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1	<p>Welcome to the City of Windsor’s community engagement presentation on the Stormwater Financing Study.</p> <p>In this short video, you will learn about the City’s current stormwater management program, the gaps that the City is looking to address and some possible ways to fund the modernization of the program.</p> <p>This study is supported by a large City committee with representatives from Engineering, Finance and other departments. An external consultant team composed of Wood Environment and Infrastructure Solutions and Watson and Associates Economists are also involved in the study.</p>	 <p>wood. Watson & Associates ECONOMISTS LTD.</p> <p>THE CITY OF WINDSOR ONTARIO, CANADA</p> <p>Stormwater Financing Study Community Engagement Presentation</p> <p>September 2020</p> <p>woodpic.com</p>



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2	<p>The City of Windsor has invested in an extensive public stormwater management system. The estimated replacement value of the system is approximately 1.8 billion dollars. To preserve the aging infrastructure and avoid costly emergency repairs, the City is proactively investing in ongoing maintenance.</p> <p>The purpose of the Stormwater Financing Study is to better understand the City's current stormwater management program, to identify what stormwater requirements the City will have in the future and to investigate funding alternatives for these requirements.</p> <p>We will evaluate the potential costs and funding impacts of a new stormwater management program so we can make informed recommendations about what to prioritize, how much to invest, and how to fund these investments.</p> <p>Engaging the community as we conduct this study will help us better understand how to serve the City's stormwater needs.</p>	<h2 data-bbox="1081 267 1554 316">Background and Study Goals</h2> <div data-bbox="1071 341 1459 876"> <h3 data-bbox="1081 357 1249 389">Background</h3> <ul data-bbox="1081 397 1449 828" style="list-style-type: none"> • City owns and manages a large public stormwater management system with an estimated replacement value of approximately \$1.8 billion • City is proactively investing in ongoing maintenance, as opposed to more costly emergency repairs, to address aging infrastructure and the increasing frequency and duration of storm events </div> <div data-bbox="1470 341 1942 511">  </div> <div data-bbox="1470 519 1942 876"> <h3 data-bbox="1480 527 1627 560">Study Goals</h3> <ul data-bbox="1480 568 1932 868" style="list-style-type: none"> • Develop a better understanding of existing stormwater management infrastructure • Identify future needs and understand associated costs and funding impacts • Make informed recommendations about stormwater priorities, level of investment and funding options </div> <div data-bbox="1113 876 1333 925">  </div> <div data-bbox="1858 885 1953 917">  </div>




Slide #	Voiceover Text	Slide
3	Here are a few basics to help you understand stormwater management and why the City is investing in it.	<h3 data-bbox="1079 272 1566 315">Stormwater Management 101</h3>  <p data-bbox="1115 500 1507 613">The following will help you understand the basics of Stormwater Management and why the City is investing in this important area.</p> <p data-bbox="1780 829 1934 849"><i>Photo: City of Windsor</i></p>  



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4	<p>Stormwater is rainwater and melted snow that run off lawns, streets and other surfaces. Hard surfaces like pavement and roofs prevent stormwater from soaking into the ground, increasing run off.</p> <p>If is not managed in built environments, stormwater runoff can flood roads, homes and businesses</p> <p>In the natural environment, failing to manage or treat stormwater runoff can contribute to creek erosion and may carry harmful pollutants to local bodies of water.</p> <p>To learn more about stormwater and how it affects you and your community, visit the City's Stormwater Financing Study website.</p>	<div data-bbox="1081 267 1564 316"> <h2>Stormwater Management 101</h2> </div> <div data-bbox="1081 324 1942 868">  <p>What is stormwater?</p> <ul style="list-style-type: none"> • Rainwater and melted snow that runs off lawns, streets and other land surfaces • Hard surfaces such as pavement and roofs prevent precipitation from naturally soaking into the ground <p>Why do we need to "manage" it?</p> <ul style="list-style-type: none"> • Prevent the flooding of homes, roads and businesses • Prevent creek erosion and stop harmful pollutants from entering local bodies of water <p>Visit the Study website to learn more: https://weatheringthestorm.ca/stormwater-financing-study</p> <p><small>Photo: City of Windsor</small></p> </div> <div data-bbox="1123 876 1333 917">  </div> <div data-bbox="1858 885 1942 909">  </div>

