



## COUNCIL REPORT

Report Date: November 19, 2024  
Contact: Mark Schwark  
Contact No.: 604.871.6721  
RTS No.: 16422  
VanRIMS No.: 08-2000-20  
Meeting Date: December 3, 2024  
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TO: Vancouver City Council  
FROM: General Manager of Engineering Services  
SUBJECT: 2025 Annual Review of Water Rates and Water Works By-law Amendments

### Recommendations

- A. THAT Council approve, in principle, proposed amendments to the Water Works By-law, generally as set out in this report and as listed in Appendix A, including the establishment of 2025 rates and fees.
- B. THAT Council approve, in principle, the proposed increase to the renovation value that triggers the need for new service connections.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the Water Works By-law, generally as set out in Appendix B.

### Purpose and Executive Summary

This report seeks Council approval of the amendments to the Water Works By-law and recommended 2025 rates and fees for water service, including a 4.0% increase for metered water service rates; no increase for flat rate service charges for residential properties; 3.0% to 12.0% increase for water flat rate connection fees; 3.0% to 8.0% increase for installation of water meters and varied changes for miscellaneous Water Utility charges and fees. These increases are based on equitable cost recovery for water services including capital programs to keep water utility infrastructure in a state of good repair. Key factors driving rate and fee changes are increases to bulk water purchase rates from Metro Vancouver, Water Utility capital costs, and operating cost increases.

## **Council Authority/Previous Decisions**

Water user and water connection fees are reviewed annually by Council to establish the following year's rates.

On December 13, 2011, Council adopted the 2011-2014 Greenest City Clean Water Work Plan including By-law revisions requiring residential water metering for all new single family and duplex properties.

On December 13, 2011, Council approved transition from a uniform volumetric rate for commercial and residential metered customers to a seasonal rate consisting of two different rates for low and high seasons.

On November 27, 2012, Council approved the establishment of a peak and off-peak seasonal rate structure for all remaining metered properties.

On December 10, 2019, Council adopted the recommendation to change the dates that set the peak season and off-peak season water rates, to match the water restriction periods set out in the Drinking Water Conservation By-law.

## **City Manager's Comments**

The City Manager concurs with the foregoing recommendations.

## **Context and Background**

Vancouver's Water Utility monitors and protects potable water quality, maintains infrastructure in a state of good repair, ensures adequate water supply for drinking and fire protection, manages water system resiliency, and supports efficient use of drinking water for long term sustainable supply. All drinking water in the city is purchased from Metro Vancouver, which is responsible for supply reservoirs, treatment, and delivery of water to the City system.

The water distribution network, valued at \$3.1 billion, is made up of 1,488 km of buried pipelines and approximately 100,000 service connections, 6,600 fire hydrants, 30,000 valves, and 26,700 water meters. Of the nearly 95,000 individual water customer accounts, approximately 68,000 accounts are unmetered and are charged based on a flat rate for drinking water services. The Water Utility also operates a dedicated fire protection system for the Downtown, Kitsilano and Fairview areas valued at \$80 million consisting of 12 km of dedicated high-pressure pipes and two pumping stations.

Pressures facing the Water Utility include aging infrastructure, population growth, climate change, hazard vulnerabilities, and evolving regulatory frameworks. Annual costs of the water system are driven by capital costs to renew assets, accommodate growth, support efficient use of water, maintain infrastructure, and purchase water from Metro Vancouver. The City's water rates and fees are set based on a principle of full and equitable cost recovery; no costs related to the delivery of water are included in the general tax levy.

## Discussion

Currently, 22% of the Waterworks assets are in poor condition, while the remaining 78% are in fair-to-good condition. Asset renewal investments set out in the 2023-2026 Capital Plan will reduce the rate of deterioration; however, over the next 10 years asset condition will continue to deteriorate to 26% poor because a large portion of the network will reach end of life in the next 20 years. As the assets increasingly deteriorate, it is expected there will be higher rates of water main breaks and leaks. The effects of worsening infrastructure condition are expected to be further exacerbated by climate change.

