CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: December 2, 2014
Contact: Brian Crowe
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VanRIMS No.: 08-2000-20
Meeting Date: December 16, 2014

TO: Vancouver City Council

FROM: General Manager of Engineering Services

SUBJECT: Annual Review of Sewer Utility and 2015 Rates

RECOMMENDATION

A. THAT Council approve the amendments to the Sewer & Watercourse By-law, generally as set out in Appendix A, including the establishment of the 2015 rates and fees, with the following recommended increases:

Rate	% Increase	2014 Rate	Recommended 2015 Rate
Single Dwelling Unit	6%	$297	$314
Other Sanitary Sewer User Rates	6%	As listed in Appendix A	
Metered Rate Per Unit (Unit = 2.8316 Cubic Meters)	6%	$1.906	$2.021
Waste Discharge Permit User Rate Per Unit (Unit = 2.8316 Cubic Meters)	6%	$0.6211	$0.6583
Public Sewer Connection Fees	3%	As listed in Appendix A, Part I	

B. THAT Council instruct the Director of Legal Services to bring the Sewer & Watercourse By-law amendment, generally as set out in Appendix B, forward for enactment.

REPORT SUMMARY

Each year, the Sewer Utility provides a report on the Utility's progress in meeting its strategic objectives, plans for the upcoming year and recommends revised rates for sanitary sewer services and connection fees.
These rates cover the sanitary sewer system while the storm system is funded through property taxes. The cost of the City's sewer system includes the levy paid to Metro Vancouver for sewage treatment, as well as capital and operating costs to maintain and improve the City's sewer system.

The key drivers of the rate increase are treatment costs paid to Metro Vancouver and the debt costs associated with the Sewers Capital Plan. The increase in the 2015-18 Capital Plan for the sewer utility is to accelerate the sewer separation program in order to achieve the regulatory requirement to eliminate combined sewer overflows by 2050.

For 2015, staff are recommending a 6% increase for sanitary services for flat and metered customers, and a 3% increase for connection fees.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Sanitary sewer user fees and public sewer connection fees are reviewed annually by Council to establish the following year's rates.

On April 4, 2000, Council approved the implementation of user fees for sanitary sewer services to fund the operating portion of the sanitary sewer costs, based on volume.

In December 2008, Council approved shifting the remainder of the sanitary sewer costs (the infrastructure costs) from general taxes to payment through user fees. This shift was implemented over two years and was complete in 2010. Currently, only the storm sewer system costs are funded by property taxes.

In December 2011, Council approved annual transfers between the Water Rate Stabilization Reserve and the Sewer Rate Stabilization Reserve based on the impact that weather related water consumption has on revenues in each utility.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager and General Manager of Engineering Services RECOMMEND approval of recommendations A and B above.

REPORT

Background/Context

The City of Vancouver's sewer system has two main components, the sanitary system collects wastewater from homes and businesses, while the storm system handles surface run off from private and public property. Liquid waste and stormwater is collected from more than 100,000 service connections from homes and businesses, and stormwater is collected from more than 45,000 catch basins through a system that is 1,400 km in length.

The system delivers liquid waste to the treatment facilities operated by the Greater Vancouver Sewerage and Drainage District (Metro Vancouver) and stormwater to outfalls along the City's waterfront.

The costs of running the system include the capital costs for renewing the system and separating sewers, the cost of sanitary treatment provided by Metro Vancouver and the operating costs to maintain the system.

The sanitary system is funded through sewer user rates based on water consumption and the storm system is funded through general property taxes.

In the City of Vancouver, only some of the sewer utility's customers are metered; these are mainly commercial and multifamily properties. In 2012, Council approved revisions to the Waterworks By-law requiring residential metering for all new single-family and duplex properties. Approximately 2,500 or 3% of these homes are now metered. Metered properties pay sewer costs based on water consumption as a proxy for sewer flows and unmetered single family dwellings pay a flat rate on an annual basis.

A third group of customers, referred to as Permittees, are those industries that discharge more than 300 cubic metres of wastewater into the sanitary system over a 30-day period. These customers pay Metro Vancouver directly for sanitary treatment but also pay their share of the costs the City incurs in operating the sewer system. This is a metered rate covering only City costs and is less than the metered rate charged to other customers (which includes both City and Metro Vancouver costs).

