

SAHRA Information – Mar 3, 2017

About the proposed Stormwater Charge

<http://www1.toronto.ca/wps/portal/contentonly?vnextoid=19c873c3b334a510VgnVCM10000071d60f89RCRD&vnextchannel=094cfe4eda8ae310VgnVCM10000071d60f89RCRD>

What is stormwater?

Stormwater is rain and melted snow.

Why is stormwater an issue?

When not absorbed into the ground, it runs off properties onto streets, down storm drains and through a complex network of pipes that carry it into local waterways or, in some cases, wastewater treatment facilities. Generally, the more hard surfaces a property has the more stormwater it adds to the stormwater system.

What is the challenge?

An increase in extreme storms, combined with more hard surfaces in the city is resulting in more water making its way into the stormwater system. Too much water can overwhelm the system leading to [flooded basements](#) and [poor water quality](#) in local waterways, including Lake Ontario.

How is stormwater managed?

Making infrastructure improvements is necessary to manage the impacts of stormwater. To help manage stormwater, the City is building new infrastructure and looking at new and innovative ways to manage stormwater, including:

- The [Wet Weather Flow Master Plan](#) (WWFMP) is a 25-year plan to reduce stormwater and protect the environment for healthy streams, rivers and Lake Ontario
 - Significant large scale projects in the WWFMP:
 - [Don River and Central Waterfront Project](#) – underground infrastructure and a treatment facility to capture and treat polluted stormwater and sewer overflows before they enter Toronto's waterways
 - Projects to help reduce [basement flooding](#)
 - Other stormwater management projects include installing tanks and tunnels to intercept stormwater flows, new storm sewers and [stormwater ponds](#) and overhauling some sewer infrastructure that is more than 100 years old.

What is a stormwater charge?

- It is a charge:
 - based on impact to the stormwater system
 - dedicated to paying for stormwater management
- The proposed model for the charge:
 - Divides properties into four categories
 - Residential
 - Apartment & Condo Buildings
 - Industrial, Commercial & Institutional

- Large Properties
- Has various tiers, based on property size, within each category
 - Exception: Large Properties will be examined individually
- Calculates the average amount of hard surface for each tier

How will a stormwater charge affect water bills?

Currently stormwater management is being paid for from the [water rate](#), which means the amount homeowners pay for stormwater management is based on how much water they use.

The proposal is to remove the portion homeowners currently pay for stormwater management (currently embedded in the water rate), and show it as a separate charge on the water bill. The water rate would decrease and the stormwater charge would be added. The amount paid for stormwater would be based on property size and the average amount of hard space on properties of a similar size. Some bills would go up and some bills would go down.

See examples of how the [proposed stormwater charge could impact water bills](#).

See full list of [list of proposed stormwater charges \(categories and tiers\)](#).

Toronto's water rate is already one of the lower rates in the Greater Toronto and Hamilton Area.

Why lower the water rate? Doesn't that reward those who do not conserve?

The idea of a stormwater charge is that it is a dedicated charge for a dedicated service. Currently, stormwater management is paid for out of the [water rate](#) -- that is, how much a customer pays for stormwater management is based on how much water that customer uses. But the amount of [stormwater runoff](#) a property creates has nothing to do with how much water is used. A stormwater charge is a more transparent model for paying for stormwater management.

How is property size used to calculate the stormwater charge?

Aerial photography was used to determine the amount of hard surface for each property across the City of Toronto. This data was used to determine the average hard surface area for each tier and to then calculate the [flat stormwater charges](#).

Why propose flat rates based on property size? My neighbour has the same size property, but many more hard surfaces.

City staff are proposing several tiers to allow for an equitable charge for all property owners. While there are some differences among individual properties, the flat stormwater charges are representative of the stormwater services being delivered to each property category and tier. Flat tiers for most or all properties are how many other municipalities, including Mississauga, have structured their stormwater charges.

Administering a program with individualized charges for all properties would be extremely expensive and is therefore not being recommended.

What other municipalities have a stormwater charge?

