

**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, NOVEMBER 25, 2024**

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**PRESENTATION**

2025 Utility Budgets, Rates and Bylaw Updates – Chief Financial Officer and Director, Engineering, Parks and Environment

The Chief Financial Officer and Director, Engineering, Parks and Environment, provided a PowerPoint presentation regarding the “2025 Utility Budgets, Rates and Bylaw Updates” and responded to questions from Council.

**REPORT**

13. 2025 Utility Rates and Asset Management Update – File: 05-1820-04-0001/2025

Report: Chief Financial Officer and Director, Engineering, Parks and Environment, November 6, 2024

Moved by Councillor Girard, seconded by Councillor McIlroy

PURSUANT to the report of the Chief Financial Officer and the Director, Engineering, Parks and Environment, dated November 6, 2024, entitled “2025 Utility Rates and Asset Management Update”:

THAT the 2025 Utilities Budgets and the 2025-2029 Utilities Capital Plan, dated November 6, 2024, be endorsed;

AND THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2024, No. 9096” (Schedules I, J, K) be considered for readings.

**CARRIED UNANIMOUSLY**

R2024-11-25/13

**BYLAW – FIRST, SECOND AND THIRD READINGS**

14. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2024, No. 9096” (Schedules I, J, K)

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2024, No. 9096” (Schedules I, J, K) be given first and second readings;

AND THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2024, No. 9096” (Schedules I, J, K) be given third reading.

**CARRIED UNANIMOUSLY**

R2024-11-25/14



## Summary

- **2025 Rate increase :**
  - Multi-Unit dwelling of **\$107 (14%)** proposed
  - Duplex unit of **\$157 (14%)** proposed
  - Single-Unit dwelling of **\$173 (14%)** proposed
- **Rate Drivers:**
  - Metro Vancouver cost escalations are the major cost driver.
- **Asset Management** plans have progressed
  - Updates provided through 2024 – State of the Assets Report.

# Outline



## The Planning Environment - Metro Vancouver Costs

Metro Cost	2024 Budget	2025 Budget
GVS&DD Levy	\$10.0 M	\$16.7M
Water Purchases	\$8.8 M	\$10.1M
Solid Waste Tipping Fees	\$0.6 M	\$0.7 M
	\$19.4 M	\$27.5 M
<b>2025 Increase</b>		<b>\$8.1M (42)%</b>



- **NSWWTP:** The updated cost of \$3.86 billion is an increase of \$2.8 billion from the previous budget of \$1.058 billion that was established in 2020. The original cost estimate for the North Shore Wastewater Treatment Plant Program was \$700 million in 2013.
- The cost increase to \$3.86 billion is attributable to multiple factors according to Metro Vancouver, including the significant rework required to address design and construction deficiencies left by the terminated design-build contractor, the cumulative effect of inflation on construction and labour costs, volatile market conditions, and the large number of infrastructure projects competing for resources across the province.

## The Planning Environment - Metro Vancouver Costs

Received October 2023:

	2024	2025	2026	2027	2028	2029	5-yr. Δ
<b>Bulk Water</b>	7.6%	8.9%	6.4%	3.5%	2.7%	-	<b>32.5%</b>
<b>GVS&amp;DD Levy</b>	14.3%	40.6%	24.1%	11.2%	1.6%	-	<b>125.3%</b>
<b>Tipping Fees</b>	5.5%	5.2%	5.0%	5.4%	5.1%	-	<b>29.1%</b>

Received October 2024:

	2024	2025	2026	2027	2028	2029	5-yr. Δ
<b>Bulk Water</b>	-	7.2%	6.5%	3.0%	2.4%	1.3%	<b>22.0%</b>
<b>GVS&amp;DD Levy</b>	-	67.9%	26.6%	16.4%	14.0%	12.7%	<b>217.9%</b>
<b>Tipping Fees</b>	-	5.2%	5.0%	5.4%	5.1%	4.9%	<b>28.4%</b>

(\$M's)	2024	2025	2026	2027	2028	2029	5-yr. Δ
<b>GVS&amp;DD Levy</b>	10.0	16.7	21.2	24.6	28.1	31.6	<b>21.7</b>

- Bulk Water and Solid Waste Tipping Fees generally consistent with prior forecast
- GVS&DD Levy significantly higher



## Asset Management Program 2024 State of Assets Report










November 2024



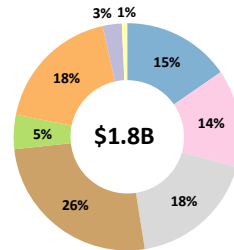
# Services & Assets Overview



## Service Areas and Asset Categories

-  Water Distribution
-  Wastewater Conveyance
-  Rainwater Management
-  Streets & Transportation
-  Parks & Public Spaces
-  Natural Areas
-  Buildings & Facilities
-  Fleet & Equipment
-  Information Technology

## Estimated Asset Replacement Values



Asset Category	Replacement Value (\$M)
Water Distribution	275
Wastewater Conveyance	250
Rainwater Management	326
Streets & Transportation	460
Parks & Open Spaces	87
Buildings & Facilities	330
Fleet & Equipment	48
Information Technology	14

**Notes:**

- <sup>1</sup> Estimated replacement value are based on currently available data as part of CNV's Tangible Capital Assets reporting. Estimated replacement valuations will be updated on an ongoing basis to reflect changes in market conditions.
- <sup>2</sup> Valuation of natural areas will be undertaken as part of the natural assets inventory and assessment in future years.
- <sup>3</sup> Land and Land Improvements are excluded from the asset categories and estimated asset replacement valuations.



## Water Distribution



Water Distribution

## Overview

**\$275M**

- Good
- Fair
- Poor

### Service Level Commitment

*Provide clean drinking water at fire flow pressures to our community for the long term*

### Strategic Objectives

- Ensure long-term water quality
- Support growth & development
- Enhance resiliency & water conservation

### Key Service Metrics [2023]

- Water main breaks 4 ↓
- Customer complaints 39 ↑

### Emerging Challenges

- Aging infrastructure impact on water quality
- Water conservation
- Universal metering (cost/benefit)

### Major Asset Type Condition

Asset Type	Good (%)	Fair (%)	Poor (%)
Water Mains	~65	~30	~5
Service Connections	~60	~35	~5
Valves	~60	~35	~5
Hydrants	~100	~0	~0
Pressure Valve Sta.	~60	~35	~5
Water Meters (ICI)	~60	~35	~5

Note: Condition for water assets is based on asset age and modeling of deterioration. Assets that are accessible like hydrants and valves are maintained annually to ensure serviceability. Over time, the condition records will be updated to reflect actual condition where data exists.

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Water Distribution

## Key Achievements

### Ensure long-term water quality

- Renewed water mains focusing on problematic cast iron mains that generate highest water quality complaints
- Reduced water quality issues caused by aging infrastructure through annual flushing program (6-10% annually)

### Support growth & development

- Updated hydraulic models to improve predictions of water pressures and quality changes due to upgrades and future growth scenarios

### Enhance resiliency & water conservation

- Continued installation of infrastructure for eventual implementation of universal metering to support water conservation efforts
- Ensured serviceability of hydrants and pressure reducing valves (PRVs) through regular inspections and maintenance
- Piloted seismic water main installations to increase resiliency & reliability

#### 2020 - 2024 Infrastructure Investments

Renewed & New Assets

- 2.4 km water mains
- 360 water connections
- 200 valves
- 250 water meters
- 56 hydrants

▲ Larson Rd. water main replacement (Bewicke & Larson and Westview & Larson segments shown) [2024]

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Water Distribution

# Proposed Investments



## Ensure long-term water quality

- Establish annual water main and valve replacement rate through upcoming AMP to address aging and undersized pipes and reduce water quality issues to maintain an overall condition rating of “good”
- 2025 investment represents a 1.5% system renewal

## Support growth & development

- Complete modeling scenarios for future growth to inform zoning changes and project prioritization
- Implement system-wide improvements to achieve updated standards for fire protection flow

## Enhance resiliency & water conservation

- Assess the water system's vulnerability to climate change and develop strategies to adapt infrastructure and operations accordingly
- Develop targets and strategies for reduction in water consumption

### 2025 - 2030 Infrastructure Investments

#### Renewed & New Assets

5-10 km	water mains
200-400	valves
	6 valve chambers



▲ West 27<sup>th</sup> St. water main replacement [2024]



# Wastewater Conveyance



Wastewater Conveyance
Overview

**\$250M**

- Good
- Fair
- Poor

**125 km** sanitary sewer mains  
**6,797** service connections  
**1,857** maintenance holes  
**6** lift stations

### Service Level Commitment

*Convey sewage to Metro Vancouver system at the lowest possible volumes and without discharge into the environment*

### Strategic Objectives

- Maintain state of good repair
- Support growth & development
- Minimize environmental impact & enhance resiliency

### Major Asset Type Condition

Asset Type	Good	Fair	Poor
Sanitary Mains	~85%	~10%	~5%
Service Connections	~45%	~45%	~10%
Maintenance Holes	~15%	~45%	~40%
Lift Stations	~25%	~45%	~30%

**Note:** Condition for wastewater assets is primarily based on asset age and modeling of deterioration. The condition of the lift station is reflective of the fact that mechanical and electrical systems for some stations are reaching end of their expected life and should be scheduled for refurbishment. However, lift stations are actively maintained and monitored to ensure they are serviceable.

### Key Service Metrics [2023]

- Sewer main blockages **5** ↑
- Service conn. blockages **8** ↓

### Emerging Challenges

- Aging infrastructure
- Inflow & infiltration (I&I) and wet-weather pricing
- Future growth needs and downstream capacity limitations

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Wastewater Conveyance
Key Achievements

### Maintain state of good repair

- Completed approximately 2.2km of new sanitary mains, replacing aging & undersized segments
- Assessed the condition of sanitary lift stations and identified necessary repairs and improvements

### Support growth & development

- Updated City's hydraulic model to identify current capacity limitation and required upgrades to support future development

### Minimize environmental impact & enhance resiliency

- Installed sanitary flow monitoring sensors to identify catchments with wet-weather flows and prioritize for relining, repair or replacement
- Investigated areas suspected of I&I with smoke testing to identify possible cross-connections

### 2020 - 2024 Infrastructure Investments

Renewed & New Assets

- 2.2 km** sanitary sewer mains
- 185** sanitary service connections
- 25** sanitary maintenance holes

▲ East 13<sup>th</sup> Street sanitary decommissioning

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Wastewater Conveyance

# Proposed Investments



### Maintain state of good repair

- Establish annual sanitary sewer main replacement through upcoming AMP with a goal to maintain an overall condition rating of "good"
- Replace lift stations reaching end of useful life
- Develop a multi-year CCTV inspection program to assess condition of at least 5% of sanitary sewer system per year and guide future investments
- 2025 investment represents a 1.3% system replacement

### Support growth & development

- Collaborate with external parties to support new housing projects
- Update hydraulic model to reflect upcoming zoning and density changes

### Minimize environmental impact & enhance resiliency

- Continue to monitor inflow & infiltration (I&I) using flow meters and mitigate I&I through ongoing renewal of mains and maintenance holes
- Identify and repair cross-connection from storm system

### 2025 - 2030 Infrastructure Investments


#### Renewed & New Assets

3-8 km	sanitary sewer mains
2	lift stations
50	sanitary maintenance holes




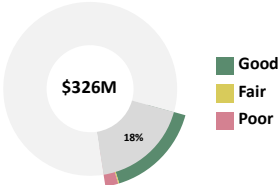
# Rainwater Management





**Rainwater Management**  
**Overview**





**\$326M**

- Good
- Fair
- Poor

**Service Level Commitment**  
*Reduce nuisance and risk of damage from flooding and protect aquatic health*

**Key Service Metrics** [2023]

- Reactive main repairs 11 ↓
- Properties flooded 11 ↑

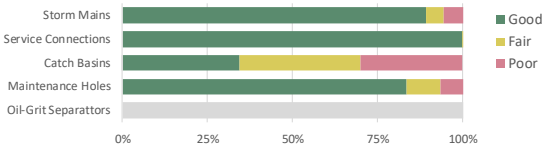
**Strategic Objectives**

- Maintain & expand citywide storm system
- Improve urban watershed management
- Improve resiliency & climate adaptation

**Emerging Challenges**

- Aging assets & system expansion
- Climate change impacts with higher intensity of rainfall events
- Increased impervious areas due to development & densification