Strategic Analysis

The mandate of the City's Sewer Utility is to protect public health, the environment and property from contamination and flooding. All of the initiatives and strategies discussed here support this mandate.

One of the City's strategic priorities is to accelerate the sewer separation program in order to achieve the elimination of combined sewer overflows by 2050. This is required under provincial regulation and detailed in the region's Liquid Waste Management Plan (LWMP). This not only protects the environment and local receiving water bodies from combined sewer overflows, it also mitigates sewer backups and overland flooding damage to properties.

Work being done on the City-Wide Integrated Stormwater Management Plan (ISMP) is designed to better protect watersheds and mitigate the effects of climate change and associated extreme storm events.

The following sections highlight the important work being done in these areas and what is planned for next year.

2014 Update

As shown in Table 1, the Sewer Utility will complete 9.6 kilometres of storm and wastewater sewer separation (42.6% complete in 2009; 46.9% in 2014) progressing towards the goal to eliminate combined sewer overflows by 2050, as mandated in the Liquid Waste Management Plan (LWMP). Fewer kilometres were completed in 2014 than in the last two years. Project constraints such as narrow downtown lanes, complex traffic management requirements along arterials such as Main Street and ground conditions resulted in lower production rates. These factors influenced the higher cost per kilometre for construction, at $2.48 million per kilometre in 2014 versus $2.38 million per kilometre in 2013. Note however, that the cost per kilometre was still below the level experienced in 2010 and 2011, despite inflationary increases in labour and material costs over that period. The Engineering Department has established a rigorous project management process to address the performance risks of increasingly complex capital projects being undertaken in our city. This enhanced oversight will mitigate these risks over the coming years.

The number of sewer connection trouble calls reflects, in part, the condition of the sewer system, regardless of the weather and is essentially stable over the last few years. The number of home and business flooding claims is dependent on the number of high intensity storms causing overland flooding and sewer backups; the number of claims in 2014 is in the mid-range of events compared to the last few years.

Combined sewer overflows into recreational receiving water bodies continue to diminish with the sewer separation program, as reported in Metro Vancouver's "Integrated Liquid Waste and Resource Management Plan" Biennial Report: 2010-2012. This summer, associated with a very long and hot dry summer, there were two E. coli limit exceedances that lasted just over a month at Sunset Beach and in False Creek. These conditions were also experienced along all the North Shore beaches. Although concerning, these events were not likely associated with storm sewer overflows given the absence of any storm events.

Table 1- Sewers and Stormwater Service Metrics

Service	Metric Type	COV Metric	2010	2011	2012	2013	2014F
Sewers and Stormwater	Cost	Cost per KM of sewer main replacement /separation	$2,660,000	$2,645,000	$2,286,000	$2,382,000	$2,482,000
	Quality	% of system which has separated storm and sanitary sewers	43.49 %	44.40%	45.30%	46.04%	46.93%
	Quantity	Km of sewers separated per year (note 1)	12.8	12.9	12.7	10.5	9.6
	Result	# of sewer connection trouble calls	903	761	750	869	870
		# of home / business flooding claims received	256	48	38	122	90
		# of coliform limit exceedances (beaches and False Creek)	0	0	0	2	2

In 2014 the Sewer Utility issued 1,300 permits for sewer and water connections to new and renovated buildings, consistent with the high level of city re-development in the past several years. The permits include separation of private property connections and installation of water meters as part of the water conservation program.

The sanitary pump station at 1st Ave and Boundary Road was replaced as part of the on-going replacement of aging pump stations. The new facility includes new pump and electrical equipment, back-up power provisions and by-pass pumping capabilities during repair or emergency events.

The City-Wide Integrated Stormwater Management Plan (ISMP) consultancy work program progressed in 2014, which included internal and external workshops and the draft plan generation. The Musqueam Creek ISMP consultancy contract, in partnership with the Musqueam First Nations, was awarded in the fall of 2014.

Plans for 2015

Future costs for sewer service will be influenced by Vancouver's ongoing sewer separation and system operational requirements and Metro Vancouver's secondary treatment costs. The Iona Wastewater Treatment Plant provides primary sewage treatment to the City of Vancouver and drives the costs for the Vancouver Sewerage Area. Under the Liquid Waste Management Plan, the Iona plant must be upgraded to secondary treatment by no later than 2030, something which will place pressure on the sewer utility rates over the longer term.

