



# City of Richmond

## Report to Council

**To:** Richmond City Council

**From:** Roeland Zwaag, P.Eng.  
General Manager, Engineering and Public Works

**Date:** November 4, 2024

**File:** 10-6060-01/2024-Vol 01

Jerry Chong, CPA, CA  
General Manager, Finance and Corporate Services

**Re:** 2025 Utility Rate Amendment Bylaws

### Staff Recommendation

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

- a) Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10611;
- b) Sanitary Sewer Bylaw No. 10427, Amendment Bylaw No. 10609;
- c) Flood Protection Bylaw No. 10426, Amendment Bylaw No. 10608; and
- d) Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10610.

Roeland Zwaag, P.Eng.  
General Manager,  
Engineering and Public Works

Jerry Chong, CPA, CA  
General Manager,  
Finance and Corporate Services

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	
Law	<input checked="" type="checkbox"/>	
<b>REVIEWED BY SMT</b>	<b>INITIALS:</b>	<b>APPROVED BY CAO</b>

## Staff Report

### Origin

At the November 4, 2024 Finance Committee, the following resolutions were endorsed by Committee as part of their consideration of the 2025 Utility Budgets and Rates:

*That the 2025 utility budgets, as presented in Option 2 for Water (page 7), Option 2 for Sewer (page 14), Option 2 for Flood Protection (page 22), and Option 2 for Solid Waste and Recycling (page 29), as outlined in the staff report titled, "2025 Utility Budgets and Rates", dated October 2, 2024, from the General Manager, Engineering and Public Works and the General Manager, Finance and Corporate Services, be approved as the basis for establishing the 2025 utility rates and included in the Consolidated 5 Year Financial Plan (2025-2029).*

Subject to Council's acceptance of the above Finance Committee recommendation, this report presents the amending bylaws required to bring the utility rates into effect for 2025.

This report supports the following strategies within Council's Strategic Plan 2022-2026:

Strategy #3 A Safe and Prepared Community:

*Community safety and preparedness through effective planning, strategic partnerships and proactive programs.*

*3.1 Advance proactive, sustainable, and accelerated flood protection in collaboration with other governments and agencies.*

*3.2 Leverage strategic partnerships and community-based approaches for comprehensive safety services.*

*3.3 Ensure the community is collectively prepared for emergencies and potential disasters.*

*3.4 Ensure civic infrastructure, assets and resources are effectively maintained and continue to meet the needs of the community as it grows.*

Strategy #4 Responsible Financial Management and Governance:

*Responsible financial management and efficient use of public resources to meet the needs of the community.*

*4.1 Ensure effective financial planning to support a sustainable future for the City.*

*4.2 Seek improvements and efficiencies in all aspects of City business.*

*4.3 Foster community trust through open, transparent and accountable budgeting practices and processes.*

*4.4 Work with all levels of governments for grant and funding opportunities.*

**Strategy #5 A Leader in Environmental Sustainability:**

*Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.*

*5.1 Continue to demonstrate leadership in proactive climate action and environmental sustainability.*

*5.2 Support the preservation and enhancement of Richmond's natural environment.*

*5.3 Encourage waste reduction and sustainable choices in the City and community.*

**Analysis**

The following is a summary of the amendment bylaws proposed to reflect the utility rates for 2025 for each of the Water, Sanitary Sewer, Flood Protection, and Solid Waste and Recycling utilities endorsed by Committee at the November 4, 2024 Finance Committee Meeting, as outlined in the "2025 Utility Budgets and Rates" report, dated October 2, 2024, from the General Manager, Engineering and Public Works and the General Manager, Finance and Corporate Services:

**1. Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10611:**

- a. Changes to implement the 2025 water rates as outlined in Option 2 of the "2025 Utility Budgets and Rates" report.

**2. Sanitary Sewer Bylaw No. 10427, Amendment Bylaw No. 10609:**

- a. Changes to implement the 2025 sanitary sewer rates as outlined in Option 2 of the "2025 Utility Budgets and Rates" report.

**3. Flood Protection Bylaw No. 10426, Amendment Bylaw No. 10608:**

- a. Changes to implement the 2025 flood protection rates as outlined in Option 2 of the "2025 Utility Budgets and Rates" report.

**4. Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10610:**

- a. Changes to implement the 2025 solid waste and recycling rates as outlined in Option 2 of the "2025 Utility Budgets and Rates" report.

