



City of Richmond

Report to Committee

To: Public Works and Transportation Committee
From: John Irving, P.Eng. MPA
 Director, Engineering
Re: **Amendment Bylaws for Water and Sewer**

Date: December 18, 2014
File: 10-6060-01/2014-Vol
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Staff Recommendation

That

- a) Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 9202 be introduced and given first, second, and third readings; and
- b) Drainage, Dyke and Sanitary Sewer Bylaw No. 7551, Amendment Bylaw No. 9203 be introduced and given first, second, and third readings.

John Irving, P.Eng. MPA
 Director, Engineering
 (604-276-4140)

REPORT CONCURRENCE		
ROUTED TO: Sewerage & Drainage Water Services Finance Law	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <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

The Waterworks and Water Rates Bylaw No. 5637 (the “Water Bylaw”) and the Drainage, Dyke and Sanitary Sewer Bylaw No. 7551 (the “Sewer Bylaw”) govern the use of and access to the City’s water distribution system and drainage and sewer system respectively. Updates to the bylaws are required periodically to address new or emerging issues.

Analysis

The following is a description of the recommended changes to the Water Bylaw, as proposed with Amendment Bylaw No. 9202 (Attachment 1), and the Sewer Bylaw, as proposed with Amendment Bylaw No. 9203 (Attachment 2).

The current Water and Sewer Bylaws have provisions that allow service connection work to be constructed by City Forces at cost. The property owner pays the estimated cost of connection prior to construction and the City refunds any difference between estimated and actual cost. Where the actual cost exceeds the estimated cost, the property owner is required to pay the difference. This unplanned additional cost can result in financial hardship for the property owner.

While estimates are based on detailed design drawings sealed by an Engineer, there are always unknowns where excavation in City streets is concerned. Typical issues that can result in costs that are higher than the estimated cost include higher than anticipated water table (increased dewatering cost), unknown or poorly documented existing infrastructure that must be altered or worked around, and unexpected weather or traffic conditions. Similarly, conditions can be better than anticipated and costs can be lower than estimated. For large projects, this variability balances out to the estimated cost. Small projects, like individual service connections, are more obviously impacted when each project is reviewed on an individual basis. However, when service connections are aggregated on an annual basis, the variability balances out similar to a large infrastructure project. The proposed bylaw changes take advantage of this statistical attribute and will create cost certainty for property owners without undue financial risk to the City.

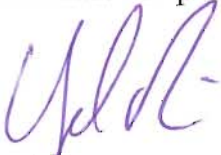
As per the proposed Water Bylaw and Sewer Bylaw amendments, all service connection installations will be completed at firm price. The firm price will be quoted by the City based on the size of the service connections in accordance with revised Schedule “D” for the Water Bylaw and Schedule “A” for the Sewer Bylaw. Custom quotes will be developed for installations that are not typical. This will eliminate the uncertainty in cost for the property owner, while still providing competitive rates and good value.

Financial Impact

None.

Conclusion

Amendment Bylaw No. 9202 proposes changes to the Waterworks and Water Rates Bylaw No. 5637, and Amendment Bylaw No. 9203 proposes changes to the Drainage, Dyke and Sanitary Sewer Bylaw No. 7551. These amendment bylaws include firm price installation for all service connections and provide certainty in cost for the property owner.



Lloyd Bie, P.Eng.
Manager, Engineering Planning
(4075)



Suman Shergill, P.Eng.
Project Engineer
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**Waterworks and Water Rates Bylaw No. 5637
Amendment Bylaw No. 9202**

The Council of the City of Richmond enacts as follows:

1. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended:

(a) by deleting section 2(b) and substituting the following:

“(b) Notwithstanding clause (a) of Section 2, where:

- i) the connection charge is not specified in Schedule D;
- ii) the property is not adjacent to **City** property or right-of-way in which the **service pipe** is located; or
- iii) due to utility conflict or any other reason, the connection charge specified in Schedule D does not apply;

the **property owner** must pay to the **City** the amount quoted by the **City** in accordance with Section 38 of this bylaw.”

(b) by deleting sub-section 29(d)(ii) and substituting the following:

“(ii) give notice to the customer to correct the fault within 96 hours, or a specified lesser period, and if the customer fails to comply with such notice, the **General Manager, Engineering & Public Works** shall proceed in accordance with Subsection (i) of this Section. Without prejudicing the aforesaid, the **General Manager, Engineering & Public Works** may allow cross-connection control devices to be installed on the service pipe on **City** property. The device and installation is to be approved by the **General Manager, Engineering & Public Works** and applicable charges paid by the **property owner**.”

(c) by deleting section 38 and substituting the following:

“38. **Quotes for Non-Standard Installations**

- a) In the circumstances specified in section 2(b) of this bylaw, the **City** will provide to the **property owner** a quote on the basis of approved final design drawings.
- b) The **property owner** will make an advance payment equal to the total quoted construction cost, prior to commencement of the construction.
- c) If a design change is required during construction, it will be considered as scope change or extra work. The **property owner** will be responsible for the cost of the extra work, in addition to the amount quoted in accordance with section 38(a) of this bylaw.”

(d) by deleting Schedule “D” and substituting Schedule A attached to and forming part of this Bylaw.

2. This Bylaw is cited as “**Waterworks And Water Rates Bylaw No. 5637, Amendment Bylaw No. 9202**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>UB</i>
APPROVED for legality by Solicitor
<i>ly</i>

MAYOR

CORPORATE OFFICER

SCHEDULE A to AMENDMENT BYLAW No. 9202**SCHEDULE "D" to BYLAW 5637****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 or larger	in accordance with Section 38	in accordance with Section 38

2. DESIGN PLAN PREPARED BY CITY

Design plan prepared by City for one-family dwelling or two-family dwelling \$1,000 each

Design plan for all other buildings \$2,000

3. WATER METER INSTALLATION FEE

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



City of Richmond

Bylaw 9203

Drainage, Dyke and Sanitary Sewer Bylaw 7551 Amendment Bylaw No. 9203

The Council of the City of Richmond enacts as follows:

1. The **Drainage, Dyke and Sanitary Sewer Bylaw 7551**, as amended, is further amended:
 - (a) by deleting sub-section 1.2.2 and substituting the following:

“1.2.2 Notwithstanding the provisions of clause (a) of subsection 1.2.1, the **property owner** must pay to the **City** an amount quoted by the **City** for the cost of construction where:

- (i) the connection charge is not specified in Schedule A; or
- (ii) due to utility conflict or any other reason, the connection charge specified in Schedule A does not apply.

The construction cost will be quoted by the City based on approved final design drawings. The **property owner** will make an advance payment equal to the total quoted construction cost, prior to commencement of the construction. If a design change is required during construction, it will be considered as scope change or extra work. The **property owner** will be responsible for the cost of the extra work, in addition to the quoted construction cost.”

2. This Bylaw is cited as “**Drainage, Dyke and Sanitary Sewer Bylaw 7551, Amendment Bylaw No. 9203**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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APPROVED for legality by Solicitor


MAYOR

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