

2018 Stormwater Charge

Finance, Administration and Audit Committee, January 22, 2018



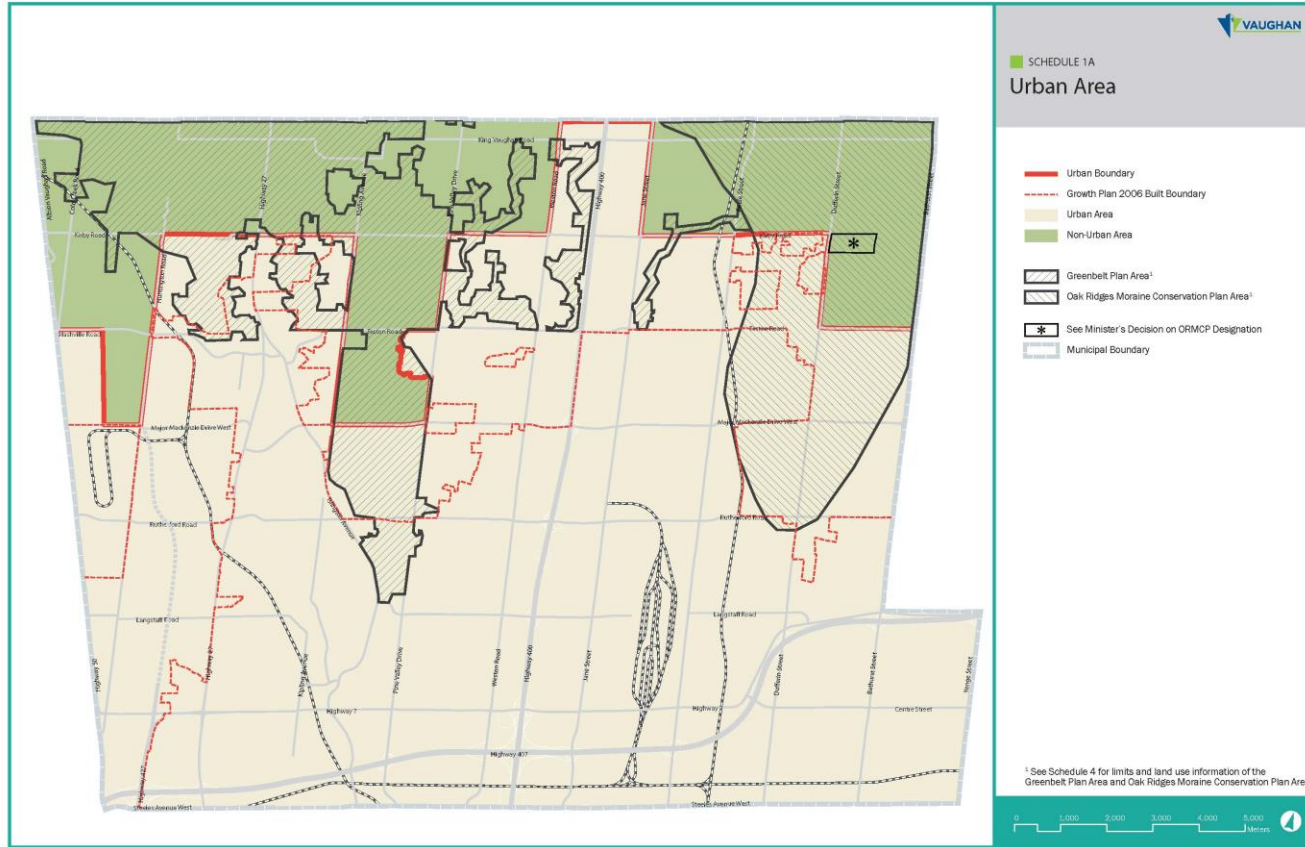
Purpose of the Report

- At Finance, Administration and Audit Committee on November 6, 2017, the recommendations from the Stormwater Charge in Rural Area report included:
 - *That staff review the application of the stormwater charge as implemented for commercial and agricultural properties in rural areas and bring forward recommendations for refinements as part of the 2018 Budget process, including the necessary off-setting adjustments to other property categories*

Recommended approach for 2018

- Non-residential (Large) – Rural added as a ‘new’ property category
- Agricultural/vacant property no change
 - ❑ run-off coefficient had already been discounted when initial analysis was completed.

Define Urban v Rural Boundary



Other key considerations

- Engineering Design standards
 - ❑ run-off coefficients from the updated design standards were used to determine the proposed stormwater charge for the 2018 budget for all property categories
- Non-residential (Large) Rural run-off coefficient
 - ❑ 0.45 used for Non-residential (Large) Rural as opposed to 0.9 for urban large commercial properties

Stormwater Charge Applied to Properties

Property Type	Annual Charge for 2017	Proposed charge for 2018
Industrial Commercial Institutional (ICI) (small - < 1 acres)	\$41.28	\$ 43.93
ICI (medium – 1-10 acres)	\$1,066.21	\$ 1,134.81
ICI (large > 10 acres)	\$16,740.78	\$ 17,333.47
ICI (large > 10 acres) - Rural	N/A	\$ 10,207.47
Agricultural/Vacant	\$694.65	\$ 613.26
Residential (Low)- single residential	\$50.00	\$ 49.20
Residential (Med) – townhomes	\$30.61	\$ 32.08
6 Residential (High) - condos	\$184.00	\$ 192.83

Questions?

