

ITEM	13
MANAGER'S REPORT NO.	16
COUNCIL MEETING	1979 02 26

RE: LETTER FROM AVADA CONSULTANTS LTD.
 1 - 3339 HEATHER STREET, VANCOUVER, V5Z 3K6
WATER RATES TO APARTMENT BUILDINGS

Appearing on the Agenda for the 1979 February 26 meeting of Council is a letter from Mr. Graham Allan of Avada Consultants Ltd. regarding water rates to apartment buildings. Following is a report from the Municipal Treasurer on this matter.

RECOMMENDATION:

1. THAT the recommendation of the Municipal Treasurer be adopted.

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1979 February 22
 File: W5-4

TO: MUNICIPAL MANAGER
 FROM: MUNICIPAL TREASURER
 RE: ENQUIRY FROM AVADA CONSULTANTS LTD. RE
 WATER RATES TO APARTMENT BUILDINGS

RECOMMENDATION:

1. THAT a copy of this letter be sent to Avada Consultants Ltd.

REPORT

On this evening's agenda appears a letter dated 1979 February 13 from Mr. G. Allan of Avada Consultants Ltd. advising that they had installed water saving shower heads and aerators in four apartment blocks and they believe that if they had metered billings their savings would be in the order of 30%. They ask that some consideration be given on their existing flat rate.

In 1977, Council determined that strata title units were to be treated for water purposes in a manner similar to single family dwellings and from this came a flat rate structure which took into consideration the fact that the units on average use less water than a single family dwelling on a single lot. The consequence was that the water rates applicable to strata units are \$24.00 per unit in comparison with \$42.00 per unit for single family dwellings. This process was extended to commercially owned apartment buildings. From 1977 onwards, the Corporation ceased installing meters on strata title and commercially owned apartment buildings. The saving in capital cost to the builder is considerable as is the saving to the Municipality in reading meters and processing billings.

On 1977 May 17, Mr. G. Allan of Avada Consultants Ltd. wrote Council expressing his concern about the increase in cost of water supplied to his establishments. On 1977 May 31, on the instruction of Council, the Municipal Treasurer wrote him a letter of explanation.

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Traditionally, single family dwellings have been assessed flat rates irrespective of how little or how much water is consumed. Similarly commencing with 1977, flat rates are being charged for strata title units and commercial apartment units irrespective of how little or how much water they are using. Therefore, just because Mr. Allan has seen fit to install water saving devices, we cannot justify giving him a lower water rate. While water can be considered a form of energy, water is in ample supply and does not require metering to conserve it. The saving in energy resulting from Mr. Allan's action of installing special shower heads will come through the saving in energy used to heat the water and for this he is to be commended.

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For information, the four apartment buildings shown in the letter from Mr. Allan have been in service for some years and each contains a water meter. The meters in service throughout the Municipality at the time metering of water rates was discontinued for apartment and strata title buildings, were left in place.

B. M. Maguire
MUNICIPAL TREASURER

BM:cw