In 2015, the Sewer Utility plans to increase the sewer separation program by separating approximately 11.5 km of sewer to meet the regulatory requirement of eliminating combined sewer overflows by 2050.

The Sewer Utility will also begin the refurbishment of the Skeena and Cornett pump station, replacing the facility's aging infrastructure, provide emergency backup power and by-pass pumping provisions.

Both the Musqueam Creek and the City-Wide Integrated Storm Water Management Plans will be complete in 2015, providing policy direction and recommended tools to improve the quality of Vancouver's stormwater discharges and reduce flooding and environmental impacts.

Policy Options

In 2012, Council approved a Pay as You Go strategy for funding the capital program for the Water Utility, meaning a portion of the current annual capital program is funded from current year revenues. It was an opportune time to do this as the price increases for purchasing water from Metro had stabilized after many years of steep increases. In addition, the Water Rate Stabilization reserve, designed to mitigate large unexpected price increases, had a balance that exceeded our internal target of 7.5% of water purchases. It is expected that by funding a gradually increasing portion of Water Utility capital costs through current revenues, the City will eventually save about $4 million per year of financing costs.

The Sewer Utility is not in a position to embark on the same, fairly aggressive strategy because Metro Vancouver treatment costs are increasing and the Utility does not have surplus reserves. However, with interest costs for the Sewer Utility capital projects being over $8 million per year, there is an opportunity for significant operating budget savings by moving toward a Pay as You Go model. Staff are proposing a modest strategy to begin the process of transitioning to a Pay as You Go model, starting at approximately 3.2% of the annual capital plan or $1.2 million. This would be 100% funded by fees and provide an alternative funding source for capital costs in the sanitary sewer system.

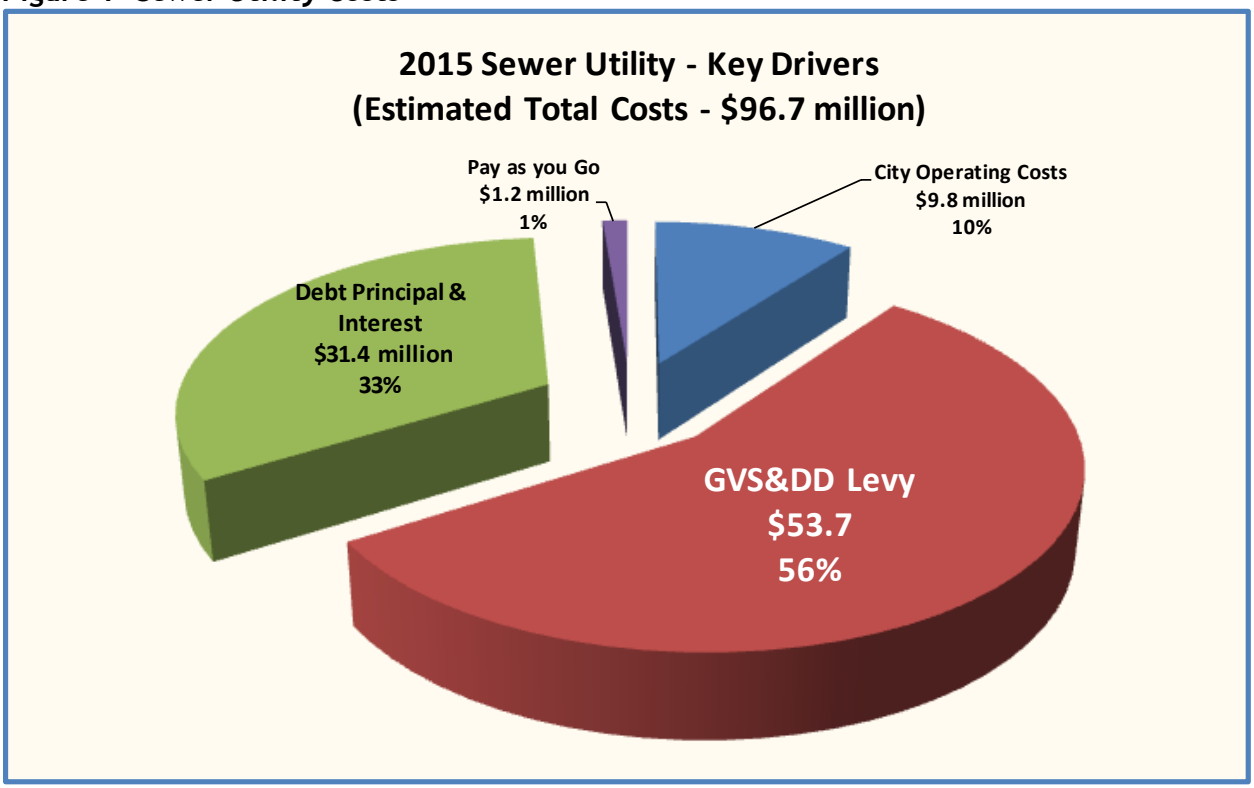
If the Pay as You Go contribution were to be increased in increments of about 3% per year, approximately 60% of all capital required for the sanitary system would be funded from current revenues by 2024, the end of the ten (10) year Capital Strategic Outlook window. The impact on Sewer Utility rates would be an approximate 1.7% increase annually, but will deliver a saving over the longer term. Recommended increases to the Pay as You Go contribution will be brought forward in annual rate reports.

