



Bylaw 7567 Language Clarification

December 2022



Issue

~100 multi-family properties in Saskatoon with a mix of Schedule A (residential rates) and Schedule B (commercial rates)

Bylaw 7567 language about meters on multi-family properties could be clearer

Work with multi-family properties in 2009 lead to the current rate structure and language in by-law 7567

Current Interpretation

Meters that serve more than four units pay commercial rates

Meters that serve four or less units pay residential rates

Residential

- A. Where the ratio of dwelling units to meters is less than or equal to four, the following rate shall apply:

Service Charges (per month, per meter)

Meter Size	2022	2023
15 mm	\$ 12.81	\$ 13.02
20 mm	19.22	19.53
25 mm	38.43	39.06
40 mm	76.86	78.12
50 mm	128.10	130.20

Volumetric Charges (per 1 cubic metre)

	2022	2023
First 17 cubic metres per month	\$1.708	\$1.790
Next 17 cubic metres per month.....	1.925	2.018
All in excess of 34 cubic metres per month	2.535	2.656

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Commercial

B. Where the ratio of dwelling units to meters is greater than four, the following rate shall apply:

Service Charges (per month, per meter)

Meter Size	2022	2023
15 mm	\$ 32.88	\$ 33.43
20 mm	49.32	50.15
25 mm	98.64	100.29
40 mm	197.28	200.58
50 mm	328.80	334.30
75 mm	756.24	768.89
100 mm	1,348.08	1,370.63
150 mm	3,024.96	3,075.56
200 mm	5,392.32	5,482.52
250 mm	8,417.28	8,558.08

Volumetric Charges (per 1 cubic metre)

	2022	2023
Constant unit charge	\$1.437	\$1.499

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Volumetric Charges (per 1 cubic metre)

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Current Interpretation

For each meter size there is a monthly demand beyond which it is advantageous to have the commercial rates as follows

Meter Size	Break Even Point
15mm	40 cubic meters
20mm	50 cubic meters
25mm	80 cubic meters
40mm	132 cubic meters
50mm	205 cubic meters

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Demand Planning

Based on 290l/c/d and 2.8 residents per home monthly demand is forecast to be as follows:

Number of units served	Estimated Demand per month
2	49 cubic meters
3	74 cubic meters
4	99 cubic meters
5	124 cubic meters
6	149 cubic meters

Alternative Interpretation

Properties where the average number of units served by meter is more than four pay commercial rates

Properties where the average number of units served by meter is four or less pay residential rates

Shifting Interpretation

Changing the interpretation from meter ratio to property ratio will shift some multi-family residential meters from commercial to residential rates

Example

12 Meter property with 24 units, 4- 20mm meters that serve more than four units with the remainder serving less. Using 60 cubic meters a month on average for the larger and 40 from the smaller:

Current Monthly Cost: \$1,260

Alternative interpretation: \$1,305

Annual increase: \$545

Overall Impact

On average each of 100 properties would see about \$475 in increased costs annually

Applying the inclining block to properties that currently have a flat rate may encourage conservation

Recommendation

As changing the interpretation would result in higher cost for residents and not be reflective of system demand, Administration recommends continuing the current interpretation and adjust the bylaw language for greater clarity