11. While Creative Energy has submitted this Application seeking approval to incur expenditures necessary to complete the New Plant Premises, Creative Energy believes that a significant portion of these expenses are the responsibility of the Developer under the TDA, as described more fully under Part III.C and Part V.D below, and intends to address these amounts as part of future negotiations with the Developer regarding the TDA, or to otherwise seek to recover these costs from the Developer as appropriate. However, given the urgency of the situation described herein, Creative Energy considers that filing this Application cannot be delayed to allow that process to conclude.

² Pursuant to BCUC Order G-360-22, the BCUC approved the Final Design of the Beatty Plant Redevelopment Project, which includes four new boilers and steam plant equipment located in a new plant that will be situated on Creative Energy's property at 720 Beatty Street but outside of the footprint of the existing Beatty Plant.

³ For clarity, pursuant to the TDA the premises to be constructed includes the concrete structure at 720 Beatty Street and all required components for the granting of an occupancy permit for Creative Energy's New Beatty Plant Project.

12. Creative Energy is also progressing its project to decarbonize its Core Steam System (the **Decarbonization Project**) as approved by BCUC Order C-5-22.⁴ Crucially, the Decarbonization Project will allow Creative Energy to attract new customers and retain existing customers by offering a low carbon thermal energy service to prospective and existing customers of its Core Steam System by producing steam using electric boilers. Creative Energy has secured a substantial amount of grant funding (approximately \$19.95 million) for the Decarbonization Project, as described in the proceeding that resulted in Order C-5-22 and below. The grant funding from the government is intended to support recipients to implement fuel switching projects that reduce GHG emissions. Access to the grant funding is time-constrained and underscores the importance and urgency of this Application.

13. The Decarbonization Project is to be installed within the New Plant Premises adjacent to the New Beatty Plant Project. The Decarbonization Project is not within the scope of the TDA and is a separate project from the New Beatty Plant Project.

14. Appendix D to this Application illustrates the locations of the New Beatty Plant and the Decarbonization Project.

15. The overall project schedule for the two projects assumed that the New Beatty Plant Project would be completed first. The Decarbonization Project would then be completed and interconnected to the adjacent New Beatty Plant. With the New Beatty Plant in service, the existing Beatty Plant would be decommissioned and removed.

II. RECENT DEVELOPMENTS

16. Pursuant to the TDA, the Developer's plan was to build an office tower on the Surplus Land, with the New Plant Premises being within the parkade levels of the development. Since the issuance of BCUC Order C-1-20 on March 5, 2020 (one week before the World Health Organization declared COVID-19 a pandemic), the commercial real estate market in downtown Vancouver has undergone significant transformation. Many development projects, including the office tower proposed by the Developer, were delayed during the COVID-19 pandemic. Post-pandemic, there has been economic instability and a sharp decline in demand for office space in downtown Vancouver, as well as significant increases in construction costs and interest rates that have also adversely affected the commercial real estate market.

17. The Developer informed Creative Energy in January 2024 that it was experiencing significant challenges with respect to its office tower project on the Surplus Land and requested Creative Energy to pause the New Beatty Plant Project. The Developer has been unable to secure the necessary funding for construction of its proposed office development due to the changes in the downtown Vancouver real estate market. This has adversely affected the Developer's ability to meet certain of its obligations under the TDA. Nevertheless, the Developer informed Creative Energy that it remained committed to completing the construction of the New Plant Premises and

⁴ Creative Energy applied for and obtained a Certificate of Public Convenience and Necessity (CPCN) for the Decarbonization Project pursuant to BCUC Order C-5-22. The Decarbonization Project consists of the construction and operation of an electric steam boiler plant, an electric substation and related equipment, and a transmission line constructed and operating by BC Hydro and paid for by Creative Energy to serve the new electric steam boiler plant originating from BC Hydro's Murrin substation.

had funding in place to complete these scopes of work. The Developer indicated it would not be able to complete the fit-out of the New Beatty Plant without securing construction financing, which hinged on a different (non-office) approach to developing the Surplus Land and securing tenant(s).

18. The Developer requested Creative Energy to pause the New Beatty Plant Project and to refrain from making any further financial commitments related to the construction of the New Beatty Plant because the Developer's proposed office development project would no longer be proceeding. The Developer also requested that Creative Energy work with it to consider other development opportunities with the Surplus Land.

19. Creative Energy agreed to temporarily pause its progress on the New Beatty Plant to accommodate the Developer's need to explore other development opportunities with the Surplus Land. However, Creative Energy understood that the Developer would continue to construct the New Plant Premises based on the Developer's assurances.

20. Since January 2024, the Developer has been unable to secure the necessary funding to proceed with development opportunities with the Surplus Land. Creative Energy has engaged in discussions with the Developer to facilitate the completion of the New Plant Premises notwithstanding the issues the Developer is experiencing with its redevelopment of the Surplus Land.

21. The Developer informed Creative Energy in July 2024 of a funding shortfall, the result of which was that the Developer did not expect to be able to complete certain critical items required for an occupancy permit to be obtained in respect of the New Plant Premises. Since January 2024, Creative Energy's understanding had been that the Developer was committed to completing the work to the point where an occupancy permit could be obtained; however, this is no longer the case.

22. The Developer and Creative Energy have held many discussions about ways to facilitate the completion of the New Plant Premises because this is a priority for Creative Energy. However, the Developer and Creative Energy have not yet been able to reach agreement on the best way to move forward for the Developer to fulfill its obligations as set out in the TDA.

23. On August 30, 2024, the Developer informed Creative Energy that it expects to exhaust its existing funding for its work at the Beatty property by the end of November 2024 and is not expecting to receive any additional funds thereafter. The Developer confirmed that it intends to continue with the work until its existing credit facility is exhausted—approximately \$14 million remains available in the Developer's existing credit facility as of the date of this application. In addition to the remaining funds in the Developer's existing credit facility, the Developer estimates that a further \$31.0 million (the **Shortfall Amount**) will be required to complete the New Plant Premises to the point where an occupancy permit could be obtained. This does not include the amounts necessary to fit-out the New Beatty Plant, which work remains on hold indefinitely.

24. The Developer stated that it is very unlikely it will be able to secure additional financing for its work at the Beatty property until the Surplus Land is fully re-entitled for an alternative (non-office) use. The Developer estimates that re-entitlement of the Surplus Land could take 12-18 months from the time its rezoning application is submitted to the City of Vancouver.

In addition, the Developer does not expect to submit its rezoning application until December 2024 at the earliest.

25. Due to these developments, Creative Energy believes that it has reached a critical juncture with respect to the Decarbonization Project in particular. The Developer's inability to complete the New Plant Premises to the point where an occupancy permit could be obtained in a timely manner materializes significant risk to the benefits of the Decarbonization Project. Access to the grant funding for the Decarbonization Project is time-constrained, and the need to provide low-carbon service supported by the Decarbonization Project is becoming urgent.

26. Unless Creative Energy is able to provide the Shortfall Amount, progress on the New Plant Premises and therefore progress on installing the Decarbonization Project will need to be paused potentially for two years or more, due to the additional time required for the Developer to obtain the funding to complete the New Plant Premises, and/or the time required to negotiate amendments to the TDA, as described in Part V.B below.

27. Creative Energy is considering its options to complete the New Plant Premises in order to advance its Decarbonization Project in a timely manner.

III. THE CAPITAL EXPENDITURES

A. Purpose

28. The additional Creative Energy expenditures outlined in this Application are to ensure that Creative Energy's Decarbonization Project can be completed and placed in service as soon as possible and can deliver its benefits to customers as planned. The Decarbonization Project has many benefits that are time constrained. The longer its completion is delayed, the higher the risk that those benefits are reduced or lost.

29. The New Plant Premises must be completed and an occupancy permit obtained so that the Decarbonization Project can be installed and put into service. While construction of the New Plant Premises is ongoing as of the date hereof, Creative Energy expects that construction will cease in November 2024 when the Developer's funding is exhausted, unless Creative Energy can obtain additional funding to ensure continuation of work at the site. As noted above, an additional \$31.0 million will be required to complete the New Plant Premises to the point where an occupancy permit could be obtained.

30. If Creative Energy does not begin making expenditures on the New Plant Premises when the Developer's funds are exhausted by the end of November 2024, the ongoing work on the New Plant Premises will be interrupted. Significant additional costs will be incurred relating to the demobilization and remobilization of contractors at a later date – if such remobilization is possible – and to attend to the site during any period of delay. The construction manager for the project has communicated to Creative Energy that the costs associated with maintaining the site during any period of delay are estimated to be approximately \$200,000 per month. This figure does not account for any costs that may be charged by contractors with respect to demobilization and remobilization, or other costs that may be claimed by contractors due to the delay. The construction manager has communicated to Creative Energy that costs relating to demobilization and remobilization of contractors could ultimately be as high as \$1.5 million, if not greater. Any delay

in completing construction of the New Plant Premises will also further delay the in-service date for the Decarbonization Project, which will have significant implications for Creative Energy and its customers as described more fully below.

31. The Interconnection Infrastructure is required to interconnect the Decarbonization Project with the existing Beatty Plant and Core Steam System. The original design reflected in the CPCN application for the project had the Decarbonization Project interconnecting with the adjacent New Beatty Plant; however, the New Beatty Plant is now on hold and the Decarbonization Project will need to be interconnected with the existing Beatty Plant for the time being.

32. The Expenditure Schedule at Appendix A sets out the capital expenditures that Creative Energy anticipates will need to be made to complete the New Plant Premises and the Interconnection Infrastructure based on the anticipated state of the construction in November 2024.

B. Scope

i. The New Plant Premises

33. The New Plant Premises is expected to be approximately 80% complete by the time the Developer expends all of its available funds under its existing credit facility.

34. Figure 1 below illustrates the current status of construction of the New Plant Premises:



35. Creative Energy expects that the following work will be required to complete the New Plant Premises to the point that an occupancy permit can be obtained such that the Decarbonization Project can be installed and placed into service:

- (a) Retain a construction manager or general contractor to operate the construction site in accordance with WorkSafeBC requirements and City of Vancouver bylaws. The construction manager or general contractor would be the prime contractor, responsible for overall site safety, and for the daily coordination of site activities, management of permits required to operate the site, and management of site facilities required to support the personnel working on the site.
- (b) Retain engineering consultants to complete design, field engineering, and construction administration activities required by the City of Vancouver for the building and tenant improvement permits. This work would include:
 - (i) project management and design coordination;
 - (ii) building code consultants to support City of Vancouver permitting;
 - (iii) architectural consulting, including Coordinating Registered Professional services required by the City of Vancouver permitting, and design and construction administration services for the remainder of the architectural elements of the building;
 - (iv) mechanical engineering, design coordination, and construction administration for HVAC and plumbing;
 - (v) electrical engineering, design coordination, and construction administration for lighting, fire alarms, fire detection, electrical supply, etc.;
 - (vi) structural engineering, design coordination, and construction administration for the remaining structural aspects of the building;
 - (vii) civil engineering, design coordination, and construction administration for the site services and surrounding civil design elements of the development;
 - (viii) geotechnical engineering support as required for the ongoing construction and design of the development; and
 - (ix) multiple other engineering consultants required to support elements of the development including vertical transportation, traffic design, landscaping, etc.
- (c) Purchase materials and equipment required to complete the New Plant Premises to a state where an occupancy permit could be obtained from the City of Vancouver.

- (d) Retain trade contractors to complete the site work required to obtain an occupancy permit from the City of Vancouver, including:
- (i) mechanical installation and construction of HVAC and plumbing systems;
 - (ii) electrical installation and construction;
 - (iii) security;
 - (iv) waterproofing;
 - (v) glazing;
 - (vi) architectural finishes;
 - (vii) landscaping;
 - (viii) structural steel and concrete;
 - (ix) civil construction; and
 - (x) vertical transport.

36. The Expenditure Schedule at Appendix A includes costs for the work that Creative Energy anticipates will be necessary to complete the New Plant Premises.

ii. The Interconnection Infrastructure

37. The Decarbonization Project was designed to use the balance-of-plant equipment located in the New Beatty Plant. Due to the recent developments with the Developer, the New Beatty Plant Project will not be proceeding in its current form as set out in the TDA, and the equipment that the Decarbonization Project was designed to utilize will not be available in a timely manner, if at all.

38. Creative Energy's proposed solution is to design and construct infrastructure that will interconnect the Decarbonization Project to the existing Beatty Plant. The Decarbonization Project will utilize the balance-of-plant equipment located in the existing Beatty Plant, until such time as the New Beatty Plant can be constructed.

39. Appendix E to this Application illustrates the contemplated design of the Interconnection Infrastructure.

40. At this point, Creative Energy expects that the Interconnection Infrastructure will be in use for at least several years. The development of the New Beatty Plant is on hold for the foreseeable future until the Developer develops a new plan for the Surplus Land.

41. Creative Energy anticipates having to do the following with respect to the Interconnection Infrastructure:

- (a) Retain engineering consultants to complete the design, field engineering, and construction administration activities for the Interconnection Infrastructure.
- (b) Retain trade contractors to complete the site work required for the Interconnection Infrastructure, including:
 - (i) construct steam piping from the new electric boilers to the existing steam distribution network. This would include the construction of
 - (A) temporary steam piping from the new electric boilers to the new steam header;
 - (B) fabrication and installation of the new steam header;
 - (C) permanent steam piping from the new steam header to the existing distribution steam network; and
 - (D) tie-in of the new steam piping to the existing distribution steam network.
 - (ii) construction of a new raw water connection to the City of Vancouver water supply.
 - (iii) installation of new water softeners and associated plant for treatment of the raw water received from the City of Vancouver.
 - (iv) temporary piping from the outlet of the new water softeners to the Existing Plant feedwater system, which would provide deaerator and pumping of the feedwater.
 - (v) temporary piping from the Existing Plant feedwater system pumps to the new electric boilers;
 - (vi) installation of a new blowdown/condensate tank and connection of associated piping;
 - (vii) supply of compressed air from the existing steam plant to the new electric boiler plant;
 - (viii) installation of steam safety relief piping;
 - (ix) installation of a new automatic transfer switch and connection from the emergency generator and BC Hydro electrical feeds to the new electric boiler plant;
 - (x) installation of fans and ducting required for air supply to the new electric boiler plant;

- (xi) installation of a remote power panel and associated connections for supply of power to the new electric boiler plant;
 - (xii) installation of wireless access points and other communications equipment required to facilitate communication within and external to the new plant;
 - (xiii) electrical bonding connections between the new plant and existing steam plant;
 - (xiv) electrical grounding of the existing steam plant;
 - (xv) installation of a new remote control panel and connection to the existing steam plant controller; and
 - (xvi) modification of the existing steam plant controller and human machine interface (HMI) to allow control of the new electric boiler plant.
- (c) Undertake permitting activities with Technical Safety BC to confirm acceptability of the proposed Interconnection Infrastructure.
- (d) Purchase and install materials and equipment required to interconnect the Decarbonization Project with the existing Beatty Plant, including:
- (i) fans and ducting for air supply;
 - (ii) water softeners and associated equipment;
 - (iii) blowdown and condensate tank;
 - (iv) automatic transfer switch between the emergency generator power supply and BC Hydro power supply to the new electric boiler plant;
 - (v) wireless access points;
 - (vi) remote power panel; and
 - (vii) remote control panel.
- (e) Retain consultants and contractors for the commissioning and integration of the Decarbonization Project with the existing Beatty Plant.

42. The Expenditure Schedule at Appendix A includes costs for the work that Creative Energy anticipates will be necessary to design and construct the Interconnection Infrastructure.

C. Funding Mechanisms

43. Creative Energy plans to obtain the required funds through a combination of debt and equity. BCUC acceptance of this Application is needed to provide the regulatory certainty regarding cost recovery for Creative Energy to obtain the required funds. It is imperative that the

approval granted by the BCUC provide certainty with respect to the recoverability in rates of the expenditures contemplated herein, as this will be a condition of any financing to be obtained by Creative Energy.

44. Creative Energy and the Developer have not yet reached an agreement on the specific details of a commercial arrangement for Creative Energy to provide these funds and for the necessary work for the completion of the New Plant Premises to be carried out.

45. Creative Energy expects that, following approval of this Application, it will advance funds in respect of the Shortfall Amount as invoices from contractors, consultants and other suppliers engaged in the construction of the New Plant Premises generally become due in accordance with the terms thereof.

46. As more fully described below, Creative Energy expects that it is required to compensate the Developer some amount for the work the Developer has completed for the New Plant Premises in respect of the space to be occupied by the Decarbonization Project. As such, a portion of the Shortfall Amount may be allocated as compensation payable by Creative Energy to the Developer for the Decarbonization Project space and used directly to fund the completion of the New Plant Premises. Creative Energy believes that the balance of the Shortfall Amount is the responsibility of the Developer under the TDA, and intends to address these obligations as part of negotiations regarding potential amendments to the TDA as described above, or to otherwise seek to recover these costs from the Developer as appropriate.

