

Stormwater Fee Information & Financial Incentive Consultation

Twenty Place

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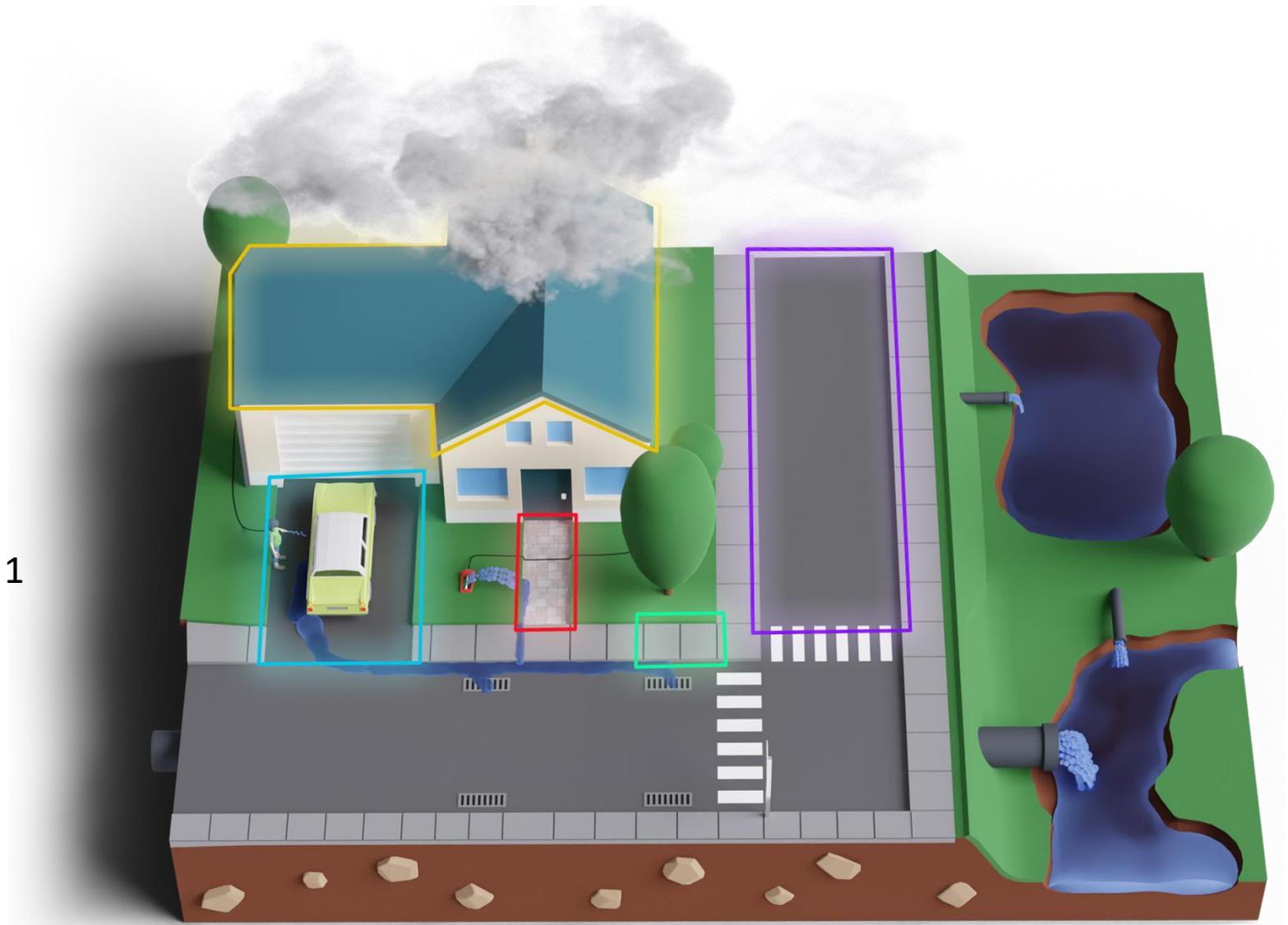
How Did We Get Here?

- In June 2022 Council directed staff to perform a review
- In November 2022 Guiding Principles were approved
- June 2023, in accordance with Council direction, the review and recommended structure was brought in Q2 of 2023 and approved
- Staff is to report back on an incentive program following a public engagement process
- Rates will be determined by Council in the fall of 2024

What is Stormwater?

Rain, melting snow, and ice that washes off driveways, parking lots, roads, yards, rooftops, and other surfaces.¹

1. CSA W211:21-Management standard for stormwater systems



What happens when stormwater isn't managed?