**Major Asset Type Condition**



Note: Condition for rainwater management assets is primarily based on asset age and modeling of deterioration. Assets that are accessible like catch basins, manholes and oil-grit separators are maintained annually to ensure serviceability. Overtime the condition records will be updated to reflect actual condition where data exists

**160 km** storm mains

**5,424** service connections

**3,598** catch basins

**1,794** maintenance holes

**10 km** ditches & swales


**4,750 m<sup>2</sup>** rain gardens

**2** detention ponds


**22** oil-grit separators



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**Rainwater Management**  
**Key Achievements**



**Maintain & expand citywide storm system**

- Completed over 3km of new storm mains to build out system
- Replaced over 2 km of aging & undersized segments
- Implemented a citywide flow monitoring data collected network to assess asset performance and improve modeling

**Improve urban watershed management**

- Updated City's hydraulic model to identify current capacity limitation and required upgrades to support future development
- Implemented the Stormwater Management Requirements for new developments


**Improve resiliency & climate adaptation**

- Built new source controls, such as raingardens and exfiltration catch basins, to manage runoff from urban areas and mitigate flooding during extreme weather events
- Collaborated with local organizations to restore riparian and aquatic habitat and increase biodiversity along City's streams


**2020 - 2024 Infrastructure Investments**

Renewed & New Assets

- 5.2 km** storm mains
- 190** storm connections
- 180** catch basins
- 121** maintenance holes
- 1,400 m<sup>2</sup>** rain gardens



▲ 23<sup>rd</sup> & Ridgeway storm inlet improvement (during construction) [2022]



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# Proposed Investments



## Maintain & expand citywide storm system

- Establish annual storm main replacement through upcoming AMP
- Develop a multi-year CCTV inspection program to assess condition of at least 5% of storm sewer system per year and guide future investments
- Construct new storm sewers in areas not currently serviced, replacing open ditches or shallow drain tiles in coordination with development
- 2025 investment represents a 0.6% system replacement

## Improve urban watershed management

- Develop design guidelines and implement blue-green system pilot projects to mitigate flood risks and restore ecosystem functions

## Improve resiliency & climate adaptation

- Improve receiving water health through pre-treatment facilities like rain gardens, infiltration galleries, detention ponds, and oil-grit separators
- Monitor, assess, and mitigate slope stability, erosion, and localized creek flood hazards to address more extreme weather events

### 2025 - 2030 Infrastructure Investments

#### Renewed & New Assets

4-8 km	storm mains
100	catch basins
50	maintenance holes



▲ Greenwood Park rain garden [2023]

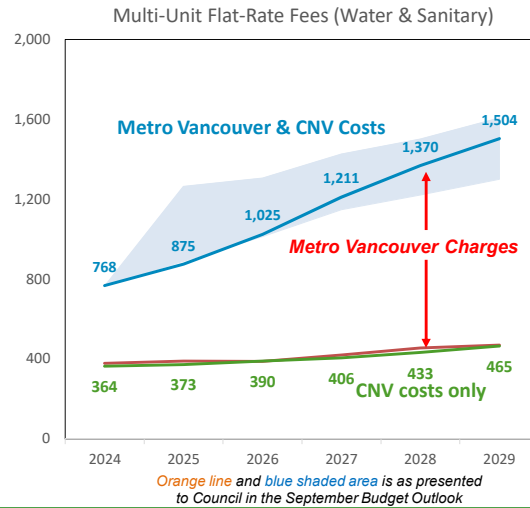


## Utilities Budget Overview



## 2025-2029 DRAFT Utility Rates

- **Metro Vancouver cost drivers**
  - NSWWTP
  - MV estimated increased water volumes and rates
  - Higher solid waste “tipping fees”
  
- **CNV cost drivers**
  - Collective bargaining agreements
  - General inflation



## 2025 Utilities Overview

Division	2024 Budget	2025 Budget	Increase	%
Water	\$19.0M	\$21.5M	\$2.5M	13%
Sewer & Drainage	\$25.5M	\$32.7M	\$7.2M	28%
Solid Waste	\$4.2M	\$4.4M	\$0.2M	5%
<b>Total</b>	<b>\$48.7M</b>	<b>\$58.6M</b>	<b>\$9.9M</b>	<b>20%</b>

- **Water:** 15% increase in Metro Vancouver’s bulk water charges
- **Sewer & Drainage:** 68% increase in Metro Vancouver’s levy
- **Solid Waste:** 6% increase in Metro Vancouver tipping fees, and increased litter pick up.

## 2025 Water Utility Budget

Water (000's)	2024 Budget	2025 Budget	Variance	
<b>Revenue</b>				
Flat Rate Sales	10,438	10,960	522	Consistent with proposed rate increase
Metered Sales	5,382	5,651	269	
Penalties Flat Rate	16	17	1	
Transfer from DNV	169	175	6	
Water Connection Fees/Permits	815	840	25	
	<b>16,820</b>	<b>17,643</b>	<b>823</b>	
<b>CNV Expenses</b>				
Wages and Benefits	1,564	1,524	-40	Staff costs moved to Financial services account, plus new supervision and engineering expenses
Financial Services	1,188	1,490	302	
Capital	5,814	5,858	44	
Other	522	327	-194	
	<b>9,088</b>	<b>9,199</b>	<b>111</b>	
<b>Metro Expenses</b>				
Water Purchases	8,830	10,137	1,307	Increased Metro Vancouver Rates (See Slide 5)
Transfers from Reserves (net)	1,097	1,694	597	Reserves can be decreased, off-setting rate impacts, while maintaining adequate contingency

## 2025-2029 Water Capital

2025-2029 Plan	2025	2026	2027	2028	2029	25-29 Avg.	
Water Main Replacement	5,242	5,504	5,779	6,068	6,371	5,793	
Connection Replacement	210	221	232	243	255	232.2	
Water Meter Replacement	180	180	200	200	200	192	
Valve Replacement Program	158	165	174	182	191	174	
Hydrant Installations	53	55	58	61	64	58.2	
Pressure Reducing Station Upgrades	0	50	50	50	50	40	
Equipment Water	16	17	17	18	19	17.4	
Water Sampling Station	0	17	18	19	20	14.8	
<b>Total</b>	<b>5,858</b>	<b>6,208</b>	<b>6,527</b>	<b>6,841</b>	<b>7,171</b>	<b>6,521</b>	2025-29 Plan consistent with prior plan
<b>2024-2028 Plan</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>25-29 Avg.</b>	
<b>Total</b>	<b>5,973</b>	<b>6,072</b>	<b>6,381</b>	<b>6,683</b>		<b>6,277</b>	

## 2025 Sewer & Drainage Budget

Sewer & Drainage (000's)	2024 Budget	2025 Budget	Variance
<b>Revenue</b>			
Flat Rate Sales	11,036	13,464	2,428
Metered Sales	5,083	6,202	1,119
Drainage Levy	4,183	4,768	585
Sewer Connection Fees	1,314	1,380	66
Other	28	29	1
	<b>21,644</b>	<b>25,843</b>	<b>4,199</b>
<b>CNV Expenses</b>			
Wages and Benefits	1,681	1,624	-57
Financial Services	1,091	1,570	479
Capital	9,680	7,979	-1,701
Other	1,007	730	-277
	<b>13,459</b>	<b>11,903</b>	<b>-1,556</b>
<b>Metro Expenses</b>			
GVS&DD Levy	9,964	16,722	6,758
<b>Transfers from Reserves (Net)</b>			
	<b>1,779</b>	<b>2,782</b>	<b>1,003</b>

Consistent with proposed rate increase

Staff costs moved to Financial Services, plus new supervision and engineering expenses

Down due to reduction of one-off projects in 2024 (Mosquito Creek Channel Improvements & Creek Hazard Management).

Increased Metro Vancouver Rates (See Slide 5)

Reserves can be decreased, off-setting rate impacts, while maintaining adequate contingency

## Sanitary Sewer Capital

2025-2029 Plan	2025	2026	2027	2028	2029	2025-9 Avg.
Sewer Utility Main Replacement	2,813	2,954	3,101	3,256	3,419	3,109
Sanitary Sewer Private Side I&I Management	0	350	350	350	350	280
Sewer Utility Pump Station Major Upgrades	250	50	50	50	50	90
Sanitary Maintenance Hole Upgrading	139	146	153	161	169	153.6
Inspection Chamber Connection Install & Replace	131	138	145	152	160	145.2
Flow Monitoring Station Install	60	60	60	60	60	60
Equipment Sewers	21	22	23	24	26	23.2
<b>Total</b>	<b>3,414</b>	<b>3,719</b>	<b>3,882</b>	<b>4,053</b>	<b>4,233</b>	<b>3,860</b>

2024-2028 Plan	2025	2026	2027	2028	2029	2025-9 Avg.
<b>Total</b>	<b>4,001</b>	<b>3,781</b>	<b>3,947</b>	<b>4,122</b>		<b>3,963</b>

2025-29 Plan consistent with prior plan

## Storm Drainage Capital

2025-2029 Plan	2025	2026	2027	2028	2029	25-29 Avg.
Storm Main Replacement	2,041	2,143	2,250	2,363	2,481	2,256
Storm Infill	1,181	1,240	1,302	1,367	1,436	1,305
Catch Basin Replacement and Conversion	432	453	476	500	525	477.2
Maintenance Hole Installations	244	256	269	282	296	269.4
Clean Storm Water Discharge	250	250	500	525	551	415.2
Culvert Replace and Rehabilitation	0	50	150	200	210	122
Creek Hazard Management Infrastructure	50	50	50	50	50	50
Storm IC and Connection Install and Replace	83	87	91	96	101	91.6
Flow Monitoring Station Installation	63	66	69	73	77	69.6
Stream Environmental Enhancement	40	0	0	0	0	8
Driveway Culvert Installation	0	15	15	15	15	12
<b>Total</b>	<b>4,384</b>	<b>4,611</b>	<b>5,173</b>	<b>5,471</b>	<b>5,741</b>	<b>5,076</b>

2024-2028 Plan	2025	2026	2027	2028	2029	25-29 Avg.
<b>Total</b>	<b>4,930</b>	<b>4,990</b>	<b>5,332</b>	<b>5,636</b>		<b>5,222</b>

2025-29 Plan consistent with prior plan

## Solid Waste Budget

Solid Waste (000's)	2024 Budget	2025 Budget	Variance
<b>Revenue</b>			
Refuse Levy	993	1,028	35
Green Can	1,161	1,196	35
Eco Levy	1,382	1,424	42
Refuse Tags	13	13	0
Transfers	694	776	82
	<b>4,243</b>	<b>4,437</b>	<b>194</b>
<b>Expenses</b>			
Wages and Benefits	2,298	2,434	135
Goods and Supplies	224	316	92
Financial Services	906	890	-17
Other	814	796	-17
	<b>4,242</b>	<b>4,436</b>	<b>194</b>

Consistent with proposed rate increase

Includes additional solid waste supervision and new Public Waste Bins



Recommendations & Regional Comparative

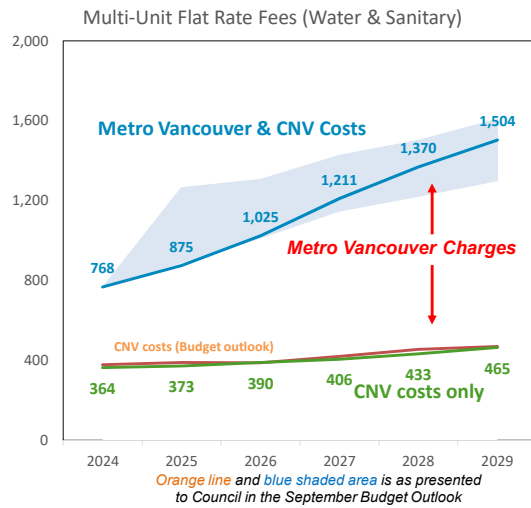
## 2025-2029 DRAFT Flat Rate Utility Rates

2024-2028 Plan	2024	2025	2026	2027	2028
Total Multi-Unit (Flat)	\$768	\$858	\$959	\$1,068	\$1,140

