



Corporate Report

NO: R167

COUNCIL DATE: September 8, 2008

REGULAR COUNCIL

TO: Mayor & Council DATE: September 2, 2008
FROM: General Manager, Engineering FILE: 5600-80
SUBJECT: Sunnyside Estates Strata Titled Property at 2303 Cranley Drive
Request for Water Meters on Individual Dwelling Units

RECOMMENDATION

The Engineering Department recommends that:

1. Council receive this report as information;
2. water meters not be installed by the City on individual strata dwelling units in Sunnyside Estates at 2303 Cranley Drive not fronting a City water main; and
3. Council authorize the City Clerk to forward a copy of this report and the related Council resolution to the delegation, who appeared before Council-in-Committee regarding this matter.

INTENT

The purpose of this report is to provide information and recommendations for Council's consideration in response to a request by a delegation of residents of 2303 Cranley Drive, who appeared before Council on July 28, 2008, that the City install individual water meters on each of the strata units in the subject strata complex.

BACKGROUND

The Sunnyside Estates Strata at 2303 Cranley Drive is a bareland strata, which contains 122 mobile home dwelling units of which 22 units receive water service directly from a City water main (see the map attached as Appendix I). In 2005, the Sunnyside Estates strata council granted permission for these 22 strata units to be individually metered under the City's Voluntary Metering Program since these 22 strata units fronted a City water main located within a public water main right-of-way that fronted these units. The remaining 100 dwelling units obtain water service from a private system of water mains on the site. This private system of water mains is owned and maintained by the strata

council. The private system is connected to the City water supply system at two locations.

In April 2007, the Sunnyside Estates strata council and residents forwarded a request to the City that the City install individual water meters for the remaining 100 strata units within the development. The strata council was informed of the City's Corporate protocol with respect to water metering strata-titled properties (see Corporate report R072 attached as Appendix II), which was adopted by City Council in April 2001. This protocol allows for the installation of a master water meter for the whole strata complex at the point where the private system of water mains in the strata development connects with the public water mains. There is no provision for water metering individual strata units by the City. Where a strata council determines that it will install a master water meter, the City supplies, free of charge, the water meter but requires that the strata property bear the costs of installing the water meter including supplying and installing the necessary meter setter and meter chamber.

The Sunnyside Estates strata council obtained a cost estimate for installing a master water meter including a meter setter and chamber at each of its two connections to the City's water mains. The total cost for installing the water meters at both locations was \$120,000. This estimate does not include the cost of supplying the water meters since the City will provide the meters at no cost to the strata council. Based on typical water consumption rates, City staff estimates that the strata council's costs for the subject water meter installation project would be recovered by the strata complex within 3 years as a result of reduced water and sewer charges (i.e., a 3-year payback).

DISCUSSION

City records indicate that there are at least six other strata complexes in the City that have some, but not all, of the strata dwelling units within the complex receiving water service directly from a fronting City water main. The City's records also show that there are at least 10 strata properties in the City that have two or more connections from their private system of water mains to the public water mains. In fact, a strata complex that neighbours Sunnyside Estates installed two master water meters in 2006 under the City's strata water meter protocol.

The City's protocol regarding the installation of water meter(s) for strata complexes is based on the fact that water mains within the strata are owned and maintained by the strata. These mains can be adjusted and modified without the City being aware of such adjustments and modifications. New unmetered connections can be added without authorization from the City for such things as lawn and landscape watering, which can use a significant amount of water and which would be unaccounted water use if they were installed without the City's knowledge (i.e., without a meter). The City does not have the resources to monitor private water systems to ensure that they are not being adjusted without authorization. There is also a general concern, if the strata council is not diligent in repairing water main leaks in their on-site private water mains, that significant unaccounted water loss can occur through such leaks.

The private water system within strata complexes are not constructed to City public water main standards but rather to the standards for private water systems stipulated in the B.C. Plumbing Code. Although the Plumbing Code provides for a safe water supply, such systems are not designed to the same standards as public systems. The City should not take over ownership of private water systems for reasons related to liability and maintenance costs.

The Sunnyside Estates strata can achieve significant savings (after the initial 3-year payback period related to the installation costs) by installing a master water meter at each of its two connections to the City system and then sharing the City's metered water charges equally among the 100 unmetered strata units within the complex.

Staff is prepared to attend a meeting of the strata council to explain the City's position and to discuss how the strata can save money in relation to their water usage.

