



# City of Richmond

## Report to Committee

**To:** Finance Committee

**Date:** December 5, 2011

**From:** Andrew Nazareth  
General Manager, Business and Financial Services  
Robert Gonzalez, P.Eng.  
General Manager, Engineering and Public Works

**File:** 12-8060-02-01/2011-  
Vol 01

**Re:** 2012 Utility Rate Amendment Bylaws

### Staff Recommendation

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

- a) Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 8847;
- b) Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 8848;
- c) Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 8846.

Andrew Nazareth  
General Manager, Business &  
Financial Services  
(4365)

Robert Gonzalez, P. Eng.  
General Manager, Engineering  
& Public Works  
(4150)

Att. 3

FOR ORIGINATING DEPARTMENT USE ONLY			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>		<b>CONCURRENCE OF GENERAL MANAGER</b>
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
<b>REVIEWED BY TAG</b>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<b>REVIEWED BY CAO</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

## Staff Report

### Origin

The Finance Committee will be considering the 2012 utility budgets and rates at its December 12, 2011 meeting. The recommendations of that report are as follows:

1. That the 2012 Utility Expenditure Budgets, as outlined under Options 1 for Water, Sewer, Solid Waste & Recycling, and Option 3 for Drainage & Diking as contained in the staff report dated December 1, 2011 from the General Managers of Business and Financial Services and Engineering & Public Works, be approved as the basis for establishing the 2012 Utility Rates; and
2. That staff be directed to report directly to Council with the necessary amendment bylaws to bring into effect the 2012 utility rates option recommended by Committee for the Drainage, Dike and Sanitary Sewer System Bylaw, Waterworks and Water Rates Bylaw, and Solid Waste and Recycling Regulation Bylaw.

Subject to Finance Committee's approval of the above recommendations, this report presents the corresponding amendment bylaws for consideration, which, if approved, will give effect to the rates (upon adoption).

### Analysis

A summary of the proposed changes to each of the Solid Waste & Recycling Bylaw No. 6803, Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, and the Waterworks and Water Rates Bylaw No. 5637, as outlined in the "2012 Utility Budgets and Rates" report dated December 1, 2011, follows:

1. **Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw 8847**
  - Changes to implement the 2012 solid waste and recycling rates as outlined in Option 1 of the above-referenced report.
2. **Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 8848**
  - Changes to implement the 2012 drainage, dyke and sanitary sewer rates as outlined in Option 1 for sewer and Option 3 for drainage in the above-referenced report.
3. **Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 8846**

In addition to changes to implement the 2012 water rates as outlined in Option 1 of the above-referenced report, the amending bylaw presented also include the following amendments:

- where a customer has taken steps to repair a leak within 96 hours, the customer will pay based on average usage only (for the previous and the current billing period); and

- provide the General Manager of Engineering & Public Works the ability to adjust a property owner's meter service billing to pay based on average usage in cases where a leak has gone undetected and the customer was not made aware of the leak by the City in a timely manner.

### **Financial Impact**

The rates outlined in the proposed amending bylaws represent full cost recovery for each respective area and ensure appropriate user fees are charged for services outside of the base level of service.

### **Conclusion**

The amendment bylaws presented with this report support Council's term goals in the areas of financial management and sustainability. The rates presented ensure a sound financial management approach to maintain and replace key infrastructure within the City, while at the same time managing the fiscal challenges presented by funding pressures from increases in regional costs.



Suzanne Bycraft  
Manager, Fleet & Environmental Programs  
(604-233-3338)

SJB:





**Solid Waste and Recycling Regulation Bylaw No. 6803, Amendment  
Bylaw No. 8847**

The Council of the City of Richmond enacts as follows:

1. The **Solid Waste and Recycling Regulation Bylaw No. 6803**, as amended, is further amended by deleting Schedules A through D and substituting Schedules A through D attached to and forming part of this Bylaw.
2. This Bylaw comes into force and effect on January 1, 2012.
3. This Bylaw is cited as "**Solid Waste And Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 8847**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept. 
APPROVED for legality by Solicitor 