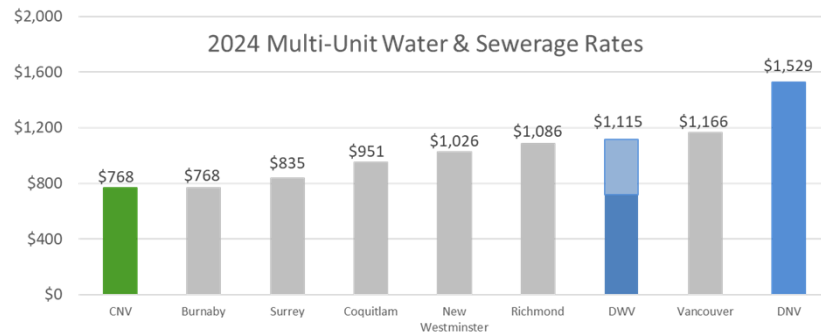
2025-2029 Plan	2024	2025	2026	2027	2028	2029
Water	\$371	\$390	\$418	\$452	\$489	\$534
CNV	198	206	215	225	239	263
Metro	173	184	203	227	250	271
Sanitary Sewer	\$397	\$485	\$607	\$759	\$881	\$970
CNV	166	167	175	181	194	202
Metro	231	318	432	578	687	768
Subtotal	\$768	\$875	\$1,025	\$1,211	\$1,370	\$1,504
YoY Change	\$0	\$17	\$66	\$143	\$230	

- 2025 Flat Rate Utility Rates \$17 more than projected in December 2023





## Regional Rates



*\*DWV has metered rates. The two tiers are what they publish as an estimated median cost (\$716) and what the CNV has recalculated based on typical water consumption for a multi-unit dwelling (\$1,115).*

*\*\* Richmond and New West also use meters for water, but have rates within their bylaws for units without meters.*

**CNV's 2025 Flat Rate Utility fees will remain competitive across the region**

## Recommendation

- THAT the 2025 Utilities Budgets and the 2025-2029 Utilities Capital Plan, dated November 6, 2024, be endorsed;
- AND THAT the following bylaws be considered:
  - "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2024, No. 9096".

## Summary

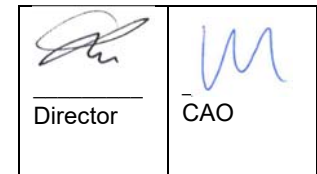
- Supports CNV's asset management program
  - Ensuring sustainable service delivery that residents expect
- Smooths in rate increases needed to fund Metro Vancouver's North Shore Waste Water Treatment Plant, capital programs, and increasing rates



*A balanced approach overall*



Thank you.



The Corporation of **THE CITY OF NORTH VANCOUVER**  
**FINANCE DEPARTMENT**  
**ENGINEERING, PARKS AND ENVIRONMENT DEPARTMENT**

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer  
Karyn Magnusson, Director, Engineering, Parks and Environment

Subject: 2025 UTILITY RATES AND ASSET MANAGEMENT UPDATE

Date: November 6, 2024 File No: 05-1820-04-0001/2025

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*The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.*

**RECOMMENDATION**

PURSUANT to the report of the Chief Financial Officer and the Director, Engineering, Parks and Environment, dated November 6, 2024, entitled “2025 Utility Rates and Asset Management Update”:

THAT the 2025 Utilities Budgets and the 2025-2029 Utilities Capital Plan, dated November 6, 2024, be endorsed;

AND THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2024, No. 9096” be considered for readings.

**ATTACHMENTS**

1. 2025 Rates and Levies Summary (CityDocs [2596669](#))
2. 2025-2029 Water Utility Capital Plan (CityDocs [2588414](#))
3. 2025 Water Budget (CityDocs [2587303](#))
4. 2025-2029 Sewerage & Drainage Utility Capital Plan (CityDocs [2588433](#))
5. 2025 Sewerage & Drainage Budget (CityDocs [2588602](#))
6. 2025 Solid Waste Budget (CityDocs [2588627](#))
7. “Fees and Charges Bylaw, 2024, No. 9000” – Schedules I, J, K – Tracked changes versions (CityDocs [2595451](#))
8. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2024, No. 9096” (CityDocs Pt. 1 [2590573](#), Pt. 2 [2591522](#))

## PURPOSE

The purpose of this report is to provide Council with recommended budgets for the Water, Sewerage & Drainage, and Solid Waste utilities, as well as recommended 2025 utility rates and bylaw amendments.

## BACKGROUND

CNV's utilities fees fund its Water, Sewerage & Drainage, and Solid Waste utilities. Utility rate levels are driven by CNV's requirements for reliable ongoing operations, capital maintenance/renewal programs, and prudent reserves. The rates charged to property owners also include the portion required to fund the Metro Vancouver component, which provides the regionally serving portion of the service. CNV's utility fees are typically set in the fall each year in order to allow the preparation of utility bills for mailing in January.

## DISCUSSION

The proposed 2025 flat rate utility fees for a multi-unit dwelling are follows:

Flat Rate Utility Fees Multi-Unit Dwelling*	2024	2025	Net Change	Net Change %
<b>Water</b>				
<i>City of North Vancouver</i>	\$198.00	\$206.00	\$8.00	4.0%
<i>Metro Vancouver</i>	<u>\$173.00</u>	<u>\$184.00</u>	<u>\$11.00</u>	<u>6.4%</u>
<b>Total Water</b>	<b>\$371.00</b>	<b>\$390.00</b>	<b>\$19.00</b>	<b>5.1%</b>
<b>Sanitary Sewer</b>				
<i>City of North Vancouver</i>	\$166.00	\$167.00	\$1.00	0.6%
<i>Metro Vancouver</i>	<u>\$231.00</u>	<u>\$318.00</u>	<u>\$87.00</u>	<u>37.7%</u>
<b>Total Sanitary Sewer</b>	<b>\$397.00</b>	<b>\$485.00</b>	<b>\$88.00</b>	<b>22.2%</b>
<b>Total Flat Rate Utility Fee</b>				
<i>City of North Vancouver</i>	\$364.00	\$373.40	\$9.00	2.5%
<i>Metro Vancouver</i>	<u>\$404.00</u>	<u>\$502.00</u>	<u>\$98.00</u>	<u>24.3%</u>
<b>Total Flat Rate Utility Fee</b>	<b>\$768.00</b>	<b>\$875.00</b>	<b>\$107.00</b>	<b>13.9%</b>

\* Approximately ¾ of the CNV's flat rate residential utility customer base is multi-unit dwellings. Single family homes and duplexes make up the remainder. **Attachment 1** provides a summary of the proposed 2025 utility rates and levies for other dwelling types. Increases for other dwelling types are consistent (and slightly less than) those for Multi-units.

## Metro Costs

The above rates incorporate the latest increases to Metro Vancouver's regional rates as provided by Metro Vancouver in October 2024 over the next five years.

Metro Costs % Incr.	2025	2026	2027	2028	2029	5-year
Bulk Water	7.2%	6.5%	3.0%	2.4%	1.3%	<b>22.0%</b>
GVS&DD Levy	67.9%	26.6%	16.4%	14.0%	12.7%	<b>217.9%</b>
Tipping Fees	5.2%	5.0%	5.4%	5.1%	4.9%	<b>28.4%</b>

The largest increases in Metro Vancouver's rates are from the Greater Vancouver Sewer and Drainage District ("GVS&DD") and are for the North Shore Waste Water Treatment Plant ("NSWWTP"). The original Cost projection for this project was \$700 million, which

was subsequently raise to \$1.06 Billion. On June 12, 2024, Metro Vancouver approved a cost allocation and phasing framework for an additional \$2.8 billion increase to the NSWWTP budget, raising the total budget to \$3.86 billion. GVS&DD rates are increasing 218% over the upcoming 5 year period.

GVS&DD's rates come to CNV in the form of an annual levy. This levy is increasing from \$10.0 million to \$31.6 million over the plan period as shown in the table below.

<b>Metro \$M</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>5-year</b>
GVS&DD Levy	10.0	16.7	21.2	24.6	28.1	31.6	<b>21.7</b>

Further information on CNV's Asset Management Program, the budgets proposed for each of CNV's three utilities, and the proposed rate increases needed to fund each budget is provided below:

### **Asset Management**

The goal of CNV's Asset Management Program is to develop and implement a systematic and consistent approach to managing the City's physical assets, ensuring that decisions regarding service levels, asset maintenance, renewal, replacement, and funding are sustainable over the long term. This program directly supports capital planning and budget development, ensuring that infrastructure investments are strategic, cost-effective, and aligned with community needs.

The principles and objectives guiding CNV's asset management approach are outlined in CNV's Asset Management Policy and reinforced in the September 9th, 2024, Council Report titled Asset Management Approach and Strategy. These objectives drive initiatives that focus on enhancing CNV's knowledge of its physical assets and using modeling and scenario analysis to inform future planning.

Over the past few years, CNV has invested significantly in advancing asset management work for utility assets and integrating these improvements into capital planning and budgeting. With the completion of first-generation Asset Management Plans ("AMPs") for utilities, CNV now has a baseline inventory and dataset that tracks and models asset condition and performance. This data allows analysis of various investment scenarios to assess potential impacts on City infrastructure. Based on this analysis, CNV increased its annual investment levels last year to maintain the state of good repair over a twenty year time horizon, which remains consistent adjusted for inflation.

Updated utility models, developed with input from staff and consultants, further enable proactive planning by helping CNV evaluate current capacity and plan resource allocation for future growth.

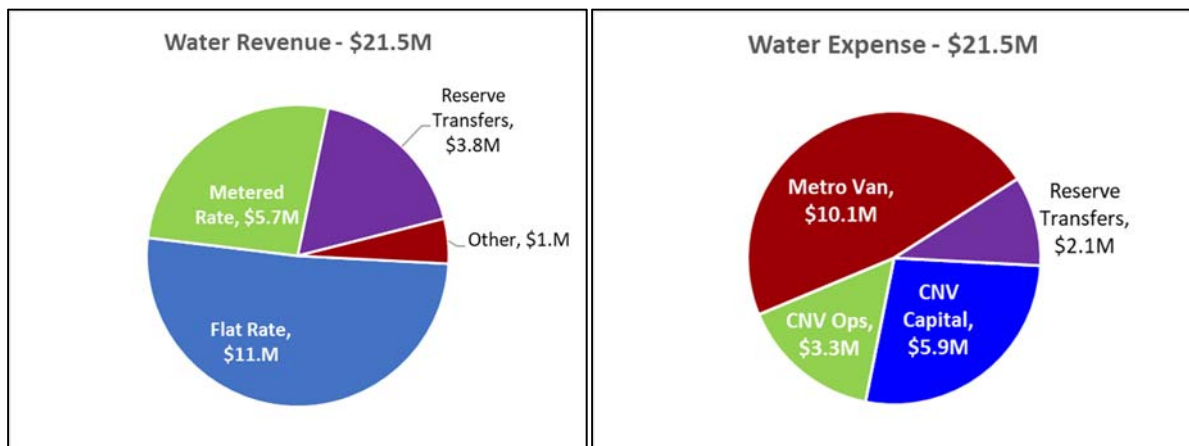
Beyond utilities, staff have also continued to enhance CNV's asset inventory and completed inspections and assessments of critical infrastructure, including bridges, roadways, and marine structures, and are developing a long-range rehabilitation plan to optimize capital spending. Staff are also working to better integrate natural assets and nature-based solutions into asset management and service delivery to support environmental protection, reduce costs, and enhance resilience.

Looking ahead, CNV will focus on developing the Asset Management Strategy to translate organizational and asset management objectives into practice. Additionally, staff will initiate further inventory and condition assessments, including a multi-year CCTV inspection program for sanitary and storm sewer mains. This data will refine asset condition information and support more precise modeling and prioritization of future capital investments.

As part of this year’s annual utility budget and capital plan update, staff will present the 2024 State of Assets Report, offering a summary of CNV’s water distribution, wastewater conveyance, and rainwater management assets. This annual report aims to provide a consistent, repeatable format for sharing asset information with Council and the community. This information not only includes an overview of the current state of City assets, but also provides the context for the proposed capital initiatives included in the budgets. The presentation will include a snapshot of the current asset inventory, condition, and estimated replacement value across service areas, as well as an overview of asset portfolios, current service levels, and key challenges and opportunities. The information presented is based on available data and is expected to become more complete and accurate over time.

### **Water Utility**

The Water Utility provides a water distribution system for residents and businesses in the City. The proposed overall 2025 Water Utility budget is \$21.5 million, and is comprised of a \$13.5 million Operating Budget and an \$8.0 million Capital Budget (including reserves transfers).



