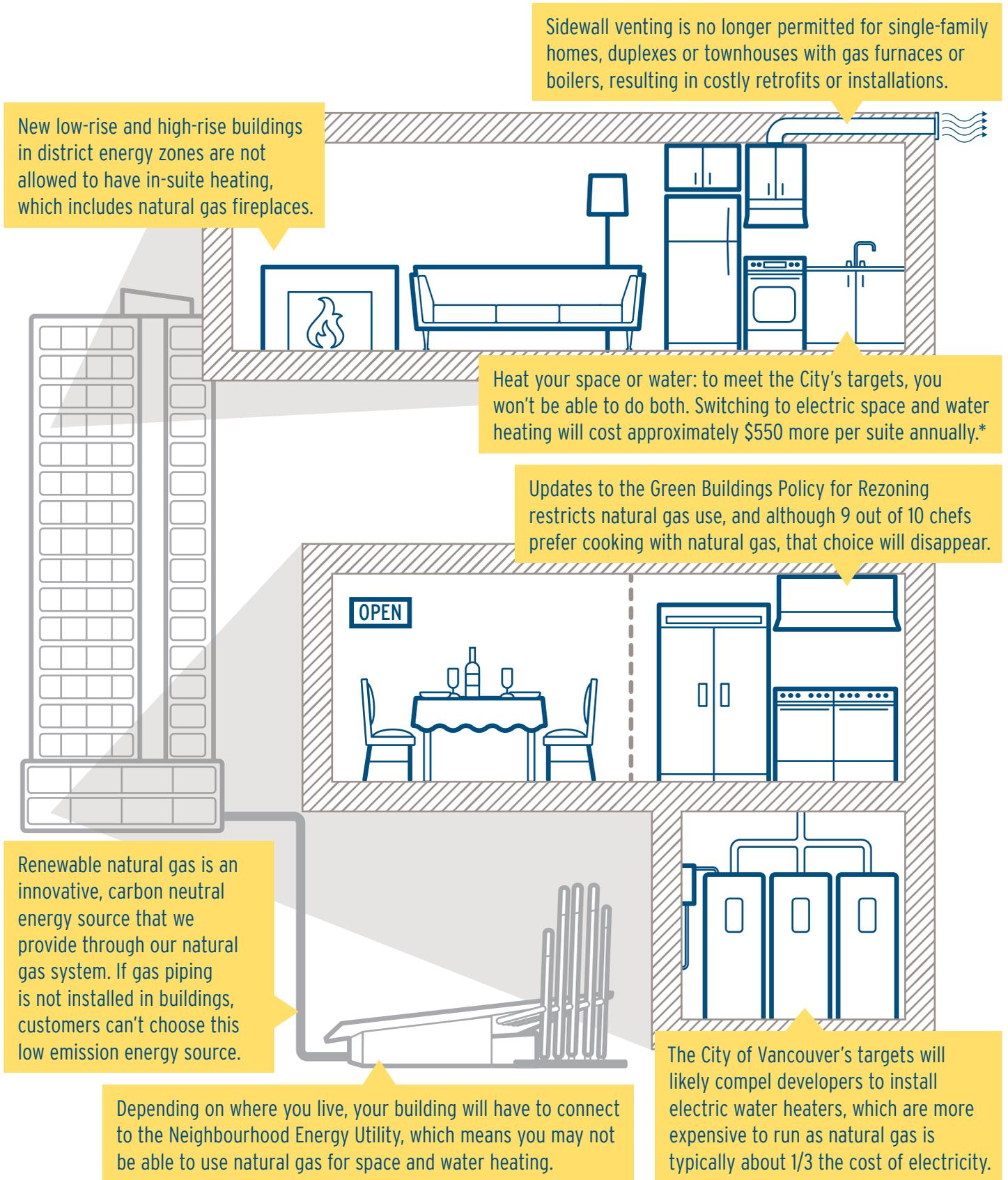


Learn how City of Vancouver policies restrict natural gas use

As of May 1, 2017, high-rise buildings subject to rezoning applications must reduce greenhouse gas emissions by up to 70 per cent. We believe that this policy and others proposed by the City of Vancouver will effectively ban natural gas use within Vancouver. This policy restricts customer choice and increases the cost of their energy needs.



Learn more and have your say at talkingenergy.ca/gasisyourchoice.

*For a low-rise multi-unit residential building, the \$550 increase in annual utility and maintenance costs consists of \$180/year in additional electricity costs and \$370/year in equipment replacement contributions. Energy use intensity is assumed to be reduced from 130 to 110 kilowatt hours per square metre per year, with a greenhouse gas emission reduction from 12.5 to 0 kilograms of carbon dioxide equivalent per square metre per year. The City of Vancouver archetype used for a low-rise building consists of 50,600 square feet with 47 suites. No suite electrical base load consumption and electrical demand cost was included in determining energy costs. The split in electrical consumption between suite electricity and strata electricity was assumed to be 51% suite and 49% strata. The April 2017 rate for electricity and natural gas has been used to determine energy costs, with the number of low-rise units impacted based on City of Vancouver development permits issued for 2016. FortisBC Rate 2 was used to determine building consumption costs, with the BC Hydro residential rate used for suite electricity consumption cost only. BC Hydro medium general service was used to determine strata electricity consumption costs. The 5,542 dwelling units expected to be impacted by greenhouse gas performance targets was based on City of Vancouver new building permits issued in 2016.