In the City of Vancouver, all water accounts are metered except for residential single detached houses and duplex zoned properties. As of 2024, approximately 15% of single detached houses and duplexes are metered, with the remainder on flat rate billing. Water meters currently capture approximately 55% of water consumption in Vancouver. Regional population growth, combined with climate change, is expected to require expanded regional drinking water supply capacity by late 2030s. Capital investments in water metering and advanced metering infrastructure (“AMI” meter reading system) will help to continue to decrease Vancouver’s per capita water consumption and reduce Vancouver’s portion of regional demand.

Staff recommend that metered water service rates increase by 4.0%, connection fees be increased by 3.0% to 12.0% and new meter installation fees be increased by 3.0% to 8.0% over 2024 rates to support full cost recovery. Based on water consumption analysis and the annual change in flat rate and metered accounts, staff recommend flat rate water service fees be held at 2024 levels. Water rate increases are recommended to only be applied to metered rates until at least 2030 to ensure equitable cost recovery. Over the next 5 years, rates will progressively align contributions with water consumption of flat rate and metered customers. This will improve equitable distribution of fees and ensure full cost recovery for the drinking water utility is maintained as more flat rate accounts are metered over the next decade.

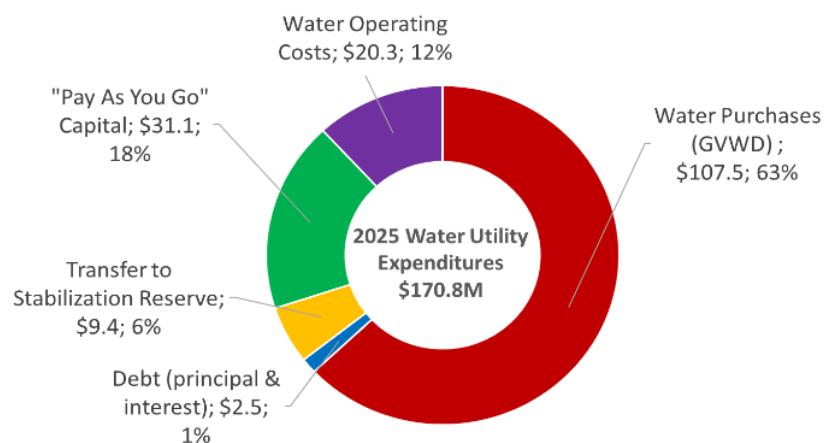
## Financial Implications

### Key Cost Drivers

Water Utility expenditures consist of four key cost drivers, as shown in Figure 1 (\$ in millions).

- Water purchased from Metro Vancouver = 63%
- Capital expenditures and debt = 19%
- Operating and maintenance costs = 12%
- Transfers to or from the stabilization reserve = 6%

**Figure 1: 2025 Water Utility Expenditures**



### Water Purchases

The purchase of water from Metro Vancouver is the largest cost driver in the Water Utility (63%). The budgeted cost is based on the price per cubic metre that Metro charges all member municipalities and the expected total consumption within the City.

The continued success of water demand management in Vancouver has led to declining water consumption per capita in the City. Further water use reductions can lessen Vancouver's proportion of regional demand, reduce operational costs and help defer major regional water supply expansions.

### Water Capital Program

The Water Capital Program supports work to replace aging infrastructure and improve the resiliency of the water system to climate change and emergencies. For the 2023-2026 Capital Plan, the water capital program will be fully funded on a pay-as-you-go basis. Pay-as-you-go uses current year revenues to fund current year and ongoing capital investments, ensuring the City's borrowing capacity is preserved for important one-time capital investments that are not appropriate or too costly to be funded on a pay-as-you-go basis. Current debt charges represent past borrowing and will decline over time.

### Operating and Maintenance

These are the costs associated with cleaning, repairing, inspecting, and managing infrastructure, as well as those related to emergency response for main breaks and service connection leaks.

## **2025 Proposed Budget and Rates**

Metered water rates are proposed to increase by 4.0%. This change is necessary due to the following factors:

- An increase of 13.4% in high-season (June to September) Metro Vancouver water rates. Low season water rates from Metro Vancouver will not change from 2024, resulting in an overall blended rate increase of 7.2%; and
- An increase in the asset renewal rate from 0.9% annually to 1.1% through the 2023-2026 Capital Plan, to catch up with the rate of deterioration of aging infrastructure. The decrease in the pay-as-you-go capital budget from 2024 is due to previously collected multi-year funding intended to cover ongoing projects in 2025 and 2026.