The proposed budget represents a \$2.5 million increase over 2024, driven by increased bulk water purchase charges from Metro Vancouver and increased capital expenditures and transfers to reserves needed to maintain the condition of CNV’s water distribution assets.

CNV’s 2025 Water revenues consist of flat rate utility fees, metered charges, and other fees (primarily connection and severance fees). CNV utilizes seasonal metered water rates to be consistent with Metro Vancouver’s model for selling its bulk water to all member municipalities by charging a higher rate from June 1 to September 30 each year. Seasonal rates are designed to create a pricing strategy that values water more in the

summer when alpine lake storage is most stressed. The Water Utility financial model assumes 35% of water usage will be in the peak periods and 65% in non-peak periods.

The 2025 increases proposed for CNV’s flat rates, which are primarily residential properties, are shown in the table below.

<b>Dwelling Type (\$ per annum)</b>	<b>2024</b>	<b>2025</b>	<b>Annual Net Change (\$)</b>
Single Unit	631	663	32
Duplex	529	556	27
Multi-Unit	371	390	19
Commercial, Churches/Halls	142	150	8
Water Cooling units	980	1,029	49
Schools/classroom	452	475	23
Minimum charge	631	663	32

The 2025 increases proposed for CNV’s metered (per cubic meter) rates, which are primarily commercial/industrial/hospital/school properties, are shown in the table below. It’s also proposed that the current tiered rate structure remain in place:

<b>Period</b>	<b>2024</b>	<b>2025</b>	<b>Annual Net Change (\$)</b>
Jan1 to May 31	1.5708	1.6493	0.0785
June 1 to Sept 30	1.9634	2.0616	0.0982
Oct 1 to Dec 31	1.5708	1.6493	0.0982

Bulk water purchases from Metro Vancouver account for 75% of CNV’s annual Water Utility’s operating costs. Metro Vancouver has recently provided CNV with its estimated volumes and 2025 rates. Metro Vancouver’s 2025 bulk water rates are increasing 7.2% over 2024. Water volumes consumed in the City are also expected to be increasing.

The proposed Water Utility Capital Budget is \$5.9M, consistent with the 2024 budget. This budget is primarily for construction projects to renew aging mains identified through CNV’s asset management program. **Attachment 2** lists the capital projects planned for the Water Utility in 2025-2029.

The 2025 Budget also includes \$0.7M for third party connections to new developments in the City consistent with 2024. Capital expenditures for third party connections are covered by a corresponding revenue increase and there is zero net impact to CNV.

In 2025, there is a net transfer from water reserves of \$1.7M (Transfer from Reserves of \$3.8M and Transfer to Reserves of \$2.1M) as CNV looks to draw down past surpluses that have accumulated due to lower than budgeted past expenditures and to replenish a capital contingency reserve established in 2023 (\$0.3M). Past surpluses enable proposed rate increases to be lower than would otherwise have been needed. The capital contingency reserve was established to provide funds for projects, including those related to extreme weather from climate change, not yet identified in CNV’s asset management plans and/or unanticipated costs related to connections to new developments. Should funds in reserves not be used in 2025, they would be retained within the Utility and can

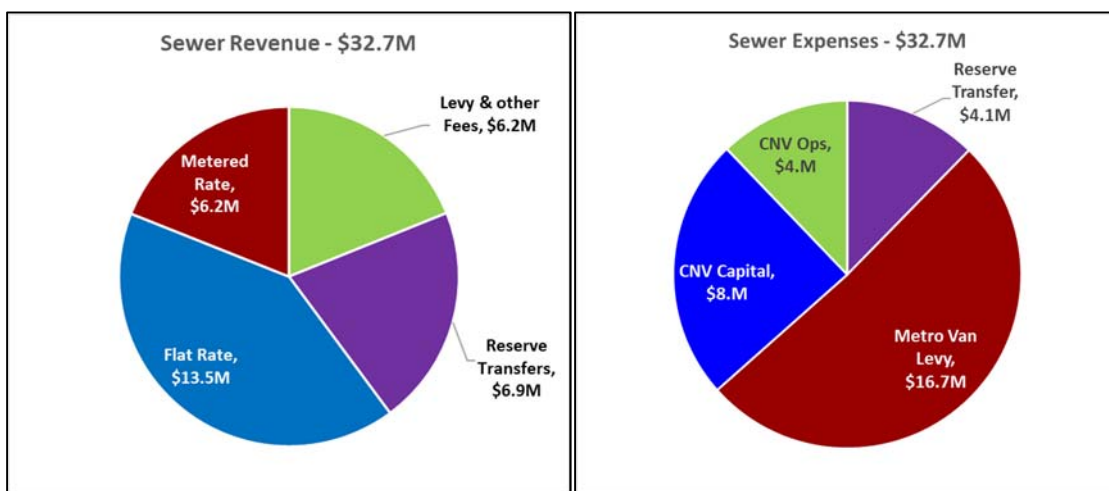
be used for future as yet unidentified capital projects (for example, as identified in future asset management studies) or to bring down rates in the future (ie. rate smoothing).

**Attachment 3** provides a full summary of the proposed 2025 Water Utility Budget.

**Sewer & Drainage Utility**

The Sewerage & Drainage Utility provides a sanitary and storm water collection system for the residents and businesses of the City.

The proposed overall 2025 Sewerage & Drainage budget is \$32.7 million, and is comprised of a \$20.7 million Operating Budget and a \$12 million Capital Budget (including reserves transfers).



The proposed budget represents a \$7.2 million increase over 2024. This increase is primarily driven by increased charges from Metro Vancouver. The Metro Vancouver levy accounts for approximately 81% of the operating expenses of the Sewerage & Drainage utility, and 51% of the total \$32.7M budget. Metro Vancouver has recently indicated its 2025 rates are increasing 68% over 2024.

CNV’s 2025 Sewer & Drainage revenue sources consist of sanitary sewerage flat rates and metered charges, a storm drainage levy, and other revenue streams (primarily connection and severance fees). The 2025 increases proposed for CNV’s flat rates (primarily residential) and metered rates per cubic meter (primarily commercial, industrial, hospitals, schools) are shown in the table below:

Dwelling type	2024	2025	Annual Net Change (\$)
<b>Flat Rates</b>			
Single unit	637	778	141
Duplex	590	720	130
Multi-unit	397	485	88
Commercial, churches/public halls	155	190	35
Combine/Minimum	637	778	141
<b>Metered Rates</b>	2.5901	3.1600	0.5699



Capital expenditures of \$7.9 million are planned for 2025, a decrease of \$1.7 million vs 2024. The majority of the decrease (\$1.3 million) is related to Drainage Annual Capital Program, resulting from the impact of one-off capital programs in 2024 (Mosquito Creek Channel Improvements and amounts in Creek Hazard Management). **Attachment 4** provides a full listing of the capital projects planned for the Sewerage & Drainage Utility in 2025-2029.

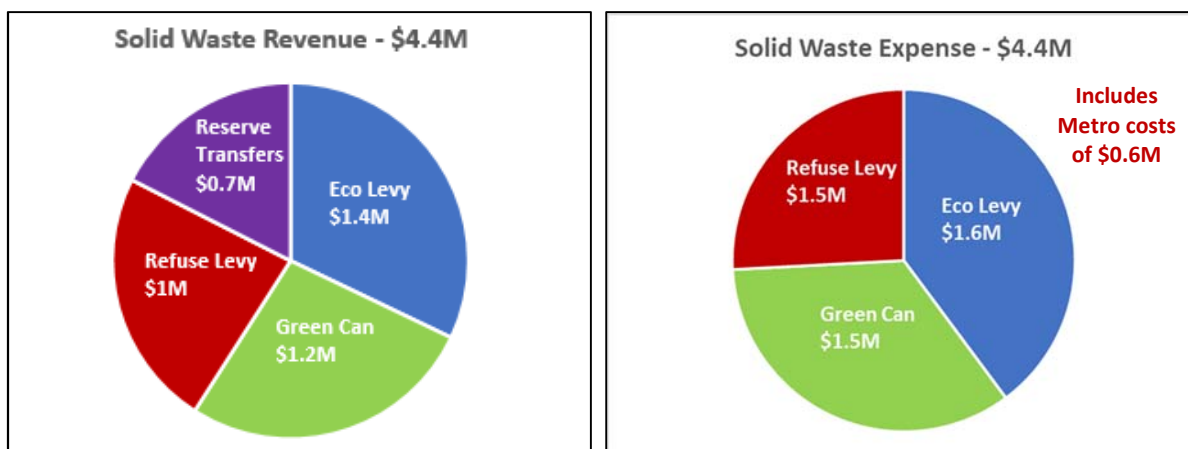
In prior years, the Sewerage & Drainage Utility Budget has included planned transfers to reserves to help moderate future rate increases as part of the “Smoothed Rate Plan” approved by Council in 2021. CNV can now draw down these reserves to help reduce rate impacts on utility customers driven by increasing NSWWTP costs. In 2025, the draft Sewer & Drainage budget shows a net transfer from Sewer & Drainage reserves of \$2.8M as CNV can draw down reserve balances to offset needed rate increases, while maintaining amounts required to fund previously appropriated projects and maintain a general contingency of 5-10% of expenditures.

**Attachment 5** provides a summary of the 2025 Sewerage & Drainage Budget.

### **Solid Waste Utility**

CNV’s Solid Waste Utility provides for the collection and disposal of residential curbside garbage and the recycling of Green Can materials (yard trimmings and food scraps) from single-family homes and smaller multi-family buildings. It also provides for public realm litter collection (including parks, streetscape, and plazas) and community waste reduction initiatives funded by the Eco Levy.

The proposed overall 2025 Solid Waste Utility budget is \$4.4 million. This Utility’s budget is entirely operating expenses.



The proposed 2025 budget represents a \$0.2M increase over 2024 and is primarily driven by inflationary pressures, the addition of additional solid waste supervision, and increased operational costs from collecting larger volumes of litter. Since the onset of the COVID-19 pandemic, the use of City parks, streetscapes and plazas has increased significantly, driving increased litter collection costs funded by the Eco Levy (Multi unit dwelling estimated rate increase of \$0.80). Additional multi-stream refuse and recycling receptacles in the public realm are needed to help manage these increased litter volumes

and to support CNV's waste diversion goals. The budget also includes funding for the replacement of aging single stream waste bins with more resilient animal resilient multi-stream bins to improve aesthetics, operations, and encourage recycling of materials.

The increases to Refuse (single unit dwelling increase of \$4) and Green Can (single unit rate dwelling increase of \$5) can be attributed to increased costs from Metro Vancouver, and inflationary increases to CNV costs. Each year, Metro Vancouver establishes the rate or "tipping fee" for materials received at regional Waste and Recycling Centres, with separate rates for garbage and organics (Green Can). The 2025 Metro Vancouver tipping fee for municipal garbage disposal will be \$141 per tonne, representing a \$7 per tonne increase from 2024, while the 2025 tipping fee for municipal organics will be \$115 per tonne, an increase of \$2 per tonne. 2025 projected tipping fees total \$0.6M (\$0.2M and \$0.4M for Refuse and Green Can, respectively), and represent 15% of the Solid Waste Utility annual budget.

In 2011, CNV implemented an Eco Levy so that waste diversion programs are funded by both residential and non-residential sectors. The Eco Levy ensures that CNV's litter program and additional waste diversion initiatives, such as the provision of public realm recycling and the dog waste collection (red bin) program, are managed and funded through CNV's solid waste utility. The use of City parks, streetscapes and plazas increased significantly during the pandemic and the expectation is that this usage will continue. There was approximately 325 tonnes of streetscape and parks litter collected in 2023 representing an increase of approximately 15% from 2022. Additional funding for the Eco Levy program has been used for the associated costs from increased collection of larger volumes of litter, along with a number of multi-stream refuse and recycling receptacles placed in the public realm. These initiatives will support CNV's waste diversion goals and continue to keep parks and streets clean.

Solid Waste Utility revenues are primarily generated by annual per dwelling user fees that vary by type of dwelling and an annual Eco levy based on property assessment values. CNV's Solid Waste Utility also benefits from a reserve generated from past surpluses that has sufficient funds to cover some of the Utility's operating costs.

The 2025 recommended rate increases for Refuse and Green Can are 3.0%, resulting in overall solid waste fee increases of 3.0% for single unit dwellings.

