



## ADMINISTRATIVE REPORT

Report Date: November 14, 2019  
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VanRIMS No.: 08-2000-25  
Meeting Date: December 3, 2019

TO: Vancouver City Council  
FROM: General Manager of Engineering Services  
SUBJECT: 2020 Annual Review of Sewer Rates Under the Sewer & Watercourse By-law

### **RECOMMENDATION**

- A. THAT Council approve, in principle, proposed amendments to rates and fees in the Sewer & Watercourse By-law for 2020, generally as set out in Appendix A, including the following recommended increases: 11.0% increase in the per unit flat fee for Single Dwelling (from \$471 per unit in 2019 to \$523 per unit in 2020); 11.0% increase in Other Sanitary Sewer User Rates (as listed in Appendix A); 11.0% increase in per unit Metered Rate (from \$3.030 in 2019 to \$3.364 in 2020); 11.0% increase in the per unit Waste Discharge Permit User Rate (from \$0.9980 in 2019 to \$1.1078 in 2020); and, 3.0% increase in Flat Rate Sewer Connection Fees; 3.0% increase for inspection of a plumbing system, subsoil drainage pipes and a building sewer fees; and 10.0% increase for public sewer connections other than One-Family or Two-Family dwellings (as listed in Appendix A, PART I).
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary Sewer & Watercourse By-law amendments, generally as set out in Appendix B.

### **REPORT SUMMARY**

Each year, the Sewer Utility provides a report that describes 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 proposed rate increase are increasing treatment costs paid to Metro Vancouver and the debt costs associated with the Sewers Capital Plan. Starting in 2016, the primary Metro Vancouver levy increase is a result of the regulatory obligation to upgrade the Iona Wastewater Treatment Plant, which treats sewage from the City of Vancouver.

For 2020, staff are recommending an 11.0% increase for sanitary service rates for flat and metered customers; 10.0% increase for public sewer connections other than One-Family or Two-Family dwellings, 3.0% increase for all other connection fees; and 3.0% for inspection fees of a plumbing system, subsoil drainage pipes and a building sewer.

### ***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 (1) years and was complete in 2010. Currently, only the allocated costs for 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 General Manager of Engineering Services recommends approval of recommendations A and B above.

### ***REPORT***

#### ***Background/Context***

The City of Vancouver's sewer system has two (2) main components. The sanitary system collects wastewater from homes and businesses, while the storm system handles surface runoff from private and public property. Sanitary waste and stormwater are 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 of pipes 2,136 km in length, with a replacement value of approximately \$6.1 billion.

The system delivers sanitary waste to the treatment facilities operated by the Greater Vancouver Sewerage and Drainage District (GVS&DD - Metro Vancouver) and stormwater to outfalls along the City's waterfront or managed by the City's green rainwater infrastructure asset. During periods of rainfall, Combined Sewer Overflows (CSOs) can occur in which the combined sewer system can overflow into receiving waters. Originally the sewer system was

built as a combined sewer system in which sanitary waste and storm flows were collected in a single combined sewer pipe in the street. Since the late 1950s, the system has been built and replaced as a separated system with both sanitary and storm pipes in the street. Approximately 54.2% of the system has now been separated.

The costs of running the system include the capital costs for renewing the system and separating sewers, the cost of the delivery and treatment of sanitary waste 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 multi-family properties. In 2012, Council approved revisions to the Waterworks By-law requiring residential metering for all new single-family and duplex properties. Approximately 7,400 or 9.0% 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.

As part of a strategic asset management approach, the City evaluates asset condition based on system performance and industry benchmarks. To ensure reliable performance of the system and minimize failures, the City should be renewing the system at a rate of approximately 1.0% per year. The current asset condition assessment indicates that 23.0% of the system is in poor/very poor condition and the current rate of renewal of 0.5% is not sufficient to improve the overall system condition which would continue to deteriorate. The approved 2019-2022 Capital Plan considers an increase to the rate of renewal, targeting 0.7% per year by the end of the plan, and future plans will consider further increases to ensure assets are maintained in a state of good repair.

