



City of Richmond

Report to Committee

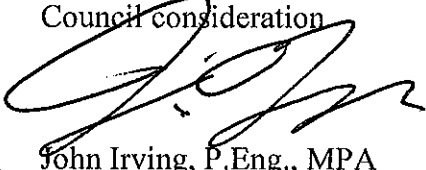
To: Public Works and Transportation Committee
From: John Irving, P.Eng., MPA
 Director, Engineering
Re: Multi-Family Water Meter Program Update

Date: September 1, 2010
File: 10-6650-02/2010-Vol
 01

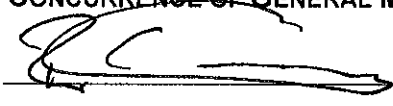
Staff Recommendation

That the Multi Family Water Metering Program be submitted in the 2011 utility budget for Council consideration

ACTING
 DIRECTOR
 FOR



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

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER		
Water Services	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
REVIEWED BY TAG	YES	NO	REVIEWED BY CAO	YES	NO
<i>CJC</i> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Heter</i> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff Report

Origin

At the October 26, 2009 Regular Council Meeting, Council adopted the following motion:

“That:

(2) the existing voluntary metering program be continued for single-family homes and that the funding available to multi-family properties for voluntary metering be formally increased in the Waterworks and Water Rates Bylaw to the greater of \$60,000 per strata or \$500 per unit, and that \$2 million funding is made available for multi-family metering annually;”

This report outlines the current status of the Residential Water Meter Programs.

Analysis

Single-Family Water Metering

The City currently has mandatory metering for single-family dwellings where:

- A building permit application has been submitted for works valued at more than \$75,000;
- The property requires water service maintenance or renewal; and
- The watermain is being upgraded or replaced.

The Volunteer Single-Family Water Meter Program has been in place since 2004, and 10,690 voluntary meters installed as of July 31, 2010. A combined total of 17,171 single-family water meters have been installed through the volunteer and mandatory programs, representing approximately 59% of the total single-family and duplex homes in Richmond. Approximately 87% of the metered single-family dwellings have saved money compared to the flat rate.

Multi-Family Water Metering

Water meters are mandatory for all new multi-family dwellings. To date, there have been 43 mandatory water meters installed in multi-family complexes, comprising 2,137 units. All of these complexes have saved money since having water meters installed. Based on 2009 meter records, these complexes realized a 63% savings compared to the flat rate. However, these are relatively new complexes that may not have been fully occupied in 2009, therefore, existing consumption data may not represent their medium or long term water usage. The significant savings can also be attributed to new water-efficient fixtures (low-flow toilets, washing machines, shower heads, etc.) that are now either required or strongly encouraged by the City.

Council approved funding of \$2M in 2010 for voluntary metering of multi-family dwellings, and the program has received significant interest. To date, the City has received formal interest from 67 strata complexes to initiate the water metering implementation process, including 13 apartment and 54 townhouse complexes, accounting for 4,263 multi-family dwelling units. Ten strata complexes have passed resolutions and provided final approvals to the City for installation of

water meters. The City has completed the meter installation for two strata complexes, with the other eight in the construction design or pre-mobilization phase. The table below summarizes the statistics for the volunteer multi-family water meter applications.

	Multi-Family Complexes	Dwelling Units
In Process / Under Consideration	56	3,598
Strata Approved	10	574
Declined	1	91
Total Applications Received	67	4,263

As of August 31, 2010, only one strata complex has declined to proceed with the meter installation process after receiving the cost estimate for their meter installation. The meter installation cost for this 91-unit townhouse complex was relatively high due to their existing site servicing and plumbing.

Appendix A details the multi-family water meter implementation process.

Toilet Rebates

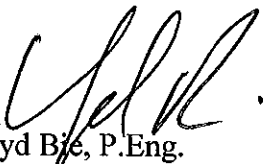
Toilets are the largest users of water in a residential home. The City currently offers a \$50 rebate for home owners that replace older, less efficient toilets with new 6 litre or dual flush toilets. The toilet rebate program started in January 2010 and has issued a total of 257 rebates to date. Staff is currently reviewing toilet rebate program participation and will make recommendations regarding the program, such as potentially increasing the rebate to \$75 or \$100, in a subsequent staff report.


Financial Impact

None at this time. Staff will bring forward recommendations for funding and continuation of the Multi-Family Water Meter Program for 2011 with the annual utility rate staff report in the fall.

Conclusion

The Multi-Family Water Meter Program has been very popular and there has been a significant amount of public interest. Existing 2010 funding will allow meter installations for approximately 60% of the applications received to date. Further funding of this project will be addressed in the annual utility rate staff report this fall.


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


Jason Ho, P.Eng.
Project Engineer
(1281)

Appendix A.

MULTI-FAMILY WATER METER PROGRAM IMPLEMENTATION PROCESS