Slide #	Voiceover Text	Slide										
5	<p>Over the past decade, there have been shifts in the way we think about stormwater management, as shown in this table.</p> <p>For example, we have moved from seeing stormwater as a nuisance to be removed as quickly as possible to a focus on better managing existing infrastructure and handling stormwater on-site. Factors such as climate change and improving transportation safety have also influenced how we think about stormwater management.</p>	<div data-bbox="1079 310 1566 350"> <h2>Stormwater Management 101</h2> </div> <div data-bbox="1079 375 1793 407"> <h3>How has thinking about stormwater management changed?</h3> </div> <table border="1" data-bbox="1079 431 1940 873"> <thead> <tr> <th data-bbox="1079 431 1423 464">Past:</th> <th data-bbox="1423 431 1940 464">Now:</th> </tr> </thead> <tbody> <tr> <td data-bbox="1079 464 1423 586">Stormwater as a nuisance – flood control through rapid removal</td> <td data-bbox="1423 464 1940 586">Focus on protecting infrastructure assets - aging systems require maintenance and replacement/ retrofits, with a continued focus on separation of the stormwater and wastewater systems</td> </tr> <tr> <td data-bbox="1079 586 1423 683">Transportation safety – ditches, ponds and road drainage</td> <td data-bbox="1423 586 1940 683">More emphasis on source controls and retaining stormwater on-site, plus investigating alternate technology for water quality and quantity controls</td> </tr> <tr> <td data-bbox="1079 683 1423 789">Quality control incorporated in new development</td> <td data-bbox="1423 683 1940 789">Climate change requires hazard mitigation – increased design standards and adaptation planning</td> </tr> <tr> <td data-bbox="1079 789 1423 873">Protect private property – upstream stormwater quantity controls (ponds)</td> <td data-bbox="1423 789 1940 873">Stream restoration and habitat protection are more of a priority</td> </tr> </tbody> </table> <div data-bbox="1079 919 1331 959" style="text-align: left;">  </div> <div data-bbox="1864 919 1940 943" style="text-align: right;">  </div>	Past:	Now:	Stormwater as a nuisance – flood control through rapid removal	Focus on protecting infrastructure assets - aging systems require maintenance and replacement/ retrofits, with a continued focus on separation of the stormwater and wastewater systems	Transportation safety – ditches, ponds and road drainage	More emphasis on source controls and retaining stormwater on-site, plus investigating alternate technology for water quality and quantity controls	Quality control incorporated in new development	Climate change requires hazard mitigation – increased design standards and adaptation planning	Protect private property – upstream stormwater quantity controls (ponds)	Stream restoration and habitat protection are more of a priority
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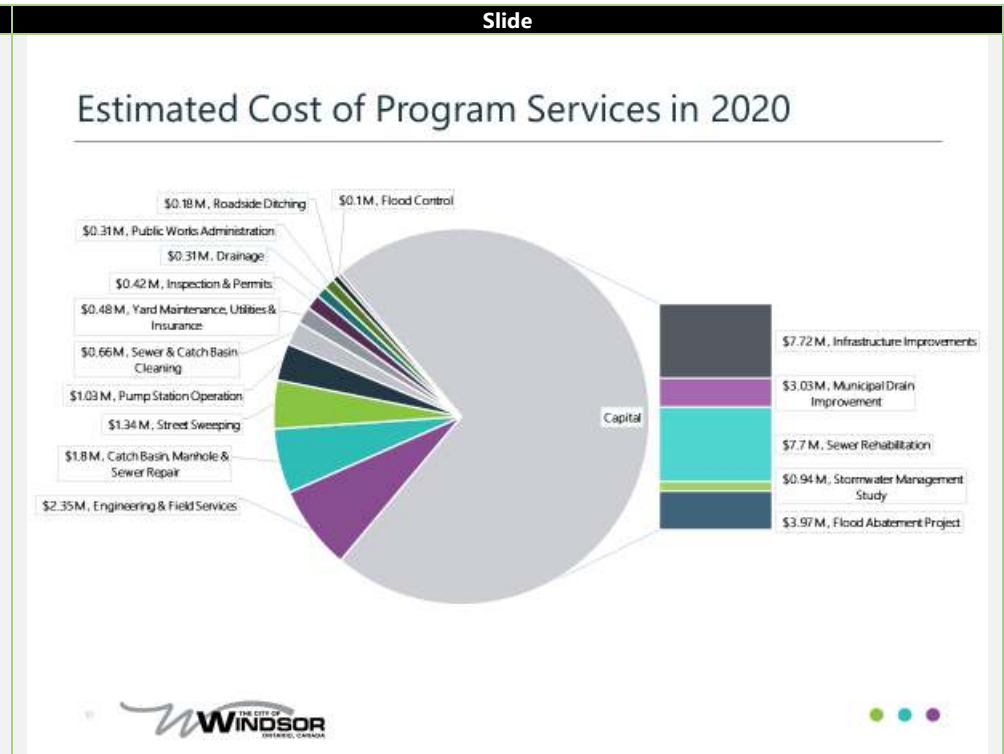
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6	<p>The City has experienced stormwater management challenges in five general areas: Aging Infrastructure and Growing Communities, Legislated and Proactive Maintenance, Flood Safety and Mitigation, Regulatory Requirements and Water Quality Protection.</p> <p>In addition, the City has experienced significant rainfall and runoff events that have exceeded the capacity of our sewers. These events have caused localized flooding and damage.</p>	<h2 data-bbox="1081 267 1785 316">Stormwater Management 101 - Challenges</h2> <div data-bbox="1081 349 1423 581">  <p><i>Photo: City of Windsor</i></p> </div> <div data-bbox="1081 597 1423 829">  <p><i>Photo: City of Windsor</i></p> </div> <ul data-bbox="1444 357 1932 625" style="list-style-type: none"> • Aging Infrastructure and Growing Communities • Legislated and Proactive Maintenance • Flood Safety and Mitigation • Regulatory Requirements • Water Quality Protection <div data-bbox="1123 876 1333 917" style="text-align: center;">  </div> <div data-bbox="1858 885 1953 909" style="text-align: right;">  </div>



