



City of Richmond

Report to Council

To: Richmond City Council
From: Roeland Zwaag, P.Eng.
General Manager, Engineering and Public
Works

Date: November 4, 2025
File: 10-6000-01/2025-Vol
01

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

Re: 2026 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. 10714;
- b) Sanitary Sewer Bylaw No. 10427, Amendment Bylaw No. 10712;
- c) Flood Protection Bylaw No. 10426, Amendment Bylaw No. 10711; and
- d) Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10713.

Roeland Zwaag, P.Eng.
General Manager,
Engineering and Public Works
(604-233-3350)

Jerry Chong, CPA, CA
General Manager,
Finance and Corporate Services
(604-276-4064)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	APPROVED BY CAO
Law	<input checked="" type="checkbox"/>	
SENIOR MANAGEMENT TEAM REVIEW	INITIALS: ACI	

Staff Report

Origin

At the November 3, 2025 Finance and Audit Committee, the following resolutions were endorsed by Committee as part of their consideration of the 2026 Utility Budgets and Rates:

That the 2026 utility budgets presented in the options listed below; as outlined in the report titled "2026 Utility Budgets and Rates", dated October 21, 2025, from the General Manager, Engineering & Public Works and General Manager, Finance & Corporate Services be approved as the foundation for establishing the 2026 utility rates and be included in the Consolidated 5 Year Financial Plan (2026-2030).

- a) Option 2 for Water (page 8);*
- b) Option 2 for Sewer (page 15);*
- c) Option 2 for Flood Protection (page 23); and*
- d) Option 2 for Solid Waste and Recycling (page 29).*

Subject to Council's acceptance of the above Finance and Audit Committee recommendation, this report presents the amending bylaws required to bring the utility rates into effect for 2026.

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 2026 for each of the Water, Sanitary Sewer, Flood Protection, and Solid Waste and Recycling utilities endorsed at the November 3, 2025 Finance and Audit Committee Meeting, as outlined in the “2026 Utility Budgets and Rates” report, dated October 21, 2025, 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. 10714:

- a. Changes to implement the 2026 water rates as outlined in Option 2 of the “2026 Utility Budgets and Rates” report.

2. Sanitary Sewer Bylaw No. 10427, Amendment Bylaw No. 10712:

- a. Changes to implement the 2026 sanitary sewer rates as outlined in Option 2 of the “2026 Utility Budgets and Rates” report.

3. Flood Protection Bylaw No. 10426, Amendment Bylaw No. 10711:

- a. Changes to implement the 2026 flood protection rates as outlined in Option 2 of the “2026 Utility Budgets and Rates” report; and
- b. For multi-zoned properties within the Agricultural Land Reserve, the addition of language to calculate the Flood Protection System user fees based on the zoning type for each portion of the property.

4. Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10713:

- a. Changes to implement the 2026 solid waste and recycling rates as outlined in Option 2 of the “2026 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 “2026 Utility Budgets and Rates” report, dated October 21, 2025.

Conclusion

The amending bylaws presented with this report require Council’s approval to charge for the various utility services in 2026. 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
(604-244-1281)

JH:km



Kristina Grozdanich
Manager, Recycling & Waste Recovery
(604-244-1280)



**Waterworks and Water Rates Bylaw No. 5637,
Amendment Bylaw No. 10714**

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. 10714”**, and is effective January 1, 2026.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER

SCHEDULE A TO BYLAW NO. 10714**SCHEDULE "A" to BYLAW NO. 5637****FLAT RATES FOR
RESIDENTIAL, AGRICULTURAL, AND INSTITUTIONAL PROPERTIES**

	Annual Fee
A. Residential dwellings per unit	
One-Family Dwelling or Two-Family Dwelling	\$1,066.82
Townhouse	\$873.28
Apartment	\$562.74
B. Stable or Barn per unit	\$214.95
C. Field Supply – each trough, water receptacle, or tap	\$134.37
D. Public Schools for each pupil based on registration January 1 st	\$12.73

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:	\$2.0089
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
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SCHEDULE "C" TO BYLAW NO. 5637**METERED RATES FOR
ONE-FAMILY DWELLING AND TWO-FAMILY DWELLING****1. RATES**