- Mississauga, ON
- Richmond Hill, ON
- Kitchener, ON
- Waterloo, ON
- London, ON
- St. Thomas, ON
- Regina, SK
- Saskatoon, SK

- Calgary, AB
- Edmonton, AB
- Victoria, BC

Plus hundreds of others across North America

How much extra money would the stormwater charge generate for the City?

For the first eight years the stormwater charge would be revenue neutral – meaning it would not generate any additional funds over and above what the water rate would have if the stormwater charge had not been introduced. However, each year the stormwater charge will be submitted along with the proposed water rate for Toronto City Council to consider as part of the [budget process](#). This is an annual process in which the public are encouraged to participate. Any funds generated by the stormwater charge, will be spent on stormwater management. Any increases to the charge will be tied to required funding for stormwater management.

Why is a stormwater charge being considered?

There is a growing need for new and upgraded stormwater infrastructure. A stormwater charge is:

- Fair
 - Based on surface stormwater runoff rather than water consumption
 - The water rates would *decrease* if the stormwater charge was implemented
- Transparent
 - Transparency for cost of services provided and charges paid
- Dedicated
 - Provides dedicated funding (the stormwater charge) for a dedicated service (stormwater management)

When is City Council making a decision?

Toronto City Council will be considering the stormwater charge in the spring of 2017. For more information on Council's direction and previous staff reports see the [decision history](#).

What are the public consultation dates?

See [public consultation dates and locations](#).

How can I provide feedback?

- You can complete the [online survey](#)
- You can receive, complete and hand-in a paper copy at any of the [public consultations](#)

When would the stormwater charge start?

It will ultimately be up to Toronto City Council to decide. City staff are recommending it start March 1, 2019.

Public consultation dates and locations

Formal presentations by City staff with opportunity for Q&A (note: formal presentations all start at 7 p.m.)

Date	Time	Location	Address
Tuesday, March 7	6-9 p.m.	Scarborough Civic Centre, Chamber	150 Borough Drive
Monday, March 20	6-9 p.m.	East York Civic Centre	850 Coxwell Avenue
Thursday, March 23	6-9 p.m.	Etobicoke Civic Centre, Chamber	399 The West Mall
Tuesday, March 28	6-9 p.m.	York Civic Centre, Chamber	2700 Eglinton Avenue West
Thursday, March 30	4-9 p.m.	Metro Hall, Rotunda	55 John Street
Tuesday, April 4	6-9 p.m.	North York Civic Centre, Room 1	5100 Yonge Street

Pop-up areas across the City, opportunity for information discussions

Date	Time	Location	Address
Saturday, March 4	8 a.m.-1 p.m.	Stop's Farmers' Market at Artscape Wychwood Barns	601 Christie Street
Monday, March 6	6-9 p.m.	North Toronto Memorial Community Centre	200 Eglinton Avenue West
Wednesday, March 8	2-6 p.m.	Montgomery Inn Farmers' Market	4709 Dundas Street West

Thursday, March 9	2-6 p.m.	Toronto Botanical Garden Farmers' Market	777 Lawrence Avenue East
Thursday, March 9	6-9 p.m.	Edithvale Community Centre	131 Finch Avenue West
Saturday, March 11	8 a.m.-1 p.m.	Stop's Farmers' Market at Artscape Wychwood Barns	601 Christie Street
Saturday, March 11	8 a.m.-1 p.m.	Evergreen Brick Works Farmers' Market	550 Bayview Avenue
Monday , March 13– Sunday March 19	11 a.m.– 8 p.m.	National Home Show, Enercare Centre, Exhibition Place	100 Princes' Blvd
Tuesday, March 21	6-9 p.m.	Warden Hilltop Community Centre	25 Mendelssohn Street
Saturday	8 a.m.-1 p.m.	Evergreen Brick Works	550 Bayview

y, March 25		Farmers' Market	Avenue
Monday , March 27	6-9 p.m.	Agincourt Recreation Centre	31 Glen Watford Avenue
Tuesda y, April 4	4-8 p.m.	Grandravine Community Centre	23 Grandravine Drive