Bank Erosion



Debris



Spills



Water Quality Issues



Road Flooding



System Surchage/
Basement Flooding

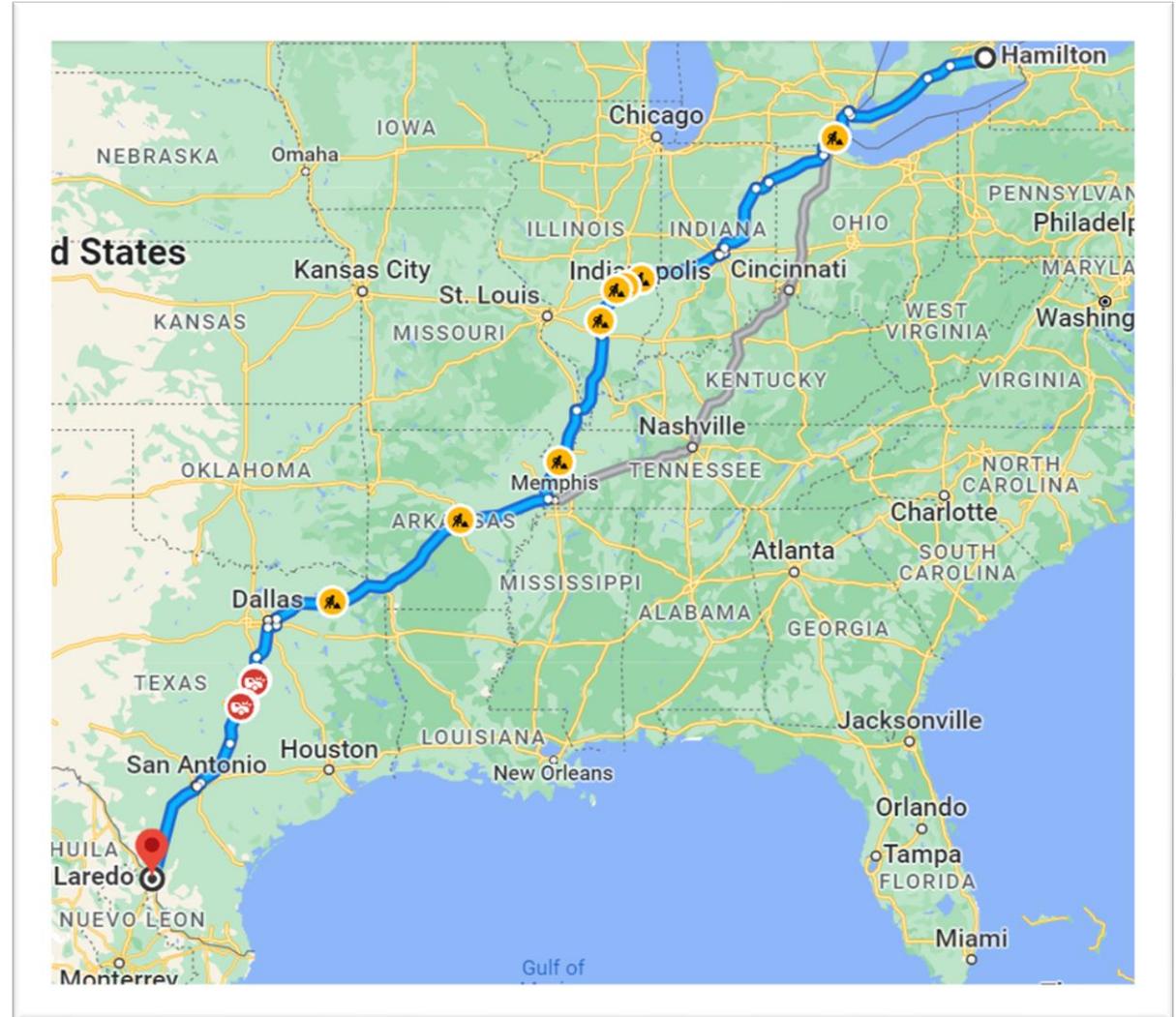


Asset Failure

Hamilton's Stormwater System

- 1,500 km ditches
- 1,200 km storm sewers
- 148 km watercourses
- 50,000 catch basins
- 3,500 culverts
- 4 infiltration facilities
- 126 ponds
- Value of **\$3.1 billion**

Hamilton
to
Mexico



What is the new stormwater funding model that has been approved by Council?