CONCLUSION

Based on the above discussion, it is recommended that:

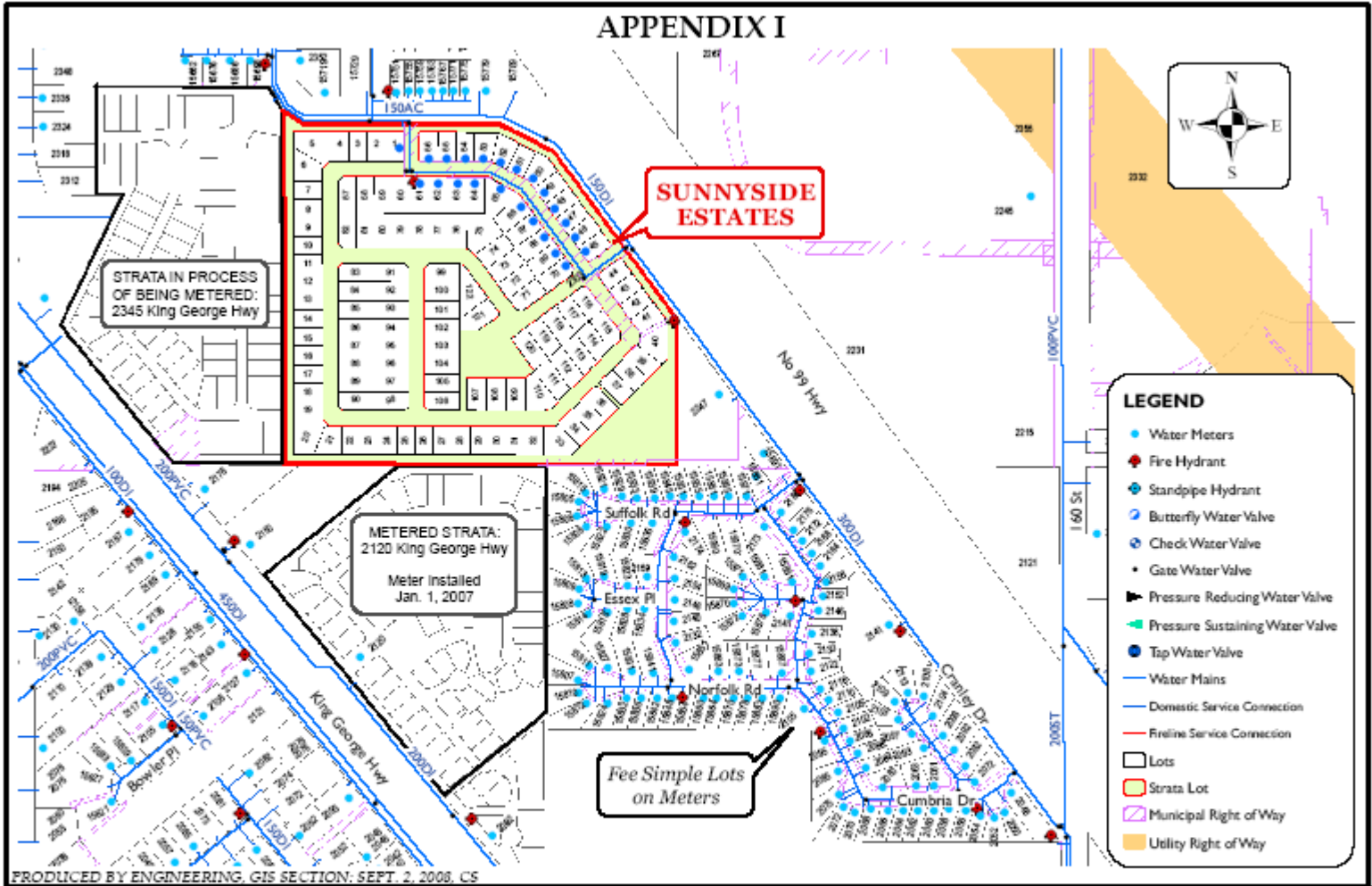
- water meters not be installed by the City on individual strata dwelling units in Sunnyside Estates at 2303 Cranley Drive not directly fronting a City water main; and
- Council authorize the City Clerk to forward a copy of this report and the related Council resolution to the delegation, who appeared before Council-in-Committee regarding this matter.

Vincent Lalonde, P.Eng.
General Manager, Engineering

VL/KZ/KL:brb:kd2

Appendix I: Map
Appendix II: Corporate Report R072

APPENDIX 1



Water System at 2303 Cranley Dr

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only.
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

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