The draft 2025 budget is summarized in Table 1 with the 2024 budget for comparison.

**Table 1 – Draft 2025 Budget**

Water Utility (\$ millions)	2024 Budget	2025 Proposed	\$ Change from 2024 Budget	% Change
<b>Water Consumption Volume</b>	<b>110,000,000</b>	<b>109,500,000</b>		
<b>Revenues</b>				
Metered Rate Revenues	\$ 92.1	\$ 94.5	\$ 2.4	2.6%
Flat Rate Revenues	61.2	61.7	0.5	0.8%
Meter Service Charges	5.8	7.0	1.2	20.6%
Flat Rate Fire Line Charges	4.0	4.4	0.4	9.5%
Other Revenues	2.1	3.1	1.0	50.3%
<b>Total Revenues</b>	<b>\$ 165.2</b>	<b>\$ 170.8</b>	<b>\$ 5.5</b>	<b>3.4%</b>
<b>Expenses &amp; Transfers</b>				
Water Purchases (GVWD)	\$ 100.3	\$ 107.5	\$ 7.3	7.3%
Waterworks Operations	19.2	20.5	1.3	6.8%
Debt Service Charges	6.7	2.5	(4.2)	-62.7%
Pay As you Go Capital	47.8	31.1	(16.7)	-35.0%
Transfer to/(from) Stabilization Reserve	(8.7)	9.2	17.9	-205.9%
<b>Total Expenses &amp; Transfers</b>	<b>\$ 165.2</b>	<b>\$ 170.8</b>	<b>\$ 5.5</b>	<b>3.4%</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.0%</b>

Table may not sum due to rounding.

2025 Revenues and Proposed Rates

Metered rate revenue will increase by \$2.4 million due to a 4.0% increase in metered rates partly offset by reduced water usage due to water demand management and conservation efforts. Flat rate revenue will increase slightly due to a correction in the metric used to forecast such revenue: previous years’ calculations used number of customers; the calculation for 2025 uses number of service charges, as there are cases where more than one service charge applies per customer account. Revenue from metered service and fire line charges will increase commensurate with rate increases and historical volume changes. Other revenue includes internal cost recoveries for water usage from internal City customers.

2025 Expenditure & Transfers

Water purchases will increase by \$7.3 million due to increased water purchase costs. Operational costs will increase by \$1.3 million mainly due to increased wage costs as a result of collective agreement settlements. Debt charges represent interest on past borrowing and will continue to decrease as this borrowing is repaid. The 2025 pay-as-you-go capital contribution will decrease by \$16.7 million due to multi-year project funding previously collected in 2024 intended to cover ongoing projects in 2025 and 2026. The proposed budget includes a transfer to the rate stabilization reserve of \$9.2 million to balance the impact of future City and regional investments and reduce impacts on customer rates beyond the next 5 years.

**Five Year Outlook**

Table 2 summarizes the five-year rate outlook for the Water Utility. Only the 2025 rate increase is to be approved by Council; future year increases are provided for information only. The primary driver of Water Utility rate increases will be Metro Vancouver’s decisions about water rates; the information below is based on the most recent Metro Vancouver rate forecasts. Future rates will also depend on future capital plan decisions and cost inflation, which are uncertain.

**Table 2 – Water Utility Rate Outlook 2025-2029**

Water Utility Rate Forecast	2025	2026	2027	2028	2029
<b>Metro Rate Increase</b>	7.2%	6.5%	3.0%	2.4%	1.3%
<b>Proposed City Metered Rate Increase</b>	4.0%	4.0%	4.0%	4.0%	4.0%

Connection Fees and Miscellaneous Fees

All development and major renovation projects that require new water connections to the City water system pay fees for the connections on City property. Water meters are also required on all new developments and major renovations.

To maintain full cost recovery, it is recommended that a 12.0% increase be approved for residential flat rate water connection fees for Single Detached House or Duplex, and 3.0% to 12.0% increases be approved for all other flat rate water connection and water meter installation and removal fees.