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7	<p>The purpose of this study is to help the City meet stormwater management challenges by developing a comprehensive stormwater management program and determining how the program will be funded.</p> <p>The program must protect public health and safety, stakeholder investments and the City's valuable man-made and natural resources. It will do this with proactive maintenance and operation requirements for existing assets and well-considered investments in system upgrades and expansions.</p> <p>Funding for the stormwater management program needs to be sustainable and equitable. One idea is to shift from the current funding model, which is based on sewer surcharges related to water usage, to a model based on how much stormwater runoff comes from a property.</p>	<div data-bbox="1081 267 1428 316"> <h2>Purpose of the Study</h2> </div> <div data-bbox="1081 324 1942 495" style="background-color: #cccccc; padding: 10px;"> <p>Proactively understand and address stormwater management challenges through the development of a comprehensive stormwater management program and by determining how that program will be funded.</p> </div> <div data-bbox="1081 503 1501 779" style="background-color: #1a3d4d; color: white; padding: 10px;"> <p><u>New Program Requirements</u></p> <ul style="list-style-type: none"> • Protect public health, safety and assets • Minimize impacts of run off • Proactive maintenance of current infrastructure • Thoughtful investments in new infrastructure </div> <div data-bbox="1512 503 1942 779" style="background-color: #1a3d4d; color: white; padding: 10px;"> <p><u>Funding for the New Program</u></p> <ul style="list-style-type: none"> • Sustainable • Equitable • Sewer surcharge related to water usage (current funding model) • Runoff water generated (potential new funding model) </div> <div data-bbox="1081 876 1333 925" style="text-align: center;">  </div> <div data-bbox="1858 885 1963 917" style="text-align: right;">  </div>

Slide #	Voiceover Text	Slide
8	<p>To improve the City's stormwater management, it is crucial to understand its current program.</p> <p>The public portions of the City's stormwater system include over 1025 kilometers of sewers, approximately 15,300 manholes, over 22,600 catch basins, 29 stormwater ponds, 39 pumping stations, 124 kilometers of Municipal Drains and 254 kilometers of road ditches.</p> <p>Replacing this infrastructure would cost approximately 1.8 billion dollars.</p>	<h2 data-bbox="1079 272 1785 316">Current Stormwater Management Program</h2> <div data-bbox="1079 370 1507 769" style="background-color: #2c3e50; color: white; padding: 10px;"> <p>The public portions of the City's stormwater system include:</p> <ul style="list-style-type: none"> • Over 1,025 km of sewers • Approx. 15,300 manholes • Over 22,600 catch basins • 29 stormwater ponds • 39 pumping stations • 124 km of Municipal Drains • 254 km of road ditches </div> <div data-bbox="1520 370 1913 646">  <p data-bbox="1520 630 1669 646"><small>Photo: City of Windsor</small></p> </div> <p data-bbox="1528 656 1898 706">Replacing the current stormwater system would cost approximately \$1.8 Billion</p> <div data-bbox="1123 880 1329 922" style="text-align: center;">  </div> <div data-bbox="1864 885 1948 909" style="text-align: right;">  </div>