In addition to the asset management strategies, another City strategic priority is to accelerate the sewer separation program in order to achieve the elimination of combined sewer overflows by 2050. This change is required under provincial regulation and detailed in the region's Liquid Waste Management Plan (LWMP).

A separated sewer system, in which sanitary waste is delivered to the wastewater treatment plant and rainfall is collected and discharged to receiving waters, not only protects the environment and local receiving water bodies from combined sewer overflows, but also

mitigates sewer backups and overland flooding damage to properties. The dedicated storm sewer pipes are needed to manage overland flows from more intense storm events which are expected to increase based on climate change projections. A piped storm sewer in conjunction with integrated rainwater management will best manage the varying intensities of storm events that fall on the city, while utilizing rainfall as a resource and improve the water quality of our receiving bodies.

The City-Wide Integrated Rainwater Management Plan (IRMP) and Rain City Strategy provides action items and implementation options to best manage rainwater run-off in conjunction with the piped storm sewer network. Management of rainwater run-off has a number of primary benefits including improving and protecting watershed water quality along with the secondary benefit of mitigating the effects of climate change during rain events and supporting the city's biodiversity.

The following sections summarize the key services delivered and the important work being done in these areas.

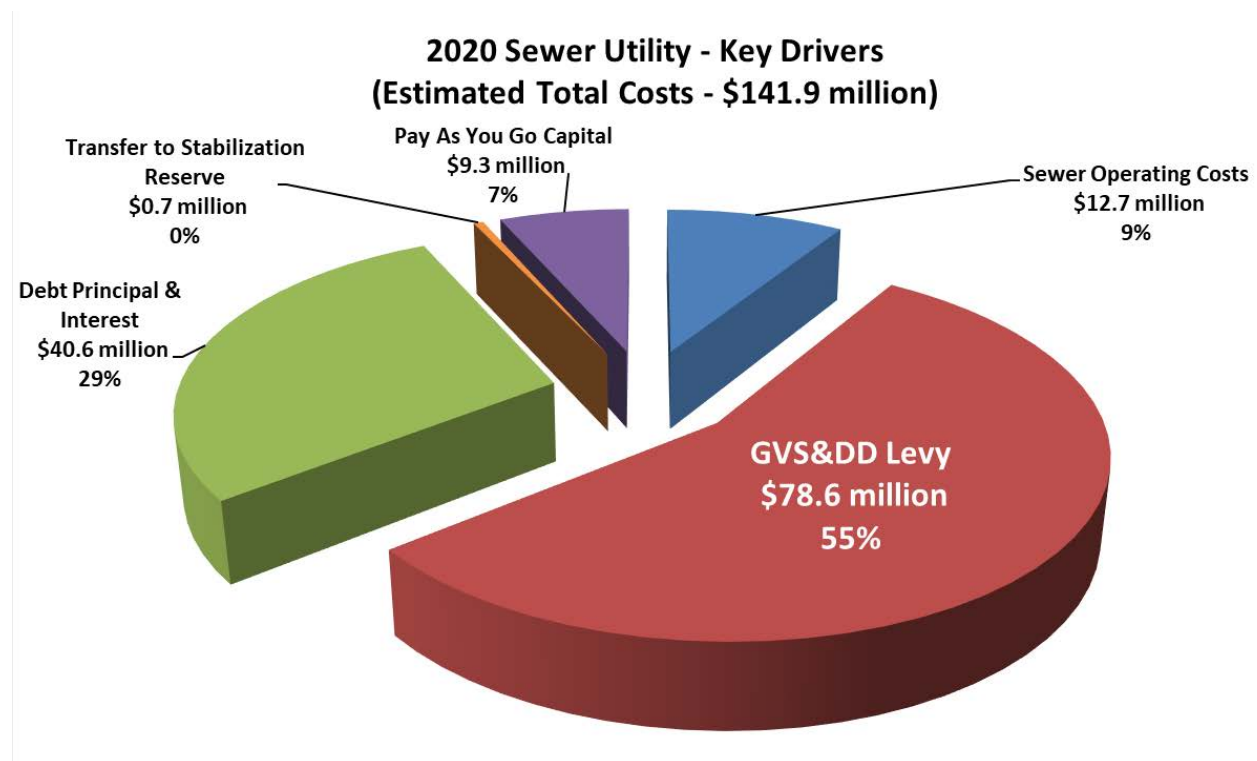
### **Key services delivered**

- **Sanitary and stormwater sewer service** – Safely collect and convey wastewater to the wastewater treatment plant to protect public health, property and the environment. Safely collect and convey stormwater to the adjacent water body to protect public health, private property and the environment.
- **Pump station program** – Safely collect and redirect sanitary sewerage from low lying areas into higher elevation pipe networks for conveyance to the wastewater treatment plants.
- **Service connections program** – Provide separated sanitary and stormwater sewer connections from buildings to the mainline sewers in the roadway, typically triggered from new and redeveloped properties. Provide proper street drainage with the operations of over 45,000 catch basins.

