

March 14, 2025

AEY-YEC-MF-001

**ATCO Electric Yukon (AEY) & Yukon Energy Company (YEC)
2025 Terms & Conditions of Service**

**Information Responses Round 1 to:
Max Fraser (MF)
Received: February 28, 2025**

AEY-YEC-MF-001

Reference: Application dated December 20, 2024
PAGE 3 of Introduction - Item 9 and Section 4.13 - Multiple Dwellings

Request:

- (a) What is the rationale for the differential treatment of electricity use and consequent costs through the different rate schedules to residential customers in single family dwellings versus those in multiple dwellings for items "such as hallways, lobbies, laundry rooms, elevators and parkades" for that are in multiple dwellings compared to that of single-family dwellings. On the surface, there appears to be no justification for discriminatory treatment for those who reside in multiple dwellings, so can the utilities please
 - (i) provide the reasons for the differential treatment and
 - (ii) describe the presumably negative impact on revenues and operations that would occur should the residential charges in multiple dwellings be on par with those in single family dwellings, and
 - (iii) describe the calculations for a scenario where there was no differential allowed for single family and multiple dwellings.
- (b) does the definition proposed in the T&Cs include operations such as heating and lighting for purposes associated with residential use including greenhouses, outbuildings used for other purposes (animal sheds/barns etc.) that are permitted uses in, for example, the zoning bylaw of the City of Whitehorse.

Response:

- (a) (i) Please refer to the response AEY-YEC-YUB-005(a).

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- (ii-iii) The Utilities note that Clause 4.13 allows the individual units with a separate Point of Service to be put on the residential rate. However, as outlined in response AEY-YEC-YUB-005(c), common use areas such as hallways, lobbies, laundry rooms, elevators, and parkades will be billed under the applicable general service price schedule. For further clarity, the Utilities are proposing to add wording to Clause 4.13 that would allow the Company and a Customer to agree on a single Point of Service, where the general service (non-residential) price schedule will apply to the service. Applying the general service rate for common use areas is common in other jurisdictions as outlined in the response to AEY-YEC-MF-002(a) and principled based on fairness and cost causation as there is no single customer for the relevant Point of Service.
- (b) Yes. The examples provided are not limited and would include other common areas on the property. The Utilities would work with the customer or developer upon receiving a request of service to address their unique circumstances.

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**ATCO Electric Yukon (AEY) & Yukon Energy Company (YEC)
2025 Terms & Conditions of Service**

**Information Responses Round 1 to:
Max Fraser (MF)
Received: February 28, 2025**

AEY-YEC-MF-002

Reference: Application dated December 20, 2024
PAGE 3 of Introduction - Item 9 and Section 4.13 - Multiple Dwellings

Preamble: The Utilities propose in instances where delivery of service is through a single point to charge the general service (non-residential) price schedule.

Request:

- (a) have the utilities examined and can they provide evidence of the treatment of single point delivery in other jurisdictions to determine what is the most common practice across Canada and if so what is the result of that research? In other words, is this customary practice elsewhere in Canada?
- (b) If the utilities have not made such as determination can the please do so for this application so that intervenors and the board can consider whether an apparently unjustified discriminatory practice is common elsewhere, and what the reasons/justification for those may be?
- (c)
 - (i) as the proposal is for an effect of charging general service rates to multiple family dwellings, which involves the application of a demand charge, can the utilities please provide rationale for the reasons for the demand charge, the typical annual revenues of same and evidence of how the revenues raised are applied to increasing the additional capacity to the system to satisfy the additional demand?
 - (ii) as the application of a demand charge typically involves setting a rate for 12 months based on the highest demand in a six-month period, can the utilities please explain what is the most common and acceptable practice in the case of jurisdictions elsewhere in Canada?
 - (iii) as the application of a demand charge to residential customers involves a net higher cost to the customer, can the utilities explain the

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justification/rationale for higher costs for persons in multiple dwellings compared to those in single family; in other words, what could possibly justify the higher cost of one class of residential customers compared to another?

- (iv) as single point of service enables use of modern software applications to distribute costs to customers within a multiple dwelling, what rationale/justifications can the utilities provide to explain to discriminate against use of new technology that may enable greater energy efficiencies as well as lower costs?

Response:

- (a) The Utilities note that the provision as proposed in the T&Cs are consistent with approaches in other jurisdictions. For example:

ATCO Electric:

Section 8.5 Multiple Dwellings

(a) Each individual unit within a Multiple Dwelling (including apartment and condominium buildings) will be served as a separate Point of Service, and metered and billed on an individual basis under the standard residential price schedule, unless the Company agrees otherwise. Common use areas such as hallways, lobbies, and laundry rooms will be billed under the applicable general service price schedule.

(b) Where the Company and a Customer have agreed that service to a multiple dwelling shall be delivered through a single Point of Service, the applicable general service (non-residential) price schedule will apply to the service.

Fortis Alberta:

8.4 New Multi-Unit Residential Buildings

All units in new multi-unit residential buildings (including apartment and condominium buildings) will be metered and billed on an individual basis, unless the Company agrees otherwise. All multi-unit residential buildings, including apartment and condominium buildings, must have individual dwelling units

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separately metered and billed under the applicable FortisAlberta residential rate for such units. Common areas of these buildings such as hallway, lobby and laundry lighting are to be metered and billed under the applicable general service rate for such common areas.

Hydro One Networks Inc.¹

H. Multiple Residential Properties

If the owner of an existing bulk-metered Multi-Residential Property chooses to convert to individually metered dwelling units, the owner is responsible for the conversion costs. In such cases, all common facilities (including elevators, hall lights, exterior lighting, laundry equipment, central electric water heating, etc.) are combined on a separate service and billed at the General Service Rate with demand metering as appropriate.

- (b) Please refer to the response to (a) above.
- (c) (i-iv) The Utilities note that Clause 4.13 provides the ability to charge individual units the residential rate when the unit is served as a separate Point of Service and billed individually on the applicable residential rate. Common use areas such as hallways, lobbies, laundry rooms, elevators, and parkades will be billed under the applicable general service price schedule. To provide greater flexibility, the Utilities are proposing adding a clause which would enable, upon agreement, the Multiple Dwelling to be served through a single Point of Service, where the applicable general service (non-residential) price schedule will apply to the service. In regard to rate design, the Utilities submit that rate design is out of scope of this proceeding.

¹ [Conditions of Service.](#)