List of proposed stormwater charges Categories and Tiers

Category	Number of tiers based on property size ranges
Residential	7
Apartment & Condo Buildings	5
Industrial, Commercial & Institutional	5
Large Properties, 1 ha* or larger *1 ha = approx. 108,000 sq ft	None (individualized calculations)

Proposed tiered flat stormwater charges

Residential			
	Gross Area Range (ha)	Gross Area Range (sq ft)*	Proposed Stormwater Charge P
Tier 1	0.021 or less	Less than 2,400	\$125
Tier 2	0.022 to 0.031	2,400 to 3,399	\$175

Tier 3	0.032 to 0.044	3,400 to 4,799	\$225
Tier 4	0.045 to 0.055	4,800 to 5,999	\$275
Tier 5	0.056 to 0.074	6,000 to 7,999	\$325
Tier 6	0.075 to 0.094	8,000 to 10,199	\$375
Tier 7	0.095 to 0.999	10,200 to 107,600	\$475

Apartment & Condo Buildings

	Gross Area Range (ha)	Gross Area Range (sq ft)*	Proposed Stormwater Charge Per Year
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Tier 1	0.011 or less	Less than 1,300	\$110
Tier 2	0.012 to 0.049	1,300 to 5,399	\$230
Tier 3	0.050 to 0.149	5,400 to 16,099	\$860
Tier 4	0.150 to 0.399	16,100 to 42,999	\$2,300
Tier 5	0.400 to 0.999	43,000 to 107,600	\$4,950

Industrial, Commercial & Institutional

	Gross Area Range (ha)	Gross Area Range (sq ft)*	Proposed Stormwater Charge Per Year
Tier 1	0.016 or less	Less than 1,800	\$135
Tier 2	0.017 to 0.026	1,800 to 2,899	\$240
Tier 3	0.027 to 0.089	2,900 to 9,699	\$530
Tier 4	0.090 to 0.299	9,700 to 32,299	\$1,800

Tier 5	0.300 to 0.999	32,300 to 107,600	\$5,700
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*Conversions to square feet from hectares are approximations. Actual stormwater charges would be calculated in hectares.

Examples of how the proposed stormwater charge could impact water bills

Residential

Assumes annual water use of 265 cubic metres and a lot size of 0.037 ha (Tier 3; approx. 4,000 sq ft).

Current		Proposal: Lower water rate + stormwater charge	
Water rate charge:	\$1,038	Water rate charge:	\$805
		Stormwater charge:	\$225
Total annual bill:	\$1,038	Total annual bill:	\$1,030
Per day:	\$2.84	Per day:	\$2.82
		Annual difference:	-\$8
			-0.8%

Apartment & Condo Buildings:

Assumes annual water use of 2,557 cubic metres and a lot size of 0.088 ha (Tier 3; approx. 9,500 sq ft).

Current		Proposal: Lower water rate + stormwater charge	
Water rate charge:	\$10,018	Water rate charge:	\$7,771
		Stormwater charge:	\$860
Total annual bill:	\$10,018	Total annual bill:	\$8,631
Per day:	\$27.45	Per day:	\$23.65
		Annual difference:	-\$1,387
			-13.8%

Industrial, Commercial & Institutional:

Assumes annual water use of 532 cubic metres and a lot size of 0.052 ha (Tier 3; approx. 5,600 sq ft).

Current		Proposal: Lower water rate + stormwater charge	
Water rate charge:	\$2,084	Water rate charge:	\$1,617
		Stormwater charge:	\$530
Total annual bill:	\$2,084	Total annual bill:	\$2,147

Per day:	\$5.71	Per day:	\$5.88
		Annual difference:	\$62
			3.0%

Large Properties 1 ha in size or greater:

- 5,500 Large Properties that are one hectare or greater (1% of all properties) account for 42% of total hard surface area
- Stormwater charge will be based on individualized assessments of hard surface area
- Incentives will be offered to Large Properties
 - Applicants will have to demonstrate management of water quantity and quality
 - It is anticipated that the maximum available incentive will be 50% of the stormwater charge

Toronto Airspace Noise Review – Public Meeting

As part of the ongoing independent airspace noise review, you are invited by the review team to discuss and express your views on the current options for mitigating aircraft noise through changes to the airspace design and operation.