**SCHEDULE A to BYLAW NO. 6803**

<b>FEES FOR CITY GARBAGE COLLECTION SERVICE</b>		
Annual City garbage collection service fee for each single-family dwelling, each unit in a duplex dwelling, and each unit in a townhouse development	\$	121.11
Fee for each excess garbage container tag	\$	2.00

**SCHEDULE B to BYLAW NO. 6803**

<b>FEES FOR CITY RECYCLING SERVICE</b>		
Annual City recycling service fee:		
(a) for residential properties, which receive blue box service (per unit)	\$	42.34
(b) for multi-family dwellings or townhouse developments which receive centralized collection service (per unit)	\$	30.45
Annual recycling service fee for yard and garden trimmings and food waste from single-family dwellings and from each unit in a duplex dwelling	\$	76.12
City recycling service fee for the Recycling Depot:		
		\$20.00 per cubic yard for the second and each subsequent cubic yard
(a) (i) for yard and garden trimmings from residential properties		
(ii) for recyclable material from residential properties		\$0
(b) for yard and garden trimmings from non-residential properties		\$20.00 per cubic yard
(c) for recycling materials from non-residential properties		\$0
Annual City recycling service fee for non-residential properties	\$	1.95

**SCHEDULE C to BYLAW 6803**

<b>FEES FOR CITY LITTER COLLECTION SERVICE</b>		
Annual City litter collection service fee for both residential properties and non-residential properties	\$	26.66

## SCHEDULE D TO BYLAW 6803

NEW RESIDENTIAL PROPERTY PAYMENT FEE SCHEDULE									
Month in Current Year in which Building Permit is Issued		GARBAGE, RECYCLING & LITTER COLLECTION FEE				RECYCLING & LITTER COLLECTION FEE PER STRATA LOT			
		Single-Family Dwellings & Each Unit in a Duplex Dwelling		Townhouse Development		Townhouse Development		Multi-Family Development	
		Prorated Fee Per Unit	Year in which Annual Fee Commences	Prorated Fee Per Unit	Year in which Annual Fee Commences	Prorated Fee Per Unit	Year in which Annual Fee Commences	Prorated Fee Per Unit	Year in which Annual Fee Commences
January	2012	\$ 120	2013	\$ -	2013	\$ -	2013	\$ 24	2014
February	2012	\$ 100	2013	\$ 160	2014	\$ 61	2014	\$ 20	2014
March	2012	\$ 80	2013	\$ 145	2014	\$ 55	2014	\$ 16	2014
April	2012	\$ 60	2013	\$ 131	2014	\$ 50	2014	\$ 12	2014
May	2012	\$ 40	2013	\$ 116	2014	\$ 44	2014	\$ 8	2014
June	2012	\$ 20	2013	\$ 102	2014	\$ 39	2014	\$ 4	2014
July	2012	\$ -	2013	\$ 87	2014	\$ 33	2014	\$ -	2014
August	2012	\$ 223	2014	\$ 73	2014	\$ 28	2014	\$ 39	2015
September	2012	\$ 203	2014	\$ 58	2014	\$ 22	2014	\$ 36	2015
October	2012	\$ 183	2014	\$ 44	2014	\$ 17	2014	\$ 32	2015
November	2012	\$ 162	2014	\$ 29	2014	\$ 11	2014	\$ 29	2015
December	2012	\$ 142	2014	\$ 15	2014	\$ 6	2014	\$ 25	2015

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**Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551,  
Amendment Bylaw No. 8848**

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 at Part Two by deleting section 2.1.2 and substituting the following:  
  
2.1.2 Every **property owner** whose property has been connected to the **City drainage system** must pay the **drainage system** infrastructure replacement fee of \$111.46 per property for the period January 1 to December 31 of each year.
2. The **Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting Schedule B and substituting Schedule B attached to and forming part of this Bylaw.
3. This Bylaw comes into force and effect on January 1, 2012.
4. This Bylaw is cited as "**Drainage, Dyke And Sanitary Sewer System Bylaw No. 8848**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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CITY OF RICHMOND
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APPROVED for legality by Solicitor 