47. The parties are in discussion on these matters with the understanding that a solution must be found; however, these discussions will take time. The matter of Creative Energy's rights and remedies against the Developer under the TDA also remains outstanding. Given the urgency of the situation associated with the work stopping by November 2024 unless a funding solution can be found, Creative Energy considers that filing this Application cannot wait until those discussions have concluded.

IV. APPLICABLE LAW

A. Relevant Provisions of the *UCA*

48. Creative Energy files this Application pursuant to section 44.2 of the *UCA*, which states that a public utility may file an expenditure schedule of capital expenditures that the public utility has made or anticipates making. Relevant subsections of section 44.2 read:

- (3) After reviewing an expenditure schedule submitted under subsection (1), the commission, subject to subsections (5), (5.1) and (6), must
 - (a) accept the schedule, if the commission considers that making the expenditures referred to in the schedule would be in the public interest, or
 - (b) reject the schedule.

- (4) The commission may accept or reject, under subsection (3), a part of a schedule.
- (5) In considering whether to accept an expenditure schedule filed by a public utility other than the authority, the commission must consider
 - (a) the applicable of British Columbia's energy objectives,
 - (b) the most recent long-term resource plan filed by the public utility under section 44.1, if any,
 - (c) the extent to which the schedule is consistent with the applicable requirements under sections 6 and 19 of the *Clean Energy Act*,
 - (d) if the schedule includes expenditures on demand-side measures, whether the demand-side measures are cost-effective within the meaning prescribed by regulation, if any, and
 - (e) the interests of persons in British Columbia who receive or may receive service from the public utility.

B. BCUC Decision Criteria for Acceptance of Expenditure Schedules

49. Section 44.2(3)(a) of the *UCA* provides that the BCUC, after reviewing an expenditure schedule, must accept the expenditure schedule if it considers that making the expenditures would be in the public interest. The BCUC may accept or reject a part of the schedule. In considering whether to accept the Expenditure Schedule, the BCUC is to consider the five factors listed in subsection 44.2(5) of the *UCA*.

50. As it relates to this Application, subsections 44.2(5)(c) and (d) of the *UCA* do not apply. Sections 6 and 19 of the *Clean Energy Act* do not apply to Creative Energy at this time. Also, the Expenditure Schedule does not contemplate expenditures on demand-side measures.

51. The remaining three factors listed at subsections 44.2(5)(a), (b), and (e) of the *UCA* are applicable to this Application to varying degrees as discussed below.

V. ANALYSIS

52. Creative Energy submits that the company making the expenditures required to complete the New Plant Premises and the Interconnection Infrastructure as soon as possible is supportive of the applicable factors listed under subsection 44.2(5) of the *UCA*—primarily subsection 44.2(5)(e). Completing the New Plant Premises and the Interconnection Infrastructure will allow Creative Energy to complete the Decarbonization Project and provide low carbon

thermal energy services as soon as possible, which is in the interests of Creative Energy's current and future customers.

53. Creative Energy and the Developer have been engaged in discussions regarding the options for the Developer to complete the New Plant Premises. The Developer has now confirmed that the possibility of the Developer securing additional funds to complete this work is very unlikely in the timeframe required for the Decarbonization Project.

54. These developments present Creative Energy with two options: (1) pause both the New Beatty Plant Project and the Decarbonization Project until the Developer obtains re-entitlement for an alternative use for the Surplus Land and additional funding, Creative Energy and the Developer reach agreement on how to move forward in such circumstances, and the Developer completes the New Plant Premises; or (2) proceed as proposed in this Application.

55. Creative Energy has evaluated its options and believes that proceeding as proposed in this Application provides the lowest risk to the benefits of the Decarbonization Project and is in the interests of Creative Energy's current and future customers. The following discusses Creative Energy's assessment of each option and why it believes that proceeding as proposed in this Application is in the public interest.

A. Benefits of completing the Decarbonization Project as soon as possible

56. In its Order C-5-22 granting a CPCN to Creative Energy for the Decarbonization Project, the BCUC acknowledged the many benefits of the Decarbonization Project. To recap some of these acknowledged benefits:

- (a) Creative Energy secured significant grant funding for the Decarbonization Project that will directly benefit customers. The grant funding significantly reduces the overall capital cost of the Decarbonization Project.
- (b) There is a recognized need for Creative Energy to offer low carbon energy to its current and future customers. The changing regulatory landscape and evolving customer expectations for clean energy support the need for the Decarbonization Project and the ability of Creative Energy to offer a low carbon thermal energy service.
- (c) The Decarbonization Project is consistent with BC's energy objectives and generally aligns with Creative Energy's long-term resource plan.
- (d) The Decarbonization Project will enable Creative Energy's Core Steam System to qualify as a Low Carbon Energy System (LCES) with the City of Vancouver. This will allow new building developments in the City of Vancouver to receive service from Creative Energy's Core Steam System.

57. Delaying completion of the New Plant Premises and not undertaking the Interconnection Infrastructure may risk the full benefits of the grant funding for the Decarbonization Project. The grant funding for the Decarbonization Project is time-constrained.

- (a) Under the Government of Canada’s Low Carbon Economy Fund (**LCEF**), Creative Energy’s “Eligible Expenditures” of the Decarbonization Project can be funded by LCEF.⁵ The Government of Canada agreed to pay a contribution to Creative Energy of not more than 25% of the total Eligible Expenditures for the Decarbonization Project, up to a maximum of \$8,600,790. The full amount of the Government of Canada’s grant to Creative Energy offsets Creative Energy’s capital cost of the Decarbonization Project for the benefit of its customers.

To date, Creative Energy has received \$6.3 million from the LCEF. Creative Energy has submitted claims for the remainder of the eligible funds and expects to receive a further \$2.3 million by the end of October 2024. Creative Energy thus expects to receive the maximum amount of \$8,600,790 from the LCEF for the Decarbonization Project.

In addition to regular progress reporting regarding the Decarbonization Project, Creative Energy is required to notify the Government of Canada within 10 days of when it becomes aware of a fact or event that may compromise or delay wholly, or in part, the Decarbonization Project. If the Developer exhausts its financing and this Application is not approved, the Decarbonization Project will be compromised and/or delayed. Upon receipt of notice of such fact, the Government of Canada may note Creative Energy in default and exercise its rights or remedies pursuant to its funding agreement with Creative Energy. The Government of Canada may suspend the payment of any amount of its contribution to Creative Energy, and it may also require Creative Energy to reimburse all or part of the Government of Canada’s contribution.⁶

- (b) Costs incurred by Creative Energy for the construction of the BC Hydro owned transmission line interconnection will qualify for funding under the CleanBC Facilities Electrification Fund (**CFEF**) in accordance with the terms of the funding agreement between Creative Energy and BC Hydro.⁷

Pursuant to the agreement for the CFEF funds, BC Hydro’s construction of its transmission line connecting the Murrin Substation to Creative Energy’s Decarbonization Project must be substantially completed by October 31, 2025. In addition, Creative Energy must provide prompt written notice to BC Hydro of any material change to the scope of the transmission line to connect the Decarbonization Project to BC Hydro’s grid.

⁵ BCUC Decision and Order C-5-22 at p 10-11; See also sections 2.1, 4.1 and Schedules A and B of the Challenge Funding Agreement Regarding Creative Energy Fuel Switch Project at Appendix C of Exhibit B-1 in the BCUC proceeding for Creative Energy CPCN Decarbonization Project.

⁶ See section 16.1 of the Challenge Funding Agreement Regarding Creative Energy Fuel Switch Project for remedies on default, which include “suspend the payment of any amount in respect of Canada’s contribution [...]” and “to exercise any other remedy provided by law that Canada deems appropriate, including requiring the Recipient to reimburse all or part of the Canada’s contribution disbursed, with interest [...]”. A copy of this agreement can be found at Appendix C of Exhibit B-1-1 in Creative Energy’s Decarbonization Project proceeding.

⁷ BCUC Decision and Order C-5-22 at p 11.

In the event of a default by Creative Energy, BC Hydro may exercise its rights or remedies, including withholding of contribution funds or requiring Creative Energy to repay any portion of the already-paid contribution funds (of which there are none as of the date hereof).⁸

58. In summary, the financial benefits to Creative Energy’s existing and future customers of government grants to the capital cost of the Decarbonization Project and transmission line are a total of \$19,950,790, comprised of the following:

Grant Program	Grant Amount	Deadline
Government of Canada’s Low Carbon Economy Fund	Not more than 25% of the total eligible expenditures for the Decarbonization Project, up to a maximum of \$8,600,790.	March 31, 2025 ⁹
CleanBC Facilities Electrification Fund	50% of the costs of the BC Hydro transmission line, up to a maximum amount of \$11,350,000.	Transmission line substantially completed by October 31, 2025

59. At present and without taking into account the potential pause in construction of the New Plant Premises, the in-service date of the Decarbonization Project had already been delayed from its original in-service date of Q1 2024 to Q4 2025. Further delay to the completion of the New Plant Premises will continue to push back the Decarbonization Project in-service date and may increase the risk to the grant funding secured by Creative Energy, as well as delay the ability for Creative Energy to offer a low carbon thermal energy service to its customers, especially during an important period of transition to clean energy. As explained in Creative Energy’s application for its Core Steam System Low Carbon Rate Design, many of Creative Energy’s existing and potential customers must consider the use of a low-carbon energy service to meet their City of Vancouver by-law, development permit requirements, or any other organizational or institutional ESG goals. For many customers, a low-carbon energy service is required to meet City of Vancouver pollution limits for large commercial and retail buildings in Vancouver pursuant to Bylaw 13472, which has compliance limits that are set to begin in 2026,¹⁰ If Creative Energy does not step in to provide funding to cover the Shortfall Amount, the Developer does not expect to obtain any additional financing until its development project for the Surplus Land is redesigned and has re-zoning approval, which the Developer has estimated will take at least 15-21 months. Creative Energy believes that this time period could be even longer, and depends on a number of factors outside of its control.

⁸ Sections 3.3 and 3.7 of the Conditional Contribution Agreement for BC Hydro Customer Connection Project: Creative Energy Decarbonization, include remedies on default such as “withhold any Contribution Funds payment(s) due to the Applicant until the Applicant complies with this Agreement [...]” and “require the Applicant to repay any portion of the Contribution Funds so forwarded by BC Hydro to the Applicant under this Agreement [...]”.

⁹ This deadline can be extended by agreement with the Government of Canada, and Creative Energy is in ongoing discussions in this regard.

¹⁰ See section 2.3 of Creative Energy’s Application for its Core Steam System Low Carbon Rate Design for additional information about the importance for Creative Energy to offer a low-carbon energy service to customers.

60. The Decarbonization Project offers Creative Energy’s existing and future customers the option of a low carbon thermal energy service following its completion.¹¹ This service provides Creative Energy’s customers with options to meet their GHG emission reduction requirements and sustainability goals. The Decarbonization Project will enable Creative Energy’s Core Steam System to qualify as a Low Carbon Energy System (LCES) with the City of Vancouver, which will allow Creative Energy to service new developments in downtown Vancouver with its Core Steam System.

61. In addition, the completion of the new equipment comprising the Decarbonization Project will provide a measure of reliability support to Creative Energy’s existing Core Steam System. As the BCUC is aware, several of the natural gas boilers in the existing Beatty Plant have now exceeded their design life. The table below sets out the status of Creative Energy’s existing natural gas boilers.

Boiler ID	Manufacturer	Year Built	Rated Capacity (lb/hr)	Functional Capacity (lb/hr)	Annual Contribution to Steam Generation	Design Life Remaining
No. 1	Foster Wheeler	1967	100,000	50,000	6%	0
No. 2	Foster Wheeler	1968	100,000	60,000	4%	0
No. 3	B & W	1969	135,000	100,000	20%	0
No. 4	B & W	1973	215,000	180,000	39%	0
No. 5	Cleaver Brooks	1983	75,000	70,000	3%	9
No. 6	Foster Wheeler	1991	200,000	170,000	28%	17
TOTAL			825,000	630,000	100%	

62. Creative Energy is undertaking a condition assessment of all systems and equipment in the existing Beatty Plant to evaluate opportunities to operate the existing Beatty Plant for longer than previously assumed with manageable risk to safety and reliability of service. Creative Energy has identified several projects that it will be required to undertake in order to ensure that the existing Beatty Plant will be able to operate safely and reliably over the coming years. Creative Energy’s analysis of these projects is ongoing but Creative Energy expects that it will need to incur incremental costs to ensure that the systems and equipment in the existing Beatty Plant can continue to operate safely and reliably given their current age and condition.

63. Furthermore, additional delay to the Decarbonization Project increases the risk of capital cost increases due to market conditions. We have been in a period of inflationary conditions post Covid-19 pandemic and it is possible that the capital cost of the Decarbonization Project will

¹¹ See Creative Energy’s current proceeding before the BCUC regarding the Low Carbon Rate Design for its Core Steam System. See also section 1.4 of Creative Energy’s Application for its Core Steam System Low Carbon Rate Design for an overview of Creative Energy’s Low Carbon Allocation made possible by the Decarbonization Project.

continue to increase while it is delayed. A prolonged delay will also result in significant additional incremental costs – for example, costs relating to the long-term storage of Decarbonization Project equipment that has already been purchased and delivered – that could be minimized, if not avoided, by Creative Energy completing the New Plant Premises in a timely manner.

64. Creative Energy believes that it is in the public interest to complete the New Plant Premises and the Interconnection Infrastructure as soon as possible. Doing so will preserve the benefits of the Decarbonization Project. To achieve this, Creative Energy submits that it must fund the Shortfall Amount.

B. Delay

65. If Creative Energy does not fund the Shortfall Amount and waits for the Developer to secure enough funding to continue with the construction of the New Plant Premises, Creative Energy estimates that the in-service date of the Decarbonization Project will be further delayed by at least two years. Creative Energy believes that this time period could be even longer, and would depend on a number of factors outside of its control.

66. Another potential source of delay may be the negotiation of amendments to the TDA with respect to the Developer’s use of the Surplus Land for its development project. The terms and conditions of the existing TDA contemplate the former office tower development and the New Beatty Plant. Because the Developer has abandoned its previous office tower project and is evaluating other uses for the Surplus Land, the parties may need to revise the TDA significantly to make it suitable for different projects going forward. These negotiations will take time and could further delay the completion of the New Plant Premises and Decarbonization Project if Creative Energy does not fund the Shortfall Amount now.

C. Summary Assessment of the Options

67. To assist the BCUC, Creative Energy prepared the following table summarizing the advantages and disadvantages of both options discussed above.

Impacts on existing and potential customers	Option 1: Allow work on the New Plant Premises to stop until there is clarity on the future use of the Surplus Land and Creative Energy reaches an agreement with the Developer	Option 2: Proceed with Creative Energy funding the completion of the remaining work on the New Plant Premises and the Interconnection Infrastructure
Reliability support for the Core Steam System	Customers do not benefit from the additional capacity of the Decarbonization Project. The majority of the existing boilers that service the Core Steam System are near or passed the end of their design life.	Brings online up to 168,000 MWh per year of reliable steam production and capacity for customers of the Core Steam System at the earliest opportunity.

Impacts on existing and potential customers	Option 1: Allow work on the New Plant Premises to stop until there is clarity on the future use of the Surplus Land and Creative Energy reaches an agreement with the Developer	Option 2: Proceed with Creative Energy funding the completion of the remaining work on the New Plant Premises and the Interconnection Infrastructure
	An operational issue with an existing boiler will likely impact the customers of the Core Steam System.	
Low carbon thermal energy service	<p>Creative Energy is unable to offer a low carbon thermal energy service without the Decarbonization Project.</p> <p>As customers are increasingly looking towards clean energy, Creative Energy will not be able to meet the energy needs and expectations of its existing and future customers.</p> <p>Due to the uncertainty caused by an indefinite delay, existing customers may elect to disconnect from Creative Energy’s system and potential customers may pursue alternative solutions, both of which could lead to an increase in rates for remaining customers.</p>	<p>Once the Decarbonization Project is complete, the Core Steam System will qualify as a Low Carbon Energy System with the City of Vancouver, allowing Creative Energy to service new developments.</p> <p>Existing and future customers have the option to use Creative Energy’s low carbon thermal energy service in their clean energy transition plans.</p>
Grant funding of the Decarbonization Project	Potentially loses the federal and provincial grant funding that was secured by Creative Energy for the Decarbonization Project.	Captures the federal and provincial grant funding that was secured by Creative Energy for the Decarbonization Project.
Costs	Creative Energy expects to continue incurring incremental costs to continue operating its existing boilers due to their age and condition. Some of these incremental costs could be mitigated by the new boiler capacity provided by timely completion of the Decarbonization Project.	<p>Some of the Interconnection Infrastructure will be rendered obsolete once the New Beatty Plant Project is ultimately completed.</p> <p>Creative Energy is assessing its options to seek recovery of some or all of the capital costs for the Interconnection Infrastructure from the Developer. Any costs</p>

Impacts on existing and potential customers	Option 1: Allow work on the New Plant Premises to stop until there is clarity on the future use of the Surplus Land and Creative Energy reaches an agreement with the Developer	Option 2: Proceed with Creative Energy funding the completion of the remaining work on the New Plant Premises and the Interconnection Infrastructure
	Creative Energy will need to incur the cost to acquire the space within the New Plant Premises for the Decarbonization Project in any event, and will need to seek the BCUC’s approval for inclusion of an amount that is ultimately agreed with the Developer in its rate base for cost recovery. Any amount allocated as compensation payable by Creative Energy to the Developer for the Decarbonization Project space will be used directly to fund the completion of the New Plant Premises.	unrecovered from the Developer will need to be recovered from customers. A portion of the costs to complete the New Plant Premises will need to be incurred by Creative Energy in any event, so those costs are not new costs that customers will now be burdened with. However, the amount of such costs is presently unknown, and Creative Energy will need to include any new costs in its rate base for cost recovery.