### ***Financial Implications***

#### **Key Cost Drivers**

Sewer Utility expenditures consist of four (4) key cost drivers: the Greater Vancouver Sewerage and Drainage District (GVS&DD) levy which makes up about 55.4% of the total budget, City of Vancouver operating costs which make up about 7.7% of the total budget, transfers to or from the stabilization reserve which make up less than 0.5%, and costs associated with Sewers Capital Plan expenditures, which make up about 36.5% of the budget. A description of each component and its related activities is shown graphically in Figure 1 below.

**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. Current year levy increases are associated with site preparation for the new plant. Future year levy increases will primarily be associated with the high capital cost associated with the new plant. Metro Vancouver is currently working on a multi-year funding strategy and debt structure options for evaluation and input. The levy, which also covers the operating and capital costs of the regional collection system, will increase by 7.4% in 2020.

### 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. In 2015, the City instituted a small 'pay-as-you-go' contribution towards capital expenditures on the sanitary sewer system, this grew to \$4.3M by 2019. The plan for 2020 is to increase the 'Pay as you Go' contribution by a further \$5.0M to \$9.3M in order to help fund the capital work associated with the 2019-2022 Capital Plan to achieve our targeted rate of renewal of 0.7% by the end of this capital plan.

### 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.

## 2019 Budget Performance

Table 2 summarizes the operating budget and current forecast for the Sewer Utility in 2019.

**Table 2 – 2019 Budget Performance**

Sewer Utility (\$ millions)	2019 Forecast	2019 Budget	\$ Variance	% Variance
<b>Water Consumption Volume</b>	<b>111,863,852</b>	<b>113,000,000</b>		
<b>Revenues</b>				
General Tax Levy	\$ 43.4	\$ 43.5	\$ (0.1)	-0.2%
Metered Rate Revenues	51.0	49.4	1.6	3.2%
Flat Rate Revenues	36.7	36.3	0.3	0.9%
Industrial Waste Water Fees	1.0	1.0	(0.0)	-1.0%
Other Revenues	1.9	1.5	0.3	21.9%
<b>Total Revenues</b>	<b>\$ 134.0</b>	<b>\$ 131.8</b>	<b>\$ 2.2</b>	<b>1.7%</b>
<b>Expenses &amp; Transfer</b>				
GVS&DD Levy	\$ 74.0	\$ 73.9	\$ (0.0)	0.0%
Sewers Operating Costs	11.2	11.3	0.1	0.9%
Debt Service Charges	42.8	42.8	-	0.0%
Transfer to/(from) Stabilization Reserve	1.7	(0.5)	(2.2)	441.0%
"Pay as you Go" Capital	4.3	4.3	-	0.0%
<b>Total Expenditures &amp; Transfers</b>	<b>\$ 134.0</b>	<b>\$ 131.8</b>	<b>\$ (2.1)</b>	<b>-1.6%</b>
<b>Surplus/(Deficit)</b>	<b>\$ (0.1)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.0%</b>

\*Tables may not sum due to rounding. The purpose of this table is to explain budget performance. Additional revenue is reported as positive and additional expenditures as negative.