There are additional fee and miscellaneous amendments recommended to clarify language and improve equitable administration and enforcement of Water Works By-law 4848, including: clarification of process and fees for temporary water servicing during construction; confirming metered service requirements for civic premises; and verifying leak adjustment repair requirements. Fees for temporary water during construction of building sites are recommended to increase by 55.0% to account for the administration of temporary water and cost recovery of typical water consumption during construction to be aligned with the current value of water.

As part of the Permit Improvement Framework, the renovation value that triggers the requirement for new service connections was increased from \$95,000 to \$250,000 as of January 1, 2024. The intent was to update the value to current economic conditions. For 2025, the trigger value is proposed to be increased by 2% to \$255,000, in alignment with inflation. Renovation trigger language that was removed in 2024 for simplicity, will be reinstated to provide clarity and to ensure that the scale of renovations compared to the total building value are considered when triggering water connection upgrades.

**Legal Implications**

The proposed amendments to the Water Works By-law are contained in Appendix B, and a red-lined version of the miscellaneous amendments is provided in Appendix C.

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APPENDIX A  
WATERWORKS BY-LAW NO. 4848  
2025 RATE CHANGES

Schedule A		Flat Rate Connection Fees		
	2024	Proposed 2025	% Increase	
<u>Single Detached House, with or without a Laneway House, and Duplex</u>				
20 mm (3/4")	\$8,564	\$9,592	12.0%	
25 mm (1")	\$8,867	\$9,931	12.0%	
40 mm (1 1/2")	\$10,662	\$11,941	12.0%	
50 mm (2")	\$11,822	\$13,241	12.0%	
<u>Other Connections</u>				
20 mm (3/4")	\$11,927	\$12,285	3.0%	
25 mm (1")	\$12,409	\$12,781	3.0%	
40 mm (1 1/2")	\$14,321	\$16,040	12.0%	
50 mm (2")	\$14,321	\$16,040	12.0%	
100 mm (4")	\$20,703	\$23,187	12.0%	
150 mm (6")	\$25,607	\$26,375	3.0%	
200 mm (8")	\$27,963	\$28,802	3.0%	
300 mm (12")	\$39,354	\$40,535	3.0%	
Schedule A.1		Removal Fees		
	2024	Proposed 2025	% Increase	
20mm (3/4") to 50mm (2") inclusive	\$1,386	\$1,428	3.0%	
100mm (4") to 300mm (12") inclusive	\$4,161	\$4,286	3.0%	
Schedule B		Flat Service Charges for Residential Properties		
	2024	Proposed 2025	% Increase	
Single Detached House	\$867	\$867	0.0%	
Single Detached House with secondary suite or laneway house	\$1,176	\$1,176	0.0%	
Single Detached House with secondary suite and laneway house	\$1,486	\$1,486	0.0%	
For each strata title duplex	\$587	\$587	0.0%	
Parking Lot	\$265	\$265	0.0%	
Water Service - Turned Off	\$198	\$198	0.0%	
Other Property	\$198	\$198	0.0%	
Schedule C		Flat Service Charges for Unmetered Fire Service Pipes		
	2024	Proposed 2025	% Increase	
50 mm (2") or smaller	\$272	\$272	0.0%	
75 mm (3")	\$407	\$407	0.0%	
100 mm (4")	\$564	\$564	0.0%	
150 mm (6")	\$651	\$651	0.0%	
200 mm (8")	\$762	\$762	0.0%	
250 mm (10")	\$811	\$811	0.0%	
300 mm (12")	\$868	\$868	0.0%	

Schedule D		Charges for Metered Water Service		
		2024	Proposed 2025	% Increase

Four Month Period

Rate for all metered uses

October 16 - April 30	Per Unit	\$3,784	\$3,936	4.0%
May 1 - October 15	Per Unit	\$4,743	\$4,934	4.0%

Schedule E		Meter Service Charge		
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The following schedule shows the meter charge based on the size and type of meter, payable on each service, in addition to water consumption charges.