Consumption per cubic metre: \$2.0089

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**

MONTH (2025)	ONE-FAMILY DWELLINGS & EACH UNIT IN A TWO-FAMILY DWELLING (rate per unit)	START BILL YEAR	MULTI- FAMILY LESS THAN 4 STOREYS (rate per unit)	START BILL YEAR	MULTI- FAMILY 4 STOREYS OR MORE (rate per unit)	START BILL YEAR
January	\$1,067	2027	\$873	2027	\$1,175	2028
February	\$978	2027	\$1,751	2028	\$1,128	2028
March	\$889	2027	\$1,678	2028	\$1,081	2028
April	\$800	2027	\$1,605	2028	\$1,035	2028
May	\$711	2027	\$1,533	2028	\$988	2028
June	\$622	2027	\$1,460	2028	\$941	2028
July	\$533	2027	\$1,387	2028	\$894	2028
August	\$1,606	2028	\$1,314	2028	\$1,514	2029
September	\$1,517	2028	\$1,242	2028	\$1,467	2029
October	\$1,428	2028	\$1,169	2028	\$1,420	2029
November	\$1,339	2028	\$1,096	2028	\$1,373	2029
December	\$1,250	2028	\$1,023	2028	\$1,326	2029

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

Water Connection Size	Consumption Charge
20mm (3/4”) diameter	\$170
25mm (1”) diameter	\$325
40mm (1 ½”) diameter	\$805
50mm (2”) diameter and larger	\$1,990

SCHEDULE “G” to BYLAW 5637

RATES FOR VANCOUVER INTERNATIONAL AIRPORT AUTHORITY (YVR)

Applicable rate is \$1.5198 per cubic meter of water consumed, plus the following amounts:

- YVR’s share of future water infrastructure capital replacement calculated at \$0.3372 per m³;
- 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 m³ of water per annum at a rate of \$1.5198 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)



City of Richmond

Bylaw No. 10712

Sanitary Sewer Bylaw No. 10427, Amendment Bylaw No. 10712

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. 10712**”, and is effective January 1, 2026.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER

SCHEDULE A TO BYLAW NO. 10712**SCHEDULE B to BYLAW NO. 10427
SANITARY SEWER USER FEES****1. FLAT RATES FOR NON-METERED PROPERTIES****Annual User Fee**

(a) Residential Dwellings (per dwelling unit)	
(i) One-Family Dwelling or Two-Family Dwelling	\$1,170.72
(ii) Townhouses	\$1,071.17
(iii) Apartments	\$892.12
(b) Public School (per classroom)	\$805.06
(c) Shops and Offices (per unit)	\$953.31

2. RATES FOR METERED PROPERTIES**User Rate**

Calculated as rate per cubic metre (m³) of water delivered to the property: \$ 2.8554

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	\$1,171	2027	\$1,071	2027	\$1,887	2028
February	\$1,073	2027	\$2,176	2028	\$1,813	2028
March	\$976	2027	\$2,087	2028	\$1,738	2028
April	\$878	2027	\$1,998	2028	\$1,664	2028
May	\$780	2027	\$1,909	2028	\$1,590	2028
June	\$683	2027	\$1,819	2028	\$1,515	2028
July	\$585	2027	\$1,730	2028	\$1,441	2028
August	\$1,793	2028	\$1,641	2028	\$2,476	2029
September	\$1,696	2028	\$1,551	2028	\$2,401	2029
October	\$1,598	2028	\$1,462	2028	\$2,327	2029
November	\$1,501	2028	\$1,373	2028	\$2,253	2029
December	\$1,403	2028	\$1,284	2028	\$2,178	2029



**Flood Protection Bylaw No. 10426,
Amendment Bylaw No. 10711**

The Council of the City of Richmond enacts as follows:

1. The **Flood Protection Bylaw No. 10711**, as amended, is further amended:

a) By replacing section 2.1 with the following:

2.1 Imposition of Flood Protection System User Fees

2.1.1 Every **property owner** in the **City** must pay a **flood protection system** fee in the amount specified in Schedule B for the period from January 1 to December 31 of each year.

2.1.2 **Property owners** with a property within the Agricultural Land Reserve with greater than one zoning type attributed to the property, will pay a **flood protection system** fee based on the sum of the amounts specified in Schedule B, proportional to each zoning type.

b) 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. 10711**", and is effective January 1, 2026.