## 2019 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 the proportions can vary from year to year, the storm component typically makes up about 37.0% of the total sewer expenditures.

Metered sewer revenues are associated with the water used by metered customers since the volume of water consumed serves as a proxy for waste flows. A large proportion of water was consumed by metered customers in 2019 than projected. Due to the higher consumption, the current forecast for metered revenues is about \$1.6 million higher than budgeted. Flat rate revenues are also higher than budgeted due to additional revenue generated from the number and type of flat-rate customers. For further discussion of this trend, refer to the 2020 Annual Review of the Water Utility (RTS 13357). Finally, the increase in other revenues is largely due to the recoveries at the City's Vernon Drive Grit Facility and an increased rate on manhole

discharge fees. This Vernon Grit 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.

### 2019 Expenditures & Transfers

The Sewer Utility uses the Sewer Rates Stabilization Reserve to mitigate year-over-year increases in sewer rates and balance year-end differences between budgeted and actual revenues.

In 2019, there was a budgeted transfer of \$0.5 million from the Reserve to fund sewer separation and operating costs; however, for this year \$1.7 million is expected to be contributed to the reserve. This variance is due to higher than budgeted revenue and lower operating costs

### **2020 Proposed Budget and Rates**

Sewer utility rates will increase by 11.0% or \$52 per year for a single-family residence. This increase is necessary due to:

- A 6.4% increase in the Metro Vancouver levy, which includes costs for site preparation for secondary treatment at Iona Island wastewater treatment plant. The Iona Island plant must be upgraded to secondary treatment by no later than 2030 to meet regulatory requirements; preparatory work has already begun. The cost of this facility will impact sewer rates in future, but the investment will help reduce environmental impact as the city and region continue growing in population.
- Increase in debt servicing costs related to capital programs supporting sewer main replacement and maintaining a sewer system that continues to function reliably as Vancouver grows.
- Increase in funding for sewer capital projects related to the approved 2019-2022 Capital Plan to achieve our targeted rate of renewal of 0.7% by the end of this capital plan.

Since sewage flows are not directly metered, an estimate is made on the basis of water consumed. Actual water consumption is lower than budgeted in 2019 and the longer term trend demonstrates an overall reduction in per capita use. The enhanced strategic water conservation activities and additional investment in water conservation programs planned over the next few years are expected to further contribute to the downward per capita trend. The water consumption volume budget for 2020 has been set at 113,000,000m<sup>3</sup> and actual usage will be influenced by many factors including changes in weather and the impacts of future population growth.

The 2020 proposed budget is summarized in Table 3 with the restated 2019 budget and forecast for comparison.

**Table 3 – Proposed 2020 Budget**

Sewer Utility (\$ millions)	2019 Budget	2020 Proposed	\$ Change from 2017 Budget	% Change
<b>Water Consumption Volume</b>	<b>113,000,000</b>	<b>113,000,000</b>		
<b>Revenues</b>				
General Tax Levy	\$ 43.5	\$ 44.4	\$ 0.9	2.1%
Metered Rate Revenues	49.4	55.1	5.7	11.5%
Flat Rate Revenues	36.3	39.7	3.4	9.3%
Industrial Waste Water Fees	1.0	1.1	0.1	6.4%
Other Revenues	1.5	1.7	0.2	13.4%
<b>Total Revenues</b>	<b>\$ 131.8</b>	<b>\$ 142.0</b>	<b>\$ 10.2</b>	<b>7.8%</b>
<b>Expenses &amp; Transfer</b>				
GVS&DD Levy	\$ 73.9	\$ 78.6	\$ 4.7	6.4%
Sewers Operating Costs	11.3	12.7	1.5	13.1%
Debt Service Charges	42.8	40.6	(2.1)	-5.0%
Transfer to/(from) Stabilization Reserve	(0.5)	0.7	1.2	-240.9%
"Pay as you Go" Capital	4.3	9.3	5.0	114.6%
<b>Total Expenditures &amp; Transfers</b>	<b>\$ 131.8</b>	<b>\$ 142.0</b>	<b>\$ 10.2</b>	<b>7.8%</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.0%</b>