D. Recovery of Expenditures in Rates

68. An estimated \$38.5 million is required to complete the New Plant Premises and the Interconnection Infrastructure after the Developer exhausts its existing funding. Approximately \$31.0 million is required to complete the New Plant Premises and the remaining \$7.5 million is required for the Interconnection Infrastructure.

69. As noted above, Creative Energy believes that it would have been required to make a portion of these expenditures in any event (i.e. in respect of the acquisition of the space within the New Plant Premises for the Decarbonization Project), albeit not until later in the future. As such, a portion of these expenditures is not in fact an incremental cost to customers.

i. New Plant Premises

70. Creative Energy expects the completion of the New Plant Premises will cost approximately \$31.0 million, the specifics of which are set out in section III.B.i above and in the Expenditure Schedule.

71. If the parties had completed all of the work contemplated by the TDA, Creative Energy would be required to pay the Developer \$15 million toward the cost of the New Plant Premises, the New Beatty Plant and new office space for Creative Energy. Thus, an unspecified portion of the \$15 million that Creative Energy is responsible for under the TDA is on account of the New Plant Premises. As noted above, Creative Energy also expects that it is required to compensate the Developer some amount for the work the Developer has completed for the New Plant Premises in respect of the space to be occupied by the Decarbonization Project.

72. The Decarbonization Project is outside the scope of the TDA and is a separate project. Creative Energy expects that it is required to compensate the Developer for the acquisition of the space required for the Decarbonization Project within the New Plant Premises. The parties have engaged in discussion regarding this matter, but have not yet agreed to a structure or amount of compensation for the space within the shell space that will be utilized for the Decarbonization Project.

73. While Creative Energy expects that it will ultimately be required to compensate the Developer some amount in respect of the space to be occupied by the Decarbonization Project, Creative Energy believes that the completion of the New Plant Premises, including the payment of the balance of the Shortfall Amount, is the responsibility of the Developer under the TDA. Creative Energy intends to address these obligations as part of negotiations regarding potential amendments to the TDA as described above, or to otherwise seek to recover these costs from the Developer as appropriate. The quantum, timing and manner of compensation for the space to be occupied by the Decarbonization Project is also subject to negotiation between the parties.

ii. Interconnection Infrastructure

74. Creative Energy expects the completion of the Interconnection Infrastructure will cost approximately \$7.5 million, the specifics of which are set out in section III.B.ii above and in the Expenditure Schedule.

75. The Interconnection Infrastructure is necessary for the operation of the Decarbonization Project because of the recent developments. The Interconnection Infrastructure is required because the Decarbonization Project was originally designed to use the balance-of-plant equipment located in the New Beatty Plant. The New Beatty Plant is on hold indefinitely, such that the equipment that the Decarbonization Project was designed to utilize will not be available in a timely manner, if at all. The expenditures required to complete the Interconnection Infrastructure are accordingly new and could not have been contemplated in Creative Energy's applications to the BCUC for the CPCNs for the New Beatty Plant and Decarbonization Project.

76. The Decarbonization Project will utilize the balance-of-plant equipment located in the existing Beatty Plant, through the Interconnection Infrastructure, until the New Beatty Plant or an alternative project to replace the aging natural gas boilers can be constructed. At that time, some of the Interconnection Infrastructure will be removed and repurposed to the extent possible so that the space can be used for new equipment to replace the aging equipment of the existing Beatty Plant. Certain of the Interconnection Infrastructure will remain in place and continue to service the Decarbonization Project and, in some cases, the New Beatty Plant.

77. Creative Energy is assessing its options to seek recovery of some or all of the capital costs for the Interconnection Infrastructure from the Developer. Any costs unrecovered from the Developer will need to be recovered from customers.

iii. Future Proceedings; Reporting

78. Given some of the uncertainties described above, Creative Energy proposes that matters relating to the amount, timing and methodology for recovery through rates of expenditures in respect of the New Plant Premises and the Interconnection Infrastructure be addressed in one or

more future revenue requirements applications or similar regulatory process once there is greater clarity regarding the above-noted matters.

79. Creative Energy also proposes to include an update on the matters described in this Application in connection with its regular reporting to the BCUC.

VI. ORDERS SOUGHT

80. Creative Energy seeks the following orders pursuant to section 44.2(3) of the *Utilities Commission Act*:

- (a) An order by November 20, 2024 accepting \$5.2 million of capital expenditures Creative Energy plans to make on the New Plant Premises during the period from December 2024 to January 2025, and determining that it is in the public interest for Creative Energy to make these expenditures.
- (b) An order by January 15, 2025 accepting \$33.3 million of capital expenditures Creative Energy plans to make on the New Plant Premises and Interconnection Infrastructure during the period from February 2025 until completion of the New Plant Premises and the Decarbonization Project, and determining that it is in the public interest for Creative Energy to make these expenditures.

81. The Order requested by November 20, 2024 is needed to enable Creative Energy to begin making expenditures when the Developer's funds are exhausted, which is anticipated to be by the end of November 2024. Without this Order, Creative Energy will not be able to secure funding to make the expenditures at such time and work on the New Plant Premises will be interrupted. This will have significant impacts on the cost and schedule of the completion of the New Plant Premises (and also on the construction of the Decarbonization Project), as described above at paragraph 30.

82. To avoid such delay and cost escalation, Creative Energy will need to enter into contractual commitments and begin making expenditures on the project by the end of November 2024. To do so, Creative Energy needs BCUC acceptance of an expenditure schedule by November 20, 2024.

83. Creative Energy considers that it would not be reasonable to ask the BCUC to issue an order by November 20, 2024 determining that it is in public interest for Creative Energy to make the full amount of expenditure needed to complete the New Plant Premises and Interconnection Infrastructure. Therefore, Creative Energy proposes that the BCUC could have further process into the Application through the fall and issue its decision on the remainder of the Expenditure Schedule by January 31, 2025.

84. The proposed two-stage decision process is unusual; however, Creative Energy submits that it could allow work on the New Plant Premises to continue uninterrupted, which Creative believes is in the best interest of its current and future customers. The proposed approach also provides the BCUC with time to consider the Application and make its decision on the remainder of the Expenditure Schedule by January 15, 2025.

85. The alternative approach would mean that work on the New Plant Premises would stop when the Developer exhausts its available funds, expected to be by the end of November 2024, and remain suspended until after the BCUC issues its decision on the Application in 2025.

VII. CONCLUSION

86. Creative Energy submits that it is in the public interest to complete the Decarbonization Project as soon as possible. In order to do so, Creative Energy will need to spend an estimated \$38.5 million to complete the New Plant Premises and the Interconnection Infrastructure after the Developer exhausts its existing funding.

87. Creative Energy proposes to obtain the required amount to cover the Shortfall Amount through debt and equity funding. However, Creative Energy's ability to secure equity and debt financing hinges on Creative Energy being able to provide certainty that Creative Energy will be able to recover its expenditures from customers (to the extent not otherwise recovered from the Developer). Therefore, BCUC Orders determining that it is in the public interest for Creative Energy to make the proposed expenditures and accepting the Expenditure Schedule, thereby confirming the recoverability of these costs in rates, to the extent necessary, is required for Creative Energy to secure the necessary funds to complete the New Plant Premises and the Interconnection Infrastructure as soon as possible.

VIII. PROPOSED REGULATORY REVIEW PROCESS AND TIMETABLE

88. Due to the urgency of the situation, Creative Energy requests an expedited process to consider the Application, including the proposed two-stage decision process outlined above.

89. Creative Energy notes the BCUC has recently emphasized regulatory efficiency and has issued procedural orders limiting the number of IRs the BCUC and interveners may ask, defining the scope for IRs and requiring interveners to coordinate their efforts in the proceeding. Creative Energy submits that such measures are crucial for this proceeding given the urgency of the situation.

90. The table below sets out a proposed regulatory review process for the Application.

Action	Date
Creative Energy to file Application	September 25, 2024
Creative Energy to Provide Notice of the Application to all registered interveners in (i) Creative Energy's most recent revenue requirements application proceeding, and (ii) the Decarbonization Project CPCN proceeding	September 30, 2024
BCUC Procedural Order #1	TBD
Intervener Registration Deadline	October 10, 2024
BCUC Information Request (IR) No. 1 to Creative Energy	October 10, 2024
Intervener IR No. 1 to Creative Energy	October 15, 2024

Action	Date
Creative Energy Responses to BCUC and Intervener IR No. 1	October 21, 2024
Intervener Submissions on Requested BCUC Order #1	October 25, 2024
Creative Energy Reply Submissions on Requested BCUC Order #1	October 31, 2024
BCUC Decision on December 2024 to January 2025 Expenditures	November 20, 2024
BCUC Procedural Order #2	TBD
Further process	TBD
Creative Energy Final Argument	December 2024
Intervener Final Argument	December 2024
Creative Energy Reply Argument	December 2024
BCUC Decision on Remaining Expenditures	January 15, 2025

Appendix A

New Plant Premises

New Plant Premises			
Construction Costs			
Division Name	Dec 2024 - Jan 2025	Remaining Expenditure	Total Expenditure
General Requirements	\$ 380,236	\$ 2,091,243	\$ 2,471,479
Existing Conditions	\$ 6,000	\$ 200,000	\$ 206,000
Concrete	\$ 4,012,449	\$ 1,374,421	\$ 5,386,870
Masonry	\$ -	\$ 779,504	\$ 779,504
Metals	\$ 140,000	\$ 1,069,241	\$ 1,209,241
Wood and Plastics	\$ 5,747	\$ 122,885	\$ 128,632
Thermal & Moisture Protection	\$ -	\$ 1,463,234	\$ 1,463,234
Doors and Windows	\$ 30,000	\$ 2,664,711	\$ 2,694,711
Finishes	\$ -	\$ 851,177	\$ 851,177
Specialties	\$ -	\$ 38,013	\$ 38,013
Equipment	\$ -	\$ 34,800	\$ 34,800
Furnishings	\$ -	\$ -	\$ -
Special Construction	\$ 26,080	\$ 143,440	\$ 169,520
Conveying Systems	\$ -	\$ 462,550	\$ 462,550
Mechanical	\$ 123,736	\$ 4,418,764	\$ 4,542,500
Electrical	\$ 10,000	\$ 2,635,851	\$ 2,645,851
Earthwork	\$ -	\$ -	\$ -
Exterior Improvements	\$ -	\$ 40,000	\$ 40,000
Utilities	\$ -	\$ 400,000	\$ 400,000
Sub-total (GC's)	\$ 4,610,512	\$ 18,913,570	\$ 23,524,082
Construction Management Fee	\$ -	\$ -	\$ -
Design Contract Administration	\$ -	\$ -	\$ -
Sub-total (Phase 1 - Base Bldg)	\$ 4,857,301	\$ 20,093,693	\$ 24,950,994
Mechanical (Plant) - Boilers incl in Shell	\$ 123,736	\$ 1,384,832	\$ 1,508,568
Total (Phase 1 Shell)	\$ 4,981,037	\$ 20,724,241	\$ 25,705,278
Construction Indirects & Overheads	\$ 199,868	\$ 2,219,307	\$ 2,419,175
Contingency		\$ 2,868,926	\$ 2,868,926
TOTAL	\$ 5,180,906	\$ 25,812,473	\$ 30,993,379

Interconnection Infrastructure

Construction Costs	\$ 4,919,228
Mechanical	\$ 4,177,835
Electrical	\$ 681,993
Controls	\$ 59,400
Construction Indirects & Overheads	\$ 1,203,467
Contingency	\$ 1,363,563
TOTAL	\$ 7,486,258

TOTAL COSTS (New Plant Premises and Interconnection Infrastructure)	\$ 38,479,637
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Appendix B

ORDER NUMBER

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

and

An Application for Orders pursuant to section 44.2 of the *UCA*

BEFORE:

on _____, 20____

FINAL ORDER

WHEREAS:

- A. On September ____, 2024, Creative Energy Vancouver Platforms Inc. (**Creative Energy**) filed an application (the **Application**) with the British Columbia Utilities Commission (**BCUC**) pursuant to 44.2 of the *UCA* for acceptance of a schedule of capital expenditures regarding the work required to complete the construction of a new concrete structure and the required equipment to obtain an occupancy permit to house new utility plant (the **New Plant Premises**) and install infrastructure to interconnect Creative Energy's Decarbonization Project with its existing Beatty Plant (the **Interconnection Infrastructure**) located at 720 Beatty Street;
- B. As detailed in the Expenditure Schedule at Appendix A of the Application, Creative Energy anticipates making expenditures from December 2024 to January 2025 to continue the construction of the New Plant Premises;
- C. Creative Energy seeks the BCUC's acceptance of these expenditures;
- D. [Summary of regulatory proceeding]; and
- E. The BCUC has reviewed the Application and evidence filed in the proceeding and makes the following determinations.

NOW THEREFORE pursuant to section 44.2 of the *UCA*, the BCUC orders as follows:

1. The expenditures from December 2024 to January 2025 detailed in Creative Energy's Expenditure Schedule for the New Plant Premises set out in Appendix A of the Application is accepted as being in the public interest;

DATED at the City of Vancouver, in the Province of British Columbia, this _____ day of _____, 2024.

BY ORDER:

Appendix C

ORDER NUMBER

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

and

An Application for an Order pursuant to section 44.2 of the *UCA*

BEFORE:

on _____, 2024

FINAL ORDER

WHEREAS:

- A. On _____, 2024, Creative Energy Vancouver Platforms Inc. (**Creative Energy**) filed an application (the **Application**) with the British Columbia Utilities Commission (**BCUC**) pursuant to 44.2 of the *UCA* for acceptance of a schedule of capital expenditures regarding the work required to complete the construction of a new concrete structure and the required equipment to obtain an occupancy permit to house new utility plant (the **New Plant Premises**) and install infrastructure to interconnect Creative Energy’s Decarbonization Project with its existing Beatty Plant (the **Interconnection Infrastructure**) located at 720 Beatty Street;
- B. As detailed in the Expenditure Schedule at Appendix A of the Application, Creative Energy anticipates making expenditures on the New Plant Premises Project and Interconnection Infrastructure during the period from February 2025 until completion of the New Plant Premises and the Decarbonization Project;
- C. Creative Energy seeks the BCUC’s acceptance of these expenditures;
- D. [Summary of regulatory proceeding]; and
- E. The BCUC has reviewed the Application and evidence filed in the proceeding and makes the following determinations.

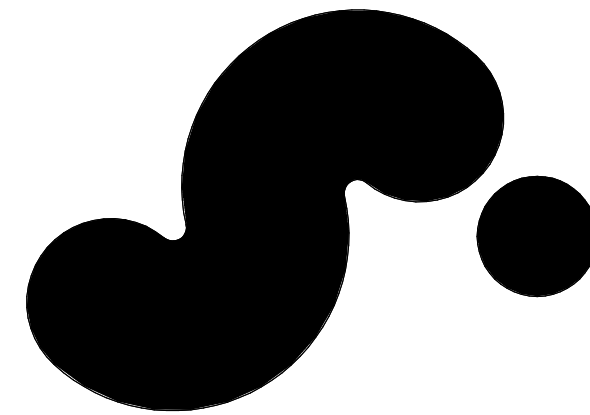
NOW THEREFORE pursuant to section 44.2 of the *UCA*, the BCUC orders as follows:

1. The expenditures on the New Plant Premises and the Interconnection Infrastructure from February 2025 until completion of the New Plant Premises and the Decarbonization Project set out in Appendix A of the Application is accepted as being in the public interest.

DATED at the City of Vancouver, in the Province of British Columbia, this _____ day of _____, 20__.