### **Financial Impact**

The rates outlined in the proposed amending bylaws represent full cost recovery for each respective utility area including infrastructure utility-related Metro Vancouver imposed costs and City operating costs. The impact to ratepayers is outlined in the “2025 Utility Budgets and Rates” report, dated October 2, 2024.

### **Conclusion**

The amending bylaws presented with this report require Council’s approval to charge for the various utility services in 2025. These services include the provision of high-quality drinking water for all residents and businesses, sewage conveyance and treatment, flood protection, and solid waste and recycling services.

A strong fiscal management approach is applied towards ensuring that on-going replacement costs are also included in the City’s rates, as part of ensuring sound capital investment for infrastructure. This ensures a high level of consistent services for the community. The costs and rates strategy has been developed to manage these competing costs effectively, while balancing the fiscal challenges presented by increases in regional service rates, contract and other non-discretionary cost increases.



Jason Ho, P.Eng.  
Manager, Engineering Planning



Kristina Grozdanich  
Manager, Recycling & Waste Recovery



**Waterworks and Water Rates Bylaw No. 5637,  
Amendment Bylaw No. 10611**

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, B, C, E and G and replacing them with the corresponding schedules attached as Schedule A to this bylaw and forming part thereof.
2. This Bylaw is cited as “**Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10611**”, and is effective January 1, 2025.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

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

**SCHEDULE A TO BYLAW NO. 10611****SCHEDULE "A" to BYLAW NO. 5637****FLAT RATES FOR  
RESIDENTIAL, AGRICULTURAL, AND INSTITUTIONAL PROPERTIES**

	<b>Annual Fee</b>
A. Residential dwellings per unit	
One-Family Dwelling or Two-Family Dwelling	\$980.22
Townhouse	\$802.38
Apartment	\$517.06
B. Stable or Barn per unit	\$197.50
C. Field Supply – each trough, water receptacle, or tap	\$123.46
D. Public Schools for each pupil based on registration January 1 <sup>st</sup>	\$11.70

**SCHEDULE "B" TO BYLAW NO. 5637****METERED RATES FOR  
INDUSTRIAL, COMMERCIAL, INSTITUTIONAL, MULTI-FAMILY,  
STRATA-TITLED AND FARM PROPERTIES****1. RATES**

Consumption per cubic metre:	\$1.8459
Minimum charge in any 3-month period (not applicable to Farms)	\$114.00

**2. WATER METER FIXED CHARGE**

Fixed charge per **water meter** for each 3-month period:

<u>Meter Size</u>	<u>Fixed Charge</u>
16 mm to 25 mm (inclusive)	\$15
32 mm to 50 mm (inclusive)	\$30
75 mm	\$110
100 mm	\$150
150 mm	\$300
200 mm and larger	\$500

**3. FEE FOR AN INACCESSIBLE METER AS SET OUT IN SECTION 7**

Per quarter that the meter is inaccessible (not to be pro-rated)	\$215
--	-------

**SCHEDULE "C" TO BYLAW NO. 5637****METERED RATES FOR  
ONE-FAMILY DWELLING AND TWO-FAMILY DWELLING****1. RATES**

Consumption per cubic metre: \$1.8459

**2. WATER METER FIXED CHARGE**Fixed charge per **water meter** for each 3-month period:

<u>Meter Size</u>	<u>Fixed Charge</u>
16 mm to 25 mm (inclusive)	\$12
32 mm to 50 mm (inclusive)	\$14
75 mm	\$110
100 mm	\$150
150 mm	\$300
200 mm and larger	\$500