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. 10711**SCHEDULE B to BYLAW NO. 10426****FLOOD PROTECTION USER FEES**

	Annual Fee
(a) Residential Dwellings (per dwelling unit)	
(i) One-Family Dwelling or Two-Family Dwelling	\$380.00
(ii) Multiple-Family Dwellings	\$256.64
(b) Agricultural properties	\$380.00
(c) Industrial, commercial and institutional properties with lot areas less than 800 m ²	\$380.00
(d) Industrial, commercial and institutional properties with lot areas between 800 m ² and 1,999 m ²	\$734.59
(e) Industrial, commercial and institutional properties with lot areas between 2,000 m ² and 9,999 m ²	\$1,805.03
(f) Industrial, commercial and institutional properties with lot areas between 10,000 m ² and 19,999 m ²	\$4,135.80
(g) Industrial, commercial and institutional properties with lot areas between 20,000 m ² and 49,999 m ²	\$9,306.01
(h) Industrial, commercial and institutional properties with lot areas between 50,000 m ² and 99,999 m ²	\$13,638.30
(i) Industrial, commercial and institutional properties with lot areas between 100,000 m ² and 499,999 m ²	\$24,051.21
(j) Industrial, commercial and institutional properties with lot areas greater than 500,000 m ²	\$56,504.22



City of
Richmond

Bylaw 10713

Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10713

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. 10713**”, and is effective January 1, 2026.

FIRST READING

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APPROVED for legality by Solicitor 

MAYOR

CORPORATE OFFICER

SCHEDULE A TO BYLAW NO. 10713**BYLAW YEAR: 2026****SCHEDULE A to BYLAW NO. 6803**

FEES FOR CITY GARBAGE COLLECTION SERVICE	
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	\$ 91.94
Annual City garbage collection service fee for each unit in a townhouse development with weekly collection service: 80L container	\$ 110.33
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	\$ 125.00
Annual City garbage collection service fee for each unit in a townhouse development with weekly collection service: 120L container	\$ 150.00
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: 240L container	\$ 158.50
Annual City garbage collection service fee for each unit in a townhouse development with weekly collection service: 240L container	\$ 190.20
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	\$ 299.44
Annual City garbage collection service fee for each unit in a townhouse development with weekly collection service: 360L container	\$ 359.33
Annual City garbage collection service fee for each unit in a multi-family dwelling	
- Weekly service	\$ 57.50
- Twice per week service	\$ 101.11
Fee for garbage cart replacement	\$ 25.00
Fee for each excess garbage container tag	\$ 2.00
Large Item Pick Up fee	\$ 24.00
Non-compliant large item collection fee	\$ 75.00

SCHEDULE B to BYLAW NO. 6803

FEES FOR CITY RECYCLING SERVICE	
Annual City recycling service fee:	
(a) For residential properties, which receive blue box service (per unit)	\$ 71.89
(b) For multi-family dwellings or townhouse developments which receive centralized collection service (per unit)	\$ 63.22
Annual City recycling service fee:	
(a) For yard and garden trimmings and food waste from single-family dwellings and from each unit in a duplex dwelling (per unit)	\$ 185.56
(b) For yard and garden trimmings and food waste from townhome dwellings that receive City garbage or blue box service (per unit)	\$ 74.89
(c) For yard and garden trimmings and food waste from multi-family dwellings	
- Weekly Service	\$ 58.11
- Twice per week service	\$ 78.89
Cardboard bin recycling service for multi-family dwellings, collected once every 2 weeks	\$ 90.00/bin/month
Cardboard bin recycling service for multi-family dwellings, collected weekly	\$ 100.00/bin/month
Fee for yard/food waste cart replacement	\$ 25.00
Annual City recycling service fee for non-residential properties	\$ 8.21
City recycling service fee for the Recycling Depot:	\$25.00 per cubic yard for the second and each subsequent cubic yard
(a) (i) for yard and garden trimmings from residential properties	yard
(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

FEES FOR CITY LITTER COLLECTION SERVICE	
Annual City litter collection service fee for both residential properties and non-residential properties	
	\$ 51.78

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	
	\$ 221	2027	\$ -	2027	\$ -	2027	\$ 79	2028	
	\$ 184	2027	\$ 292	2028	\$ 167	2028	\$ 66	2028	
	\$ 148	2027	\$ 266	2028	\$ 152	2028	\$ 53	2028	
	\$ 111	2027	\$ 239	2028	\$ 137	2028	\$ 40	2028	
	\$ 74	2027	\$ 213	2028	\$ 122	2028	\$ 26	2028	
	\$ 37	2027	\$ 186	2028	\$ 106	2028	\$ 13	2028	
	-	2027	\$ 160	2028	\$ 91	2028	\$ -	2028	
	\$ 414	2028	\$ 133	2028	\$ 76	2028	\$ 149	2029	
\$ 376	2028	\$ 106	2028	\$ 61	2028	\$ 135	2029		
\$ 339	2028	\$ 80	2028	\$ 46	2028	\$ 122	2029		
\$ 301	2028	\$ 53	2028	\$ 30	2028	\$ 108	2029		
\$ 263	2028	\$ 27	2028	\$ 15	2028	\$ 95	2029		