BY ORDER:

Appendix D



720 BEATTY STREET
 VANCOUVER, BRITISH COLUMBIA
 CANADA

CLIENT

WESTBANK PROJECTS CORP. 180 WEST CORDOVA ST. SUITE 901 VANCOUVER, BC V6C 1C7 CANADA T +1 604 683 5966	CREATIVE ENERGY 720 BEATTY STREET, SUITE 1 VANCOUVER, BC V6B 2M1 CANADA T +1 604 688 5564
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DESIGN CONSULTANT

BIG 45 MARK ST. SUITE 900 BROOKLYN, NY 11201 USA T +1 347 548 4141	BJARKE INGELS GROUP STRUCTURAL ENGINEER
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ARCHITECT OF RECORD

HOMA ARCHITECTURE + DESIGN 675 W HASTINGS ST #400 VANCOUVER, BC V6B 1W2 CANADA T +1 604 732 8200	READ JONES CHRISTOFFERSEN LTD. 1265 WEST BROADWAY, SUITE 300 VANCOUVER, BC V6B 2M2 CANADA T +1 604 738 9048
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MECHANICAL & PLUMBING ENGINEER

REINBOLD ENGINEERING GROUP 1500 W BROADWAY, #400 VANCOUVER, BC V6B 1W2 CANADA T +1 604 737 7353	MECHANICAL ENGINEER STEAM PLANT FOSDICK & HILMER, INC. 535 VINE STREET, SUITE 1100 CHICAGO, IL 60607 USA T +1 312 241 5640
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ELECTRICAL ENGINEER

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LANDSCAPE ARCHITECT

PUBLIC WORK 317 ADLACRE STREET WEST, SUITE 802 TORONTO, ON M5S 1P9 CANADA T +1 416 304 9610	CIVIL ENGINEER CITIWEST TRANSPORTATION BUNT & ASSOCIATES ENGINEERING LTD. 150 WEST PENDER STREET VANCOUVER, BC V6B 2T5 CANADA T +1 604 693 6279
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CODE

LMDO BUILDING CODE CONSULTANTS LTD. 780 BEATTY STREET, 4TH FLOOR VANCOUVER, BC V6B 2M1 CANADA T +1 604 682 7146	TARGET ZERO WASTE CONSULTING INC. 1507 DEEP COVE ROAD NORTH VANCOUVER, BC V1V 1S4 CANADA T +1 604 888 7024
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GEOTECHNICAL ENGINEER

GEOPACIFIC CONSULTANTS 1719 WEST 75TH AVE VANCOUVER, BC V6P 8P2 CANADA T +1 604 439 8022	BLAST MITIGATION CONSULTANT ARUP 460 MISSION ST., SUITE 100 SAN FRANCISCO, CA 94105 USA T +1 415 997 9445
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FSR-FLOOR AREA-P5

LEVEL	NAME	AREA
P 05	CE-COMMON	38.64 m²
P 05	CE-LOW CARBON	990.26 m²
P 05	CE-STEAM PLANT	958.84 m²
P 05	COMMON	137.81 m²
Grand total		2125.55 m²

FSR-FLOOR AREA-P5-Sub-Area A

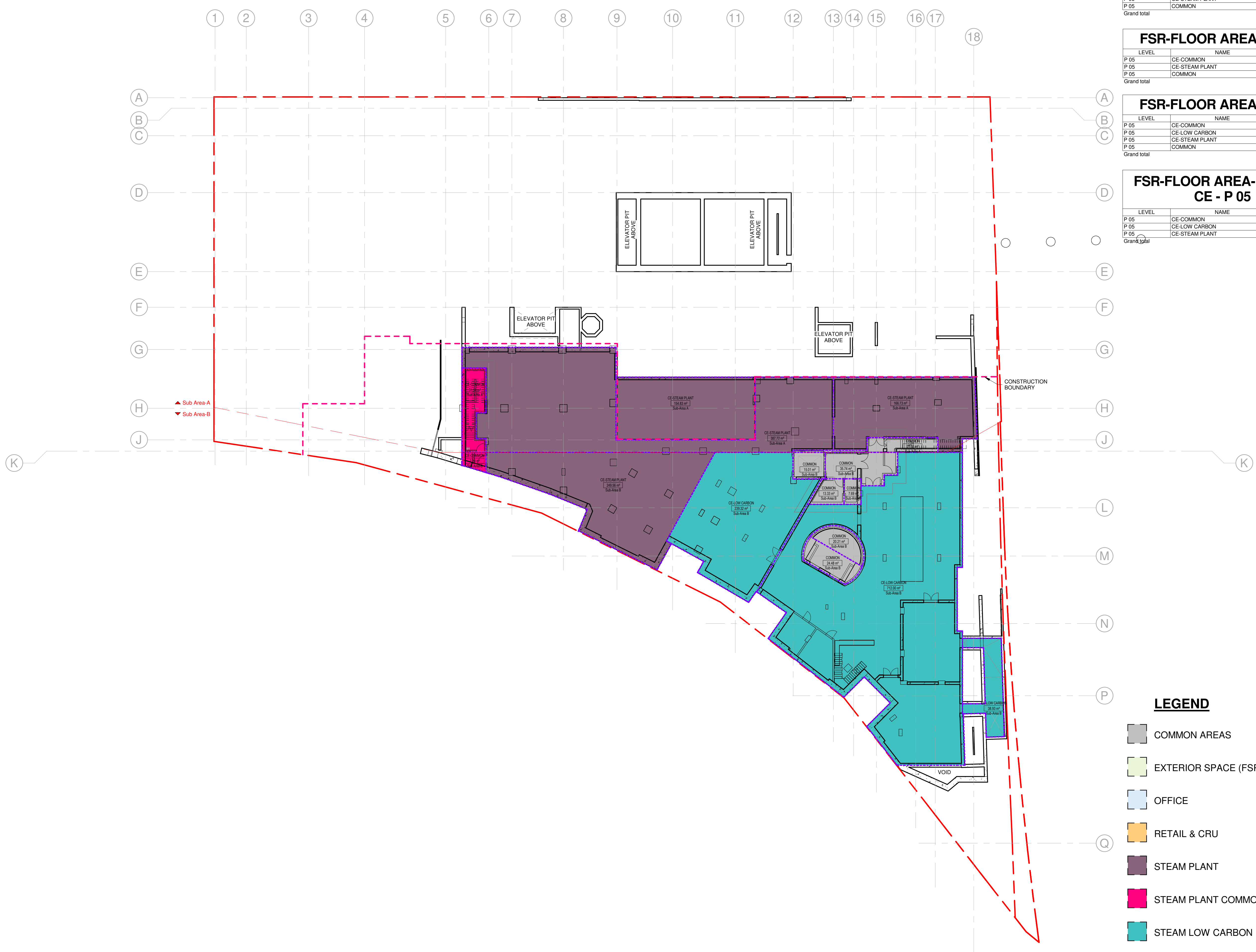
LEVEL	NAME	AREA	COMMENTS
P 05	CE-COMMON	31.56 m²	Sub-Area A
P 05	CE-LOW CARBON	709.28 m²	Sub-Area A
P 05	COMMON	21.35 m²	Sub-Area A
Grand total		762.19 m²	

FSR-FLOOR AREA-P5-Sub-Area B

LEVEL	NAME	AREA	COMMENTS
P 05	CE-COMMON	7.09 m²	Sub-Area B
P 05	CE-LOW CARBON	990.26 m²	Sub-Area B
P 05	CE-STEAM PLANT	249.56 m²	Sub-Area B
P 05	COMMON	116.46 m²	Sub-Area B
Grand total		1363.37 m²	

**FSR-FLOOR AREA-PHASE 2
CE - P 05**

LEVEL	NAME	AREA
P 05	CE-COMMON	38.64 m²
P 05	CE-LOW CARBON	990.26 m²
P 05	CE-STEAM PLANT	958.84 m²
Grand total		1987.75 m²



LEGEND

- COMMON AREAS
- EXTERIOR SPACE (FSR EXCLUSION)
- OFFICE
- RETAIL & CRU
- STEAM PLANT
- STEAM PLANT COMMON
- STEAM LOW CARBON

1 P 05 FSR AREA
1:250

KEY PLAN (N/S)

REVISIONS

TRD	REVISION IN PROGRESS
2023-02-23	REV 8 - ISSUED FOR DP AMENDMENT
2023-02-13	ISSUED FOR REZONING TEXT AMENDMENT
DATE	ISSUE

PROGRESS SET

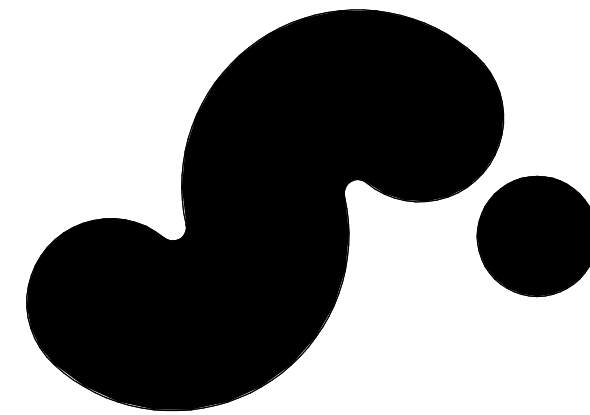
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

NOT FOR CONSTRUCTION

SHEET NAME

FSR FLOOR AREA - LEVEL P05

PROJECT NO: 1683 SHEET NO:
 DOB NO:
 SCALE: As indicated **G300**
 FORM: ARCH D



720 BEATTY STREET
VANCOUVER, BRITISH COLUMBIA
CANADA

CLIENT
WESTBANK PROJECTS CORP.
190 WEST CORDOVA ST. SUITE 901
VANCOUVER, BC V6C 1C7 CANADA
T +1 604 683 5566

CREATIVE ENERGY
720 BEATTY STREET, SUITE 1
VANCOUVER, BC V6B 2M1 CANADA
T +1 604 688 5564

DESIGN CONSULTANT
BIG
BJARKE INGEL'S GROUP
45 MARK ST. SUITE 900
BROOKLYN, NY 11201 USA
T +1 347 548 4141

ARCHITECT OF RECORD
HOMA ARCHITECTURE + DESIGN
675 W HASTINGS ST #400
VANCOUVER, BC V6B 1W2 CANADA
T +1 604 732 8620

STRUCTURAL ENGINEER
READ JONES CHRISTOFFERSEN LTD.
1265 WEST BROADWAY, SUITE 300
VANCOUVER, BC V6B 3H2 CANADA
T +1 604 738 9048

MECHANICAL & PLUMBING ENGINEER
REINBOLD ENGINEERING GROUP
1580 W BROADWAY, #400
VANCOUVER, BC V6J 4P3 CANADA
T +1 604 737 7353

MECHANICAL ENGINEER STEAM PLANT
FOSDICK & HILMER, INC.
555 VINE STREET, SUITE 1100
CHICAGO, IL 60610 USA
T +1 513 241 5640

ELECTRICAL ENGINEER
NEMETZ (SIA) & ASSOCIATES LTD.
200 W 4TH AVE
VANCOUVER, BC V6J 1N0 CANADA
T +1 604 738 8562

MECHANICAL ENGINEER STEAM PLANT
BROOK VAN DALEN & ASSOC
187 TORONTO STREET SOUTH
USBRIDGE, ON L9P 1M4 CANADA
T +1 905 853 3195

LANDSCAPE ARCHITECT
PUBLIC WORK
317 ADLACRE STREET WEST, SUITE 802
TORONTO, ON M5H 1P9 CANADA
T +1 416 304 9610

CIVIL ENGINEER
CITWEST
900 KING GEORGE BLVD
SURREY, BC V3V 7Y3 CANADA
T +1 604 891 2213

TRANSPORTATION
QUINN CONSULTANTS INC.
100 MANLAND STREET, SUITE 106
VANCOUVER, BC V6B 2T5 CANADA
T +1 604 693 8279

TRANSPORTATION
BUNT & ASSOCIATES ENGINEERING LTD.
150 WEST PENNER STREET
VANCOUVER, BC V6E 3P7 CANADA
T +1 604 685 8427

WASTE MANAGEMENT
LINDO BUILDING CODE
CONSULTANTS LTD.
780 BEATTY STREET, 4TH FLOOR
VANCOUVER, BC V6B 2M1 CANADA
T +1 604 682 7146

WASTE MANAGEMENT
TARGET ZERO WASTE CONSULTING INC.
1507 DEEP COVE ROAD
WESTY VANCOUVER, BC V7G 1S4
CANADA
T +1 604 688 7024

BLAST MITIGATION CONSULTANT
GEO-PACIFIC CONSULTANTS
1719 WEST 73TH AVE
VANCOUVER, BC V6P 8P2 CANADA
T +1 604 439 8222

BLAST MITIGATION CONSULTANT
ARUP
460 MISSION ST. SUITE 100
SAN FRANCISCO, CA 94105 USA
T +1 415 879 9445

REVISION IN PROGRESS
2023-02-23 REV 8 - ISSUED FOR DP AMENDMENT
2023-02-13 ISSUED FOR REZONING TEXT AMENDMENT
DATE ISSUE

SEAL

PROGRESS SET

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NOT FOR CONSTRUCTION

SHEET NAME

PROJECT NO. 1683 SHEET NO. 1

SCALE As Indicated

FORMING ARCH'D

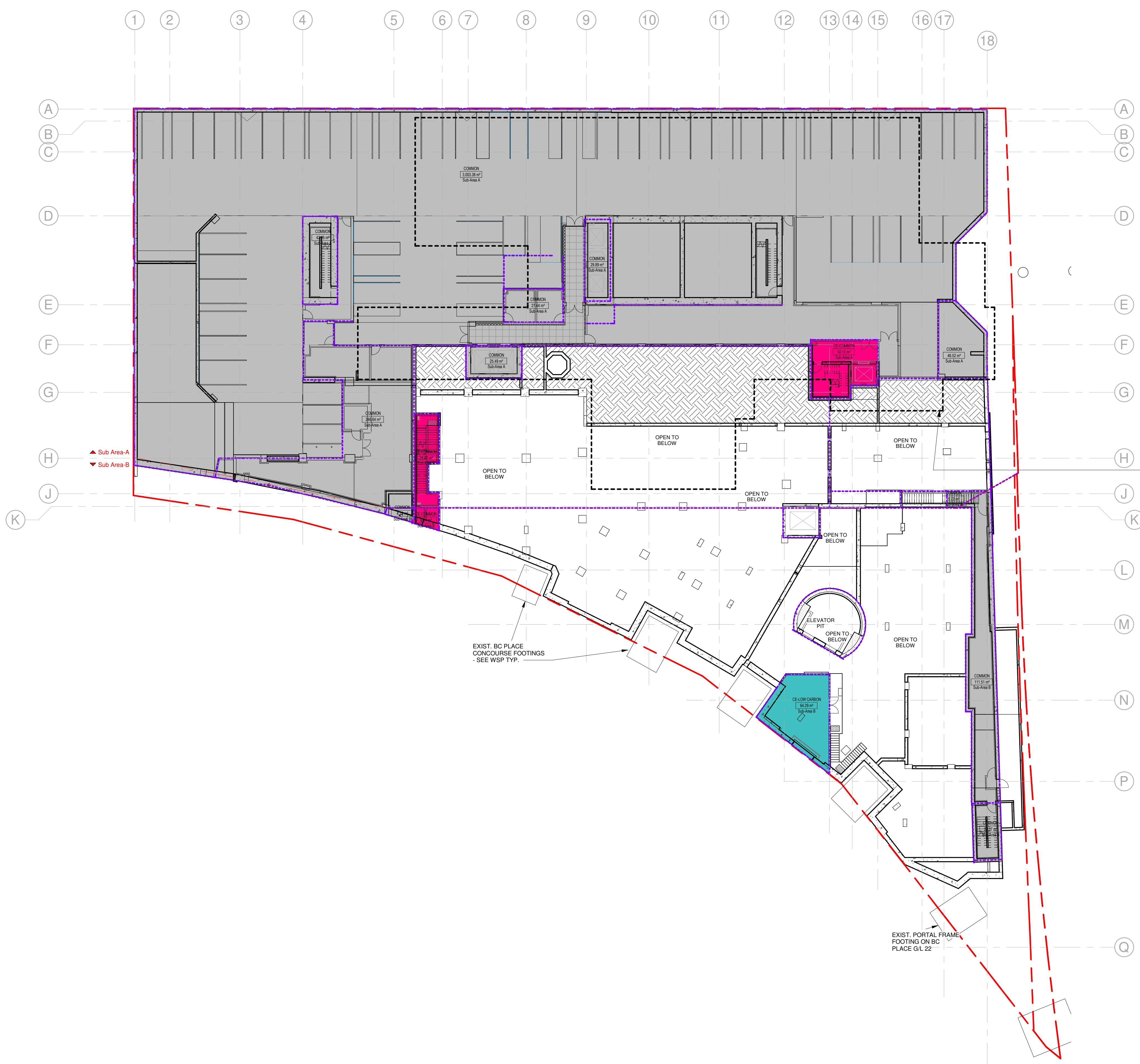
G301

FSR-FLOOR AREA-P4		
LEVEL	NAME	AREA
P 04	CE-COMMON	85.61 m ²
P 04	CE-LOW CARBON	64.29 m ²
P 04	COMMON	3566.24 m ²
Grand total		3716.13 m ²

FSR-FLOOR AREA-P4-Sub-Area A			
LEVEL	NAME	AREA	COMMENTS
P 04	CE-COMMON	78.77 m ²	Sub-Area A
P 04	COMMON	3428.14 m ²	Sub-Area A
Grand total		3506.91 m ²	

FSR-FLOOR AREA-P4-Sub-Area B			
LEVEL	NAME	AREA	COMMENTS
P 04	CE-COMMON	6.84 m ²	Sub-Area B
P 04	CE-LOW CARBON	64.29 m ²	Sub-Area B
P 04	COMMON	138.10 m ²	Sub-Area B
Grand total		209.22 m ²	

FSR-FLOOR AREA-PHASE 2 CE - P 04		
LEVEL	NAME	AREA
P 04	CE-COMMON	85.61 m ²
P 04	CE-LOW CARBON	64.29 m ²
Grand total		149.89 m ²



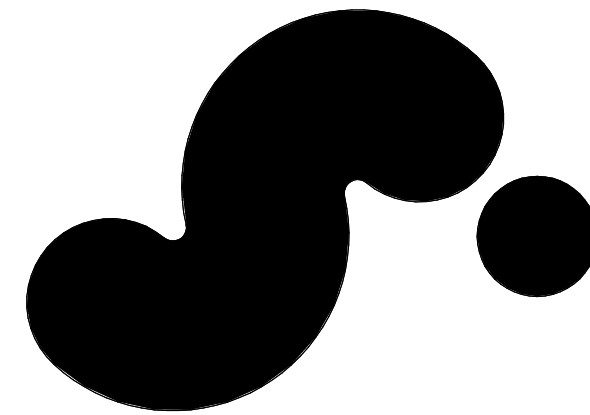
OUTLINE OF EXIST.
STEAM PLANT
(TO BE DEMOLISHED)

EXIST. BC PLACE
CONCOURSE FOOTINGS
- SEE WSP TYP.