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

**SCHEDULE B to BYLAW NO. 7551****SANITARY SEWER USER FEES****1. FLAT RATES FOR NON-METERED PROPERTIES**

(a) Residential Dwellings	Annual Fee Per Unit
(i) One-Family Dwelling or Two-Family Dwelling with ¾-inch water service	\$ 400.25
(i) One-Family Dwelling or Two-Family Dwelling with 1-inch or greater water service	See metered rates
(iii) Multiple-Family Dwellings of less than 4 storeys in height	\$ 366.22
(iv) Multiple-Family Dwellings 4 or more storeys in height	\$ 305.01
(b) Public School (per classroom)	\$ 370.91
(c) Shops and Offices	\$ 313.23

**2. RATES FOR METERED PROPERTIES**

Regular rate per cubic metre of water delivered to the property:	\$ 0.9263
Underground leak rate per cubic metre of water exceeding average amount (as defined in Section 2.3A.2(a)):	\$ 0.7410

**3. RATES FOR COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND AGRICULTURAL**

Minimum charge in any quarter of a year:	\$ 73.75
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**SCHEDULE B to BYLAW NO. 7551****SANITARY SEWER USER FEES****4. CONSTRUCTION PERIOD – PER DWELLING UNIT**

<b>Month (2012)</b>	<b>Single-Family Dwellings &amp; Each Unit in a Duplex Dwelling  (Rate per unit)</b>	<b>Start Bill Year</b>	<b>Multiple- Family Dwelling (less than 4 storeys in height)  (Rate per unit)</b>	<b>Start Bill Year</b>	<b>Multiple- Family Dwelling (4 or more storeys in height)  (Rate per unit)</b>	<b>Start Bill Year</b>
January	\$ 400	2013	\$ 366	2013	\$ 641	2014
February	\$ 367	2013	\$ 739	2014	\$ 615	2014
March	\$ 334	2013	\$ 708	2014	\$ 590	2014
April	\$ 300	2013	\$ 678	2014	\$ 564	2014
May	\$ 267	2013	\$ 647	2014	\$ 539	2014
June	\$ 233	2013	\$ 616	2014	\$ 513	2014
July	\$ 200	2013	\$ 586	2014	\$ 488	2014
August	\$ 604	2014	\$ 555	2014	\$ 463	2015
September	\$ 567	2014	\$ 525	2014	\$ 437	2015
October	\$ 530	2014	\$ 494	2014	\$ 412	2015
November	\$ 494	2014	\$ 464	2014	\$ 386	2015
December	\$ 457	2014	\$ 433	2014	\$ 361	2015



**Waterworks and Water Rates Bylaw No. 5637,  
Amendment Bylaw No. 8846**

The Council of the City of Richmond enacts as follows:

1. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting Schedules A through G and substituting Schedules A through G attached to and forming part of this Bylaw.
2. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting section 25B(b) in its entirety and substituting the following:
  - (b) If the amount recorded by the **water meter** for the billing period in which the leak was discovered is greater than the **average amount**, or if the amount recorded by the **water meter** for the previous billing period is greater than the **average amount**, the **customer** will pay the regular rate per cubic metre (in Schedule B) for all amounts recorded up to the **average amount**.
  - (c) Where the **General Manager, Engineering & Public Works** is satisfied that a **customer** was not notified of a leak until more than 30 days after the **City** became aware of the leak, the **customer** will pay the regular rate per cubic metre (in Schedule B) for the period from the most recent billing until notification was provided, based on the **average amount** for that period.
3. This Bylaw comes into force and effect on January 1, 2012.
4. This Bylaw is cited as "**Waterworks And Water Rates Bylaw No. 5637, Amendment Bylaw 8846**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

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**SCHEDULE "A" to BYLAW NO. 5637****BYLAW YEAR - 2012****FLAT RATES FOR RESIDENTIAL, AGRICULTURAL, AND  
INSTITUTIONAL PURPOSES ONLY**

A.	Residential Dwellings per unit	
	Dwellings with 20 mm (¾") water service	\$621.51
	Dwellings with 25mm (1") water service or greater	See Metered Rates – Schedule B
	Townhouse	\$508.77
	Apartment	\$327.85
B.	Stable or Barn per unit	\$125.23
C.	Field Supply – each trough or water receptacle or tap	\$78.28
D.	Public Schools for each pupil based on registration January 1 <sup>st</sup>	\$7.41