**3. FEE FOR AN INACCESSIBLE METER AS SET OUT IN SECTION 7**

Per quarter that the meter is inaccessible (not to be pro-rated) \$215



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

<b>MONTH (2025)</b>	<b>ONE-FAMILY DWELLINGS &amp; EACH UNIT IN A TWO-FAMILY DWELLING (rate per unit)</b>	<b>START BILL YEAR</b>	<b>MULTI- FAMILY LESS THAN 4 STOREYS (rate per unit)</b>	<b>START BILL YEAR</b>	<b>MULTI- FAMILY 4 STOREYS OR MORE (rate per unit)</b>	<b>START BILL YEAR</b>
January	\$980	2026	\$802	2026	\$1,067	2027
February	\$899	2026	\$1,589	2027	\$1,024	2027
March	\$817	2026	\$1,522	2027	\$981	2027
April	\$735	2026	\$1,455	2027	\$938	2027
May	\$653	2026	\$1,388	2027	\$895	2027
June	\$572	2026	\$1,321	2027	\$852	2027
July	\$490	2026	\$1,255	2027	\$808	2027
August	\$1,451	2027	\$1,188	2027	\$1,350	2028
September	\$1,369	2027	\$1,121	2027	\$1,307	2028
October	\$1,288	2027	\$1,054	2027	\$1,264	2028
November	\$1,206	2027	\$987	2027	\$1,221	2028
December	\$1,124	2027	\$920	2027	\$1,178	2028

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

<b>Water Connection Size</b>	<b>Consumption Charge</b>
20mm (3/4") diameter	\$170
25mm (1") diameter	\$325
40mm (1 1/2") diameter	\$805
50mm (2") diameter and larger	\$1,990

**SCHEDULE "G" to BYLAW 5637**

**RATES FOR VANCOUVER INTERNATIONAL AIRPORT AUTHORITY (YVR)**

Applicable rate is \$1.4485 per cubic meter of water consumed, plus the following amounts:

- YVR's share of future water infrastructure capital replacement calculated at \$0.3372 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; and
- 76 m<sup>3</sup> of water per annum at a rate of \$1.4485 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)



**Sanitary Sewer Bylaw No. 10427,  
Amendment Bylaw No. 10609**

The Council of the City of Richmond enacts as follows:

1. The **Sanitary Sewer Bylaw No. 10427**, as amended, is further amended by deleting Schedule B and replacing it with the schedule attached as Schedule A to this bylaw and forming part thereof.
2. This Bylaw is cited as “**Sanitary Sewer Bylaw No. 10427, Amendment Bylaw No. 10609**”, and is effective January 1, 2025.

FIRST READING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

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

**SCHEDULE A TO BYLAW NO. 10609**

**SCHEDULE B to BYLAW NO. 10427  
SANITARY SEWER USER FEES**

**1. FLAT RATES FOR NON-METERED PROPERTIES**

	<b>Annual User Fee</b>
(a) Residential Dwellings (per dwelling unit)	
(i) <b>One-Family Dwelling or Two-Family Dwelling</b>	\$1,049.92
(ii) Townhouses	\$960.64
(iii) Apartments	\$800.08
(b) Public School (per classroom)	\$721.99
(c) Shops and Offices (per unit)	\$854.95

**2. RATES FOR METERED PROPERTIES**

**User Rate**

Calculated as rate per cubic metre (m<sup>3</sup>) of water delivered to the property: \$ 2.5608

**3. MINIMUM USER FEE FOR COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, AND AGRICULTURAL**

Minimum charge in any quarter of a year: \$ 86.00

**4. CONSTRUCTION PERIOD USER FEE (per dwelling unit per month)**

Month (2024)	One-Family Dwellings & Each Unit in a Two-Family Dwelling (fee per dwelling unit)	Start Bill Year	Multi-Family Dwelling Less than 4 Storeys (fee per dwelling unit)	Start Bill Year	Multi-Family Dwelling 4 Storeys or More (fee per dwelling unit)	Start Bill Year
January	\$1,050	2026	\$961	2026	\$1,866	2027
February	\$962	2026	\$2,160	2027	\$1,799	2027
March	\$875	2026	\$2,080	2027	\$1,732	2027
April	\$787	2026	\$2,000	2027	\$1,666	2027
May	\$700	2026	\$1,920	2027	\$1,599	2027
June	\$612	2026	\$1,840	2027	\$1,532	2027
July	\$525	2026	\$1,760	2027	\$1,466	2027
August	\$1,836	2027	\$1,680	2027	\$2,819	2028
September	\$1,748	2027	\$1,600	2027	\$2,752	2028
October	\$1,661	2027	\$1,520	2027	\$2,685	2028
November	\$1,573	2027	\$1,440	2027	\$2,619	2028
December	\$1,486	2027	\$1,360	2027	\$2,552	2028



Flood Protection Bylaw No. 10426, Amendment Bylaw No. 10608

The Council of the City of Richmond enacts as follows:

- 1. The Flood Protection Bylaw No. 10426, as amended, is further amended by deleting Schedule B and replacing it with the schedule attached as Schedule A to this bylaw and forming part thereof.
2. This Bylaw is cited as "Flood Protection Bylaw No. 10426, Amendment Bylaw No. 10608", and is effective January 1, 2025.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signatures or initials.

