



Inlet District Energy

Public Engagement Discussion Guide

February 24-March 14, 2025



We want to hear from you

From Monday, February 24 to Friday, March 14, 2025, we're providing information and seeking your input about a proposed district energy system at the future Inlet District development.

You can learn more and provide feedback by:

- ✓ Visiting our website at:
wesgrouputilities.ca/inletdistrictenergy
- ✓ Submitting an online feedback form
- ✓ Sending an email to contact@wesgrouputilities.ca
- ✓ Attending a virtual open house (brief presentation and opportunity for questions and answers)
 - Tuesday, March 4, 6-8pm
 - Register at wesgrouputilities.ca/inletdistrictenergy or by emailing contact@wesgrouputilities.ca
- ✓ We're also planning engagement pop-up booths during the engagement period. Visit the website for more details about where and when we'll be in the community.

Please provide your input by Friday, March 14.

How your input will be used

We will consider input provided through this engagement as we develop Inlet District Energy and prepare to submit an application for a Certificate of Public Convenience and Necessity to the British Columbia Utilities Commission.

This is not an offering for sale. Any such offering can only be made by way of disclosure. Images, conceptual representations, and renderings are for illustrative purposes only. The developer reserves the right to modify the information contained herein without notice. E&O.E.

About Inlet District

Wesgroup Properties is transforming the former Coronation Park neighbourhood near Inlet Centre SkyTrain Station in Port Moody into a transit-oriented mixed-use master-planned community called Inlet District.

When complete, Inlet District will include a mix of homes, commercial and retail spaces, along with a variety of other amenities. Construction is planned to begin in fall 2025.

For more information about or to register for updates, please visit wesgroup.ca/inlet-district

Proposed District Energy System at Inlet District

As part of the development of Inlet District, Wesgroup Utilities is considering building, owning and operating a low-carbon district energy system—**Inlet District Energy**.

Subject to regulatory approval by the British Columbia Utilities Commission, Inlet District Energy would provide space heating, space cooling, and domestic hot water to all the residences, daycare, retail, and office facilities that will make up Inlet District.

The proposed district energy system would include up to four interconnected energy centres located in the different phases of the Inlet District development. Each energy centre would house air-source heat pumps, boilers, and other related equipment to generate heating and cooling for the community.

The system would eliminate the need for each building to have their own equipment to generate heating and cooling, reducing maintenance costs, providing flexibility in building design, and ensuring a low-carbon, reliable and professionally managed heating and cooling service is provided to the residents and businesses of Inlet District.

Here's how the proposed district energy system would work:

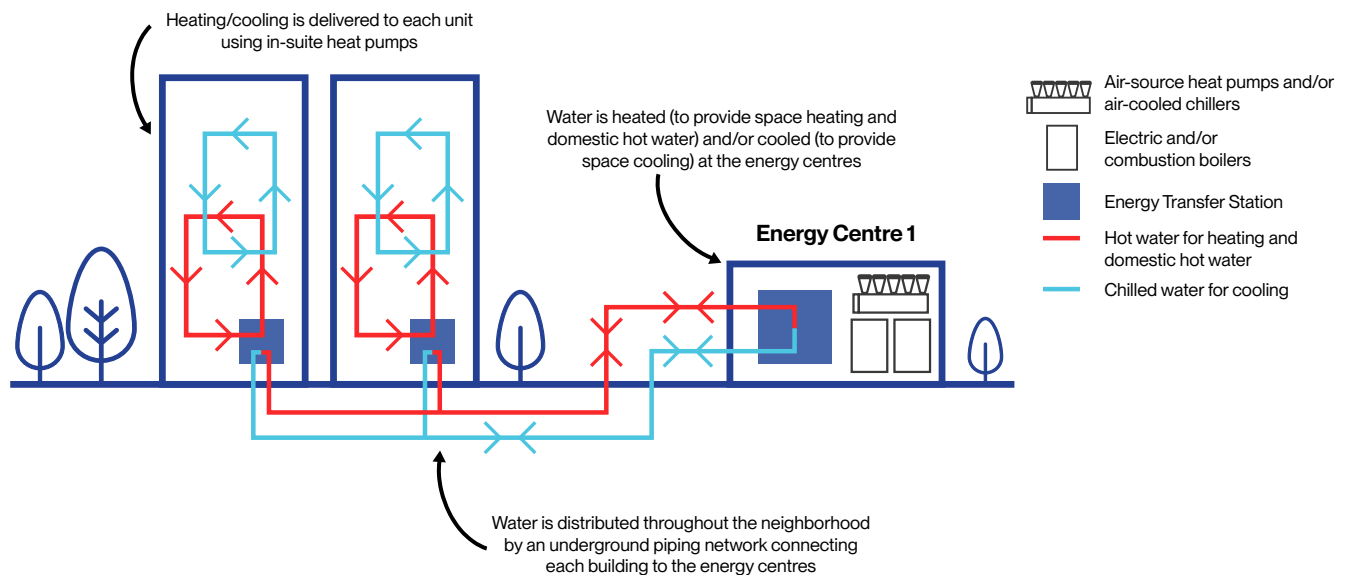
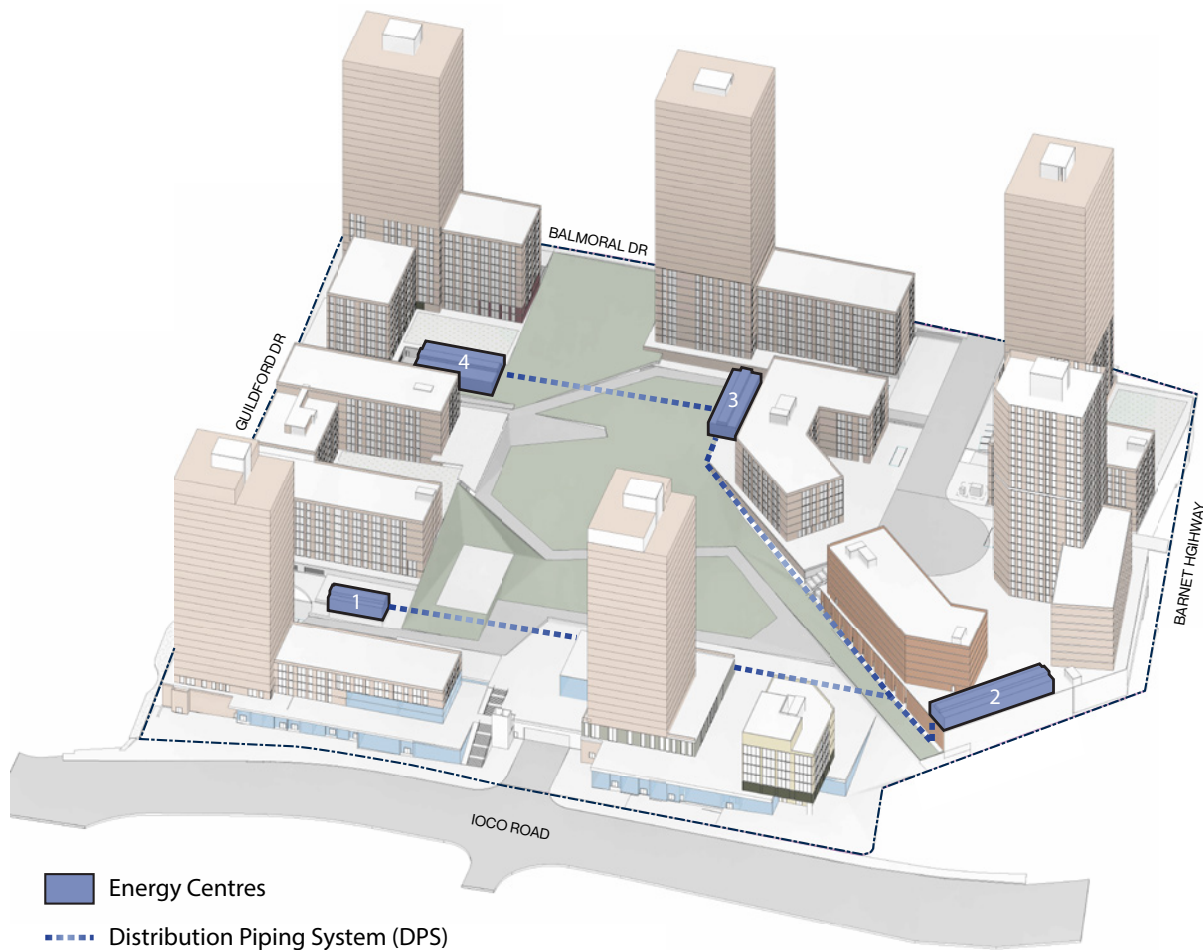