EXIST. PORTAL FRAME
FOOTING ON BC
PLACE G/L 22

- LEGEND**
- COMMON AREAS
 - EXTERIOR SPACE (FSR EXCLUSION)
 - OFFICE
 - RETAIL & CRU
 - STEAM PLANT
 - STEAM PLANT COMMON
 - STEAM LOW CARBON

1 FSR FLOOR AREA - LEVEL P04
1 : 250



720 BEATTY STREET
VANCOUVER, BRITISH COLUMBIA
CANADA

CLIENT
WESTBANK PROJECTS CORP. CREATIVE ENERGY
1907 WEST CORDOVA ST. SUITE 901 720 BEATTY STREET, SUITE 1
VANCOUVER, BC V6C 1C7 CANADA VANCOUVER, BC V6B 2M1 CANADA
T +1 604 683 5966 T +1 604 688 5564

DESIGN CONSULTANT
BIG BJARKE INGELSGRUP
45 MARK ST. SUITE 900
BROOKLYN, NY 11201 USA
T +1 347 548 4141

ARCHITECT OF RECORD
HOMA ARCHITECTURE + DESIGN READ JONES CHRISTOFFERSEN LTD.
675 W HASTINGS ST #400 1265 WEST BROADWAY, SUITE 300
VANCOUVER, BC V6B 7K2 CANADA VANCOUVER, BC V6B 2M2 CANADA
T +1 604 732 8200 T +1 604 738 9048

MECHANICAL & PLUMBING ENGINEER MECHANICAL ENGINEER STEAM PLANT
REINBOLD ENGINEERING GROUP FOSDICK & HILMER, INC.
1500 W BROADWAY, #400 555 VINE STREET, SUITE 1100
VANCOUVER, BC V6J 4P3 CANADA CHICAGO, IL 60602 USA
T +1 604 737 7353 T +1 513 241 5640

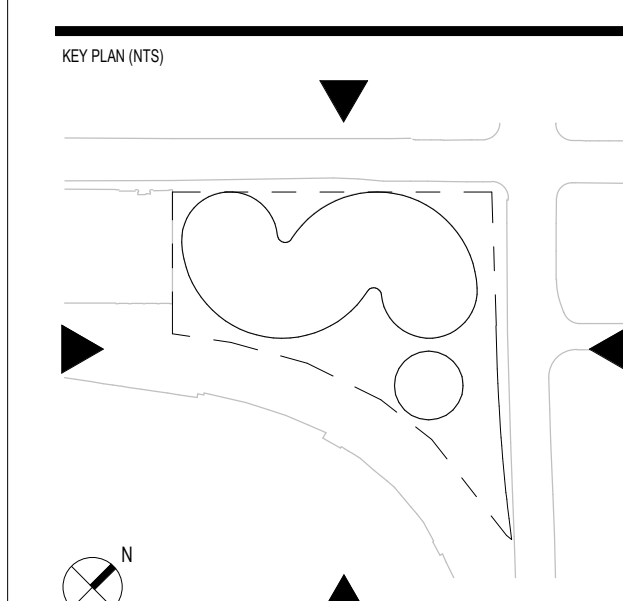
ELECTRICAL ENGINEER FACADE CONSULTANT
NEMETZ (SIA) & ASSOCIATES LTD. BROOK VAN DALEN & ASSOC.
200 W 4TH AVE 187 TORONTO STREET SOUTH
VANCOUVER, BC V6J 1N3 CANADA URBROOKE, ON L9P 1M4 CANADA
T +1 604 738 6562 T +1 905 853 3195

LANDSCAPE ARCHITECT CIVIL ENGINEER
PUBLIC WORK CITIWEST
317 ADELAIDE STREET WEST, SUITE 802 600 KING GEORGE BLVD
TORONTO, ON M5H 1P9 CANADA SUDBURY, ON N3C 7Y3 CANADA
T +1 416 934 9610 T +1 604 991 2213

VERTICAL TRANSPORTATION TRANSPORTATION
GUIN CONSULTANTS INC. BUNT & ASSOCIATES ENGINEERING LTD.
100 MANLAND STREET, SUITE 106 100 WEST PENDER STREET
VANCOUVER, BC V6B 2T5 CANADA VANCOUVER, BC V6B 3P7 CANADA
T +1 604 693 8279 T +1 604 685 8427

CODE WASTE MANAGEMENT
LMDO BUILDING CODE TARGET ZERO WASTE CONSULTING INC.
CONSULTANTS LTD. 1507 DEEP COVE ROAD
780 BEATTY STREET, 4TH FLOOR 1807H VANCOUVER, BC V7G 1S4
VANCOUVER, BC V6B 2M1 CANADA CANADA
T +1 604 682 7146 T +1 604 688 7024

GEOTECHNICAL ENGINEER BLAST MITIGATION CONSULTANT
GEO PACIFIC CONSULTANTS ARUP
1719 WEST 70TH AVE 460 MISSION ST. SUITE 100
VANCOUVER, BC V6P 8P2 CANADA SAN FRANCISCO, CA 94105 USA
T +1 604 439 8022 T +1 415 957 9445



REVISIONS

TRD	REVISION IN PROGRESS
2023-02-23	REV 8 - ISSUED FOR DP AMENDMENT
2023-02-13	ISSUED FOR REZONING TEXT AMENDMENT
DATE	ISSUE

PROGRESS SET

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NOT FOR CONSTRUCTION

SHEET NAME

FSR FLOOR AREA - LEVEL P03

PROJECT NO. 1683 SHEET NO.
DOB NO.
SCALE As indicated
FORN. ARCHD. **G302**

FSR-FLOOR AREA-P3

LEVEL	NAME	AREA
P 03	CE-COMMON	75.58 m ²
P 03	CE-STEAM PLANT	1412.21 m ²
P 03	COMMON	4680.29 m ²
Grand total		6168.09 m ²

FSR-FLOOR AREA-P3-Sub-Area A

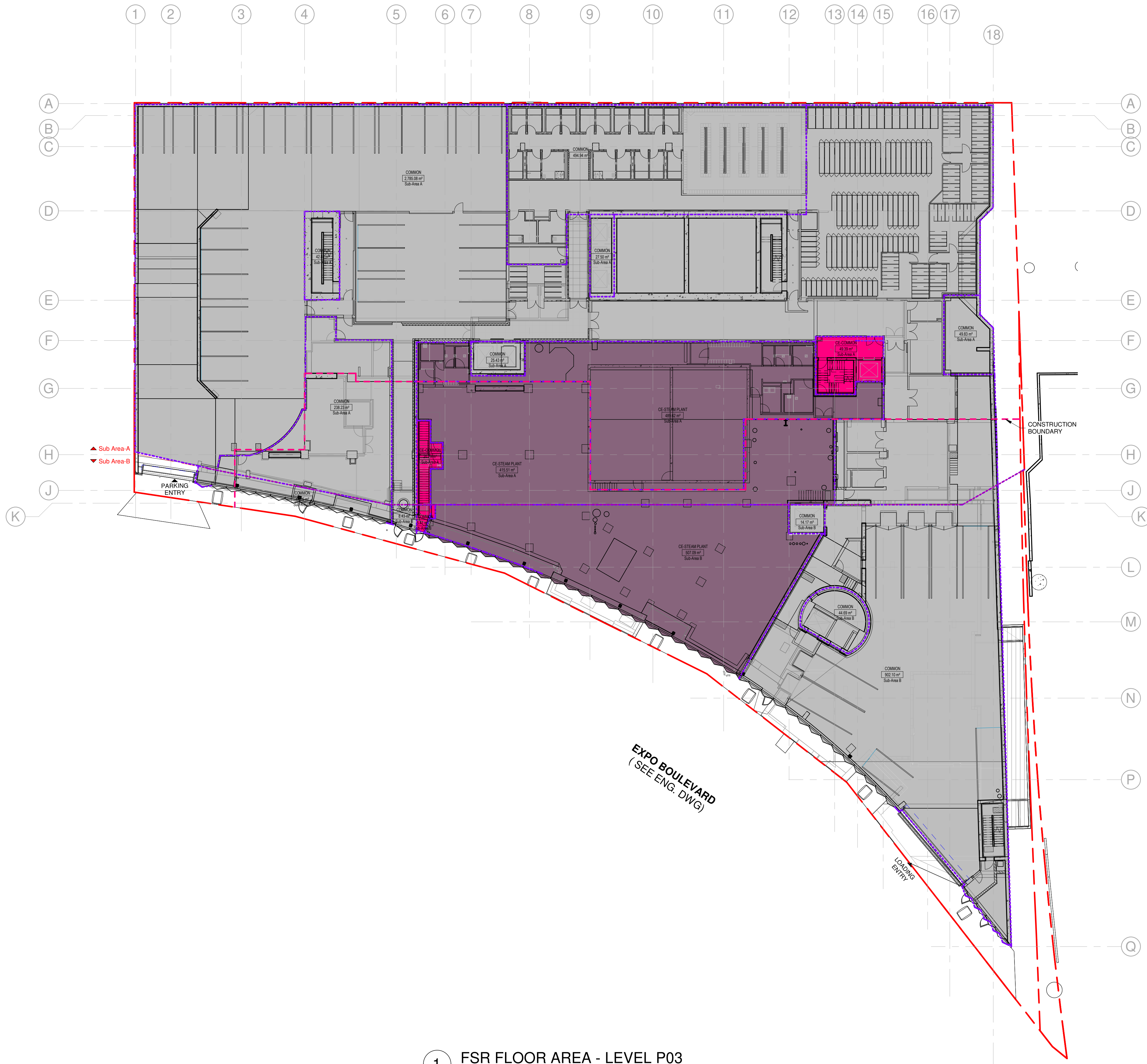
LEVEL	NAME	AREA	COMMENTS
P 03	CE-COMMON	70.18 m ²	Sub-Area A
P 03	CE-STEAM PLANT	905.13 m ²	Sub-Area A
P 03	COMMON	3168.92 m ²	Sub-Area A
Grand total		4144.22 m ²	

FSR-FLOOR AREA-P3-Sub-Area B

LEVEL	NAME	AREA	COMMENTS
P 03	CE-COMMON	5.41 m ²	Sub-Area B
P 03	CE-STEAM PLANT	507.09 m ²	Sub-Area B
P 03	COMMON	1016.43 m ²	Sub-Area B
Grand total		1528.93 m ²	

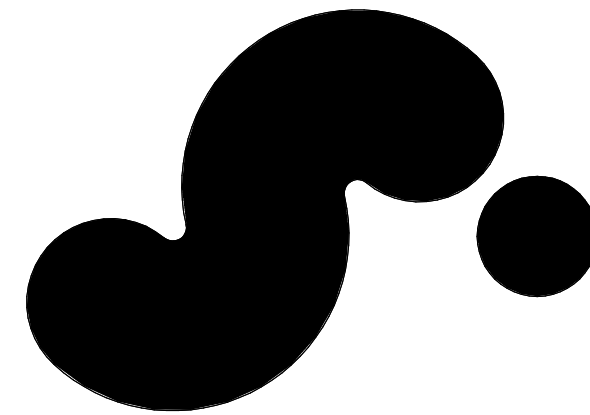
FSR-FLOOR AREA-PHASE 2 CE - P 03

LEVEL	NAME	AREA
P 03	CE-COMMON	75.58 m ²
P 03	CE-STEAM PLANT	1412.21 m ²
Grand total		1487.80 m ²



- ### LEGEND
- COMMON AREAS
 - EXTERIOR SPACE (FSR EXCLUSION)
 - OFFICE
 - RETAIL & CRU
 - STEAM PLANT
 - STEAM PLANT COMMON
 - STEAM LOW CARBON

1 FSR FLOOR AREA - LEVEL P03
1 : 250



720 BEATTY STREET

720 BEATTY STREET
VANCOUVER, BRITISH COLUMBIA
CANADA

CLIENT
WESTBANK PROJECTS CORP. 720 BEATTY STREET, SUITE 1
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T +1 604 683 5566

CREATIVE ENERGY
45 MARK ST, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347 548 4141

DESIGN CONSULTANT
BIG BJARKE INGELSGRUP
45 MARK ST, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347 548 4141

ARCHITECT OF RECORD
HOMA ARCHITECTURE + DESIGN 1265 WEST BROADWAY, SUITE 300
VANCOUVER, BC V6B 1N2 CANADA
T +1 604 732 8200

STRUCTURAL ENGINEER
READ JONES CHRISTOFFERSEN LTD.
1265 WEST BROADWAY, SUITE 300
VANCOUVER, BC V6B 1N2 CANADA
T +1 604 732 8200

MECHANICAL & PLUMBING ENGINEER
REINBOLD ENGINEERING GROUP 1500 W BROADWAY, 400
VANCOUVER, BC V6B 1A9 CANADA
T +1 604 737 7353

MECHANICAL ENGINEER STEAM PLANT
FOSDICK & HILMER, INC.
555 VINE STREET, SUITE 1100
CHICAGO, IL 60610 USA
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ELECTRICAL ENGINEER
NEMETZ (SIA) & ASSOCIATES LTD. 200 W 4TH AVE
VANCOUVER, BC V6B 1N0 CANADA
T +1 604 738 6562

MECHANICAL ENGINEER STEAM PLANT
BROOK VAN DALEN & ASSOC.
157 TORONTO STREET SOUTH
USBRIDGE, ON L4P 1M4 CANADA
T +1 905 852 3195

LANDSCAPE ARCHITECT
PUBLIC WORK 317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5H 1P9 CANADA
T +1 416 304 9610

CIVIL ENGINEER
CITWEST 600 KING GEORGE BLVD
SUITE 101, VANCOUVER, BC V7Y 1T3 CANADA
T +1 604 991 2213

TRANSPORTATION
GUNN CONSULTANTS INC. 100 MANLAND STREET, SUITE 106
VANCOUVER, BC V6B 2T5 CANADA
T +1 604 693 8279

TRANSPORTATION
BUNT & ASSOCIATES ENGINEERING LTD.
150 WEST PENDER STREET
VANCOUVER, BC V6E 3P7 CANADA
T +1 604 685 5427

WASTE MANAGEMENT
CONSULTANTS LTD. 170 BEATTY STREET, 4TH FLOOR
VANCOUVER, BC V6B 2M1 CANADA
T +1 604 682 7146

WASTE MANAGEMENT
TARGET ZERO WASTE CONSULTING INC.
1507 DEEP COVE ROAD
WESTY VANCOUVER, BC V7S 1S4
CANADA
T +1 604 688 7024