Single Unit Rates	2024	2024	Change	%
Refuse	\$138.00	\$142.00	\$4.00	2.9%
Green Can	\$165.00	\$170.00	\$5.00	3.0%

Multi unit dwellings are usually responsible for their own Refuse and Green Can disposal through third party entities, and only pay the Eco Levy. CNV's financial modelling assumes that, for 2025, the Eco Levy will be increased by 3.0% to cover increasing operational costs from collecting larger volumes of litter. Recommended changes to levies will be made to Council when it reviews the recommended 2025 Tax Rate Bylaw in Q2 2025.

**Attachment 6** provides a summary of the 2025 Solid Waste Budget.

## **NSWWTP Cost Recovery**

The GVS&DD Act doesn't establish specific requirements regarding how a municipality member of GVS&DD may recover their portion of MV levies. Council may consider using different methods.

There are two primary tools currently in place and available to CNV for recovering costs related to the NSWWTP:

- Flat rate user fee – applied against property parcels.
- Property tax – levied on assessed value

The District of West Vancouver (“DWV”) is implementing a special property tax levy to cover its share of NSWWTP cost overruns. DWV's reason for this approach is that some property tax levies can be deferred through the Province's Tax Deferral Program, whereas flat rate utility fees cannot.

CNV Finance staff propose the following framework to assess the above two different cost recovery tools:

<b>Considerations</b>	<b>Fee</b>	<b>Levy</b>
Fairness	✓	✓
Effectiveness	✓	
Efficiency	✓	

### **Fairness**

- The Fee option is considered fair from the perspective that sewer usage is more correlated to the number of dwellings/people living in the City than a property's value
- A Levy is considered fair from the perspective that higher property values/net worth are correlated to one's ability to pay. This option also offers an option to residents over 55 (but not businesses or those under 55) to defer the levy.

### **Effectiveness**

- Fees are the traditional way that municipalities in BC recover Metro Vancouver costs, and are a proven method.
- With regards to the Levy option:
  - Some municipalities use levies to recover portions of their utilities costs, but it is less common. CNV has Drainage and Eco levies.
  - Utilities fees were deferrable up until the 1980s when the Province rescinded the ability to defer these utility fees.
  - The Province does not currently allow CNV's Drainage or Eco levies, used to recover a portion of utility costs, to be deferred.
  - The Province funds the current tax deferral program. It is not known if the Province is supportive of funding a larger property tax deferral program driven by deferrals of NSWWTP levies.

**Efficiency**

- CNV has both Fee and Levy utility financing tools in place already, however moving sewer costs into property taxes is a new approach and likely to create additional questions from residents.

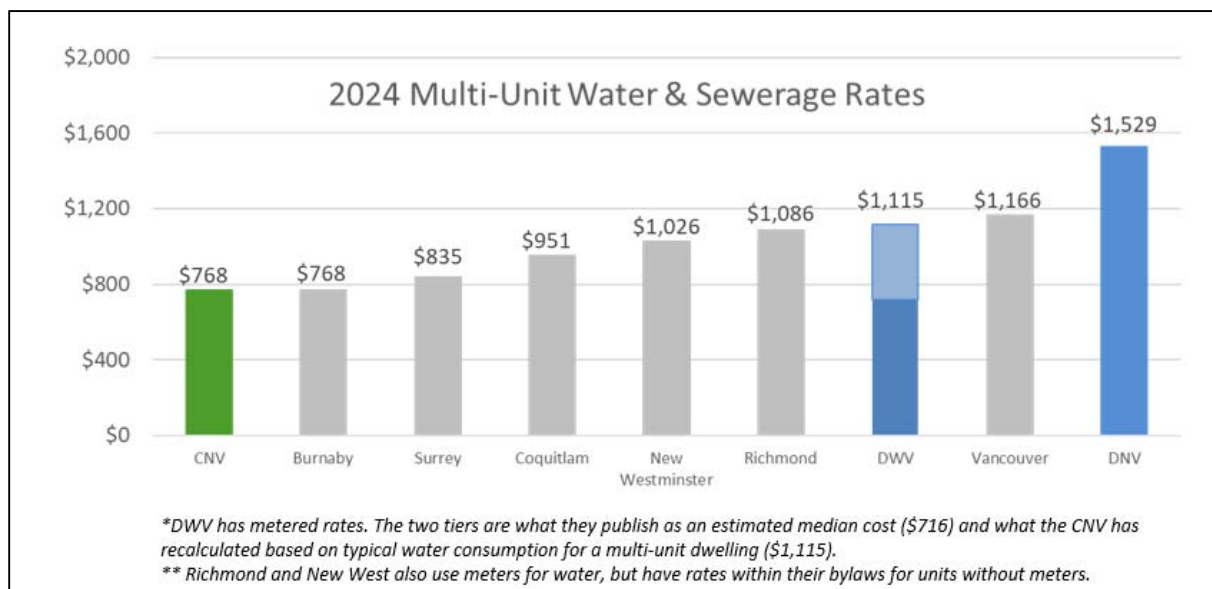
Based on the application of the above framework, Finance Staff have prepared the 2025 Utilities budget and recommended rates assuming NSWWT costs are recovered through CNV’s current fee cost recovery model.

**FINANCIAL IMPLICATIONS**

To summarize, the proposed 2025 flat rate utility fees by dwelling type are the following:

Dwelling Type	2024 Net Flat Rate	2025 Net Flat Rate (proposed)	Net Change \$	Change %
Multi-Unit	\$768	\$875	\$107	14%
Duplex	\$1,119	\$1,276	\$157	14%
Single Unit	\$1,268	\$1,441	\$173	14%

CNV’s utility rates are currently the lowest on the North Shore and continue to be competitive through the region.



Council adopted the “Development Cost Charges Bylaw, 2026, No 8471” on July 25, 2016. The bylaw provides for the collection of DCC’s for the Water and Sewerage & Drainage utilities. The fees collected under the Bylaw are also an important funding source for CNV’s utilities as the systems are upgraded and expanded to meet increasing service demands. Staff are in the early stages of a project to update CNV’s DCC program and plan to bring proposed updates to Council for consideration in spring 2025. Changes to CNV’s DCC rates are outside of the scope of this report.

## INTER-DEPARTMENTAL IMPLICATIONS

This report has been prepared collaboratively by CNV's Finance and Engineering, Parks & Environment departments. The Leadership Team also reviewed the recommendations at its November 6, 2024 meeting.

## STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The recommended rates provide the funding to support the following goals and objectives of the 2014 Official Community Plan:

- 8.1.3 Consider stormwater management opportunities in streets, laneways and open spaces where appropriate;
- 8.1.9 Pursue the reduction of waste throughout the full lifecycle of production, consumption, recycling and disposal to achieve local and regional waste management goals;
- 8.2.1 Maintain or improve service levels related to water supply, sewers, transportation, communication and energy infrastructure;
- 8.2.2 Identify and monitor the condition of our infrastructure on a regular basis in order to identify the remaining operational life of individual elements, and to identify and rectify weaknesses before failure, thereby optimizing capital and maintenance program expenditures;

The proposed utility rates also support Council's commitment to being fiscally responsible through rates that balance operational and capital renewal needs with the impact on the ratepayer.

RESPECTFULLY SUBMITTED:



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Larry Sawrenko  
Chief Financial Officer

RESPECTFULLY SUBMITTED:



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Karyn Magnusson  
Director, Engineering, Parks and Environment

The City of North Vancouver  
Rates and Levies Summary

	2024 **DWV	2024 ***DNV	2024 CNV	2025 CNV	Increase \$ %	
<b>MULTI-UNIT DWELLING</b>						
Flat Rate Water	\$ 503.82	\$ 743.20	\$ 371.00	\$ 390.00		
<b>Multi-Unit Net Water</b>	<b>503.82</b>	<b>743.20</b>	<b>371.00</b>	<b>390.00</b>	<b>19.00</b>	<b>5.1%</b>
Flat Rate Sanitary Sewer	611.00	786.70	397.00	485.00		
Storm Drainage Levy (estimate)	17.22	-	78.30	89.30 *		
<b>Multi-Unit Net Sewer &amp; Drainage</b>	<b>628.22</b>	<b>786.70</b>	<b>475.30</b>	<b>574.30</b>	<b>99.00</b>	<b>20.8%</b>
<b>Water/Sanitary/Storm</b>	<b>\$ 1,132.04</b>	<b>\$ 1,529.90</b>	<b>\$ 846.30</b>	<b>\$ 964.30</b>	<b>\$ 118.00</b>	<b>13.9%</b>
Recycling - Multi Unit	-	20.80	-	-		
Eco Levy (estimate)	83.15	-	25.80	26.56 *		
<b>Total Multi Family Solid Waste</b>	<b>\$ 83.15</b>	<b>\$ 20.80</b>	<b>\$ 25.80</b>	<b>26.56</b>	<b>0.76</b>	<b>2.9%</b>
<b>TOTAL MULTI-UNIT ALL LEVIES</b>	<b>\$ 1,215.19</b>	<b>\$ 1,550.70</b>	<b>\$ 872.10</b>	<b>\$ 990.85</b>	<b>118.76</b>	<b>13.6%</b>
<b>SINGLE UNIT DWELLING</b>						
Flat Rate Water	\$ 320.50	\$ 872.50	\$ 631.00	\$ 663.00		
<b>Single Unit Net Water</b>	<b>320.50</b>	<b>872.50</b>	<b>631.00</b>	<b>663.00</b>	<b>32.00</b>	<b>5.1%</b>
Flat Rate Sanitary Sewer	977.04	945.50	637.00	778.00		
Storm Drainage Levy (estimate)	556.90	-	173.10	197.30 *		
<b>Single Unit Net Sewer &amp; Drainage</b>	<b>1,533.94</b>	<b>945.50</b>	<b>810.10</b>	<b>975.30</b>	<b>165.20</b>	<b>20.4%</b>
<b>Total Single Unit Water/Sanitary/Storm</b>	<b>\$ 1,854.44</b>	<b>\$ 1,818.00</b>	<b>\$ 1,441.10</b>	<b>\$ 1,638.30</b>	<b>\$ 197.20</b>	<b>13.7%</b>
<b>Other Rates</b>						
Refuse	\$ 264.53	\$ 320.50	\$ 138.00	\$ 142.00		
Green Can	-	-	165.00	170.00		
Recycling - Single Unit	-	-	-	-		
Eco Levy (estimate)	83.15	33.60	57.00	59.25 *		
<b>Total Single Unit Solid Waste</b>	<b>\$ 347.68</b>	<b>\$ 354.10</b>	<b>\$ 360.00</b>	<b>\$ 371.25</b>	<b>\$ 11.25</b>	<b>3.1%</b>
<b>TOTAL SINGLE UNIT ALL LEVIES</b>	<b>\$ 2,202.12</b>	<b>\$ 2,172.10</b>	<b>\$ 1,801.10</b>	<b>\$ 2,009.55</b>	<b>\$ 208.44</b>	<b>11.6%</b>
<b>DUPLEX Including Infills &amp; Strata SFD)</b>						
Flat Rate Water	\$ 256.40	\$ 743.20	\$ 529.00	\$ 556.00		
<b>Duplex Net Water</b>	<b>256.40</b>	<b>743.20</b>	<b>529.00</b>	<b>556.00</b>	<b>27.00</b>	<b>5.1%</b>
Flat Rate Sanitary Sewer	781.63	786.70	590.00	720.00		
Storm Drainage Levy (estimate)	618.76	-	138.48	157.84 *		
<b>Duplex Net Sewer &amp; Drainage</b>	<b>1,400.39</b>	<b>786.70</b>	<b>728.48</b>	<b>877.84</b>	<b>149.36</b>	<b>20.5%</b>
<b>Total Duplex Water/Sanitary/Storm</b>	<b>\$ 1,656.79</b>	<b>\$ 1,529.90</b>	<b>\$ 1,257.48</b>	<b>\$ 1,433.84</b>	<b>\$ 176.36</b>	<b>14.0%</b>
<b>Other Rates</b>						
Refuse	\$ 264.53	\$ 320.50	\$ 138.00	\$ 142.00		
Green Can	-	0.00	165.00	170.00		
Recycling - Duplex	-	33.60	-	-		
Eco Levy (estimate)	83.15	-	45.60	47.40 *		
<b>Total Duplex Solid Waste</b>	<b>\$ 347.68</b>	<b>\$ 354.10</b>	<b>\$ 348.60</b>	<b>\$ 359.40</b>	<b>\$ 10.80</b>	<b>3.1%</b>
<b>TOTAL DUPLEX ALL LEVIES</b>	<b>\$ 2,004.47</b>	<b>\$ 1,884.00</b>	<b>\$ 1,606.08</b>	<b>\$ 1,793.24</b>	<b>\$ 187.16</b>	<b>11.8%</b>