North York meeting:

Saturday, March 4, 2017 10:30 a.m. to 12:30 p.m.

Novotel North York, 3 Park Home Avenue

For further information about the review, please visit www.torontoairspace.ca.

*****Email Address Drive*****

SAHRA endeavours to keep our Members informed by publishing Newsletters two to three times a year and by sending out email blasts as we have updates, usually once or twice a month.

It's 2017 - it's time that we move to electronic distribution of the Newsletter! We will be able to communicate more quickly when an issues arises. The reduced costs (eliminating printing and delivery costs) allows better use of member contributions. We want to move to electronic distribution for our Spring 2017 Newsletter.

However, our challenge is that we currently have email addresses for only about 15% of our households. SAHRA advocates will be visiting neighbours on their street asking them to give us their email address, in the next few weeks. You can also help us by agreeing to be an advocate for your street and/or by forwarding this email to your friends and neighbours, asking if they would like to receive the SAHRA E-Blasts and Newsletters. If so, they can send an email to sahratoronto@rogers.com and we will add them to our distribution list.

Annual General Meeting

The Annual General Meeting will be held on Wednesday, **April 5, 2017** at 7:00 p.m. at the Armour Heights Presbyterian Church (Lower Meeting Room). Please join us to talk about issues in our community.

Interested in Volunteering?

SAHRA has Volunteers who work on a variety of projects. Tasks like doing sign surveys, collecting street parking regulations, collecting speed limit information, reviewing City websites and agendas for items of interest, planning for Neighbours' Night out, email address drive, special Newsletter deliveries, preparing write-ups for e-Blasts or the Newsletter. Their participation really helps! If you would be interested in spending some time on a specific project, please send an email to sahradoronto@rogers.com.

Change in timing of Neighbours' Night Out

We We are now in the 13th year for the Neighbours' Night Out. It originally started out being held in June, in conjunction with a City-wide Neighbours' Night out but it was changed to be held on the first day back to school in September many years ago. It has been suggested that the June timeframe might work better for families so this year the event will be held on Tuesday, **June 13** 6:30-8:00 p.m. outside 1 Haddington (at Esgore). Hope you will be able to join us!

Winter Parking Arrangements

Just a reminder – there is a City by-law in effect from **Dec 1 to Mar 31** that doesn't allow parking on the streets from **2:00 a.m. to 6:00 a.m.** People have been getting \$40 tickets!

Downspout Disconnection Program

A friendly reminder that the deadline for Downspout Disconnection in our area was **December 31, 2016**.

Go to www.toronto.ca/water.stormwater for information and tips for safe and proper disconnection.

SAHRA Website

Remember to check the SAHRA website from time to time for new information on community issues <http://sahradoronto.com/>

SAHRA 2017 Membership Campaign

We need your financial support! Membership contributions are SAHRA's only source of income to support newsletters, Neighbours' Night Out, etc. In 2016, our reserve was partially depleted by engaging a planner and a lawyer which led to a positive outcome at the OMB. Future ability to participate in this way or to seek professional advice will depend on rebuilding the reserve fund over the next several years.

Please support your residents' association with your annual contribution.

We now have on-line payment capability on our website or you can mail a cheque to the SAHRA post office box (1500 Avenue Road, PO Box 1373, Toronto, ON M5H 0A1) or drop it off at 109 or 118 Felbrigg Avenue. See the attached Membership Form for details.

You can send in a cheque or you can contribute via PayPal or a credit/debit card

(for PayPal or credit/debit payment go to the website <http://sahratoronto.com/membership/> to the Membership page).

Unsubscribe

If you no longer wish to receive these E-Blasts, please send an email to sahratoronto@rogers.com stating so.