Financial Implications

Key Cost Drivers

Sewer Utility expenditures consist of three components: the Greater Vancouver Sewerage and Drainage District (GVS&DD) levy which makes up about 56% of the total budget, City operating costs which make up about 10% of the total budget and costs associated with Sewers Capital Plan expenditures which make up about 34% of the budget as shown graphically in Figure 1 below. A description of each component and its related activities follows.

Figure 1- Sewer Utility Costs



GVS&DD Levy

Metro Vancouver imposes a levy on each member municipality annually to cover the cost of regional liquid waste collection and sewage treatment facilities. The levy is a fixed amount based on the operating and capital budgets in each of the sewerage areas in the region. The Iona Wastewater Treatment Plant provides primary sewage treatment to the City of Vancouver and drives the costs for the Vancouver Sewerage Area. The Iona plant must be upgraded to secondary treatment by no later than 2030. The levy also covers the operating and capital costs of the regional collection system. In 2015, the levy is increasing 3.4% over 2014 due to increased operating costs at Iona.

Sewer Capital Program

The sewers capital program has historically been funded through debentures. The impact of debt on the operating budget is gradual and spread over 10 years. Staff are proposing a small 'Pay as you Go' contribution towards capital expenditures on the sanitary sewer system in 2015 as discussed above.

Operating and Maintenance

Sewer operating and maintenance costs are associated with cleaning, repairing, inspecting and managing the infrastructure, as well as emergency response for sewer backups and flooding. Tasks include unblocking mains and connections, clearing tree root intrusions, completing CCTV inspections, cleaning and maintaining catch basins, maintaining sewer pump stations, and working with property owners to locate and eliminate cross connections.

2014 Budget Performance

Table 2 summarizes the operating budget and current forecast for the Sewer Utility in 2014.

Table 2 - 2014 Budget Performance

Sewer Utility	2014 Forecast	2014 Budget	$ Variance	% Variance
$ millions				
Revenues				
General Tax Levy	$ 33.5	$ 33.5	$ (0.0)	0%
Sewer Fees - Metered	32.2	31.9	0.3	1%
Sewer Fees - Flat Rate	24.4	24.4	-	0%
Industrial Waste Water Fees	0.7	0.8	(0.1)	-8%
Other Revenues	1.1	0.9	0.2	24%
Total Revenues	**91.9**	**91.5**	**0.4**	**0%**
Expenses				
GVS&DD Levy	51.9	51.8	0.1	0%
Sewers Operating Costs	10.1	10.1	-	0%
Debt Interest	8.1	8.1	-	0%
Total Expenses	70.1	70.0	0.1	0%
Transfers				
Debt Transfers	21.5	21.5	-	0%
Transfer to/(from) Stabilization Reserve	0.3	(0.0)	0.3	-959%
Total Transfers	21.8	21.5	0.3	2%
	-	-	-	
Total Expenditures & Transfers	**91.9**	**91.5**	**0.4**	**0%**
Surplus/(Deficit)	**$ -**	**$ -**	**$ -**	**0%**

2014 Revenues

The revenues from General Tax Levy fund the storm component of the sewer system and the utility fee supported revenues fund the sanitary component of the system. While this can vary from year to year, the storm portion typically makes up about 37% of the total sewer expenditures.