**SCHEDULE "B" to BYLAW NO. 5637****BYLAW YEAR – 2012****METERED RATES**

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**METERED COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL PROPERTIES  
AND MULTIPLE-FAMILY AND STRATA TITLED PROPERTIES****1. RATES**

All consumption per cubic metre:	\$1.1175
Minimum charge in any 3-month period:	\$103.00
Undetected leak rate per cubic metre (per section 25B of this bylaw):	\$0.6644

**2. RENTS FOR EACH METER**Rent per **water meter** for each 3-month period:

For a 16mm (5/8") meter	\$11.50
For a 20mm (3/4") meter	\$14.65
For a 25mm (1") meter	\$16.20
For a 32mm (1 1/4") meter	\$28.25
For a 40mm (1 1/2") meter	\$28.25
For a 50mm (2") meter	\$32.00

**COMPOUND TYPE**

75mm (3")	\$108.00
100mm (4")	\$165.00
150mm (6")	\$275.00

**TURBINE TYPE**

50mm (2")	\$63.50
75mm (3")	\$81.50
100mm (4")	\$118.00
150mm (6")	\$225.50
200mm (8")	\$293.00

**FIRE LINE TYPE**

100mm (4")	\$283.75
150mm (6")	\$383.00
200mm (8")	\$497.25
250mm (10")	\$662.00

**SCHEDULE "B" to BYLAW NO. 5637****BYLAW YEAR – 2012****METERED RATES**

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**METERED RESIDENTIAL PROPERTIES****1. RATES**

All consumption per cubic metre:	\$1.1175
Minimum charge in any 3-month period:	\$20.00
Underground leak rate per cubic metre (per section 25B of this bylaw):	\$0.6644

**2. MAINTENANCE CHARGE FOR EACH METER**

Maintenance charge for <b>water meter</b> with connection up to 50mm (2") for each 3-month period:	\$10.00*
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\*For residential properties with a connection greater than 50mm (2"),  
the commercial and industrial properties rental rates apply.

**SCHEDULE "C" to BYLAW NO. 5637****BYLAW YEAR - 2012****METERED RATES****FARMS****1. RATES**

All consumption per cubic metre:	\$1.1175
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Minimum charge per 3-month period\*:

For 1 <sup>st</sup> quarter billing (January – March inclusive) for 90m <sup>3</sup> or less	\$96.00
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For 2 <sup>nd</sup> quarter billing (April – June inclusive) for 95m <sup>3</sup> or less	\$96.00
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For 3 <sup>rd</sup> quarter billing (July – September inclusive) for 140m <sup>3</sup> or less	\$96.00
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For 4 <sup>th</sup> quarter billing (October - December inclusive) for 90m <sup>3</sup> or less	\$96.00
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\*No minimum charge applies where there is no dwelling on the property.

**2. MAINTENANCE CHARGE FOR EACH METER**

Maintenance charge for meter up to 25mm (1") for each 3-month period	\$10.00*
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\*Applies only to properties with no dwelling.



**SCHEDULE "D" to BYLAW 5637****BYLAW YEAR - 2012****1. WATER CONNECTION CHARGE**

Single-Family, Multi-Family, Industrial, Commercial Water Connection Size	Connection Charge	
	Tie In Charge	Price Per Metre of Service Pipe
25mm (1") diameter	\$2,550	\$175.00
40mm (1 ½") diameter	\$3,500	\$175.00
50mm (2") diameter	\$3,650	\$175.00
100mm (4") diameter	\$6,900	\$350.00
150mm (6") diameter	\$7,100	\$350.00
200mm (8") diameter	\$7,300	\$350.00
larger than 200mm (8") diameter	by estimate	by estimate

