



City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** January 27, 2022
From: Milton Chan, P.Eng.
 Director, Engineering **File:** 12-8060-20-010331/Vol 01
Re: **Housekeeping Amendments to Drainage, Dike and Sanitary Sewer System Bylaw No. 7551**

Staff Recommendation

That each of the following bylaws be introduced and given first, second, and third readings:

- a) Drainage, Dike and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 10331; and,
- b) Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10353.

Milton Chan, P.Eng.
 Director, Engineering
 (604-276-4377)

Att. 2

REPORT CONCURRENCE		
ROUTED TO: Law Sewer and Drainage Services	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

Drainage, Dike and Sanitary Sewer System Bylaw No. 7551 governs the use of, and access to, the City's drainage, dike, and sanitary sewer systems. The Consolidated Fees Bylaw No. 8636 allows for the annual adjustment of fees and charges imposed through the City's bylaws, to account for cost inflation. Bylaw updates are required periodically to adapt to new or emerging issues.

This report supports the following strategies within Council's 2018-2022 Strategic Plan:

Strategy #1. A Safe and Resilient City:

Enhance and protect the safety and well-being of Richmond.

- 1.2 *Future-proof and maintain city infrastructure to keep the community safe.*
- 1.3 *Ensure Richmond is prepared for emergencies, both human-made and natural disasters.*

Strategy #4. An Active and Thriving Richmond:

An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.

- 4.2 *Ensure infrastructure meets changing community needs, current trends, and best practices.*

Strategy # 5. Sound Financial Management

Accountable, transparent, and responsible financial management that supports the needs of the community into the future.

- 5.1 *Maintain a strong and robust financial position.*
- 5.2 *Clear accountability through transparent budgeting practices and effective public communication.*
- 5.3 *Decision-making focuses on sustainability and considers circular economic principles.*

Analysis

The following is a summary of the recommended changes to the existing Bylaw No.'s 7551 and 8636, as proposed in Amendment Bylaw No.'s 10331 and 10353 (Attachments 1 and 2):

- Properties require a Metro Vancouver Waste Discharge Permit to dispose of non-domestic waste in the sanitary system. Non-domestic waste is most often produced from industrial processes, and these permit fees are paid directly by the permit holder to Metro Vancouver. Under these permits, the volume of sanitary sewage is measured. Metro Vancouver consults with staff prior to issuing permits to confirm that the sanitary system can accommodate the proposed amount of sewage.

The City's sanitary utility fees are based on the volume of water delivered to a property via its metered water connection. In cases where the Metro Vancouver Waste Discharge Permit allows for a higher volume of sewage than this, the City does not currently collect any utility revenue for the volume of sewage over and above the metered water reading.

Since the City's metered sewer rate also captures Metro Vancouver fees, charging the City's full metered sewer rate on this excess volume would effectively double-bill permit holders. Therefore, a discounted sewer rate equal to 34% of the metered sewer rate is proposed, as this represents the City's portion of the current sewer rate. The full rate would apply up to the metered water volume, and the discounted rate would apply to the volume of sewage that exceeds the metered water volume.

- Aligning Bylaw No. 7551 with the proposed amendments to the Waterworks and Water Rates Bylaw No. 5637, as discussed in the report titled "Housekeeping Amendments to Waterworks and Water Rates Bylaw No. 5637" from the Director, Engineering, dated January 27, 2022.
- Increasing construction-related fees to account for construction cost inflation since the last update. The updated fees better reflect the current value of labour for the respective services.
- Transferring certain fees to the Consolidated Fees Bylaw No. 8636, to allow for annual adjustment of fees using the Consumer Price Index, without the need for individual amendment of Bylaw No. 7551.
- Replacing the word "dyke" with "dike" where it appears in Bylaw No. 7551, including the bylaw name, to provide consistency with other City documents.

Financial Impact

The changes in the proposed amending bylaws are intended to represent full cost recovery for the associated services.

Conclusion

Proposed Bylaw No. 10331 is an amendment bylaw for the Drainage, Dike and Sanitary Sewer System Bylaw No. 7551. Proposed changes include a discounted fee structure for Metro Vancouver discharge permit holders who discharge sewage that is produced from water sources other than the City's water system, and update of fees based on the current value of services to ensure full cost recovery. Bylaw No. 10353 proposes transfer of certain fees from the Drainage, Dike and Sanitary Sewer System Bylaw No. 7551 to the Consolidated Fees Bylaw No. 8636.

The amending bylaws presented with this report require Council's approval to maintain proper use of various utility services and recover costs incurred by the City to provide these services.



Jason Ho, P.Eng.
Manager, Engineering Planning
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Stephenie Wong, P.Eng.
Project Manager
(604-204-8516)

JH:sw

- Att. 1: Drainage, Dike and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 10331
- Att. 2: Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10353



**Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551,
Amendment Bylaw No. 10331**

The Council of the City of Richmond enacts as follows:

1. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting subsection 1.2.1(d) and replacing it with the following:

“(d) at the request of the **property owner** of a **one-family dwelling** or **two-family dwelling**, a design plan or drawing referred to in paragraph (c) may be prepared by the **City** for the fee specified in Consolidated Fees Bylaw No. 8636.”

2. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting subsection 2.1.1(d) in its entirety and replacing it with the following:

“(d) for industrial, commercial, and institutional properties which are **metered properties** and operate under a Metro Vancouver permit and do not receive fee reductions in accordance with section 2.1.1A(b) or 2.3.2 of this Bylaw, 75% of the rates specified in subsection 2.1.1(c).”

3. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by adding section 2.1.1A as follows:

“2.1.1A Every **property owner** whose property has been connected to the **sanitary sewer** system, discharges **sewage** under an issued Metro Vancouver permit, and discharges greater volumes of **sewage** into the **sanitary sewer** system than the metered volume of water delivered to the property (e.g. sewage produced using a water source other than that provided by the **City**), must pay user fees as follows:

- (a) User fees as imposed in section 2.1.1; and,
- (b) User fees at 34% of the **sanitary sewer** metered rate specified in Part 2 of Schedule B for the volume of **sewage** discharged to the **sanitary sewer** system less the metered volume. The volume of **sewage** discharged shall be determined as the lesser of:
 - (i) the maximum daily discharge rate listed on the issued Metro Vancouver permit applied across the duration of the permit (if applicable);

- (ii) the **sewage** discharge volumes listed in the quarterly monitoring reports submitted to Metro Vancouver as a condition of a Metro Vancouver permit (if applicable); and
 - (iii) the sewage discharge volume measured using an alternative method proposed by the property and approved in writing by the **General Manager, Engineering & Public Works.**”
- 4. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting subsection 2.1.2(a) in its entirety and replacing it with the following:
 - “(a) pursuant to the universal or voluntary water metering program under section 14(b), 14(d) or 22A of the *Waterworks and Water Rates Bylaw No. 5637.*”
- 5. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting section 2.1.3 in its entirety and replacing it with the following:
 - “2.1.3 Every owner of a multi-family dwelling which has a water meter installed pursuant to section 9(b) or section 14(b) of the *Waterworks and Water Rates Bylaw No. 5637* will receive a credit to be applied to future sewer charges equal to the difference between the metered charges for the first 60 months of consumption subsequent to the initial meter reading for billing purposes and the amount that would have been payable on a flat rate, provided:
 - (a) the metered charges exceed the flat rate by more than \$10; and,
 - (b) the **property owner** or **property owners** submits a request for the credit to the City in writing within 15 months of the calendar year over which the credit shall be applied. The credit will be the difference of the metered charges and the flat rate charge for the applicable calendar year.”
- 6. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting section 2.6.1 and replacing it with the following:
 - “2.6.1 Where the **City** responds to a request for maintenance or emergency service to the **sanitary sewer** system or **drainage system** and the **City** determines that the problem originates on private property, the **property owner** must pay the fees specified in Consolidated Fees Bylaw No. 8636.”
- 7. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended at section 3.3.2 by deleting the reference to “Ten Thousand Dollars (\$10,000)” where it appears and replacing it with “Fifty Thousand Dollars (\$50,000)”.

8. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by amending the following definition to Section 5.1:

“SEWAGE means human excretion, water-carried wastes from drinking, culinary purposes, ablutions, laundering, food processing, or ice producing activities, or other water-carried wastes discharged into the **sanitary sewer** system.”

9. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting Schedule A in its entirety and inserting Schedule A attached to and forming part of this bylaw.

10. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by replacing the word “dyke” with “dike” where it appears.

FIRST READING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER

SCHEDULE A TO BYLAW NO. 10331**SCHEDULE A to BYLAW NO. 7551****SANITARY SEWER AND DRAINAGE SYSTEM CONNECTION CHARGES****1. DEMOLITION CHARGES**

- | | |
|---|--------------|
| a) Cap and abandon existing service | \$1,300 each |
| b) Adjustment to top elevation of inspection chamber or manhole | \$1,300 each |
| c) Repair of inspection chamber | \$1,300 each |

2. INSPECTION CHAMBERS

- | | |
|---|--------------|
| a) Supply and installation of inspection chamber | \$3,300 each |
| b) Adjust existing inspection chamber | \$1,000 each |

3. CONNECTION TO MAIN

- | | |
|---|--------------|
| a) Connection to sewer main up to 1.5 metres deep | \$4,000 each |
| b) Connection to sewer main over 1.5 metres deep | By Estimate |

4. SERVICE PIPE

- | | |
|---|-----------------|
| a) Supply and install 100 to 150 mm dia lateral pipe, up to 1.5 m in depth | \$500 per metre |
| b) Supply and install 200 mm dia lateral pipe, up to 1.5 metres in depth | \$600 per metre |
| c) Supply and install lateral pipes greater than 200mm dia or greater than 1.5 metres in depth. | By Estimate |

5. MANHOLES

- | | |
|--|---------------|
| a) Supply and install 1050 mm dia manhole, up to 1.5 metres in depth | \$8,000 each |
| b) Supply and install 1200 mm dia manhole, up to 1.5 metres in depth | \$8,700 each |
| c) Supply and install 1500 mm dia manhole, up to 1.5 metres in depth | \$9,400 each |
| d) Supply and install 1800 mm dia manhole, up to 1.5 metres in depth | \$10,000 each |
| e) Supply and install manholes over 1800 mm dia | By Estimate |
| f) Supply and install manholes over 1.5 metres deep | By Estimate |



**Consolidated Fees Bylaw No. 8636,
Amendment Bylaw No. 10353**

The Council of the City of Richmond enacts as follows:

1. The **Consolidated Fees Bylaw No. 8636**, as amended, is further amended by inserting Schedule A attached to and forming part of this bylaw, in appropriate alphabetical order.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>SW</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER

SCHEDULE A TO BYLAW No. 10353**SCHEDULE – DRAINAGE, DIKE, AND SANITARY SEWER SYSTEM****Drainage, Dike, and Sanitary Sewer System Bylaw No. 7551**

Description [Section]	Fee
<u>Design Plan Prepared by City [s. 1.2.1(d)]</u> a) Design plan prepared by City for One-Family Dwelling or Two-Family Dwelling b) Design plan prepared by City for all other buildings	\$1,000 each \$2,000 each
<u>Service Requests [s. 2.6.1]</u> For responses by the City in connection with a request for maintenance or emergency services.	\$300 each