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9	<p>In addition to infrastructure, the City has 40 to 45 full-time employees who perform stormwater-related services.</p> <p>These services are managed by two departments: engineering and public works. The City may request additional support from other departments or call on the help of external contractors to support maintenance and capital works projects.</p>	<div data-bbox="1079 272 1940 844"> <h3 data-bbox="1079 272 1785 316">Current Stormwater Management Program</h3> <div data-bbox="1079 326 1940 479" style="background-color: #cccccc; padding: 10px; text-align: center;"> <p data-bbox="1155 386 1864 418">Full-time City Staff performing stormwater-related services: 40 - 45</p> </div> <div data-bbox="1079 488 1940 844" style="background-color: #1a3d4d; color: white; padding: 10px;"> <ul style="list-style-type: none"> <li data-bbox="1079 488 1501 844"> <p>• Stormwater services are primarily managed by:</p> <ul style="list-style-type: none"> - Engineering (Design & Development, Geomatics, Right-of-way, Corporate Projects and Administration) - Pollution Control - Public Works (Contracts, Field Services, Infrastructure Management, Maintenance & Environmental Services) <li data-bbox="1522 488 1940 844"> <p>• Additional City support as needed from:</p> <ul style="list-style-type: none"> - Financial Planning; Asset Planning; Legal; Planning and Development; Parks; Purchasing; HR; Communications <li data-bbox="1522 678 1940 844"> <p>• Plus external Contracted maintenance and capital works</p> </div> </div> <div data-bbox="1079 876 1333 925" style="text-align: left;">  </div> <div data-bbox="1858 885 1953 917" style="text-align: right;">  </div>

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10	The City currently spends about 9 million dollars on operations and 23.3 million dollars on capital costs. This means that the City's current stormwater program costs about 32.3 million dollars each year.



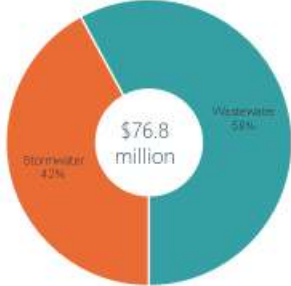
Slide #	Voiceover Text	Slide
11	<p>The current stormwater program is funded in three ways:</p> <ol style="list-style-type: none"> 1. Through sewer surcharge rates, which include charges for the recovery of sanitary sewer and stormwater services; fixed wastewater charges based on meter size; and consumption charges based on water usage; 2. Through Development Charges, which can help recover costs associated with new and expanded infrastructure resulting from new development; and 3. Through grants, like Infrastructure Canada's Disaster Mitigation and Adaptation Fund, which help municipalities develop flood mitigation projects that aim to improve infrastructure like sewers, sewer lines, pumping stations and storage areas. 	<h2 style="text-align: center;">Current Funding Model</h2> <hr/> <div style="display: flex; justify-content: space-around;"> <div data-bbox="1079 391 1356 712" style="background-color: #1a3d4d; color: white; padding: 10px;"> <p>Sewer Surcharge Rates</p> <ul style="list-style-type: none"> • Recovery of sanitary sewer and stormwater • Wastewater Fixed Charge (meter size) • Consumption Charge based (water usage) </div> <div data-bbox="1373 391 1650 712" style="background-color: #1a3d4d; color: white; padding: 10px;"> <p>Development Charges</p> <ul style="list-style-type: none"> • Recovery of capital costs associated with new and expanded infrastructure resulting from new development </div> <div data-bbox="1667 391 1944 712" style="background-color: #808080; color: white; padding: 10px;"> <p>Grants</p> <ul style="list-style-type: none"> • Infrastructure Canada's Disaster Mitigation and Adaptation Fund • Helps cities develop flood mitigation projects </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;">   </div>