\*Tables may not sum due to rounding. The purpose of this table is to present year-over-year changes in the budget as presented in the 2020 Budget Book where both additional revenue and expenses are presented as positive changes.

### 2020 Revenues & Proposed Rates

The proposed rate increase for both flat and metered sewer utility customers is 11.0% in 2020. The net increase of \$5.7 million in metered revenues is a result of an increase of \$5.4 million attributed to the change in the rate charged and \$0.3 million attributed to an increase in the number of customers paying the metered rate.

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. The net increase of \$3.4 million in flat rate revenues is a result of what would have been a \$4.0million increase attributable to the flat rate increase and type of flat rate customers offset by a \$0.6 million decrease attributable to the decrease in the number of customers paying the flat rate.

The \$0.5 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 37.0% of the total expenses and transfers, which include cost that are fully allocated to the sanitary system.

### 2020 Expenditures & Transfers

The 2020 budget for Metro Vancouver charges will increase by 6.4% over the 2019 budget. While this levy includes Greater Vancouver Sewerage and Drainage District (GVS&DD) capital costs, the 2020 increase is primarily driven by increased Metro Vancouver operating costs at



the Iona Island wastewater treatment plant, including the expense of site preparation for secondary sewer treatment. The increase in operations costs are mainly to support the City in developing a Shoreline Protection program to monitor progress towards the City's long-term targets set in the Climate Change Adaptation Strategy.

In 2020, City staff recommends a \$5.0 million increase in the pay-as-you-go contribution from \$4.3 million to \$9.3 million to help fund the approved 2019-2022 Capital Plan. Debt charges (interest and principal combined) will reduce by 5.0% and relate to the City's ongoing prioritization of using pay-as-you-go for its capital program

Staff proposes to transfer \$0.7M to the Sewer Rates Stabilization Reserve in 2020 to provide rate stabilization to mitigate what would otherwise be a higher year-over-year rate increase in future years.

## Five Year Outlook

Table 4 summarizes the five (5) year outlook for the Sewer Utility and the following paragraphs discuss the assumptions used.

**Table 4 – Sewer Utility Five-year Outlook**

Sewer Utility (\$ millions)	2020	2021	2022	2023	2024
<b>Assumptions:</b>					
Water Consumption Volume	113,000,000	113,000,000	113,000,000	113,000,000	113,000,000
Debt Cost Increases	-5.0%	7.5%	2.5%	0.8%	1.2%
Metro Levy Price Increase	6.4%	8.3%	7.8%	6.7%	7.4%
City Rate Increase	11.0%	11.0%	11.0%	11.0%	11.0%
<b>Revenues</b>					
General Tax Levy	\$ 44.4	\$ 47.1	\$ 49.1	\$ 50.7	\$ 57.3
Sewer Fees - Metered	55.1	61.2	67.9	75.3	83.6
Sewer Fees - Flat Rate	39.7	43.3	47.2	51.5	56.2
Industrial Waste Water Fees	1.1	1.2	1.3	1.3	1.4
Other Revenues	1.7	1.8	1.8	1.8	1.9
<b>Total Revenues</b>	<b>142.0</b>	<b>154.5</b>	<b>167.3</b>	<b>180.8</b>	<b>200.5</b>
<b>Expenses</b>					
GVS&DD Levy	78.6	85.2	91.8	98.0	105.2
Sewers Operating Costs	12.7	13.0	13.3	13.5	13.8
Debt Service Charges	40.6	43.7	44.7	45.1	45.7
Pay As you Go Capital	9.3	14.1	18.0	25.1	33.6
Transfer to/(from) Stabilization Res	0.7	(1.4)	(0.5)	(0.9)	2.3
<b>Total Expenditures &amp; Transfers</b>	<b>142.0</b>	<b>154.5</b>	<b>167.3</b>	<b>180.8</b>	<b>200.5</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*Tables may not sum due to rounding - some of the revenues are grouped in Property tax revenue, Cost recoveries, grants & donations and Other revenue in the budget book