The current forecast for metered revenues is about $0.3 million more than was budgeted. Metered sewer revenues are associated with the water used by metered customers. The water consumed in 2014 has been higher than expected for metered customers in the commercial, institutional and industrial sectors. For further discussion of this trend, refer to

the 2015 Annual Review of the Water Utility (RTS 10715). Finally, the increase in other revenues is largely due to the recoveries at the City's Vernon Drive Grit Facility. This facility de-waters and provides environmental handling for wet slurries from catch basin cleaning and other "sucker-truck" tasks; these services are also offered to private operators of similar equipment, on a fee-for-service (cost recovery) basis.

2014 Expenditures & Transfers

The expenses for 2014 are expected to be over budget by less than 1%, mainly due to the GVS&DD sewer levy. The actual expenditure was higher than the budgeted amount in 2014.

The anticipated additional transfer to the Rate Stabilization Reserve is related to the higher metered revenues described above, and the ongoing need to build the reserve in anticipation of large capital projects in the future.

2015 Proposed Budget and Rates

The key drivers of the proposed 6% rate increase are the 3.4% increase in the Metro Vancouver Sewer Levy Rate charged for sewer treatment, the 6% increase in debt costs associated with increased sewer separation, and the introduction of a Pay as you Go contribution to the Sewer Capital Program. Without the Pay as you go funding, the overall increase would be 4%.

Since sewage flows are not directly metered, an estimate is made on the basis of water consumed. As discussed in the Annual Review of Water Rates, water consumption has been higher than expected in 2014 and the estimate has been adjusted for the 2015 budget and beyond.

The 2015 proposed budget is summarized in Table 3 with the restated 2014 budget and forecast for comparison.

Table 3 - Proposed 2015 Budget

Sewer Utility	2014 Forecast	2014 Budget	2015 Proposed	$ Change from 2014 Budget	% Change
Water Consumption Volume (in cubic metres)		106,000,000	112,000,000		
$ millions					
Revenues					
General Tax Levy	$ 33.5	$ 33.5	$ 34.9	$ 1.4	4%
Metered Rate Revenues	32.2	31.9	34.7	2.8	9%
Flat Rate Revenues	24.4	24.4	24.9	0.5	2%
Industrial Waste Water Fees	0.7	0.8	0.7	(0.1)	-13%
Other Revenues	1.1	0.9	0.9	0.0	1%
Total Revenues	**91.9**	**91.5**	**96.1**	**4.6**	5%
Expenses					
GVS&DD Levy	51.9	51.8	53.7	1.9	4%
Sewers Operating Costs	10.1	10.1	9.8	(0.3)	-3%
Debt Interest	8.1	8.1	8.9	0.8	10%
Total Expenses	70.1	70.0	72.4	2.4	3%
Transfers					
Debt Principal	21.5	21.5	22.5	1.0	4%
Transfer to/(from) Stabilization Reserve	0.3	0.0	0.0	0.0	-100%
"Pay as you Go" Capital	0.0	0.0	1.2	1.2	0%
Total Transfers	21.8	21.5	23.7	2.2	10%
Total Expenditures & Transfers	**91.9**	**91.5**	**96.1**	**4.6**	5%
Surplus/(Deficit)	$ -	$ -	$ -	$ -	0%

Revenues

The proposed rate increase for both flat and metered sewer utility customers is 6% in 2015. Of the $2.8 million increase in metered revenues, $0.9 million can be attributed to the change in estimated volume of liquid waste flows and $1.9 million can be attributed to the change in the rate charged.

Prior to 2012, all single-family dwellings and duplexes paid a flat annual rate for water. Since January 1, 2012, all new single family homes and duplexes are metered and no longer pay the flat rate. Approximately 1,200 homes per year are moving to a metered rate. This drop in the number of customers paying the flat rate has resulted in a $0.9 million decrease in the 2015 budget offset by the $1.4 million increase attributable to the rate increase.

The $1.4 million increase in the tax supported portion of the sewer budget represents the cost of the storm component of the sewer system which is calculated to be about 37% of the total expenses (and transfers).