\* Average storm and eco levy based on average property assessment

\*\* DWV is fully metered, therefore the water and sewer rates are estimates based on expected usages

\*\*\* DNV does not have a separate storm drainage levy

## 2025-2029 Water Capital Plan

Project Name	2025	2026	2027	2028	2029	2025-2029	Description
Water Main Replacement	5,241,827	5,503,918	5,779,114	6,068,070	6,371,473	28,964,403	To increase function, capacity, and resiliency of the water system.
Connection Replacement	210,000	220,500	231,525	243,101	255,256	1,160,383	To replace existing water connections at a value set by projected asset management needs.
Water Meter Replacement	180,000	180,000	200,000	200,000	200,000	960,000	To install new and replace existing water meters.
Valve Replacement Program	157,500	165,375	173,644	182,326	191,442	870,287	To install new and replace existing water valves.
Hydrant Installations	52,500	55,125	57,881	60,775	63,814	290,096	Capital repairs to fire hydrants throughout the City when either damaged or needing replacement due to age or condition.
Pressure Reducing Station Upgrades	-	50,000	50,000	50,000	50,000	200,000	Capital repairs to pressure reducing stations, which moderate water pressure throughout the City.
Equipment Water	15,750	16,538	17,364	18,233	19,144	87,029	To purchase new and replace aging small equipment used for construction, operation, and maintenance of CNV's Water Utility.
Water Sampling Station	-	16,963	17,811	18,702	19,637	73,113	To keep water monitoring stations working correctly.
<b>Total</b>	<b>5,857,577</b>	<b>6,208,419</b>	<b>6,527,340</b>	<b>6,841,207</b>	<b>7,170,767</b>	<b>32,605,310</b>	

## 2025 WATER BUDGET

Programs	2024 Annual Budget	2025 Annual Budget	Variance 2025 to 2024	% Variance	Notes
<b>WATER REVENUE</b>					
FLAT RATE SALES	10,438,100	10,960,000	521,900		Consistent with proposed rate increase
METERED SALES	5,382,327	5,651,400	269,073		Consistent with proposed rate increase and volume trends
PENALTIES FLAT RATE	15,900	16,500	600		
TRANSFER FROM DNV	168,600	174,500	5,900		
<b>Water Admin</b>	<b>16,004,927</b>	<b>16,802,400</b>	<b>797,473</b>	<b>5.0%</b>	
<b>Water Operations</b>	<b>815,100</b>	<b>839,900</b>	<b>24,800</b>	<b>3.0%</b>	Fees for Connection and Severance
<b>Transfers from Reserve</b>	<b>2,141,973</b>	<b>3,815,372</b>	<b>1,673,399</b>	<b>78.1%</b>	
<b>Total Water Revenue</b>	<b>18,962,000</b>	<b>21,457,672</b>	<b>2,495,672</b>	<b>13.2%</b>	
<b>WATER EXPENSES</b>					
WATER PURCHASES	8,829,600	10,137,400	1,307,800		7.2% MV rate increase in cost of bulk water and volume projections
WAGES AND BENEFITS	1,563,950	1,524,205	-39,745		Staff costs moved to Financial Services account, offset by new supervision and engineering expenses
GOODS AND SUPPLIES	99,950	102,350	2,400		
SERVICES	421,600	224,800	-196,800		
FINANCIAL SERVICES	1,188,000	1,489,700	301,700		Staff costs moved from Wages and Benefits
<b>Water Operating</b>	<b>12,103,100</b>	<b>13,478,455</b>	<b>1,375,355</b>	<b>11.4%</b>	
TRANSFER TO CAPITAL	5,814,000	5,857,577	43,577		Projects identified through Asset Management studies
THIRD PARTY CONNECTIONS	674,900	695,100	20,200		
TRANSFERS TO RESERVES	370,000	1,426,540	1,056,540		
<b>Transfers to Reserves</b>	<b>6,858,900</b>	<b>7,979,217</b>	<b>1,120,317</b>	<b>16.3%</b>	
<b>Total Water Expenses</b>	<b>18,962,000</b>	<b>21,457,672</b>	<b>2,495,672</b>	<b>13.2%</b>	



## 2025-2029 Sewerage & Drainage Utility Capital Plan

Project Name	2025	2026	2027	2028	2029	2025-2029	Description
Sewer Utility Main Replacement	2,812,950	2,953,598	3,101,277	3,256,341	3,419,158	15,543,324	To increase function, capacity, and resiliency of the sanitary sewer system.
Sanitary Sewer Private Side I&I Management	-	350,000	350,000	350,000	350,000	1,400,000	Supports the repair of private side sanitary connections to minimize the amount of inflow and infiltration entering the City's sanitary network.
Sewer Utility Pump Station Major Upgrades	250,000	50,000	50,000	50,000	50,000	450,000	To increase function, capacity, and resiliency of the sewer system.
Sanitary Maintenance Hole Upgrading	139,000	145,950	153,248	160,910	168,955	768,063	Installation of new and replacement and upgrading of existing sanitary maintenance holes.
Sanitary Inspection Chamber Connection Install and Replace	131,250	137,813	144,703	151,938	159,535	725,239	Installation and replacement of sanitary sewer inspection chambers and connections.
Flow Monitoring Station Install	60,000	60,000	60,000	60,000	60,000	300,000	To install new flow monitoring stations.
Equipment Sewers	21,000	22,050	23,153	24,310	25,526	116,038	To purchase new and replace aging equipment.
<b>Total - Sanitary Sewer Projects</b>	<b>3,414,200</b>	<b>3,719,410</b>	<b>3,882,381</b>	<b>4,053,500</b>	<b>4,233,175</b>	<b>19,302,665</b>	

<b>Project Name</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2025-2029</b>	<b>Description</b>
Storm Main Replacement	2,041,200	2,143,260	2,250,423	2,362,944	2,481,091	11,278,919	To improve function, capacity, and resiliency of the storm sewer system.
Storm Infill	1,181,250	1,240,313	1,302,328	1,367,445	1,435,817	6,527,152	Design and construct storm sewers where none exist.
Catch Basin Replacement and Conversion	431,520	453,096	475,751	499,538	524,515	2,384,420	To install new and replace catch basins.
Maintenance Hole Installations	243,731	255,918	268,714	282,149	296,257	1,346,769	To install new and replace existing manholes.
Clean Storm Water Discharge	250,000	250,000	500,000	525,000	551,250	2,076,250	To fund the installation of stormwater quality infrastructure.
Culvert Replace and Rehabilitation	-	50,000	150,000	200,000	210,000	610,000	To maintain, rehabilitate, and replace culverts.
Creek Hazard Management Infrastructure	50,000	50,000	50,000	50,000	50,000	250,000	Proactive monitoring, assessment, and mitigation of slope stability, erosion, and localized creek flood hazards.
Storm Inspection Chamber and Connection Installation and Replacement	82,950	87,098	91,452	96,025	100,826	458,351	To install inspection chambers and repair connections.
Flow Monitoring Station Installation	63,000	66,150	69,458	72,930	76,577	348,115	To install new flow monitoring stations.
Stream Environmental Enhancement	40,000	-	-	-	-	40,000	Improvement and health of surface waters in North Vancouver.
Driveway Culvert Installation	-	15,000	15,000	15,000	15,000	60,000	To repair and replace driveway culverts.
<b>Total - Storm Drainage Projects</b>	<b>4,383,651</b>	<b>4,610,834</b>	<b>5,173,126</b>	<b>5,471,032</b>	<b>5,741,333</b>	<b>25,379,976</b>	
<b>Total</b>	<b>7,797,851</b>	<b>8,330,244</b>	<b>9,055,506</b>	<b>9,524,531</b>	<b>9,974,508</b>	<b>44,682,640</b>	

Programs	2024 Annual Budget	2025 Annual Budget	Variance 2025 to 2024	% Variance	Notes
<b>Sanitary Sewer and Drainage Revenue</b>					
FLAT RATE SALES	11,036,243	13,464,200	2,427,957	22%	Consistent with proposed rate increases and new units
METERED SALES	5,083,181	6,201,500	1,118,319	22%	Consistent with proposed rate increases and new units
CONNECTION/SEVERANCE FEES	393,400	413,100	19,700	5%	
OTHER	28,000	28,800	800	3%	
<b>Sanitary Revenue</b>	<b>16,540,824</b>	<b>20,107,600</b>	<b>3,566,776</b>	<b>22%</b>	
<b>Drainage Revenue</b>					
DRAINAGE LEVY	4,182,500	4,768,100	585,600	14%	Consistent with proposed rate increase
CONNECTION/SEVERANCE FEES	920,600	966,600	46,000	5%	
<b>Drainage Revenue</b>	<b>5,103,100</b>	<b>5,734,700</b>	<b>631,600</b>	<b>12%</b>	
<b>Sub-Total Operating Revenue</b>	<b>21,643,924</b>	<b>25,842,300</b>	<b>4,198,376</b>	<b>19%</b>	
<b>Transfers from Reserves</b>	<b>3,868,354</b>	<b>6,858,167</b>	<b>2,989,813</b>	<b>77%</b>	Use of capital reserves for significant projects in 2025 and draws from reserves for rate smoothing
<b>Total Sanitary Sewer and Drainage Revenue</b>	<b>25,512,278</b>	<b>32,700,467</b>	<b>7,188,190</b>	<b>28%</b>	
<b>Sanitary Sewer and Drainage Expenses</b>					
GVS&DD LEVY	9,964,424	16,721,861	6,757,437	67.8%	Increase in the GVS&DD levy (NSWWTP)
WAGES AND BENEFITS	769,014	734,878	(34,136)	-4%	Staff costs moved to Financial Services account, offset by new supervision and engineering expenses
GOODS AND SUPPLIES	29,700	30,000	300	1%	
SERVICE EXPENSES AND FEES	419,600	419,600	-	0%	
FINANCIAL SERVICES	670,300	928,200	257,900	38%	Staff costs moved from Wages and Benefits
<b>Sanitary Expenses</b>	<b>11,853,038</b>	<b>18,834,539</b>	<b>6,981,501</b>	<b>59%</b>	
WAGES AND BENEFITS	911,985	888,678	(23,307)	-3%	Staff costs moved to Financial Services account, offset by new supervision and engineering expenses
GOODS AND SUPPLIES	39,300	40,300	1,000	3%	
SERVICES	518,400	240,500	(277,900)	-54%	
FINANCIAL SERVICES	420,600	641,900	221,300	53%	Staff costs moved from Wages and Benefits
<b>Drainage Expenses</b>	<b>1,890,285</b>	<b>1,811,378</b>	<b>(78,907)</b>	<b>-4%</b>	
<b>Sub-Total Sanitary Sewer and Drainage Expenses</b>	<b>13,743,323</b>	<b>20,645,916</b>	<b>6,902,593</b>	<b>50%</b>	
TRANSFER TO CAPITAL	9,679,645	7,978,851	(1,700,794)	-18%	Main replacement and infill projects increasing from 2024, but overall down due factors reduction of one-off projects in 2024, including Mosquito Creek Channel Improvements and large amounts in Creek Hazard Management.
THIRD PARTY CONNECTIONS	1,199,200	1,259,200	60,000	5%	
TRANSFERS TO RESERVES	890,110	2,816,500	1,926,390	216%	
<b>Sanitary Sewer and Drainage Transfers</b>	<b>11,768,955</b>	<b>12,054,551</b>	<b>285,596</b>	<b>2%</b>	
<b>Total Sanitary Sewer and Drainage Expenses</b>	<b>25,512,278</b>	<b>32,700,467</b>	<b>7,188,190</b>	<b>28%</b>	