The GVS&DD levy for Vancouver is increasing by 6.4% in 2020 with projected increases in the GVS&DD levy of 6.7% to 8.3% per year for the next four (4) years. These projections are based on operating and capital costs at the Iona Wastewater Treatment Plant and have been adjusted

for site preparation. The Iona plant must be upgraded to secondary treatment by 2030 and the Lions Gate Treatment Plant by 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. The five (5) year outlook numbers were projected based on the forecasted rate of separation in the approved 2019-2022 Capital Plan.

Although this five (5) 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 3.0% increase in rates for specific types of disposals is proposed. These include discharge of contaminated groundwater, ship wastewater and discharges by Utilities (per maintenance hole connected).

### **Connection Fees**

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

The fees are collected prior to the timing of the actual connection work and are based on an average price model and the underlying complexities can vary by job.

As of September 2019, the increase in the 12-month average Consumer Price Index (CPI) for Metro Vancouver was 2.5%. Certain non-wage items such as electricity and gasoline have increased in the range of 0.3% to 2.3% over the past year. The Conference Board of Canada forecasted that the CPI for Metro Vancouver would increase 2.0% for 2020 through 2023.

To maintain full cost recovery, it is recommended that a 10.0% increase is recommended for approval for Sewer Flat Rate Connections other than One-Family or Two-Family dwellings and a 3.0% increase be approved for all other Sewer Flat Rate Connections and for inspection of a plumbing system, subsoil drainage pipes and a building sewer, while

### ***Legal Implications***

The Sewer and Watercourse By-law annual rate changes are contained in Appendix B.

**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 2019, it is recommended that flat and metered sewer fees be increased by 11.0%, sewer and connection fees other than One-Family or Two Family dwellings be increased by 10.0% and all other service and connection fees be increased by 3.0%.

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**Appendix A**  
**Sewer & Watercourse By-law No. 8093**  
**2020 Rate Changes**

**Schedule A**

**Part I: Sewer Connection Flat Rates**

	2019	2020	% Increase
1. Public Sewer Connection, for One-Family or Two-Family Dwellings (including 3 inch/75 mm diameter and greater pressure connections)	\$11,513	\$11,858	3.0%
2. Public Sewer Connection, other than One-Family or Two-Family Dwellings			
a) 4 inch/100 mm diameter	\$15,785	\$17,364	10.0%
b) 6 inch/150 mm diameter	\$19,053	\$20,958	10.0%
c) 8 inch/200 mm diameter	\$21,554	\$23,709	10.0%
d) 10 inch/250 mm diameter	\$24,864	\$27,350	10.0%
e) 12 inch/300 mm diameter	\$28,252	\$31,077	10.0%
f) 15 inch/375 mm diameter	\$31,594	\$34,753	10.0%
g) Manhole installation in conjunction with a public sewer connection pursuant to Sentence 2.7 (3) of Sewer and Watercourse By-law		pursuant to Sentence 2.7	
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)	\$5,151	\$5,306	3.0%
5. New fitting on a single sewer pursuant to Sentence 2.7 (4)	\$2,271	\$2,339	3.0%
6. Inspection of a plumbing system, subsoil drainage pipes and a building sewer	\$312	\$321	3.0%