Expenditures & Transfers

Debt charges (debt interest and principle combined) associated with the sewer capital program are increasing by 6% in 2015. These capital costs are related to our ongoing prioritization of the sewer separation program.

The 2015 budget for the GVS&DD levy for Vancouver is increasing 3.6% over the 2014 budget. While this levy does include GVS&DD capital costs, the increase this year is driven by increased Metro operating costs at the Iona Wastewater Treatment Plant.

Staff are proposing a modest Pay as You Go strategy to begin the process of transitioning to a user pay model, which will ultimately achieve up to $8 million per year, after all capital is paid from current revenues and borrowing is paid off. Staff are proposing to start at an investment of approximately 3.2% of the annual capital plan for the sanitary system or $1.2 million.

In order to offset inflationary increases, staff are continually looking for ways to maintain services at a lower cost. For the 2015 budget, staff were able to find $0.3 million in savings in operations by realigning how we are providing service and reducing equipment costs.

Four Year Outlook

The Utility's four-year outlook and estimated balance of the rate stabilization reserve is summarized in Table 4.

Table 4 - Sewer Utility Four-year Outlook

Sewer Utility	2015	2016	2017	2018
Assumptions:				
Water Consumption Volume (in cubic metres)	112,000,000	110,320,000	108,665,200	107,035,222
Metro Levy Price Increase	3.4%	6.5%	7.5%	8.0%
Debt Cost Increases	6.0%	6.0%	6.0%	7.0%
($ millions)				
Revenues				
General Tax Levy	$ 34.9	$ 36.7	$ 39.1	$ 41.9
Sewer Fees - Metered	34.7	37.1	40.1	43.5
Sewer Fees - Flat Rate	24.9	27.1	29.2	31.6
Industrial Waste Water Fees	0.7	0.8	0.8	0.9
Other Revenues	0.9	0.9	1.0	1.0
Total Revenues	**96.1**	**102.6**	**110.2**	**118.9**
Expenses				
GVS&DD Levy	53.7	57.2	61.4	66.4
Sewers Operating Costs	9.8	10.0	10.2	10.4
Debt Interest	8.9	9.4	10.0	10.7
Total Expenses	72.4	76.6	81.6	87.5
Transfers				
Debt Transfers	22.5	23.8	25.2	27.0
Transfer to Stabilization Reserve	-	-	-	-
Other Transfers	0.0	0.0	0.1	0.1
"Pay as you Go" Capital	1.2	2.2	3.3	4.3
Total Transfers	23.7	26.0	28.6	31.4
	-	-	-	-
Total Expenditures & Transfers	**96.1**	**102.6**	**110.2**	**118.9**
Surplus/(Deficit)	$ -	$ -	$ -	$ -

	Forecast 2014				
Reserve Balance ($ millions)	4.2	4.2	4.2	4.2	4.2
% of Water Purchases (target 5 - 10%)		5.9%	5.7%	5.6%	5.5%

The GVS&DD levy for Vancouver is increasing 3.4% in 2015 and the projections for the increase in the GVS&DD levy for the next three years range from 6.5% - 8% per year. These projections are based on operating and capital costs at the Iona Wastewater Treatment Plant. The Iona plant must be upgraded to secondary treatment no later than 2030 and Lions Gate Treatment Plant no later than 2020 as such, we expect to see larger increases in Metro costs in the future.

Debt costs are expected to increase as we continue to invest in our sewer infrastructure and strive to meet the LWMP requirement of eliminating combined sewer overflows by 2050. In order to do this, we will start separating the system at a rate of more than 1% of the system per year starting in 2015.

Although this four-year outlook assumes inflationary increases in the sewer operating costs, we will continue to look for ways to provide the service at a lower cost by finding more efficient ways to maintain the system.

Related Fees

To be consistent with other flow related rate increases, a 6% increase in rates for specific types of disposals is proposed. These include discharge of contaminated groundwater, ship wastewater and discharges by Utilities (per manhole connected).

Connection Fees

All new development projects in the City are required to install separated sanitary and storm sewer service connections on private property, and pay connection fees for the corresponding connections on City property. These fees are updated regularly to ensure cost recovery.