GEOTECHNICAL ENGINEER
GEO PACIFIC CONSULTANTS 1779 WEST 75TH AVE
VANCOUVER, BC V6P 8P2 CANADA
T +1 604 439 8022

BLAST MITIGATION CONSULTANT
ARUP 460 MISSION ST, SUITE 100
SAN FRANCISCO, CA 94105 USA
T +1 415 997 9445

REVISIONS
TRD REVISION IN PROGRESS
2023-02-23 REV 8 - ISSUED FOR DP AMENDMENT
2023-02-13 ISSUED FOR REZONING TEXT AMENDMENT
DATE ISSUE

PROGRESS SET
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NOT FOR CONSTRUCTION
SHEET NAME

PROJECT NO. 1683 SHEET NO.
DOB NO.
SCALE As indicated
FORMING ARCH'D

G303

FSR-FLOOR AREA-P2			
LEVEL	NAME	AREA	
P 02	CE-COMMON	45.41 m ²	
P 02	COMMON	3196.87 m ²	
P 02	OFFICE-PROP. MGMT	238.43 m ²	
Grand total		3480.71 m ²	

FSR-FLOOR AREA-P2-Sub-Area A			
LEVEL	NAME	AREA	COMMENTS
P 02	CE-COMMON	45.41 m ²	Sub-Area A
P 02	COMMON	3152.36 m ²	Sub-Area A
P 02	OFFICE-PROP. MGMT	238.43 m ²	Sub-Area A
Grand total		3436.19 m ²	

FSR-FLOOR AREA-P2-Sub-Area B			
LEVEL	NAME	AREA	COMMENTS
P 02	COMMON	44.52 m ²	Sub-Area B
Grand total		44.52 m ²	

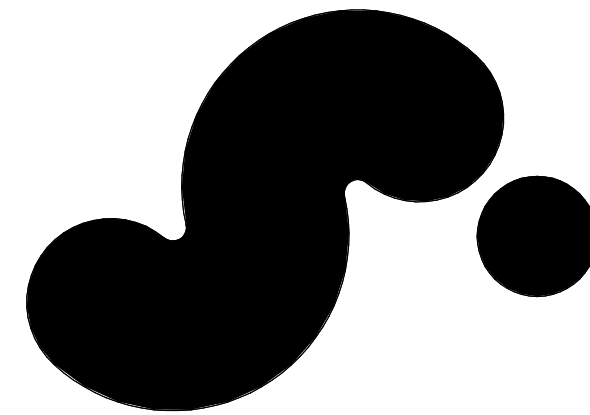
FSR-FLOOR AREA-PHASE 2_CE-SP - P 02		
LEVEL	NAME	AREA
P 02	CE-COMMON	45.41 m ²
Grand total		45.41 m ²



LEGEND

- COMMON AREAS
- EXTERIOR SPACE (FSR EXCLUSION)
- OFFICE
- RETAIL & CRU
- STEAM PLANT
- STEAM PLANT COMMON
- STEAM LOW CARBON

1 FSR FLOOR AREA - LEVEL P02
1 : 250



720 BEATTY STREET
 720 BEATTY STREET
 VANCOUVER, BRITISH COLUMBIA
 CANADA

CLIENT

WESTBANK PROJECTS CORP. 190 WEST CORDOVA ST. SUITE 901 VANCOUVER, BC V6C 1C7 CANADA T +1 604 683 5566	CREATIVE ENERGY 720 BEATTY STREET, SUITE 1 VANCOUVER, BC V6B 2M1 CANADA T +1 604 688 5564
--	--

DESIGN CONSULTANT

BIG BJARKE INGELSGRUP
 45 MARK ST., SUITE 900
 BROOKLYN, NY 11201 USA
 T +1 347 548 4141

ARCHITECT OF RECORD

HOMA ARCHITECTURE + DESIGN 615 W HASTINGS ST #400 VANCOUVER, BC V6B 1A0 CANADA T +1 604 732 8200	READ JONES CHRISTOFFERSEN LTD. 1265 WEST BROADWAY, SUITE 300 VANCOUVER, BC V6B 2M1 CANADA T +1 604 738 9048
---	--

MECHANICAL & PLUMBING ENGINEER

REINHOLD ENGINEERING GROUP 1500 W BROADWAY, 400 VANCOUVER, BC V6B 1A0 CANADA T +1 604 737 7353	MECHANICAL ENGINEER STEAM PLANT FOSDICK & HILMER, INC. 555 VINE STREET, SUITE 1100 CHICAGO, IL 60610 USA T +1 312 341 5640
---	--

ELECTRICAL ENGINEER

NETMETZ (SI) & ASSOCIATES LTD. 200 W 4TH AVE VANCOUVER, BC V6B 1Y0 CANADA T +1 604 738 8562	BROOK VAN DALEN & ASSOC. 157 TORONTO STREET SOUTH USBRIDGE, ON L9P 1M4 CANADA T +1 905 853 3195
--	--

LANDSCAPE ARCHITECT

PUBLIC WORK 317 ADELAIDE STREET WEST, SUITE 802 TORONTO, ON M5H 1P9 CANADA T +1 416 304 9610	CIVIL ENGINEER CITWEST 157 TORONTO STREET SOUTH USBRIDGE, ON L9P 1M4 CANADA T +1 905 853 3195
---	---

VERTICAL TRANSPORTATION

GUINN CONSULTANTS INC. 100 MANLAND STREET, SUITE 106 VANCOUVER, BC V6B 2T5 CANADA T +1 604 630 8279	TRANSPORTATION BUNT & ASSOCIATES ENGINEERING LTD. 150 WEST PENDER STREET VANCOUVER, BC V6B 3P7 CANADA T +1 604 685 8427
--	---

CODE

LMDO BUILDING CODE CONSULTANTS LTD. 720 BEATTY STREET, 4TH FLOOR VANCOUVER, BC V6B 2M1 CANADA T +1 604 682 7146	TARGET ZERO WASTE CONSULTING INC. 1507 DEEP COVE ROAD NORTH VANCOUVER, BC V7S 1S4 CANADA T +1 604 888 7024
--	--

GEOTECHNICAL ENGINEER

GEOPACIFIC CONSULTANTS 1719 WEST 73TH AVE VANCOUVER, BC V6P 8P2 CANADA T +1 604 439 8022	BLAST MITIGATION CONSULTANT ARUP 460 MISSION ST., SUITE 100 SAN FRANCISCO, CA 94105 USA T +1 415 937 9445
---	---

FSR-FLOOR AREA-P1

LEVEL	NAME	AREA
P 01	CE-COMMON	45.54 m ²
P 01	CE-SERVICES	94.27 m ²
P 01	CE-SP OFFICE	328.89 m ²
P 01	COMMON	4477.78 m ²
P 01	RETAIL-WC	142.29 m ²
Grand total		5088.77 m ²

FSR-FLOOR AREA-P1-Sub-Area A

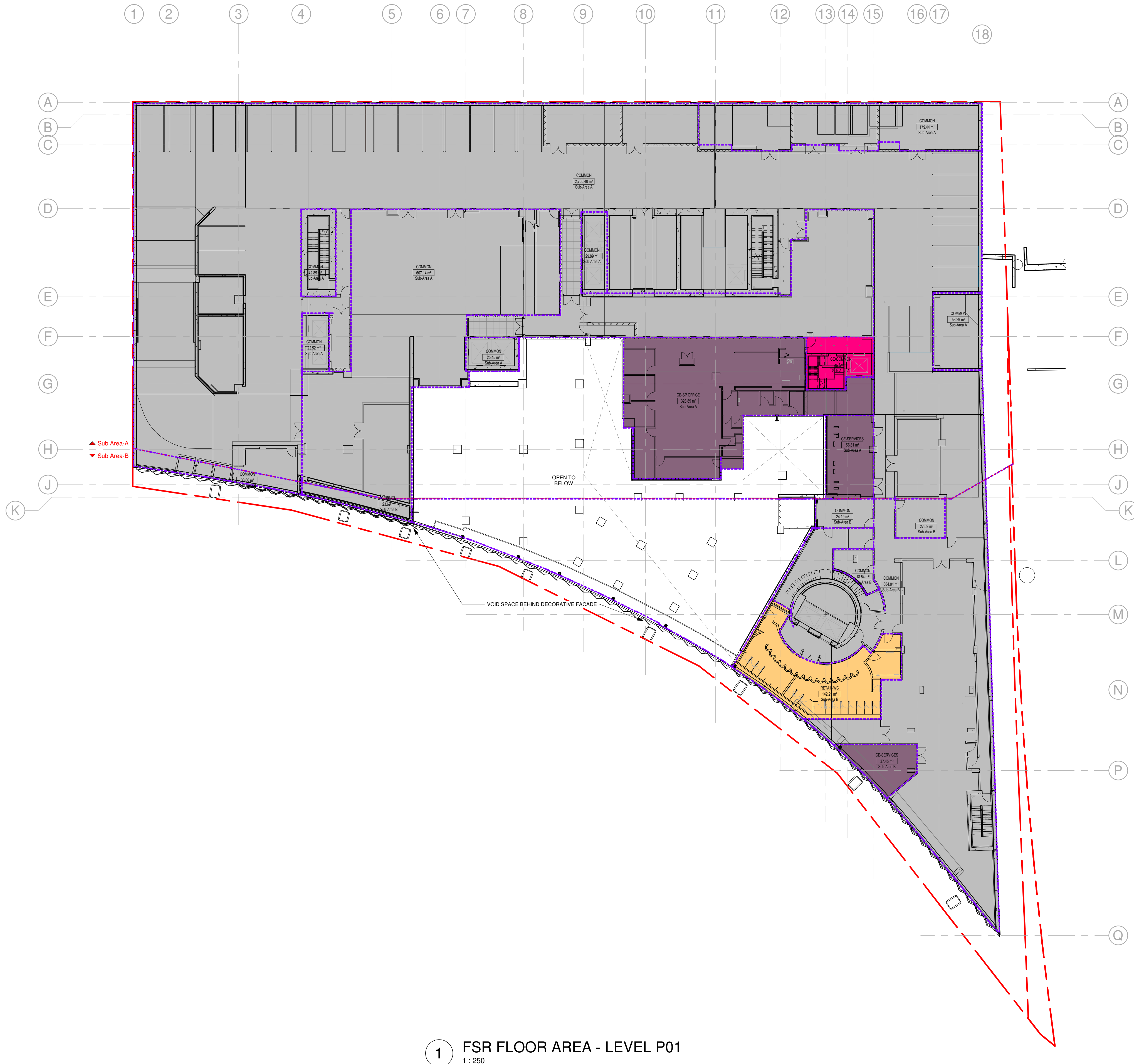
LEVEL	NAME	AREA	COMMENTS
P 01	CE-COMMON	45.54 m ²	Sub-Area A
P 01	CE-SERVICES	56.81 m ²	Sub-Area A
P 01	CE-SP OFFICE	328.89 m ²	Sub-Area A
P 01	COMMON	3665.97 m ²	Sub-Area A
Grand total		4097.22 m ²	

FSR-FLOOR AREA-P1-Sub-Area B

LEVEL	NAME	AREA	COMMENTS
P 01	CE-SERVICES	37.45 m ²	Sub-Area B
P 01	COMMON	811.80 m ²	Sub-Area B
P 01	RETAIL-WC	142.29 m ²	Sub-Area B
Grand total		991.55 m ²	

**FSR-FLOOR AREA-PHASE 2
CE - P 01**

LEVEL	NAME	AREA
P 01	CE-COMMON	45.54 m ²
P 01	CE-SERVICES	94.27 m ²
P 01	CE-SP OFFICE	328.89 m ²
Grand total		468.70 m ²



1 FSR FLOOR AREA - LEVEL P01
1 : 250

LEGEND

- COMMON AREAS
- EXTERIOR SPACE (FSR EXCLUSION)
- OFFICE
- RETAIL & CRU
- STEAM PLANT
- STEAM PLANT COMMON
- STEAM LOW CARBON

KEY PLAN (N/S)

REVISIONS

TRD	REVISION IN PROGRESS
2023-02-23	REV 8 - ISSUED FOR DP AMENDMENT
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DATE	ISSUE

PROGRESS SET

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NOT FOR CONSTRUCTION

SHEET NAME

FSR FLOOR AREA - LEVEL P01

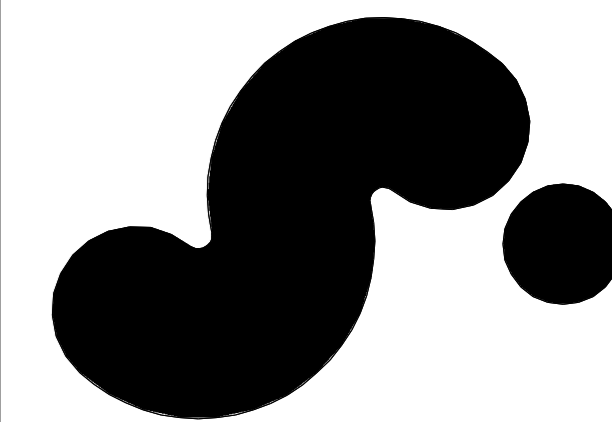
PROJECT NO: 1683 SHEET NO: G304

DOB NO: _____

SCALE: As indicated

FORUM: ARCHD

Appendix E



150 W. GEORGIA STREET

150 W. GEORGIA STREET
VANCOUVER, BRITISH COLUMBIA
CANADA

CLIENT
WESTBANK PROJECTS CORP.
200 WEST BROADWAY, SUITE 200
VANCOUVER, BC V6C 1G7 CANADA
T: +1 604 683 7816

CREATIVE ENERGY
200 WEST BROADWAY, SUITE 1100
VANCOUVER, BC V6C 1G7 CANADA
T: +1 604 683 7816

DESIGN CONSULTANT
BIG
410 WEST 57TH AVE
BOULDER, CO 80501 USA
T: +1 303 440 1001

BLUMER INGLES GROUP
1000 SANDHURST ST
VANCOUVER, BC V6Z 2P9 CANADA
T: +1 604 485 1001

ARCHITECT OF RECORD
hba
Home Architecture + Design
410 WEST 57TH AVE
VANCOUVER, BC V6Z 2P9 CANADA
T: +1 604 122 1628

STRUCTURAL ENGINEER
READ JONES CHRISTOFFERSEN LTD.
1000 WEST BROADWAY, SUITE 200
VANCOUVER, BC V6C 1G7 CANADA
T: +1 604 738 3848

M.E. PLACER & SONS ENGINEERS
STRUCTURAL, MECHANICAL, & PLUMBING
& ELECTRICAL
BCP
1000 SANDHURST ST
VANCOUVER, BC V6Z 2P9 CANADA
T: +1 604 485 1001

MECHANICAL & PLUMBING ENGINEER
REYNOLDS ENGINEERING GROUP
SUITE 400, 390 BURNHAM STREET
VANCOUVER, BC V6B 1A9 CANADA
T: +1 604 271 1553

MECHANICAL ENGINEER STEAM PLANT
WIL ANGLIS & ASSOCIATES LTD.
SUITE 400, 390 BURNHAM STREET
VANCOUVER, BC V6B 1A9 CANADA
T: +1 604 271 1553

ELECTRICAL ENGINEER STEAM PLANT
WIL ANGLIS & ASSOCIATES LTD.
SUITE 400, 390 BURNHAM STREET
VANCOUVER, BC V6B 1A9 CANADA
T: +1 604 271 1553

CODE
LMCO BUILDING CODE CONSULTANTS LTD.
100 WEST 11TH STREET, 6TH FLOOR
VANCOUVER, BC V6B 2M7 CANADA
T: +1 604 682 7704

FACTORY CONSULTANT
BROOK WALKER & ASSOC.
815 GARDNER STREET SOUTH
VANCOUVER, BC V6P 1M9 CANADA
T: +1 604 682 1318

URBANSHIP ARCHITECT
PUBLIC WORKS
315 GARDNER STREET WEST SUITE 802
VANCOUVER, BC V6B 1M9 CANADA
T: +1 604 684 9450

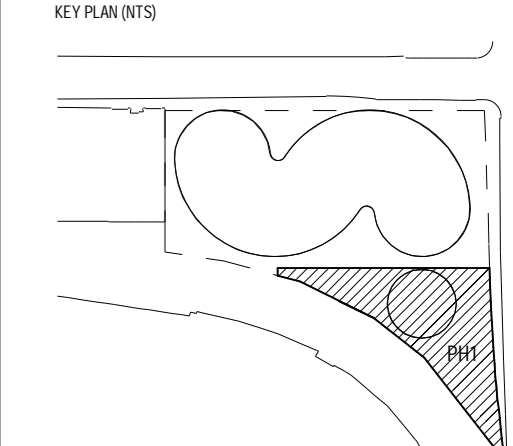
CIVIL ENGINEER
CITIMEST
1000 WEST BROADWAY, SUITE 100
VANCOUVER, BC V6C 1G7 CANADA
T: +1 604 699 2213