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

MAYOR

CORPORATE OFFICER

**SCHEDULE A TO BYLAW NO. 10608****SCHEDULE B to BYLAW NO. 10426****FLOOD PROTECTION USER FEES**

	<b>Annual Fee</b>
(a) Residential Dwellings (per <b>dwelling unit</b> )	
(i) <b>One-Family Dwelling or Two-Family Dwelling</b>	\$339.91
(ii) <b>Multiple-Family Dwellings</b>	\$229.57
(b) Agricultural properties	\$339.91
(c) Stratified industrial, commercial and institutional properties (per strata lot)	\$339.91
(d) Non-stratified industrial, commercial and institutional properties with lot areas less than 800 m <sup>2</sup>	\$339.91
(e) Non-stratified industrial, commercial and institutional properties with lot areas between 800 m <sup>2</sup> and 2,000 m <sup>2</sup>	\$607.42
(f) Non-stratified industrial, commercial and institutional properties with lot areas between 2,000 m <sup>2</sup> and 10,000 m <sup>2</sup>	\$1,288.44
(g) Non-stratified industrial, commercial and institutional properties with lot areas between 10,000 m <sup>2</sup> and 20,000 m <sup>2</sup>	\$3,681.93
(h) Non-stratified industrial, commercial and institutional properties with lot areas between 20,000 m <sup>2</sup> and 50,000 m <sup>2</sup>	\$8,245.81
(i) Non-stratified industrial, commercial and institutional properties with lot areas between 50,000 m <sup>2</sup> and 100,000 m <sup>2</sup>	\$12,468.21
(j) Non-stratified industrial, commercial and institutional properties with lot areas between 100,00 m <sup>2</sup> and 500,000 m <sup>2</sup>	\$19,238.53
(k) Non-stratified industrial, commercial and institutional properties with lot areas greater than 500,000 m <sup>2</sup>	\$30,333.55



**Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment  
Bylaw No. 10610**

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 replacing them with the corresponding schedules attached as Schedule A to this bylaw and forming part thereof.
2. This Bylaw is cited as “**Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10610**”, and is effective January 1, 2025.

FIRST READING

\_\_\_\_\_

SECOND READING


\_\_\_\_\_

THIRD READING

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


\_\_\_\_\_  
MAYOR

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

**SCHEDULE A TO BYLAW NO. 10610****BYLAW YEAR: 2025****SCHEDULE A to BYLAW NO. 6803**

<b>FEES FOR CITY GARBAGE COLLECTION SERVICE</b>	
Annual City garbage collection service fee for each unit in a single-family dwelling, each unit in a duplex dwelling, and each unit in a townhouse development: 80L container	\$ 88.61
Annual City garbage collection service fee for each unit in a townhouse development with weekly collection service: 80L container	\$ 106.33
Annual City garbage collection service fee for each unit in a single-family dwelling, each unit in a duplex dwelling, and each unit in a townhouse development: 120L container	\$ 120.28
Annual City garbage collection service fee for each unit in a townhouse development with weekly collection service: 120L container	\$ 144.34
Annual City garbage collection service fee for each unit in a single-family dwelling, each unit in a duplex dwelling, and each unit in a townhouse development: 240L container	\$ 152.50
Annual City garbage collection service fee for each unit in a townhouse development with weekly collection service: 240L container	\$ 183.00
Annual City garbage collection service fee for each unit in a single-family dwelling, each unit in a duplex dwelling, and each unit in a townhouse development: 360L container	\$ 287.78
Annual City garbage collection service fee for each unit in a townhouse development with weekly collection service: 360L container	\$ 345.34
Annual City garbage collection service fee for each unit in a multi-family dwelling	
- Weekly service	\$ 55.00
- Twice per week service	\$ 96.67
Fee for garbage cart replacement	\$ 25.00
Fee for each excess garbage container tag	\$ 2.00
Large Item Pick Up fee	\$ 23.61
Non-compliant large item collection fee	\$ 75.00