Per Four Monthly Period		2024	Proposed 2025	% Increase
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Services with Standard Type Meters

17 mm (1/2") and 20 mm (3/4")		\$39	\$40	3.0%
25 mm (1")		\$39	\$40	3.0%
40 mm (1 1/2")		\$84	\$87	3.0%
50 mm (2")		\$114	\$117	3.0%
75 mm (3")		\$260	\$268	3.0%
100 mm (4")		\$316	\$325	3.0%
150 mm (6")		\$409	\$421	3.0%
200 mm (8")		\$635	\$654	3.0%
250 mm (10")		\$778	\$801	3.0%
300 mm (12")		\$923	\$951	3.0%

Services with Low Head Loss Meters / Detector Check Valves

100 mm (4")		\$365	\$376	3.0%
150 mm (6")		\$533	\$549	3.0%
200 mm (8")		\$716	\$737	3.0%
250 mm (10")		\$891	\$918	3.0%
300 mm (12")		\$1,063	\$1,095	3.0%

Schedule F		Charges for Temporary Water Service during Construction		
		2024	Proposed 2025	% Increase

Building Size in Square Meters of Gross Floor Area

Up to an including 500 sq.m		\$391	\$606	55.0%
Over 500 but not exceeding 2,000		\$766	\$1,187	55.0%
Over 2,000 but not exceeding 9,000		\$1,151	\$1,784	55.0%
Over 9,000 but not exceeding 24,000		\$1,936	\$3,001	55.0%
Over 24,000 but not exceeding 45,000		\$2,897	\$4,490	55.0%
Over 45,000		\$3,844	\$5,958	55.0%

Schedule G		Fees for Installation of Residential Water Meters		
		2024	Proposed 2025	% Increase

Single Detached House and Duplex

20 mm (3/4") meter assembly and box		\$1,276	\$1,314	3.0%
25 mm (1") meter assembly and box		\$1,392	\$1,434	3.0%
40 mm meter assembly and box		\$1,895	\$1,952	3.0%



Fees for Installation of Water Meters				
Size of Standard Meter	Meter on City Property	2024	Proposed 2025	% Increase
20 mm (3/4")		\$4,002	\$4,122	3.0%
25 mm (1")		\$4,184	\$4,310	3.0%
40 mm (1 1/2")		\$4,559	\$4,696	3.0%
50 mm (2")		\$4,714	\$4,855	3.0%
75 mm (3")		\$16,450	\$16,944	3.0%
100 mm (4")		\$17,987	\$18,527	3.0%
150 mm (6")		\$58,748	\$60,510	3.0%
200 mm (8")		\$60,422	\$62,235	3.0%
250 mm (10")		\$81,633	\$84,082	3.0%
300 mm (12")		\$90,260	\$92,968	3.0%

Size of Standard Meter	Meter on Private Property	2024	Proposed 2025	% Increase
20 mm (3/4")		\$633	\$652	3.0%
25 mm (1")		\$1,026	\$1,057	3.0%
40 mm (1 1/2")		\$1,685	\$1,736	3.0%
50 mm (2")		\$1,931	\$2,085	8.0%
75 mm (3")		\$5,735	\$5,907	3.0%
100 mm (4")		\$6,086	\$6,269	3.0%
150 mm (6")		\$12,442	\$12,815	3.0%
200 mm (8")		\$15,100	\$15,553	3.0%
250 mm (10")		\$23,041	\$23,732	3.0%
300 mm (12")		\$31,674	\$32,624	3.0%

Schedule H Miscellaneous Fees and Charges				
		2024	Proposed 2025	% Increase
Extra charge for inaccessible meter (per incident)		\$91	\$94	3.0%
Special meter reading (per occurrence)		\$120	\$124	3.0%
Customer requested meter test (deposit)		\$240	\$247	3.0%
Charges for Returned Cheques		\$42	\$43	3.0%
Residual Water Pressure Estimate Fee				
	Original calculation	\$43	\$44	3.0%
	Additional copies for same location	\$11	\$11	3.0%
Miscellaneous water information requests (per hour)		\$54	\$56	3.0%
City Crew call out fee (normal working hours) (per hour or portion thereof)		\$120	\$124	3.0%
City Crew call out fee (outside normal working hours) (per hour or portion thereof)		\$240	\$247	3.0%
Frozen pipe thawing		At cost	At cost	
Backflow Prevention Test Report Fee		\$20	\$21	3.0%