GEOTECHNICAL ENGINEER
GEOPACIFIC CONSULTANTS
1070 WEST 10TH AVE
VANCOUVER, BC V6P 1M9 CANADA
T: +1 604 699 9102

TRANSPORTATION
WILSON & ASSOCIATES ENGINEERING GROUP CONSULTANTS INC. LTD.
1000 WEST BROADWAY, SUITE 100
VANCOUVER, BC V6C 1G7 CANADA
T: +1 604 682 8807

VERTICAL TRANSPORTATION
WILSON & ASSOCIATES ENGINEERING GROUP CONSULTANTS INC. LTD.
1000 WEST BROADWAY, SUITE 100
VANCOUVER, BC V6C 1G7 CANADA
T: +1 604 682 8807

KEY PLAN(S)



DATE

ISSUE

DATE

ISSUE

DATE

ISSUE

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ISSUE

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ISSUE

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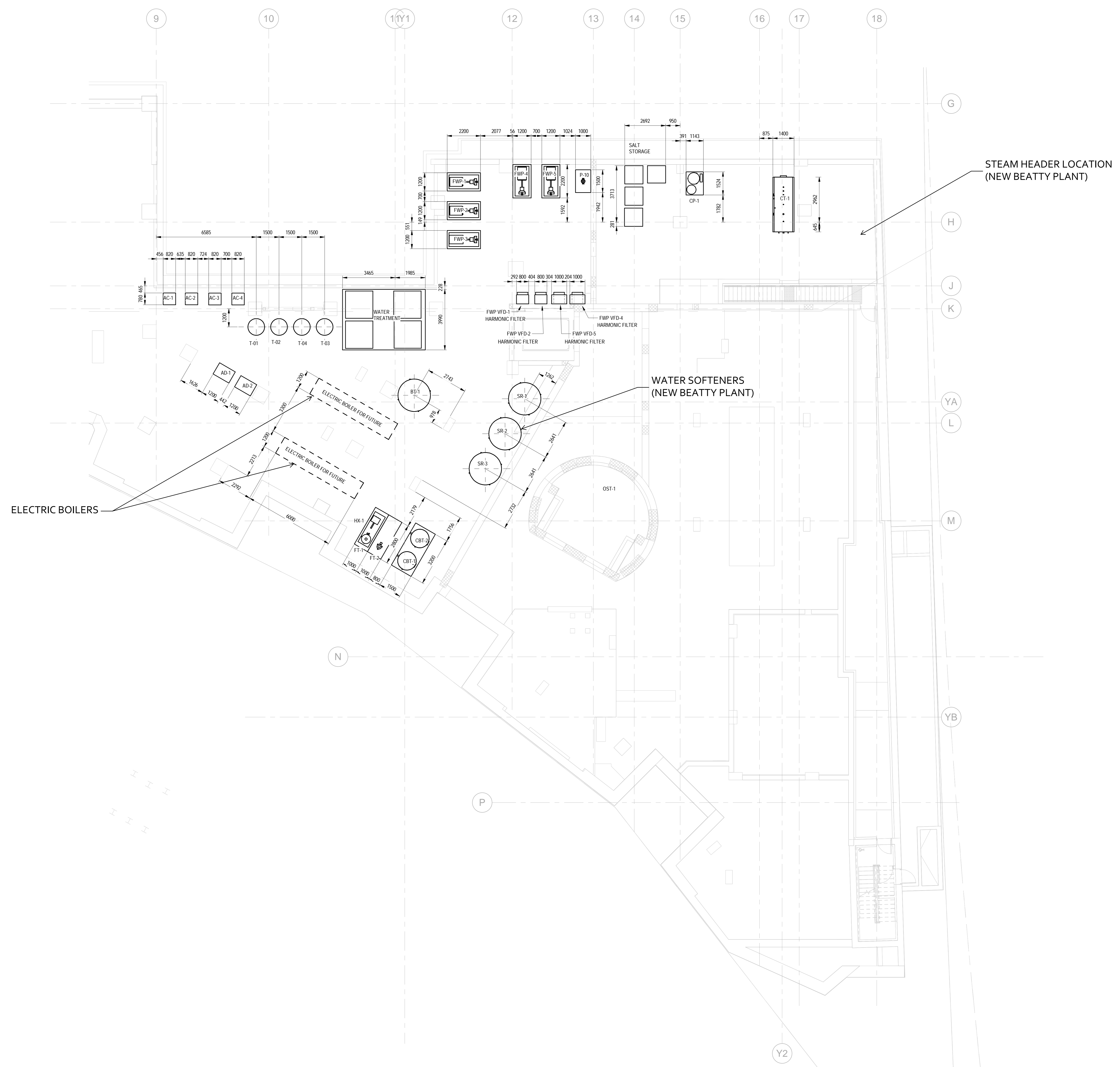
DATE

ISSUE

DATE

ISSUE

DATE



STEAM HEADER LOCATION
(NEW BEATTY PLANT)

WATER SOFTENERS
(NEW BEATTY PLANT)

ELECTRIC BOILERS

PROJECT NO. SHEET NO.
221116 21116
SCALE
1:100
DATE
M-201

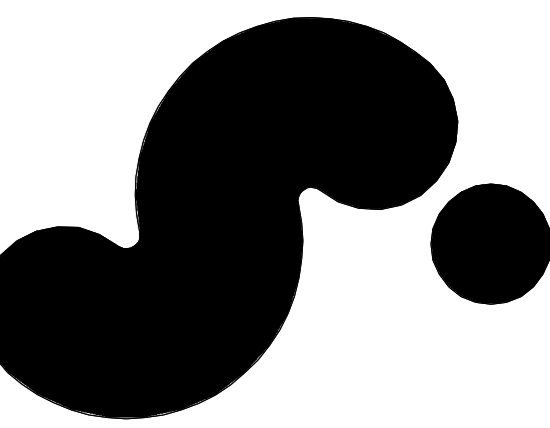
PERMIT NO. 1001943

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PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NAME

GENERAL
ARRANGEMENT -
BALANCE OF PLANT
LEVEL



150 W. GEORGIA STREET

150 W. GEORGIA STREET
VANCOUVER, BRITISH COLUMBIA
CANADA

CLIENT
WESTBANK PROJECTS CORP. CREATIVE ENERGY
300 WEST BROADWAY, SUITE 100 1000 WEST 41ST AVE
VANCOUVER, BC V6C 1G7 CANADA VANCOUVER, BC V6V 2W7 CANADA
T: +1 604 683 7874 F: +1 604 683 7874

DESIGN CONSULTANT
BIG BLUMER INGELS GROUP
40 BROAD ST. SUITE 900
BROOKLYN, NY 10018 USA
T: +1 212 685 1000

ARCHITECT OF RECORD
H2A Home Architecture + Design
415 W. HASTINGS ST. 4TH FLOOR
VANCOUVER, BC V6C 1A6 CANADA
T: +1 604 122 1400

STRUCTURAL ENGINEER
READ JONES CHRISTOFFERSEN LTD. RC, PLAC. METAL ENGINEER
1000 WEST BROADWAY, SUITE 200 STRUCTURAL & MECHANICAL & PLUMBING
VANCOUVER, BC V6C 1G7 CANADA T: +1 604 738 3648

MECHANICAL & PLUMBING ENGINEER
REYNOLDS ENGINEERING GROUP MECHANICAL ENGINEER STEAM PLANT
SUITE 100, 100 BURNHAM STREET VANCOUVER, BC V6C 1G7 CANADA
T: +1 604 122 1253

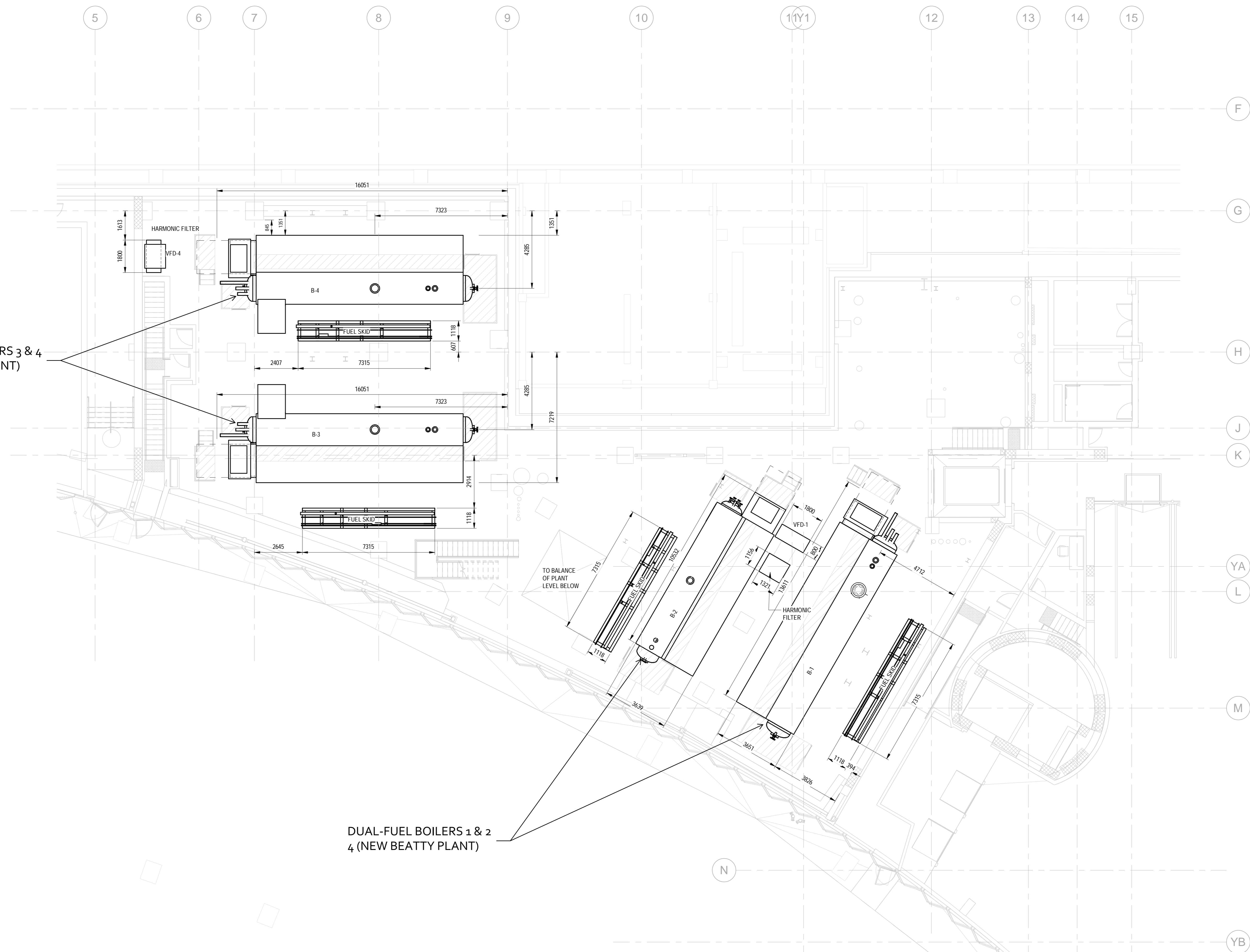
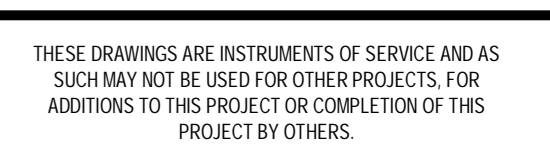
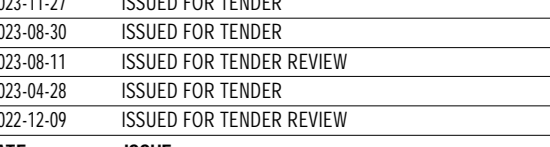
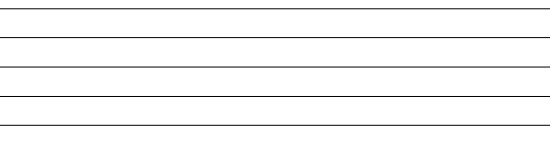
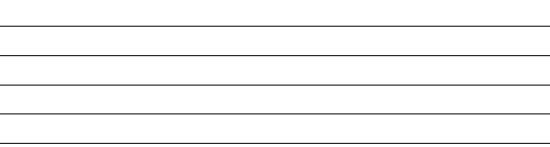
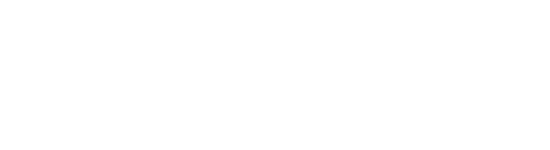
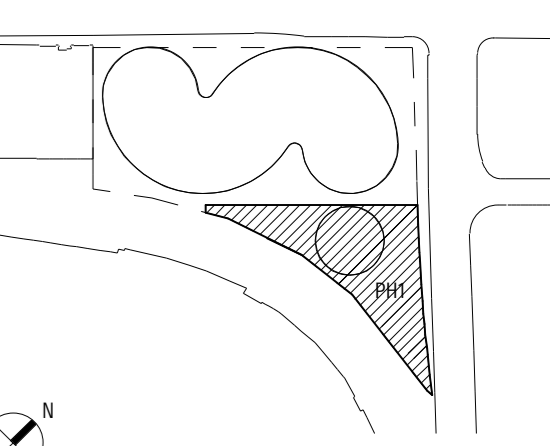
ELECTRICAL ENGINEER STEAM PLANT
HL ANDERSON & ASSOCIATES LTD. CODE
CORNER ENGINEERS 1000 WEST 41ST AVE
SUITE 405, 100 BURNHAM STREET VANCOUVER, BC V6V 2W7 CANADA
VANCOUVER, BC V6C 1G7 CANADA T: +1 604 683 7874

FACTORY CONSULTANT
BROOK WALKER & ASSOC. URBANFORM ARCHITECT
100 BURNHAM STREET SOUTH 315 AGRIUM STREET WEST SUITE 100
VANCOUVER, BC V6C 1G7 CANADA VANCOUVER, BC V6C 1G7 CANADA
T: +1 604 683 1200 T: +1 604 683 1200

CIVIL ENGINEER
CITIMEST GEOTECHNICAL ENGINEER
1000 WEST 41ST AVE 1000 WEST 41ST AVE
VANCOUVER, BC V6C 1G7 CANADA VANCOUVER, BC V6C 1G7 CANADA
T: +1 604 683 1200 T: +1 604 683 1200

TRANSPORTATION
BLUMER INGELS ENGINEERING GROUP CONSULTANTS INC. VERTICAL TRANSPORTATION
1000 WEST 41ST AVE 1000 WEST 41ST AVE
VANCOUVER, BC V6C 1G7 CANADA VANCOUVER, BC V6C 1G7 CANADA
T: +1 604 683 1200 T: +1 604 683 1200

KEY PLAN(S)



DATE	ISSUE
2023-11-27	ISSUED FOR TENDER
2023-08-28	ISSUED FOR TENDER
2023-08-11	ISSUED FOR TENDER REVIEW
2023-04-28	ISSUED FOR TENDER
2022-12-08	ISSUED FOR TENDER REVIEW



Permit No: 1001943

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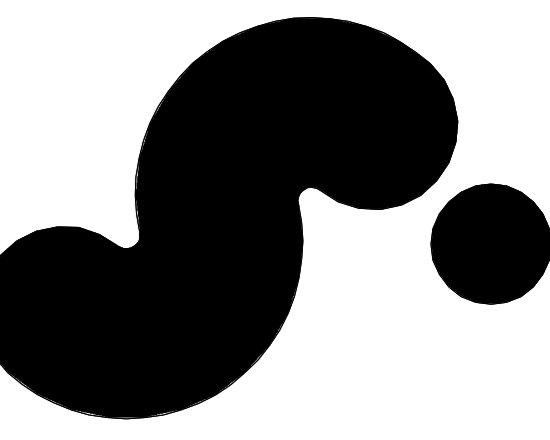
PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NAME

GENERAL
ARRANGEMENT -
FIRING LEVEL

PROJECT NO. SHEET NO.
221116 001/01
SCALE
1:100
FORMED BY
M

M-202



150 W. GEORGIA STREET

150 W. GEORGIA STREET
VANCOUVER, BRITISH COLUMBIA
CANADA

CLIENT
WESTBANK PROJECTS CORP.
100 WEST COASTWAY, SUITE 300
VANCOUVER, BC V6C 3C7 CANADA
T: +1 604 683 9700

CREATIVE ENERGY
100 WEST COASTWAY, SUITE 11
VANCOUVER, BC V6C 3C7 CANADA
T: +1 604 683 9700

DESIGN CONSULTANT
BIG
home architecture + design
410 W. HASTINGS ST. 4/F
VANCOUVER, BC V6C 3A7 CANADA
T: +1 604 122 1628