It is recommended that a 3% increase for flat rate connection and removal fees be approved. This increase is required to cover inflationary increases in wages, equipment rental and materials. In addition to inflationary increases, several new requirements and practices have created additional costs.

These include:

- Greater reliance on geotechnical consultants for excavation and shoring plans and new procedures to comply with safety requirements such as fall protection for workers adjacent to trenches. Stricter interpretations of regulations by WorkSafe have resulted in the need for geotechnical and structural engineering approvals of excavation and shoring for all deep excavations and for structural support systems for crossing utilities such as BC Hydro and telecom ducts. These assurances improve safety and reduce service disruptions, but add cost to excavation projects.
- Increased efforts to address traffic impacts by scheduling construction on arterial roads after regular working hours, requiring overtime for projects in high impact locations.

The connection fees are based on an average price model, and the underlying complexities can vary by job. The number of complex connections have also increased, putting pressure on the average cost. In an effort to ensure fees are appropriate, a comprehensive review of fees for the connections program is planned.

Legal Implications

The Sewer and Watercourse By-law annual rate changes are contained in Appendix A. No other By-law changes are being put forward at this time.

CONCLUSION

Rates for sewer services are adjusted annually to offset cost increases in the sewer utility, including operating and debt costs and the Metro (GVS&DD) levy. Based on a review of the proposed sewer costs for 2015, it is recommended that flat and metered sewer fees be increased by 6% and service and connection fees be increased by 3%.

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Appendix A
Sewer & Watercourse By-law No. 8093
2015 Rate Changes

Schedule A

Part I: Sewer Connection Flat Rates

	2014	Proposed 2015	% Increase
1. Public Sewer Connection, for One-Family or Two-Family Dwellings	$8,526	$8,782	3.0%
2. Public Sewer Connection, other than One-Family or Two-Family Dwellings			3.0%
a) 4 inch/100 mm diameter	$11,859	$12,215	3.0%
b) 6 inch/150 mm diameter	$14,314	$14,744	3.0%
c) 8 inch/200 mm diameter	$16,193	$16,679	3.0%
d) 10 inch/250 mm diameter	$18,681	$19,241	3.0%
e) 12 inch/300 mm diameter	$21,227	$21,864	3.0%
f) 15 inch/375 mm diameter	$23,737	$24,449	3.0%
g) Greater than 15 inch/375 mm diameter pursuant to Sentence 2.7 of Sewer and Watercourse By-law	$23,737	$24,449	3.0%
h) Manhole installation in conjunction with a public sewer connection pursuant to Sentence 2.7 (3) of Sewer and Watercourse By-law	At Cost pursuant to Sentence 2.7 (3)		

3. Where a public sewer connection will be placed more than 5 feet below the ground elevation, taken to the nearest foot and measured at the centre line of the street or lane as determined by the City Engineer, the fees payable shall be an amount equivalent to an increase of 10%, for each additional foot below 5 feet, of the fee otherwise payable by section 1 or 2 above.

4. New fitting on a twin sewer pursuant to Sentence 2.7 (4)	$4,425	$4,557	3.0%
5. New fitting on a single sewer pursuant to Sentence 2.7 (4)	$1,950	$2,009	3.0%
6. Inspection of a plumbing system, subsoil drainage pipes and a building sewer	$278	$287	3.0%

Part III: Flat Rates for Unmetered Property

	2014	Proposed 2015	% Increase
Single Family Dwelling	$297	$314	6.0%
Single Family Dwelling with Suite	$400	$424	6.0%
Single Family Dwelling with Laneway House	$400	$424	6.0%
Single Family Dwelling with Suite and Laneway House	$504	$535	6.0%
Strata Duplex (per dwelling unit)	$201	$213	6.0%
2 Services, 1 Lot	$592	$628	6.0%
3 Services, 1 Lot	$888	$941	6.0%
4 Services, 1 Lot	$1,185	$1,256	6.0%
Parking Lot/Garden	$168	$179	6.0%

Part IV: Flat Rates for Other Property or Shut Off Water Service

	2014	Proposed 2015	% Increase
Other Property	$168	$179	6.0%
Turned Off, 1 Service	$168	$179	6.0%
Turned Off, 2 Services	$168	$179	6.0%
Turned Off, 3 Services	$168	$179	6.0%