BY-LAW NO. \_\_\_\_\_

**DRAFT By-law to amend Water Works By-law No. 4848  
regarding 2025 water rates and fees and miscellaneous amendments**

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

1. This by-law amends the indicated provisions of Water Works By-law No. 4848.
2. In section 1.1, Council:
  - (a) in subsection (b), strikes out "\$250,000" and substitutes "\$255,000 or 100% of the building's latest assessed value according to the records of the British Columbia Assessment Authority;"
3. In section 2.1, Council:
  - (a) in subsection (c), strikes out "or";
  - (b) renumbers subsection (d) as subsection (e); and
  - (c) adds a new subsection (d) as follows:

"(d) City and Vancouver Board of Parks and Recreation premises; or".
4. Council strikes out section 2.13 and substitutes the following:

**"2.13 Temporary Water Service During Construction**

An owner or contractor who requires temporary water service:

- (a) for construction of a building containing no more than two dwelling units or a single detached house with a laneway house on a site with an existing unmetered water service, shall continue to be supplied water at the applicable flat rate set out in Schedule "B" ending on the date that the required metered water service is installed;
- (b) for construction of a building containing no more than two dwelling units or a single detached house with a laneway house on a site with an existing metered water service, shall continue to be supplied water at the applicable rate set out in Schedule "D"; and
- (c) for any construction purpose other than that set out in subsections (a) or (b), shall be supplied water at the applicable flat rate set out in Schedule "F" commencing on the date that the initial building permit is issued and ending on the date that a new metered water service is installed, or reconnection of the existing metered water service has been approved and carried out.

For clarity, once the construction period described in subsection (c) above has commenced, any charges for the supply of water under Schedule "B" or Schedule "D" will no longer apply, and once the construction period described in subsections (a) or (c) above has ended, water shall be supplied at the metered rate set out in Schedule "D".

All charges for the installation, maintenance and abandonment of a water meter or temporary service pipe shall be in accordance with section 5.4 herein.”.

5. In section 6.6, Council:

- (a) in subsection (a), adds “and” after “in each year”;
- (b) strikes out subsection (b);
- (c) renumbers subsection (c) as subsection (b); and
- (d) strikes out “Schedule C” and substitutes “Schedule “C””.

6. In section 6.20, Council adds “, which might include replacement of the entire private service pipe if it is more than 24 years old or, if it is made of cement-lined ductile iron, more than 50 years old” after “of a similar nature”.

7. Council strikes out Schedules A, B, C, D, E, F, G and H and substitutes the following:

**“SCHEDULE A  
Flat Rate Connection Fees  
And Service Pipe Removal Fees**

***Flat Rate Connection Fees***

<i>Service Pipe Size</i>	<i>Single Detached House with or without a Laneway House and Duplex</i>
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20 mm (3/4")	\$ 9,592.00
25 mm (1")	9,931.00
40 mm (1 1/2")	11,941.00
50 mm (2")	13,241.00

<i>Service Pipe Size</i>	<i>Other Connections</i>
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20 mm (3/4")	\$ 12,285.00
25 mm (1")	12,781.00
40 mm (1 1/2")	16,040.00
50 mm (2")	16,040.00
100 mm (4")	23,187.00
150 mm (6")	26,375.00
200 mm (8")	28,802.00
300 mm (12")	40,535.00

***Service Pipe Removal Fees***

*Service Pipe Size*

20mm (3/4") to 50mm (2") inclusive	\$ 1,428.00
100mm (4") to 300mm (12") inclusive	4,286.00

**SCHEDULE B**  
**Annual Flat Rate Service Charges for Residential Properties**

The following charges apply to unmetered single detached houses and dwellings comprising not more than two separate dwelling units:

Single detached house	\$ 867.00
Single Detached House with secondary suite or laneway house	1,176.00
Single Detached House with secondary suite and laneway house	1,486.00
For each strata title duplex	587.00
Parking Lot	\$ 265.00
Water Service - Turned Off	198.00
Other Property	198.00

**SCHEDULE C**  
**Annual Flat Rate Service Charges for Unmetered Fire Service Pipes**

*Fire Service Pipe Size*

50 mm (2") or smaller	\$ 272.00
75 mm (3")	407.00
100 mm (4")	564.00
150 mm (6")	651.00
200 mm (8")	762.00
250 mm (10")	811.00
300 mm (12")	868.00

**SCHEDULE D**  
**Charges for Metered Water Service**

<i>Four Month Period</i>	<i>Rate In Dollars per Unit (2,831.6 Litres)</i>
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Rate for all metered uses