ARCHITECT OF RECORD
h2a
home architecture + design
410 W. HASTINGS ST. 4/F
VANCOUVER, BC V6C 3A7 CANADA
T: +1 604 122 1628

STRUCTURAL ENGINEER
READ JONES CHRISTOFFERSEN LTD.
100 WEST COASTWAY, SUITE 300
VANCOUVER, BC V6C 3C7 CANADA
T: +1 604 738 8848

Mechanical & Plumbing Engineer
REYNOLDS ENGINEERING GROUP
SUITE 100, 100 BURNHAM STREET
VANCOUVER, BC V6C 3A7 CANADA
T: +1 604 122 1253

MECHANICAL & PLUMBING ENGINEER
MIN. ANGELO & ASSOCIATES LTD.
SUITE 401, 100 BURNHAM STREET
VANCOUVER, BC V6C 3A7 CANADA
T: +1 604 272 7716

ELECTRICAL ENGINEER STEWART
MIN. ANGELO & ASSOCIATES LTD.
SUITE 401, 100 BURNHAM STREET
VANCOUVER, BC V6C 3A7 CANADA
T: +1 604 272 7716

FACTORY CONSULTANT
BROOK WALKER & ASSOC.
107 TORBARRIE STREET SOUTH
VANCOUVER, BC V6P 1M9 CANADA
T: +1 604 682 1205

CIVIL ENGINEER
CITIMEST
100 W. HASTINGS STREET
VANCOUVER, BC V6C 3A7 CANADA
T: +1 604 699 2213

GEOTECHNICAL ENGINEER
GEOPACIFIC CONSULTANTS
107 W. HASTINGS STREET
VANCOUVER, BC V6C 3A7 CANADA
T: +1 604 699 9022

TRANSPORTATION
MIN. ANGELO & ASSOCIATES ENGINEERING GROUP CONSULTANTS INC. LTD.
100 WEST COASTWAY, SUITE 100
VANCOUVER, BC V6C 3C7 CANADA
T: +1 604 683 9700

VERTICAL TRANSPORTATION
MIN. ANGELO & ASSOCIATES ENGINEERING GROUP CONSULTANTS INC. LTD.
100 WEST COASTWAY, SUITE 100
VANCOUVER, BC V6C 3C7 CANADA
T: +1 604 683 9700

KEY PLAN(S)



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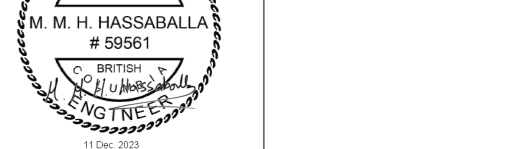
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Permit No: 1001943

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PRELIMINARY
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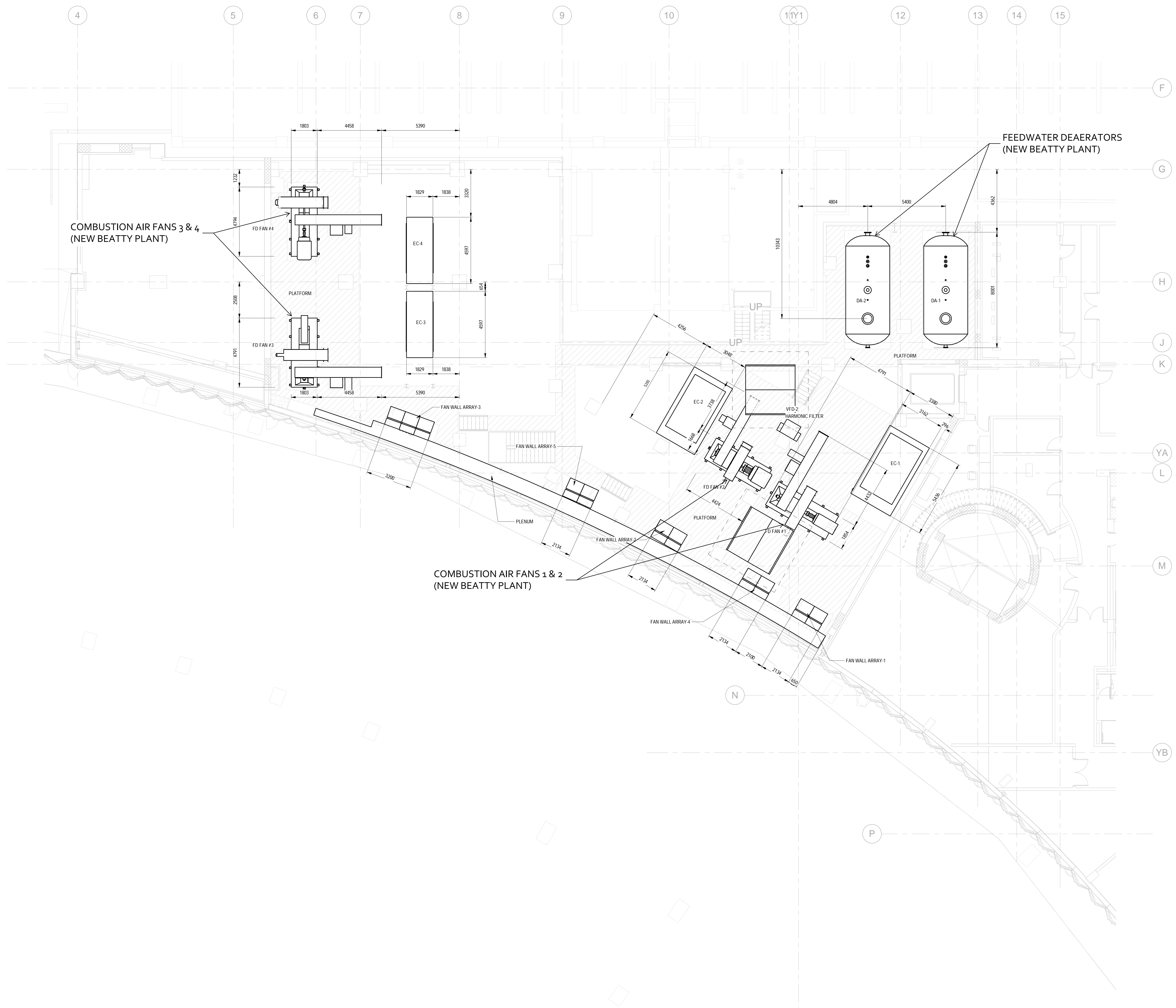
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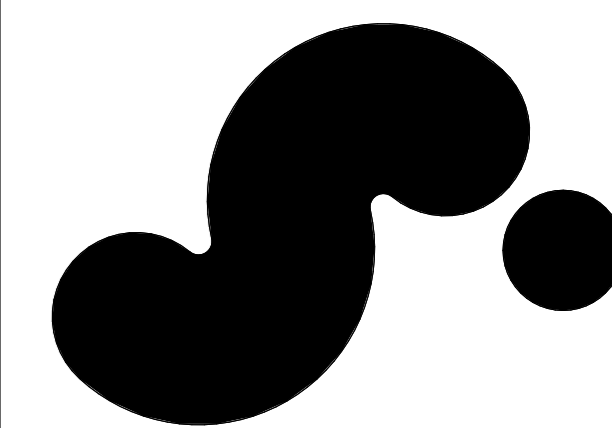
GENERAL
ARRANGEMENT -
MEZZANINE LEVEL

PROJECT NO. SHEET NO.
221116 20116

SCALE
1:100

DATE
M-203





150 W. GEORGIA STREET

150 W. GEORGIA STREET
VANCOUVER, BRITISH COLUMBIA
CANADA

CLIENT
WESTBANK PROJECTS CORP. CREATIVE ENERGY
100 WEST BROADWAY, SUITE 300 200 WEST BROADWAY, SUITE 1
VANCOUVER, BC V6C 1G7 CANADA VANCOUVER, BC V6C 2M7 CANADA
T +1 604 683 8988 T +1 604 683 8988

DESIGN CONSULTANT
BIG BLUMER INGELS GROUP
40 BAY ST. SUITE 600
BROOKLYN, NY 10014 USA
T +1 212 661 6141

ARCHITECT OF RECORD
HGA home architecture + design
678 W. HASTINGS ST. #400
VANCOUVER, BC V6C 1P4 CANADA
T +1 604 732 1623

STRUCTURAL ENGINEER
READ JONES CHRISTOFFERSEN
LTD. RJP
1005 WEST BROADWAY, SUITE 300
VANCOUVER, BC V6C 1G7 CANADA
T +1 604 739 3048

MECHANICAL & PLUMBING ENGINEER
HENSOLDT ENGINEERING
GROUP
SUITE 400, 390 BURNABY STREET
VANCOUVER, BC V6C 1A8 CANADA
T +1 604 737 1753

ELECTRICAL ENGINEER
H.W. ANDERSON & ASSOCIATES LTD.
CONSULTING ENGINEERS
SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

MECHANICAL ENGINEER STEAM PLANT
H.W. ANDERSON & ASSOCIATES LTD.
CONSULTING ENGINEERS
SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

MECHANICAL ENGINEER STEAM PLANT
H.W. ANDERSON & ASSOCIATES LTD.
CONSULTING ENGINEERS
SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

MECHANICAL ENGINEER STEAM PLANT
H.W. ANDERSON & ASSOCIATES LTD.
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SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

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BURNABY, BC V5C 1S6 CANADA
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BURNABY, BC V5C 1S6 CANADA
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BURNABY, BC V5C 1S6 CANADA
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BURNABY, BC V5C 1S6 CANADA
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SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

MECHANICAL ENGINEER STEAM PLANT
H.W. ANDERSON & ASSOCIATES LTD.
CONSULTING ENGINEERS
SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

MECHANICAL ENGINEER STEAM PLANT
H.W. ANDERSON & ASSOCIATES LTD.
CONSULTING ENGINEERS
SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

MECHANICAL ENGINEER STEAM PLANT
H.W. ANDERSON & ASSOCIATES LTD.
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SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

MECHANICAL ENGINEER STEAM PLANT
H.W. ANDERSON & ASSOCIATES LTD.
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SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

MECHANICAL ENGINEER STEAM PLANT
H.W. ANDERSON & ASSOCIATES LTD.
CONSULTING ENGINEERS
SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

MECHANICAL ENGINEER STEAM PLANT
H.W. ANDERSON & ASSOCIATES LTD.
CONSULTING ENGINEERS
SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

MECHANICAL ENGINEER STEAM PLANT
H.W. ANDERSON & ASSOCIATES LTD.
CONSULTING ENGINEERS
SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

MECHANICAL ENGINEER STEAM PLANT
H.W. ANDERSON & ASSOCIATES LTD.
CONSULTING ENGINEERS
SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

MECHANICAL ENGINEER STEAM PLANT
H.W. ANDERSON & ASSOCIATES LTD.
CONSULTING ENGINEERS
SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

MECHANICAL ENGINEER STEAM PLANT
H.W. ANDERSON & ASSOCIATES LTD.
CONSULTING ENGINEERS
SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

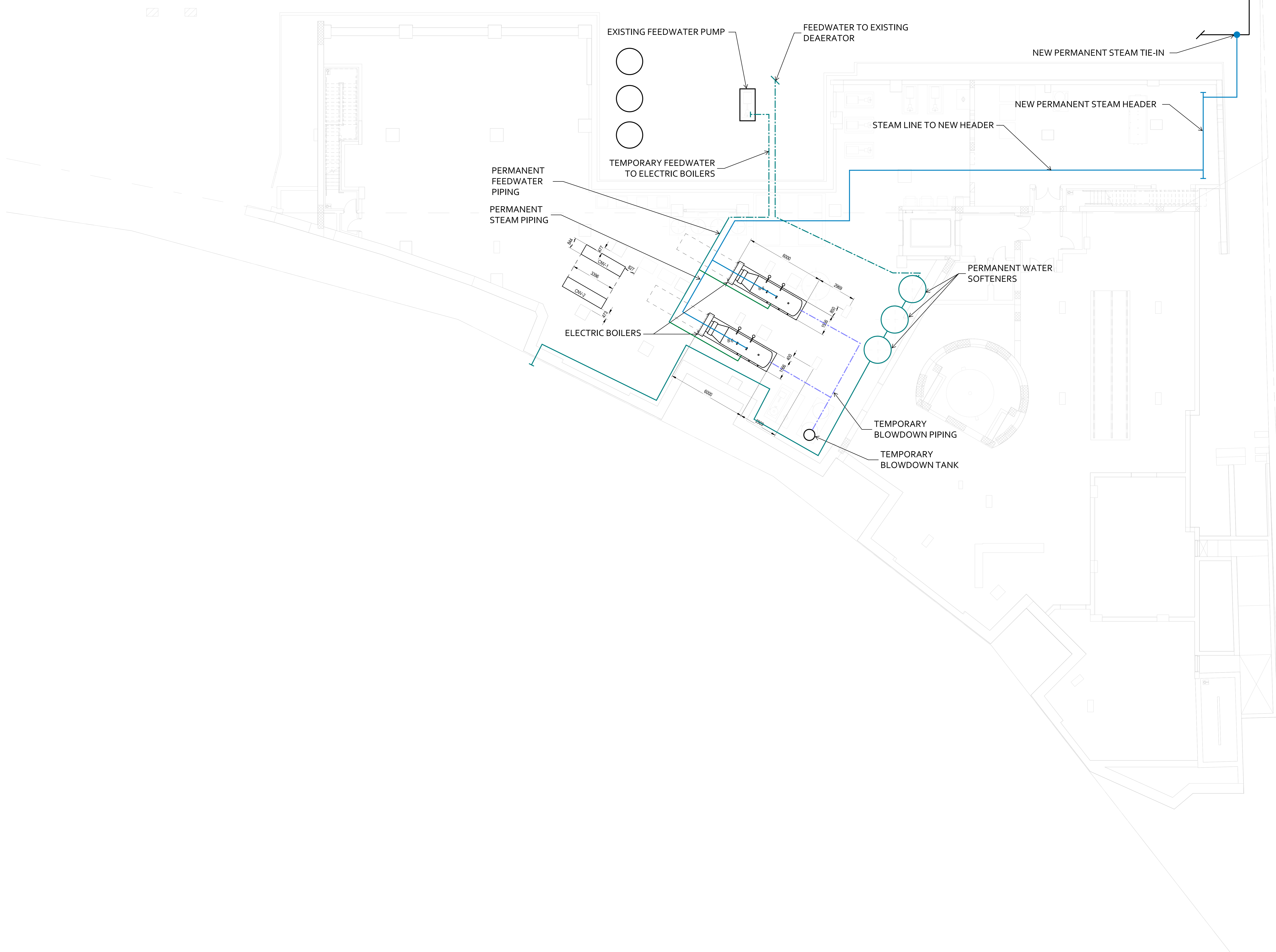
MECHANICAL ENGINEER STEAM PLANT
H.W. ANDERSON & ASSOCIATES LTD.
CONSULTING ENGINEERS
SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

MECHANICAL ENGINEER STEAM PLANT
H.W. ANDERSON & ASSOCIATES LTD.
CONSULTING ENGINEERS
SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

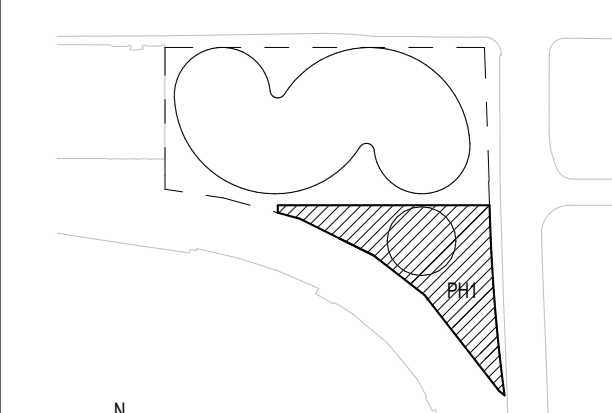
MECHANICAL ENGINEER STEAM PLANT
H.W. ANDERSON & ASSOCIATES LTD.
CONSULTING ENGINEERS
SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

MECHANICAL ENGINEER STEAM PLANT
H.W. ANDERSON & ASSOCIATES LTD.
CONSULTING ENGINEERS
SUITE 405, 500 BURNABY STREET
BURNABY, BC V5C 1S6 CANADA
T +1 604 299 2735

EXISTING STEAM PLANT



KEY PLAN (A7)



DATE	ISSUE

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**PRELIMINARY
NOT FOR CONSTRUCTION**

SHEET NAME

**DECARBONIZATION
PROJECT
INTERCONNECTION
INFRASTRUCTURE**