**2. DESIGN PLAN PREPARED BY CITY**

Design plan prepared by City [s. 2(d)] \$1,000 each

**3. WATER METER INSTALLATION FEE**

Install water meter [s. 3A(a)] \$1,000 each

**SCHEDULE "E" to BYLAW 5637****BYLAW YEAR - 2012****CONSTRUCTION PERIOD WATER CONSUMPTION RATES –  
RESIDENTIAL**

<b>MONTH (2012)</b>	<b>SINGLE- FAMILY DWELLINGS &amp; EACH UNIT IN A DUPLEX DWELLING (rate per unit)</b>	<b>START BILL YEAR</b>	<b>MULTI-FAMILY APARTMENT LESS THAN 4 STOREYS (rate per unit)</b>	<b>START BILL YEAR</b>	<b>MULTI- FAMILY APARTMENT 4 STOREYS &amp; UP (rate per unit)</b>	<b>START BILL YEAR</b>
January	\$ 622	2013	\$ 509	2013	\$ 688	2014
February	\$ 570	2013	\$ 1,026	2014	\$ 661	2014
March	\$ 518	2013	\$ 984	2014	\$ 634	2014
April	\$ 466	2013	\$ 941	2014	\$ 607	2014
May	\$ 414	2013	\$ 899	2014	\$ 579	2014
June	\$ 363	2013	\$ 856	2014	\$ 552	2014
July	\$ 311	2013	\$ 814	2014	\$ 525	2014
August	\$ 937	2014	\$ 772	2014	\$ 497	2015
September	\$ 880	2014	\$ 729	2014	\$ 470	2015
October	\$ 823	2014	\$ 687	2014	\$ 443	2015
November	\$ 767	2014	\$ 644	2014	\$ 415	2015
December	\$ 710	2014	\$ 602	2014	\$ 388	2015

**CONSTRUCTION PERIOD WATER CONSUMPTION RATES –  
COMMERCIAL AND INDUSTRIAL**

<b>Water Connection Size</b>	<b>Consumption Charge</b>
20mm (3/4") diameter	\$135
25mm (1") diameter	\$270
40mm (1 ½") diameter	\$675
50mm (2") diameter	\$1,690

**SCHEDULE "F" to BYLAW 5637****BYLAW YEAR - 2012****MISCELLANEOUS CHARGES**

1.	For an inaccessible meter as set out in Section 7	\$155 per quarter
2.	For each turn on or turn off	\$65
3.	For each non-emergency service call outside regular hours	Actual Cost
4.	Fee for testing a water meter	\$350
5.	Water Service Disconnections:	
	(a) when the service pipe is temporarily disconnected at the property line for later use as service to a new building	\$165
	(b) when the service pipe is not needed for a future development and must be permanently disconnected at the watermain, up to and including 50mm	\$1,100
	(c) if the service pipe is larger than 50mm	Actual Cost
6.	Trouble Shooting on Private Property	Actual Cost
7.	Fire flow tests of a watermain:	
	First test	\$250
	Subsequent test	\$150
8.	Locate or repair of curb stop service box or meter box	Actual Cost
9.	Toilet rebate per replacement	\$100
10.	Fee for water meter verification request	\$50



**SCHEDULE "G" to BYLAW 5637****BYLAW YEAR - 2012****RATES FOR VANCOUVER INTERNATIONAL AIRPORT AUTHORITY (YVR)**

Applicable rate is \$0.6644 per cubic meter of water consumed, plus the following amounts:

- YVR's share of future water infrastructure capital replacement calculated at \$0.2668 per m<sup>3</sup>
- 50% of the actual cost of operations and maintenance activities on water infrastructure shared by the City and YVR, as shown outlined in red on the plan attached as Schedule H
- 100% of the actual cost of operations and maintenance activities on water infrastructure serving only YVR, as shown outlined in red on the plan attached as Schedule H
- 100% of the actual cost of operations and maintenance activities on a section of 1064 m water main, as shown outlined in green on the plan attached as Schedule H from the date of completion of the Canada Line public transportation line for a period of 5 years. After the 5 year period has expired, costs for this section will be equally shared between the City and YVR
- 76 m<sup>3</sup> of water per annum at rate of \$0.6644 per cubic meter for water used annually for testing and flushing of the tank cooling system at Storage Tank Farm TF2 (in lieu of metering the 200 mm diameter water connection to this facility)

(Note: water infrastructure includes water mains, pressure reducing valve stations, valves, hydrants, sponge vaults and appurtenances)