## 2025 SOLID WASTE BUDGET

Programs	2024 Annual Budget	2025 Annual Budget	Variance 2025 to 2024	% Variance	Note
<b>SOLID WASTE REVENUE</b>					
<b>Green Can</b>	<b>1,161,100</b>	<b>1,195,900</b>	<b>34,800</b>	<b>3.0%</b>	Consistent with proposed rate increases
REFUSE TAGS COMMERCIAL	3,500	3,500	0		
REFUSE TAGS RESIDENTIAL	9,000	9,000	0		
REFUSE LEVY	992,547	1,027,725	35,178		
<b>Refuse</b>	<b>1,005,047</b>	<b>1,040,225</b>	<b>35,178</b>	<b>3.5%</b>	Consistent with proposed rate increases
<b>Eco Levy</b>	<b>1,382,200</b>	<b>1,423,700</b>	<b>41,500</b>	<b>3.0%</b>	Consistent with proposed rate increases
<b>Reserve Transfers</b>	<b>693,874</b>	<b>776,385</b>	<b>82,511</b>	<b>11.9%</b>	Reserves used to smooth rate increases
<b>Total Solid Waste Revenue</b>	<b>4,242,221</b>	<b>4,436,210</b>	<b>193,989</b>	<b>4.6%</b>	
<b>SOLID WASTE EXPENSES</b>					
WAGES AND BENEFITS	564,945	618,700	53,755		Contractual increases and additional solid waste supervision
GOODS AND SUPPLIES	48,300	48,300	0		
SERVICES	464,910	440,252	-24,658		Bear Attractant program reduction
FINANCIAL SERVICES	436,255	414,975	-21,280		
<b>Green Can</b>	<b>1,514,410</b>	<b>1,522,228</b>	<b>7,817</b>	<b>0.5%</b>	
WAGES AND BENEFITS	432,187	476,789	44,602		Contractual increases and additional solid waste supervision
GOODS AND SUPPLIES	2,000	2,000	0		
SERVICES	227,800	232,356	4,556		
FINANCIAL SERVICES	452,166	435,220	-16,945		
<b>Refuse</b>	<b>1,114,153</b>	<b>1,146,365</b>	<b>32,213</b>	<b>2.9%</b>	
WAGES AND BENEFITS	1,301,307	1,338,317	37,010		Contractual increases and additional solid waste supervision
GOODS AND SUPPLIES	173,300	265,828	92,528		Improved public waste bins
SERVICES	120,851	123,873	3,021		
FINANCIAL SERVICES	18,200	39,600	21,400		
<b>Eco Levy Programs</b>	<b>1,613,659</b>	<b>1,767,617</b>	<b>153,959</b>	<b>9.5%</b>	
<b>Total Solid Waste Expense</b>	<b>4,242,221</b>	<b>4,436,210</b>	<b>193,989</b>	<b>4.6%</b>	

**SCHEDULE I**  
**WATER UTILITY SERVICES FEES**

*Water Utility Bylaw, 1994, No. 6417*

**2025 CONNECTIONS AND SEVERANCE RATES**

<b>1. WATER SERVICE CONNECTIONS</b>		
Size	Fee	
Standard 19 mm	\$	9,600.00
> 19 mm	at cost with	a minimum charge equal to the standard fee.
<b>2. WATER SERVICE SEVERANCE</b>		
Size	Fee	
For Standard 19 mm Replacement	\$	1,290.00
> 19 mm service replacement	at cost with	a minimum charge equal to the standard fee.
<b>3. WATER CONNECTION REUSE</b>		
	\$	2,690.00
<b>4. TURN ON/OFF</b>		
	\$	52.00
<b>5. INSTALLATION AND REMOVAL OF TEMPORARY METER</b>		
	flat fee \$	430.00
<p>A 50% rebate is available for standard 19mm water service replacements that are installed less than 2 years in advance of a City initiated programmed replacement of water services within the block.</p>		

**2025 WATER USE RATES**

**1. WATER RATES**

<b>1.1 Water For Temporary Service during construction</b>		
<b>Building Size (Total Floor Area)</b>	<b>Fee</b>	<b>Fee</b>
46 sq. m to 460 sq. m	<del>\$ 189.00</del>	\$ 199.00
Over 460 sq. m but not exceeding 4,600 sq. m	<del>\$ 373.00</del>	\$ 392.00
Over 4,600 sq. m but not exceeding 23,000 sq. m	<del>\$ 619.00</del>	\$ 650.00
Over 23,000 sq. m	<del>\$ 985.00</del>	\$ 1,035.00
<b>1.2 Flat Rates (un-metered premises)</b>		
	<b>Per year</b>	<b>Per year</b>
Single Unit Dwelling	<del>\$ 631.00</del>	\$ 663.00
Duplexes (including infills) per unit	<del>\$ 529.00</del>	\$ 556.00
Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses) for each dwelling	<del>\$ 371.00</del>	\$ 390.00
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls per fixture	<del>\$ 142.00</del>	\$ 150.00
Water Cooling Units	<del>\$ 980.00</del>	\$ 1,029.00
Schools per Classroom	<del>\$ 452.00</del>	\$ 475.00
Minimum charge for any service	<del>\$ 631.00</del>	\$ 663.00

**2. METERED WATER RATES**

<b>2.1 For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:</b>		
	<b>Per cubic metre</b>	<b>Per cubic metre</b>
January 1 to May 31	<del>\$ 1.5708</del>	\$ 1.6493
June 1 to September 30	<del>\$ 1.9634</del>	\$ 2.0616
October 1 to December 31	<del>\$ 1.5708</del>	\$ 1.6493
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed	min charge	

**2.2 Metered Charges for Mixed Use Premises**

The charge for Mixed Use Premises on metered rates shall be the greater of the flate rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

**3. MISCELLANEOUS CHARGES**

<b>Testing a Meter as Provided in Section 703 Water Utility Bylaw, 1994, No. 6417</b>		
	<b>Fee</b>	
For meters 50 mm and smaller	\$ 375.00	
For meters over 50 mm	\$ 536.00	

**4. DATE OF PAYMENT AND PENALTIES**

**4.1 For Flat Rate (un-metered premises)**

Rates set out above shall be due on the last business day in February each year.		
A penalty of 5% shall be added to rates that are not paid on or before the last business day of February	penalty	5%
and a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.	penalty	+ 5%

**4.2 For Metered Premises**

A penalty of five percent (5%) shall be added to rates which are not paid on or before the due date as indicated on metered account bills.	penalty	5%
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## SCHEDULE J

### SEWER AND DRAINAGE UTILITY SERVICES FEES

*Sewerage and Drainage Utility Bylaw, 1995, No. 6746*

#### 2025 CONNECTIONS AND SEVERANCE FEES

<b>1. SANITARY CONNECTION</b>		
Size	Fee	
Standard 100 mm Replacement or Relining	\$	8,600.00
> 100 mm	at cost with	a minimum charge equal to the standard fee
Inspection Chamber	\$	2,680.00
Private Sewer Connection Inspection and Certification Deposit	\$	2,680.00
Sanitary Severance	\$	1,290.00

<b>2. STORM CONNECTION</b>		
Size	Fee	
Standard 150 mm Replacement or Relining	\$	6,900.00
> 150 mm	at cost with	a minimum charge equal to the standard fee
Inspection Chamber	\$	2,680.00
Storm Sewer Extension and Connection for Single Unit Developments exceeding \$150,000 and excluding subdivision	per linear metre based on the total width of the lot serviced	\$ 1,340.00
Storm Severance	\$	1,290.00
Off-Site Stormwater Management Facility Fees	per sq. m of premises lot area or at cost to provide works on public property	\$ 34.00
Storm Collection System Ditch Culvert	per linear metre based on Construction the length of the culvert pipe	\$ 270.00

#### 2025 SEWER AND DRAINAGE RATES

The following rates shall apply to all real property used for one or more of the following purposes and from which there is a connection to the sewer systems of the City:



<b>1. SANITARY SEWER</b>	<b>2024 Rates per year</b>	<b>2025 Rates per year</b>
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<b>1.1 Annual Sewer Parcel Tax</b>	
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<b>1.2 Flat Rates (un-metered premises)</b>		
Single Unit Dwelling	<del>\$ 637.00</del>	\$ 778.00
Duplexes (including infills) per unit	<del>\$ 590.00</del>	\$ 720.00
Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses)	for each dwelling	<del>\$ 397.00</del>
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls	per fixture	<del>\$ 155.00</del>
Minimum charge for any service is	<del>\$ 637.00</del>	\$ 778.00
Rate surcharge for combined connections	<del>\$ 637.00</del>	\$ 778.00

<b>1.3 Metered Rates</b>
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For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:

Per cubic metre	<del>\$ 2.5904</del>	\$ 3.1600
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed.		
Rate surcharge for combined connections	per cubic metre	<del>\$ 2.5904</del>

<b>1.4 GVS &amp; DD Special Industrial User Charge</b>
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Where the owner or occupier of a parcel of real property is a special industrial user, that owner or occupier shall pay to the municipality for the use of the sewerage system the greater of:

- A. the charges payable under this Schedule, 2024 Sewer and Drainage Rates, Section 1, Subsections 1, 2 and 3; or
- B. the GVS & DD special industrial user charge as determined by the GVS & DD for that owner or occupier, prorated if necessary for monthly or quarterly billings.

<b>1.5 Charges for Contaminated Groundwater Discharges to Sanitary Sewer</b>
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Ground Water Discharges	per m <sup>3</sup>	\$ 0.38
or as determined by the GVS & DD.		

**1.6 Metered Charges for Mixed Use Premises**

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

**1.7 Sewer Use Charges**

Users having a metered water service, who return less than 40% of water purchased to the sanitary sewer system, may make application to the Director of Finance for a Flat Rate Sewer charge based on their number of plumbing fixtures discharging into the sewer outlet of the premises, together with a charge of \$400 per million dollars of taxable assessment.

Applications for flat rate sewer charges must be received prior to December 1 of the year of application, and must include a full description of water usage and the total number of fixtures on the property, as described in this Schedule, 2024 Sewer and Drainage Rates.

The Director of Finance will examine each application and the supporting documentation and may visit the site to ensure that the conditions described are representative of a complete year's usage and that the total number of fixtures is accurate.

The Director of Finance will either reject the application providing reasons, or approve a Flat Rate charge. This charge, if approved, will be billed annually.

Any user rate so adjusted will be subject to periodic review by the Director of Finance and may, at any time, be returned to a user rate based on metered water consumption and the applicant so notified.

In no case shall the annual charge for a sewer-user having a metered water connection be less than the rate for a Single Unit Dwelling

**1.8 Date of Payment, Penalties and Surcharge Fees**

<b>A. For Flat Rate (un-metered premises)</b>		
Rates set out above shall be due on the last business day in February each year.		
A penalty of 5% shall be added to rates that are not paid on or before the last business day of February	penalty	5%
<b>and</b> a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.	penalty	+ 5%
A 100% surcharge fee will be applied to any sewer connections with combined storm drainage inflow to a sanitary connection contrary to City bylaws. The surcharge would be applied at the discretion of the City Engineer a minimum of 6 months following notification, and would be applied to the annual bill until the combined inflow is separated.	surcharge	100%
<b>B. For Metered Premises</b>		
A penalty of 5% shall be added to rates that are not paid on or before the due date as indicated on metered account bills.	penalty	5%
A 100% surcharge fee will be applied to the unit rate for any sewer connections with combined storm drainage inflow to a sanitary connection contrary to City bylaws. The surcharge would be applied at the discretion of the City Engineer a minimum of 6 months following notification, and would be applied to the annual bill until the combined inflow is separated.	surcharge	100%

## 2. STORM DRAINAGE

The Storm Drainage Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of:

Residential  
Utility  
Major Industry  
Light Industry  
Business  
Recreation/non-profit

and is included on the Property Tax Notice payable annually in July of each year as set by Council.

### 2.2 Storm Drainage Charges

2.1 A user, who is aggrieved by the application of this Schedule, 2024 Sewer and Drainage Rates, Section 2, Subsection 1 to a specific parcel, may make application to the City Engineer, in writing, stating the basis for the complaint. The City Engineer will respond, in writing, to the applicant's concern outlining any appropriate adjustment that may be authorized.