**SCHEDULE B to BYLAW NO. 6803**

<b>FEES FOR CITY RECYCLING SERVICE</b>	
<b>Annual City recycling service fee:</b>	
(a) For residential properties, which receive blue box service (per unit)	\$ 78.84
(b) For multi-family dwellings or townhouse developments which receive centralized collection service (per unit)	\$ 63.39
<b>Annual City recycling service fee:</b>	
(a) For yard and garden trimmings and food waste from single-family dwellings and from each unit in a duplex dwelling (per unit)	\$ 180.78
(b) For yard and garden trimmings and food waste from townhome dwellings that receive City garbage or blue box service (per unit)	\$ 73.06
(c) For yard and garden trimmings and food waste from multi-family dwellings	
- Weekly Service	\$ 56.67
- Twice per week service	\$ 76.94
Cardboard bin recycling service for multi-family dwellings, collected once every 2 weeks	\$ 80.00/bin/month
Cardboard bin recycling service for multi-family dwellings, collected weekly	\$ 90.00/bin/month
Fee for yard/food waste cart replacement	\$ 25.00
Annual City recycling service fee for non-residential properties	\$ 8.21
<b>City recycling service fee for the Recycling Depot:</b>	
	\$25.00 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	\$ 0.00
(b) For yard and garden trimmings from non-residential properties	\$25.00 per cubic yard
(c) For recycling materials from non-residential properties	\$ 0.00
(d) For upholstered furniture from residential properties	
(i) office/dining chair, ottoman, bench	\$ 0.00
(ii) arm chair, loveseat, couch, recliner, chaise	\$ 0.00
(iii) sectional, sofabed, reclining loveseat/couch, massage chair	\$ 0.00
(e) For upholstered furniture from non-residential properties	
(i) office/dining chair, ottoman, bench	\$ 20.00
(ii) arm chair, loveseat, couch, recliner, chaise	\$ 35.00
(iii) sectional, sofabed, reclining loveseat/couch, massage chair	\$ 50.00

**SCHEDULE C to BYLAW NO. 6803**

<b>FEES FOR CITY LITTER COLLECTION SERVICE</b>	
Annual City litter collection service fee for both residential properties and non-residential properties	\$ 50.06

**SCHEDULE D TO BYLAW 6803**

NEW RESIDENTIAL PROPERTY PAYMENT FEE SCHEDULE												
GARBAGE, RECYCLING & LITTER COLLECTION FEE						RECYCLING & LITTER COLLECTION FEE PER STRATA LOT						
Month in Current Year in which Building Permit is Issued	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	Prorated Fee Per Unit	Year in which Annual Fee Commences	Prorated Fee Per Unit	Year in which Annual Fee Commences
January	\$ 219	2026	\$ -	2026	\$ -	2026	\$ -	2026	\$ 78	2027	\$ 78	2027
February	\$ 182	2026	\$ 291	2027	\$ 170	2027	\$ 65	2027	\$ 65	2027	\$ 65	2027
March	\$ 146	2026	\$ 265	2027	\$ 154	2027	\$ 52	2027	\$ 52	2027	\$ 52	2027
April	\$ 109	2026	\$ 238	2027	\$ 139	2027	\$ 39	2027	\$ 39	2027	\$ 39	2027
May	\$ 73	2026	\$ 212	2027	\$ 124	2027	\$ 26	2027	\$ 26	2027	\$ 26	2027
June	\$ 36	2026	\$ 185	2027	\$ 108	2027	\$ 13	2027	\$ 13	2027	\$ 13	2027
July	\$ -	2026	\$ 159	2027	\$ 93	2027	\$ -	2027	\$ -	2027	\$ -	2027
August	\$ 409	2027	\$ 132	2027	\$ 77	2027	\$ 146	2028	\$ 146	2028	\$ 146	2028
September	\$ 372	2027	\$ 106	2027	\$ 62	2027	\$ 133	2028	\$ 133	2028	\$ 133	2028
October	\$ 334	2027	\$ 79	2027	\$ 46	2027	\$ 119	2028	\$ 119	2028	\$ 119	2028
November	\$ 297	2027	\$ 53	2027	\$ 31	2027	\$ 106	2028	\$ 106	2028	\$ 106	2028
December	\$ 260	2027	\$ 26	2027	\$ 15	2027	\$ 93	2028	\$ 93	2028	\$ 93	2028