Part V: Unit-Based Rates for Metered Property

	2014	Proposed 2015	% Increase
Metered Property Rate	$1.906	$2.021	6.0%
Waste Discharge Permit User Rate	$0.6211	$0.6583	6.0%

Part VI: Flat Rate for Specific Types of Discharges/Disposals

	2014	Proposed 2015	% Increase
For the discharge of contaminated groundwater pursuant to Section 7.11 (per cubic metre)	$0.87	$0.92	6.0%
For the disposal of ship wastewater pursuant to Section 7.12 (per cubic metre)	$0.87	$0.92	6.0%
For discharges by Utilities pursuant to Section 7.13 (per manhole connected)	$228	$242	6.0%

BY-LAW NO. _____

**A By-law to amend
Sewer and Watercourse By-law No. 8093
regarding 2015 fee increases**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council repeals Parts I, III, IV, V, and VI of Schedule A to the Sewer and Watercourse By-law, and substitutes:

"PART I

SEWER CONNECTION RATES

Every applicant for a public sewer connection must, at the time of application, pay to the City the following rates:

1.	Public sewer connection, for One-Family or Two-Family Dwellings with or without a Laneway House		$ 8,782.00
2.	Public sewer connection, other than One-Family or Two-Family Dwellings with or without a Laneway House:		
	a)	4 inch/100 mm diameter	$12,215.00
	b)	6 inch/150 mm diameter	$14,744.00
	c)	8 inch/200 mm diameter	$16,679.00
	d)	10 inch/250 mm diameter	$19,241.00
	e)	12 inch/300 mm diameter	$21,864.00
	f)	15 inch/375 mm diameter	$24,449.00
	g)	greater than 15 inch/375 mm diameter pursuant to Sentence 2.7(2)	$24,449.00
	h)	manhole installation in conjunction with a public sewer connection, pursuant to Sentence 2.7(3) of Sewer and Watercourse By-law	At cost, pursuant to Sentence 2.7(3)
3.		Where a public sewer connection will be placed more than 5 feet below the ground elevation, taken to the nearest foot and measured at the centre line of the street or lane, as determined by the City Engineer, the fees payable shall be an amount equivalent to an increase of 10%, for each additional foot below 5 feet, of the fee otherwise payable by section 1 or 2 above	

4.		New fitting on a twin sewer pursuant to Sentence 2.7(4)	$4,557.00
5.		New fitting on a single sewer pursuant to Sentence 2.7(4)	$2,009.00
6.		Inspection of a plumbing system, subsoil drainage pipes, and a building sewer	$287.00

PART III

FLAT RATES
FOR UNMETERED PROPERTY

Single Family Dwelling	$314.00
Single Family Dwelling with Suite	$424.00
Single Family Dwelling with Laneway House	$424.00
Single Family Dwelling with Suite and Laneway House	$535.00
Strata Duplex (per dwelling unit)	$213.00
2 Services, 1 Lot	$628.00
3 Services, 1 Lot	$941.00
4 Services, 1 Lot	$1,256.00
Parking Lot/Garden	$179.00

PART IV

FLAT RATES FOR OTHER PROPERTY
OR SHUT OFF WATER SERVICE

Other Property	$179.00
Turned Off, 1 Service	$179.00
Turned Off, 2 Services	$179.00
Turned Off, 3 Services	$179.00

PART V

UNIT-BASED RATES FOR METERED PROPERTY

Metered Property Rate	$2.021
Waste Discharge Permit User Rate	$0.6583

PART VI

FLAT RATE FOR SPECIFIC TYPES OF DISCHARGES/DISPOSALS

For the discharge of contaminated groundwater, pursuant to Section 7.11 (per cubic metre)	$0.92
For the disposal of ship wastewater, pursuant to Section 7.12 (per cubic metre)	$0.92
For discharges by Utilities, pursuant to Section 7.13 (per manhole connected)	$242.00

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2. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

3. This By-law is to come into force and take effect on January 1, 2015.

ENACTED by Council this day of , 2014

_____
Mayor

_____
City Clerk

EXPLANATION

Sewer and Watercourse By-law
Amending by-law regarding 2015 fees

Enactment of the attached By-law will implement Council's resolution of December 16, 2014, respecting new sewer and watercourse rates, and fees to be effective from January 1, 2015.

Director of Legal Services