### 2.3 Penalty

5% penalty will be added to the balance owed if unpaid by the end of the first working day in July,	penalty	5%	
and a further 5% penalty will be added to the balance owed if unpaid by the first working day of September.	penalty	+ 5%	

## SCHEDULE K

### SOLID WASTE MANAGEMENT SERVICES FEES

Solid Waste Management Service Bylaw, 1997, No. 6920		
<b>Definitions</b>		
<b>Standard Residential Service</b>		
A maximum of two (2) garbage containers per dwelling unit collected every other week.		
<b>Green Can Collection Service</b>		
Weekly collection of a maximum total of six (6) Green Can designated containers, kraft bags and/or tied bundles of yard trimmings. With an additional maximum of twelve tags per household in a calendar year.		
ANNUAL USER CHARGE		
<b>Garbage</b>		
	<b>2024 Rates</b>	<b>2025 Rates</b>
Per dwelling unit for single unit dwelling, duplex and infill	<del>\$ 138.00</del>	\$ 142.00
Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater than 2 units	<del>\$ 93.00</del>	\$ 96.00
Per Residential garbage tag	<del>\$ 6.00</del>	\$ 7.00
Per Residential Green Can tag	<del>\$ 6.00</del>	\$ 7.00
<b>Green Can</b>		
	<b>2024 Rates</b>	<b>2025 Rates</b>
Per dwelling unit for single unit dwelling, duplex and infill	<del>\$ 165.00</del>	\$ 170.00
Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater than 2 units	<del>\$ 100.00</del>	\$ 103.00
<b>Eco Levy</b>		
The Eco Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of:		
<ul style="list-style-type: none"> <li>Residential</li> <li>Utility</li> <li>Major Industry</li> <li>Light Industry</li> <li>Business</li> <li>Recreation / non-profit</li> </ul>		
and is included on the Property Tax Notice payable annually in July of each year as set by Council.		

PENALTY		
A 5% penalty will be added to the balance owed if unpaid by the end of the first working day in July,	penalty	5%
and a further penalty of 5% penalty will be added to the balance owed if unpaid by the first working day of September.	penalty	+ 5%

**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**

**BYLAW NO. 9096**

**A Bylaw to amend “Fees and Charges Bylaw, 2024, No. 9000”**

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as **“Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2024, No. 9096” (Schedules I, J, K)**.
2. “Fees and Charges Bylaw, 2024, No. 9000” is amended as follows:
  - A. By deleting Schedules I, J and K in their entirety, and replacing them with the new Schedules I, J and K attached to this bylaw.

READ a first time on the <> day of <>, 2024.

READ a second time on the <> day of <>, 2024.

READ a third time on the <> day of <>, 2024.

ADOPTED on the <> day of <>, 2024.

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MAYOR

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ACTING CORPORATE OFFICER

# SCHEDULE I

## WATER UTILITY SERVICES FEES

*Water Utility Bylaw, 1994, No. 6417*

### 2025 CONNECTIONS AND SEVERANCE RATES

#### 1. WATER SERVICE CONNECTIONS

Size	Fee
Standard 19 mm	\$ 9,600.00
> 19 mm	at cost with a minimum charge equal to the standard fee.

#### 2. WATER SERVICE SEVERANCE

Size	Fee
For Standard 19 mm Replacement	\$ 1,290.00
> 19 mm service replacement	at cost with a minimum charge equal to the standard fee.

#### 3. WATER CONNECTION REUSE

\$ 2,690.00

#### 4. TURN ON/OFF

\$ 52.00

#### 5. INSTALLATION AND REMOVAL OF TEMPORARY METER

flat fee \$ 430.00

A 50% rebate is available for standard 19mm water service replacements that are installed less than 2 years in advance of a City initiated programmed replacement of water services within the block.

## 2025 WATER USE RATES

### 1. WATER RATES

#### 1.1 Water For Temporary Service during construction

Building Size (Total Floor Area)	Fee
46 sq. m to 460 sq. m	\$ 199.00
Over 460 sq. m but not exceeding 4,600 sq. m	\$ 392.00
Over 4,600 sq. m but not exceeding 23,000 sq. m	\$ 650.00
Over 23,000 sq. m	\$ 1,035.00

#### 1.2 Flat Rates (un-metered premises)

	Per year
Single Unit Dwelling	\$ 663.00
Duplexes (including infills) per unit	\$ 556.00
Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses) for each dwelling	\$ 390.00
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls per fixture	\$ 150.00
Water Cooling Units	\$ 1,029.00
Schools per Classroom	\$ 475.00
Minimum charge for any service	\$ 663.00

### 2. METERED WATER RATES

#### 2.1 For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:

	Per cubic metre
January 1 to May 31	\$ 1.6493
June 1 to September 30	\$ 2.0616
October 1 to December 31	\$ 1.6493
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed	min charge

#### 2.2 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

### 3. MISCELLANEOUS CHARGES

#### Testing a Meter as Provided in Section 703

Water Utility Bylaw, 1994, No. 6417	Fee
For meters 50 mm and smaller	\$ 375.00
For meters over 50 mm	\$ 536.00

#### 4. DATE OF PAYMENT AND PENALTIES

##### 4.1 For Flat Rate (un-metered premises)

Rates set out above shall be due on the last business day in February each year.	
A penalty of 5% shall be added to rates that are not paid on or before the last business day of February	penalty 5%
and a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.	penalty + 5%

##### 4.2 For Metered Premises

A penalty of five percent (5%) shall be added to rates which are not paid on or before the due date as indicated on metered account bills.	penalty 5%
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## SCHEDULE J

### SEWER AND DRAINAGE UTILITY SERVICES FEES

*Sewerage and Drainage Utility Bylaw, 1995, No. 6746*

#### 2025 CONNECTIONS AND SEVERANCE FEES

<b>1. SANITARY CONNECTION</b>	
Size	Fee
Standard 100 mm Replacement or Relining	\$ 8,600.00
> 100 mm	at cost with a minimum charge equal to the standard fee
Inspection Chamber	\$ 2,680.00
Private Sewer Connection Inspection and Certification Deposit	\$ 2,680.00
Sanitary Severance	\$ 1,290.00

<b>2. STORM CONNECTION</b>	
Size	Fee
Standard 150 mm Replacement or Relining	\$ 6,900.00
> 150 mm	at cost with a minimum charge equal to the standard fee
Inspection Chamber	\$ 2,680.00
Storm Sewer Extension and Connection for Single Unit Developments exceeding \$150,000 and excluding subdivision	per linear metre based on the total width of the lot serviced \$ 1,340.00
Storm Severance	\$ 1,290.00
Off-Site Stormwater Management Facility Fees	per sq. m of premises lot area or at cost to provide works on public property \$ 34.00

Storm Collection System Ditch Culvert	per linear metre based on Construction the length of the culvert pipe	\$ 270.00
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**2025 SEWER AND DRAINAGE RATES**

The following rates shall apply to all real property used for one or more of the following purposes and from which there is a connection to the sewer systems of the City:

<b>1. SANITARY SEWER</b>	<b>2025 Rates per year</b>
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<b>1.1 Annual Sewer Parcel Tax</b>	\$ -
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**1.2 Flat Rates (un-metered premises)**

Single Unit Dwelling	\$ 778.00
Duplexes (including infills) per unit	\$ 720.00
Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses)	for each dwelling \$ 485.00
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls	per fixture \$ 190.00
Minimum charge for any service is	\$ 778.00
Rate surcharge for combined connections	\$ 778.00

**1.3 Metered Rates**

For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:

Per cubic metre	\$ 3.1600
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed.	
Rate surcharge for combined connections	per cubic metre \$ 3.1600

**1.4 GVS & DD Special Industrial User Charge**

Where the owner or occupier of a parcel of real property is a special industrial user, that owner or occupier shall pay to the municipality for the use of the sewerage system the greater of:

- A. the charges payable under this Schedule, 2024 Sewer and Drainage Rates, Section 1, Subsections 1, 2 and 3; or
- B. the GVS & DD special industrial user charge as determined by the GVS & DD for that owner or occupier, prorated if necessary for monthly or quarterly billings.

**1.5 Charges for Contaminated Groundwater Discharges to Sanitary Sewer**

Ground Water Discharges	per m <sup>3</sup> \$ 0.38
or as determined by the GVS & DD.	

### 1.6 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

### 1.7 Sewer Use Charges

Users having a metered water service, who return less than 40% of water purchased to the sanitary sewer system, may make application to the Director of Finance for a Flat Rate Sewer charge based on their number of plumbing fixtures discharging into the sewer outlet of the premises, together with a charge of \$400 per million dollars of taxable assessment.

Applications for flat rate sewer charges must be received prior to December 1 of the year of application, and must include a full description of water usage and the total number of fixtures on the property, as described in this Schedule, 2024 Sewer and Drainage Rates.

The Director of Finance will examine each application and the supporting documentation and may visit the site to ensure that the conditions described are representative of a complete year's usage and that the total number of fixtures is accurate.

The Director of Finance will either reject the application providing reasons, or approve a Flat Rate charge. This charge, if approved, will be billed annually.

Any user rate so adjusted will be subject to periodic review by the Director of Finance and may, at any time, be returned to a user rate based on metered water consumption and the applicant so notified.

In no case shall the annual charge for a sewer-user having a metered water connection be less than the rate for a Single Unit Dwelling

### 1.8 Date of Payment, Penalties and Surcharge Fees

<b>A. For Flat Rate (un-metered premises)</b>	
Rates set out above shall be due on the last business day in February each year.	
A penalty of 5% shall be added to rates that are not paid on or before the last business day of February	penalty 5%
<b>and</b> a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.	penalty + 5%
A 100% surcharge fee will be applied to any sewer connections with combined storm drainage inflow to a sanitary connection contrary to City bylaws. The surcharge would be applied at the discretion of the City Engineer a minimum of 6 months following notification, and would be applied to the annual bill until the combined inflow is separated.	surcharge 100%
<b>B. For Metered Premises</b>	
A penalty of 5% shall be added to rates that are not paid on or before the due date as indicated on metered account bills.	penalty 5%
A 100% surcharge fee will be applied to the unit rate for any sewer connections with combined storm drainage inflow to a sanitary connection contrary to City bylaws. The surcharge would be applied at the discretion of the City Engineer a minimum of 6 months following notification, and would be applied to the annual bill until the combined inflow is separated.	surcharge 100%

## 2. STORM DRAINAGE

The Storm Drainage Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of:

- Residential
- Utility
- Major Industry
- Light Industry
- Business
- Recreation/non-profit

and is included on the Property Tax Notice payable annually in July of each year as set by Council.

### 2.2 Storm Drainage Charges

2.1 A user, who is aggrieved by the application of this Schedule, 2024 Sewer and Drainage Rates, Section 2, Subsection 1 to a specific parcel, may make application to the City Engineer, in writing, stating the basis for the complaint. The City Engineer will respond, in writing, to the applicant's concern outlining any appropriate adjustment that may be authorized.

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5% penalty will be added to the balance owed if unpaid by the end of the first working day in July,

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and a further 5% penalty will be added to the balance owed if unpaid by the first working day of September.

penalty	+ 5%
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## SCHEDULE K

### SOLID WASTE MANAGEMENT SERVICES FEES

<i>Solid Waste Management Service Bylaw, 1997, No. 6920</i>	
<b>Definitions</b>	
<b>Standard Residential Service</b>	
A maximum of two (2) garbage containers per dwelling unit collected every other week.	
<b>Green Can Collection Service</b>	
Weekly collection of a maximum total of six (6) Green Can designated containers, kraft bags and/or tied bundles of yard trimmings. With an additional maximum of twelve tags per household in a calendar year.	
<b>ANNUAL USER CHARGE</b>	
<b>Garbage</b>	<b>2025 Rates</b>
Per dwelling unit for single unit dwelling, duplex and infill	\$ 142.00
Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater than 2 units	\$ 96.00
Per Residential garbage tag	\$ 7.00
Per Residential Green Can tag	\$ 7.00
<b>Green Can</b>	<b>2025 Rates</b>
Per dwelling unit for single unit dwelling, duplex and infill	\$ 170.00
Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater than 2 units	\$ 103.00
<b>Eco Levy</b>	
<p>The Eco Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of:</p> <ul style="list-style-type: none"> <li>Residential</li> <li>Utility</li> <li>Major Industry</li> <li>Light Industry</li> <li>Business</li> <li>Recreation / non-profit</li> </ul> <p>and is included on the Property Tax Notice payable annually in July of each year as set by Council.</p>	

**PENALTY**

A 5% penalty will be added to the balance owed if unpaid by the end of the first working day in July,		penalty	5%
and a further penalty of 5% penalty will be added to the balance owed if unpaid by the first working day of September.		penalty	+ 5%