**Part III: Flat Rates for Unmetered Property**

	2019	2020	% Increase
Single Family Dwelling	\$471	\$523	11.0%
Single Family Dwelling with Suite	\$636	\$706	11.0%
Single Family Dwelling with Laneway House	\$636	\$706	11.0%
Single Family Dwelling with Suite and Laneway House	\$801	\$889	11.0%
Strata Duplex (per dwelling unit)	\$319	\$354	11.0%
2 Services, 1 Lot	\$941	\$1,045	11.0%
3 Services, 1 Lot	\$1,411	\$1,566	11.0%
4 Services, 1 Lot	\$1,883	\$2,090	11.0%
Parking Lot/Garden	\$269	\$299	11.0%

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

	2019	2020	% Increase
Other Property	\$269	\$277	3.0%
Turned Off, 1 Service	\$269	\$277	3.0%
Turned Off, 2 Services	\$269	\$277	3.0%
Turned Off, 3 Services	\$269	\$277	3.0%

**Part V: Unit-Based Rates for Metered Property**

	2019	2020	% Increase
Metered Property Rate	\$3.029	\$3.362	11.0%
Waste Discharge Permit User Rate	\$0.9869	\$1.0955	11.0%

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

	2019	2020	% Increase
For the discharge of contaminated groundwater pursuant to Section 7.11 (per cubic metre)	\$1.38	\$1.42	3.0%
For the disposal of ship wastewater pursuant to Section 7.12 (per cubic metre)	\$1.38	\$1.42	3.0%
For discharges by Utilities pursuant to Section 7.13 (per manhole connected)	\$363	\$374	3.0%

**DRAFT By-law to amend  
Sewer and Watercourse By-law No. 8093  
regarding 2020 Sewer Rate and Fees**

*Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

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 (including 3 inch/75mm and greater pressure connections)	\$ 11,858.00
2.	Public sewer connection, other than One-Family or Two-Family Dwellings	
	a) 4 inch/100 mm diameter	\$17,364.00
	b) 6 inch/150 mm diameter	\$20,958.00
	c) 8 inch/200 mm diameter	\$23,709.00
	d) 10 inch/250 mm diameter	\$27,350.00
	e) 12 inch/300 mm diameter	\$31,077.00
	f) 15 inch/375 mm diameter or greater	\$34,753.00
	g) connection to building sewer where installation cost is greater than 1.5 times the applicable flat rate connection fee set out in this Schedule	At cost, pursuant to Section 2.7(2)
	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 Section 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)	\$5,306.00
5.		New fitting on a single sewer pursuant to Sentence 2.7(4)	\$2,339.00
6.		Inspection of a plumbing system, subsoil drainage pipes, and a building sewer	\$321.00

**PART III**

**FLAT RATES  
FOR UNMETERED PROPERTY**

Single Family Dwelling	\$523.00
Single Family Dwelling with Suite	\$706.00
Single Family Dwelling with Laneway House	\$706.00
Single Family Dwelling with Suite and Laneway House	\$889.00
Strata Duplex (per dwelling unit)	\$354.00
2 Services, 1 Lot	\$1,045.00
3 Services, 1 Lot	\$1,566.00
4 Services, 1 Lot	\$2,090.00
Parking Lot/Garden	\$299.00

**PART IV**

**FLAT RATES FOR OTHER PROPERTY  
OR SHUT OFF WATER SERVICE**

Other Property	\$277.00
Turned Off, 1 Service	\$277.00
Turned Off, 2 Services	\$277.00
Turned Off, 3 Services	\$277.00

**PART V**

**UNIT-BASED RATES FOR METERED PROPERTY**

Metered Property Rate	\$3.362
Waste Discharge Permit User Rate	\$1.0955

**PART VI**

**FLAT RATE FOR SPECIFIC TYPES  
OF DISCHARGES/DISPOSALS**

For the discharge of contaminated groundwater, pursuant to Section 7.11 (per cubic metre)	\$1.42
For the disposal of ship wastewater, pursuant to Section 7.12 (per cubic metre)	\$1.42
For discharges by Utilities, pursuant to Section 7.13 (per manhole connected)	\$374.00

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