October 16 - April 30	Per unit	\$3.936
May 1 - October 15	Per unit	\$4.934

**SCHEDULE E**  
**Meter Service Charge**

The following schedule shows the meter charge based on the size and type of meter, payable on each service, in addition to water consumption charges:

Per Four Month Period

*Services with Standard Type Meters*

17 mm (1/2") and 20 mm (3/4")	\$ 40.00
25 mm (1")	40.00
40 mm (1 1/2")	87.00
50 mm (2")	117.00
75 mm (3")	268.00
100 mm (4")	325.00
150 mm (6")	421.00
200 mm (8")	654.00
250 mm (10")	801.00
300 mm (12")	951.00

*Services with Low Head Loss Meters/Detector Check Valves*

100 mm (4")	\$ 376.00
150 mm (6")	549.00
200 mm (8")	737.00
250 mm (10")	918.00
300 mm (12")	1,095.00

**SCHEDULE F**  
**Charges for Temporary Water Service During Construction**

<i>Building Size in Square Meters of Gross Floor Area</i>	<i>Rate in Dollars of Gross Floor Area Per Building</i>
Up to an including 500 sq.m	\$ 606.00
Over 500 but not exceeding 2,000	1,187.00
Over 2,000 but not exceeding 9,000	1,784.00
Over 9,000 but not exceeding 24,000	3,001.00
Over 24,000 but not exceeding 45,000	4,490.00
Over 45,000	5,958.00

**SCHEDULE G**  
**Fees for Installation of Water Meters**

***Fees for Installation of Water Meters for Single Detached House with or without a Laneway House and Duplex***

*Size of Standard Meter*

20 mm (3/4") meter assembly and box	\$1,314.00
25 mm (1") meter assembly and box	\$1,434.00
40 mm meter assembly and box	\$1,952.00

***Fees for Installation of Water Meters on Other Connections***

<i>Size of Standard Meter</i>	<i>Meter on City Property</i>	<i>Meter on Private Property</i>
20 mm (3/4")	\$ 4,122.00	\$ 652.00
25 mm (1")	4,310.00	1,057.00
40 mm (1 1/2")	4,696.00	1,736.00
50 mm (2")	4,855.00	2,085.00
75 mm (3")	16,944.00	5,907.00
100 mm (4")	18,527.00	6,269.00
150 mm (6")	60,510.00	12,815.00
200 mm (8")	62,235.00	15,553.00
250 mm (10")	84,082.00	23,732.00
300 mm (12")	92,968.00	32,624.00

**SCHEDULE H**  
**Miscellaneous Fees and Charges**

Additional charge for inaccessible meter or appurtenance (per incident)	\$ 94.00
Special meter reading (per occurrence)	124.00
Customer requested meter test (deposit)	247.00
Charges for Returned Cheques	43.00
Residual Water Pressure Estimate Fee	
Original calculation	44.00
Additional copies for same location	11.00
Miscellaneous water information requests (per hour)	56.00

City Crew call out fee (normal working hours) (per hour or portion thereof)	124.00
City Crew call out fee (outside normal working hours) (per hour or portion thereof)	247.00
Frozen pipe thawing	At cost (Section 5.4)
Backflow Prevention Assembly Test Report Fee	21.00"

7. 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.

8. This by-law is to come into force and take effect on January 1, 2025.

ENACTED by Council this      day of      , 2024

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

## APPENDIX C

### Proposed Amendments to Water Works By-law No. 4848

This document is being provided for information only as a reference tool to highlight the proposed amendments. The draft amending by-laws attached to the Council report RTS No. 16422 entitled '2025 Annual Review of Water Rates and Water Works By-law Amendments' represent the amendments being proposed to Council for approval. Should there be any discrepancy between this redline version and the draft amending by-laws, the draft amending by-laws prevail.