- The City will no longer use revenues collected through the *water and wastewater utilities* to fund stormwater management, instead, Council has approved a new stormwater fee.
- Residential properties will be charged based on the average impervious area for their residential type.
- Industrial, commercial, industrial and large multi-residential properties will be charged based on their measured impervious area
- A stormwater fee with an associated credit program is a more fair, transparent and sustainable funding model than the current system.



What is the new stormwater funding model that has been approved by Council?

Current Stormwater Funding



\$ based on consumption of City water

Property
Tax Bill

\$ based on assessed value

New Stormwater Funding

Utility Bill
Stormwater Fee

- \$ based on property's hard surface
- draft financial incentive program
- no \$ from water utility or taxes

Property Type	Billing Units per dwelling unit
Detached homes	1
Semi-detached homes, townhomes, duplexes, low-rise condos/multi-family	0.5
Triplex to six-plex	0.3
Highrise residences, institutional, commercial, industrial	Assessed individually

A stormwater fee with an associated credit program is a fairer, more transparent and sustainable funding model than the current system.

Defining Impermeable Surfaces

- Roof
- Asphalt
- Concrete
- Compacted gravel
- Pavers (unless they are designed for infiltration)



Twenty Place

The total impervious area for the development is 181,500 m² including approx. 3,600 m² condo building and 53,000 m² of common elements

Residential unit count:

- Condo detached: 24
- Condo towns: 593



Twenty Place – Estimated Future Utility Billing

- Based on current water consumption and projected 2025 utility rates, it is anticipated that Twenty Place's annual water/wastewater charge may be reduced when the stormwater fee is implemented (est. Sept 2025)
- Twenty Place's future annual stormwater charge is estimated to be:
 - Detached: $24 \times 1 \text{ SFU} = 24.0$ billing units
 - Towns: $593 \times 0.5 \text{ SFU} = 296.5$ billing units
 - Common areas and buildings: $56,600 \text{ m}^2 \div 291 \text{ m}^2/\text{SFU} = 194.5$ billing units
 - Total: $515 \text{ billing units} \times 170.4 \text{ \$/SFU/yr} = \$87,800/\text{yr}$ (\$148 per condo unit)

Stormwater Billing

- Stormwater fee added as a separate line item to water utility bill, with base charge determined by:
 - Number of dwelling units for residential properties
 - Impervious area for non-residential properties
- Approved credits would be applied to the base charge
- Staff will recommend stormwater billing similar to how water/wastewater is currently billed
 - If condo owner receives bill, stormwater fee will be added to their bill
 - If condo association receives bill, stormwater fee will be added to their condo fees

How would industrial, commercial, institutional stormwater rates be determined?

Stormwater Fee

=

Rate for 1 billing unit

×

of billing units

of billing units

=

*Total impervious area
(m²)*

÷

*Impervious area of
average home (291 m²*)*

Rate per billing unit determined by Council as part of its annual budgeting process

**Average impervious area for a single-family detached home was determined by measuring a statistically relevant number of homes from across the City using aerial imagery*

Will an incentive program be available to residents or businesses to reduce stormwater management fees?

- Yes – it is being considered!
- Based on common practices in Ontario (Mississauga, Kitchener, and Guelph, etc.)
- The team is developing a proposed incentive program, including:
 - Credit program for industrial, commercial, institutional, and large multi-residential property owners (i.e., Twenty Place)
 - Subsidy program for residential properties

Proposed ICI and Multi-Residential Financial Incentives

Proposed Credit Program

Objective	Maximum Credit Amount	Description	Examples	
Slow it down	40%	Total max. 50%	Percent reduction of the 100-year storm post-development flow to pre-development conditions of the site	Detention Ponds, cisterns
Clean it up	25%		Remove ammonia, sediment, and phosphorous	Oil-grit separators, treatment facilities
Soak it up	40%		Percent capture of first 28 mm of rainfall during a single rainfall event	Infiltration facilities, re-use facilities
Prevent pollution	15%		Develop and implement a pollution prevention plan	Salt management plan, pesticide/manure management, sweeping, spill response plan, public education, etc.

Credit Applications

- Application, recertification, and appeals processes to be developed in 2024
- Application period begins in 2025, prior to initial billing
- Applicant to certify that on-site features are maintained and working as intended
- Recertification likely every 2 or 3 years
- Applications and appeals to be reviewed by Hamilton staff



Public Consultation – Financial Incentive Program

1. Meetings with Stakeholders
2. Public Meetings
3. Survey
4. Information/Education Tools
5. hamilton.ca/stormwaterfunding

Timeline