Illustration showing one of Inlet District Energy's proposed energy centres providing heating and cooling to customer buildings.



Potential energy centre locations at Inlet District.

Alternative District Energy Technologies Considered

Before deciding on air-source heat pumps for the proposed district energy system, we considered two other district energy technology alternatives.



Wastewater heat recovery: Wastewater heat recovery was considered but not selected due to the lack of space for a central plant in the development, uncertainty around sufficient year-round sewer flow, and the need for considerable upgrades to the existing sewer system



Biomass: A biomass option was considered and ruled out due to the need for truck access to bring in wood waste or pellet fuel for the biomass boilers, potential air quality impacts to the community, and uncertainty around the reliability of pellet fuel supply and quality year-round

Benefits of District Energy

District energy systems have been used successfully across communities in British Columbia for decades, expanding rapidly since the early 2000s.

Wesgroup has a track record of success with **River District Energy**, which provides space heat and hot water to homes throughout the River District Community in Southeast Vancouver.

The following outlines some of the benefits of district energy to customers and communities:

Customer benefits



Cost-effective: Economies of scale and a professionally run system means higher system efficiency and better cost management



Lower maintenance costs: The utility is responsible for managing and maintaining equipment, removing this cost and effort from strata corporations



Reduced contingency reserve fund: The utility is responsible for equipment replacement, eliminating the need for a strata corporation to budget for this in its contingency reserve fund and limiting the potential for special assessments in future



System reliability and resilience: A local system managed and operated by a dedicated utility team delivers increased service levels and the ability to respond quickly to customer needs

Community benefits



Architectural flexibility: Removing the need for building-specific systems can save space and allow greater flexibility in building design for things such as bigger windows and balconies



Low- and near-zero carbon: Modern district energy systems prioritize renewable energy sources, such as geo-exchange, sewer heat recovery, air-source heat pumps or biomass, which can improve the community's carbon footprint



Improved air quality: Significantly reducing the use of natural gas improves air quality

Achieving Energy and Emissions Requirements

The City of Port Moody has adopted stringent new energy and emissions requirements for new developments. The proposed low-carbon district energy system at the future Inlet District community is how we plan to meet these requirements and do our part to reduce buildings' environmental impact. Inlet District Energy's will minimize its use of natural gas and result in at least an 80% reduction in greenhouse gas emissions compared to conventional solutions solely using natural gas.

Inlet District Energy would also meet all requirements of the Metro Vancouver Air Emissions and Air Quality Bylaw.

Regulatory Review

Public utilities—such as Inlet District Energy—and the rates they charge are regulated by the British Columbia Utilities Commission (BCUC).

Wesgroup Utilities plans to file Inlet District Energy's application for a Certificate of Public Convenience and Necessity with the BCUC by mid-2025.

As part of the BCUC's review of the application, there will be additional opportunities for public input.

Construction

Subject to approval from the BCUC, Inlet District Energy's system would be built in phases to match the build out of the Inlet District master-planned community.

This means that there would be no additional construction impacts experienced by the community during the construction of Inlet District Energy.



Timeline



We Want to Hear From You

We want to hear from you as we prepare to submit an application to the British Columbia Utilities Commission. Please provide feedback by visiting wesgrouputilities.ca/inletdistrictenergy and completing a feedback form or by emailing us at contact@wesgrouputilities.ca.

Please provide your feedback by **Friday, March 14, 2025**.

Wesgroup Utilities Inlet District Energy