Municipal Comparison – Typical Annual Stormwater Charges

Municipality	Residential (single detached)	Non-Residential (Small <1 acre)	Non-Residential (Large <10 acres)
Aurora	\$60.12	\$763.56	\$763.56
Markham	\$47.00	\$29/\$100,000 of CVA	\$29/\$100,000 of CVA
Richmond Hill	\$62.24	\$180.82	\$180.82
Kitchener	\$149.88	\$766.92	\$14,218.20
Waterloo	\$127.92	\$328.32	\$12,515.76
Mississauga	\$102.00	<\$1,546.01	<\$15,459.91
London	\$184.44	\$184.44	<\$6,140.16
St. Thomas	\$90.72	\$90.72	\$12,568.80

Stormwater Charge Applied to Properties

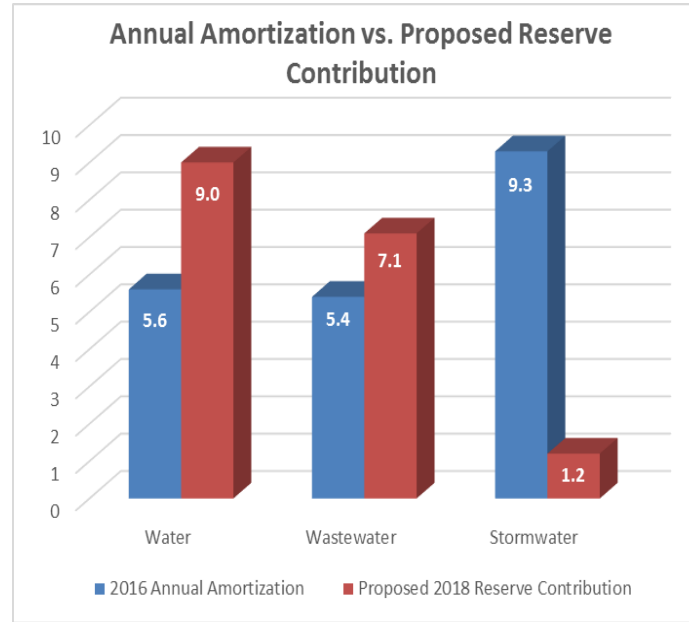
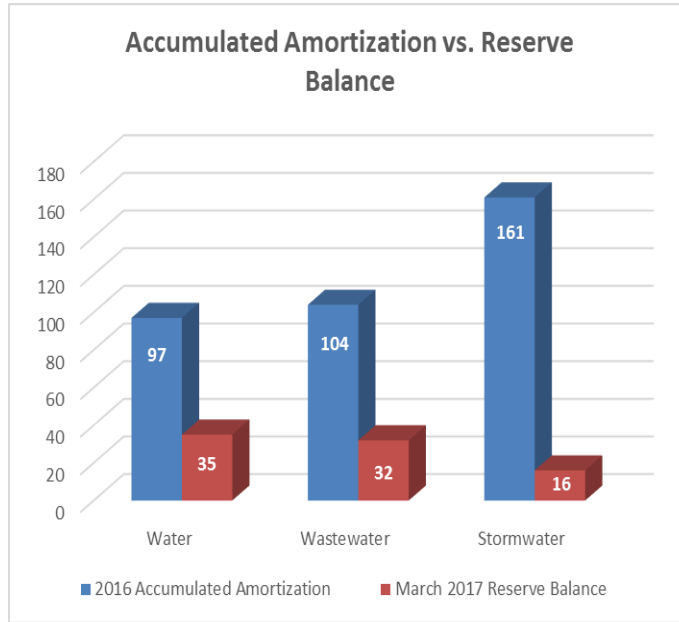
Property Type	# of Units (Tax Roll #s)
Commercial	2,326
Industrial	4,608
Institutional	208
Agricultural/Vacant	4,966
Residential (Low)	67,365
Residential (Med)	10,146
Residential (High)	11,521 (180 condos)

Stormwater Charge Applied to Properties

- The stormwater run-off is applied to the acres to determine theoretical impervious (paved) area

Property Type	Run-off Coefficient	% share of Total Impervious Area
Commercial	0.75	16.49%
Industrial	0.75	31.58%
Institutional	0.75	4.61%
Agricultural/Vacant	0.10	20.23%
Residential (Low)	0.45	23.66%
Residential (Med)	0.55	2.22%
Residential (High)	0.55	1.22%

Rate Setting



Other approaches to Agricultural/Vacant

- Richmond Hill – residential and farm properties charge- \$ 62.24
- Markham- all properties in the non-residential including vacant land charge is \$ 29 per \$100,000 of Current Value Assessment.
- London - residential land area 0.4 ha or less without a stormdrain within 90 m is \$ 11.54/month
 - Land area above 0.4 ha is \$127.92/month per ha