#### 1.1 Interpretation

"BUILDING SITE" means premises containing

- (a) a building under construction and not previously occupied, or
- (b) an existing building being renovated where the estimated value of the construction is more than ~~\$250,000~~ \$255,000 or 100% of the building's latest assessed value according to the records of the British Columbia Assessment Authority;

#### 2.1 Required Meter Service

A meter is required, and the applicable fees must be paid by the customer in accordance with Schedules A and G of this By-law, for:

- (a) new premises;
- (b) a building site;
- (c) existing commercial premises; ~~or~~
- (d) City and Vancouver Board of Parks and Recreation premises; or
- ~~(d)~~ (e) any premises where, in the opinion of the Collector or the City Engineer, the volume of water being used is at least 50% greater than the average volume of water typically used by similar premises, as calculated by the City Engineer in setting the flat rate service charges in Schedule B.

#### 2.13 Temporary Water Service During Construction

An owner or contractor who requires temporary water service:



~~(a) — for construction of a dwelling with an existing unmetered water service, shall be entitled to water for construction purposes only, without charge, for a period of four months commencing from the date of the Building Permit. The Engineer may, upon application by the owner or contractor, grant an extension of such period for such time as the Engineer deems reasonable. The rates prescribed in Schedule "B" shall apply to the premises upon expiration of the aforesaid period of four months, or any extension thereof granted by the Engineer or upon occupancy of the dwelling, whichever event occurs first.~~

~~(b) — for any construction purpose other than that set out in clause (a) hereof, shall be supplied water either at the flat rate as set out in Schedule "F" or at the metered rate as set out in Schedule "D", as required by the Engineer or Collector. All charges for the installation, maintenance and abandonment of a water meter or temporary service pipe shall be in accordance with section 5.4 herein.~~

(a) for construction of a building containing no more than two dwelling units or a single detached house with a laneway house on a site with an existing unmetered water service, shall continue to be supplied water at the applicable flat rate set out in Schedule "B" ending on the date that the required metered water service is installed;

(b) for construction of a building containing no more than two dwelling units or a single detached house with a laneway house on a site with an existing metered water service, shall continue to be supplied water at the applicable rate set out in Schedule "D"; and

(c) for any construction purpose other than that set out in subsections (a) or (b), shall be supplied water at the applicable flat rate set out in Schedule "F" commencing on the date that the initial building permit is issued and ending on the date that a new metered water service is installed, or reconnection of the existing metered water service has been approved and carried out.

For clarity, once the construction period described in subsection (c) above has commenced, any charges for the supply of water under Schedule "B" or Schedule "D" will no longer apply, and once the construction period described in subsections (a) or (c) above has ended, water shall be supplied at the metered rate set out in Schedule "D".

All charges for the installation, maintenance and abandonment of a water meter or temporary service pipe shall be in accordance with section 5.4 herein.

## 6.20 Adjustment for Underground Leak

If, in the opinion of the Engineer, an underground leak that is between the service pipe and the main buildings on the premises has resulted in an increase in water consumption and has, in the opinion of the Engineer, been repaired by the customer in such a manner as to effectively prevent future leaks of a similar nature, ~~which might include replacement of the entire private service pipe if it is more than 24 years old or, if it is made of cement-lined ductile iron, more than 50 years old,~~ the Collector may:

(a) estimate the water consumption based on:

(i) an average of the water consumption for the same meter reading period in the three previous years, except that if, in the opinion of the Collector, one or more of those years appears to have a water consumption rate that is not reasonably representative of the usual water consumption pattern, the Collector may calculate the average using any three previous years, or

(ii) if there is no water consumption history, median consumption rates for similar properties; and

(b) issue an amended bill for the period between the end of the meter reading period in which the leak was fixed, and the beginning of the meter reading period containing the unusual increase, as determined by the Collector, to a maximum adjustment of three meter reading periods, if the customer took reasonable steps, in the opinion of the Engineer, to address the issue within 14 days of either the meter billing date on which the meter bill indicated an unusual increase in water consumption, or the date of notification from the City regarding an unusual increase in water consumption, whichever is dated earlier.

## **SCHEDULE B**

### **Annual Flat Rate Service Charges for Residential Properties**

The following charges apply to unmetered single detached houses and dwellings comprising not more than two separate dwelling units:

Single detached house \$ 867.00

Single Detached House with secondary suite or laneway house 1,176.00

Single Detached House with secondary suite and laneway house 1,486.00

For each strata title duplex 587.00

Parking Lot/~~Community Garden~~ \$ 265.00

Water Service - Turned Off 198.00

Other Property 198.00