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12	<p>So, how does the City currently pay for the stormwater management program?</p> <p>The current program is primarily funded through sewer surcharge rates paid by residents and businesses. This funding supports both wastewater and stormwater services, with forty two percent going to stormwater. This means, based on the 2020 budget, that approximately 32.3 million dollars is available for the stormwater management program from these sewer surcharges.</p> <p>This table presents the typical annual sewer surcharge bills for three types of customers and the portion of their annual bill that is invested in stormwater services and the portion that is invested wastewater services.</p>

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Funding Supported by Current Stormwater Surcharge Rates




2020 budgeted sewer surcharge revenue:







Customer Type	Stormwater	Wastewater	Total
Residential ^A	\$330	\$453	\$783
Commercial (Small) ^B	\$1,261	\$1,735	\$2,996
Commercial (Large) ^C	\$5,406	\$7,440	\$12,846



^A Residential assumes 3/4" service and 200 m³ annual water consumption
^B Commercial (Small) assumes a 1" service and 1,000 m³ annual water consumption
^C Commercial (Large) assumes a 2" service and 4,706 m³ annual water consumption

Slide #	Voiceover Text	Slide
13	<p>The City's stormwater management program requires a funding boost to modernize and reach recommended levels of service.</p> <p>In 2020, 32.3 million dollars was directed toward the program. The preliminary cost estimate to get the City up to recommended levels of service is 46.4 million dollars annually. This is a 44 percent increase, and the amount does not include billing administrative charges, program support from other departments and any additional infrastructure costs that result from new developments. The City is proposing that the needed funding increase be phased in over the course of 5 years.</p> <p>The preliminary cost estimate does not include the works recommended in the recently approved Sewer Master Plan which will also inform future stormwater costs. This Plan will be reviewed annually during budgeting and may be adjusted in future years.</p>	<div data-bbox="1071 267 1816 316"> <h3>Future Program – Estimated Cost of Services</h3> </div>  <p>2020: \$32.3 million directed to stormwater program</p> <p>Preliminary cost estimate of recommended levels of service: \$46 million annually</p> <p>Proposed 5-year phase-in</p> <div data-bbox="1081 876 1333 925">  </div> <div data-bbox="1858 885 1953 917">  </div>

Slide #	Voiceover Text	Slide
14	<p>Funding increases will help the City operate and maintain existing infrastructure in a way that keeps the system in good repair. In addition, these increases will support upgrades and retrofits that consider climate change, legislative requirements, and incorporate low impact development and green infrastructure solutions into new developments.</p> <p>Overall, these measures will support a more sustainable long-term stormwater management program.</p>	<h2 data-bbox="1081 276 1617 316">Future Program – Areas of Focus</h2> <hr data-bbox="1081 324 1942 332"/> <div data-bbox="1081 349 1942 820" style="background-color: #cccccc; padding: 10px;"> <p data-bbox="1081 381 1858 454">Increased funding will help the City accomplish several future program goals in the follow areas:</p> <ul data-bbox="1144 495 1879 690" style="list-style-type: none"> • Operation and maintenance • Upgrades and retrofits • New infrastructure that incorporates more low impact development best management practices and green infrastructure solutions <p data-bbox="1081 722 1879 803">Overall, these measures will support a more sustainable long-term stormwater management program.</p> </div> <div data-bbox="1081 876 1942 917" style="display: flex; justify-content: space-between; align-items: center;">   </div>

Slide #	Voiceover Text	Slide
15	<p>The City is assessing different frameworks to support the funding of the future program. Some options being discussed include:</p> <ul style="list-style-type: none"> • Property Taxes • Uniform Flat Rates • Utility Rate • Variable Flat Rate based on property class/category • Variable Rate applied to property land area • Rate applied to Actual Impervious Area of Each Property 	<p style="text-align: center;">Funding Framework Options</p> <hr/> <div style="background-color: #1a3d4d; color: white; padding: 20px;"> <p>The City is assessing different frameworks to support the funding of the future program. Some options include:</p> <ul style="list-style-type: none"> • Property Taxes • Uniform Flat Rates • Utility Rate • Variable Flat Rate based on property class/category • Variable Rate applied to property land area • Rate applied to Actual Impervious Area of Each Property </div> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 20px;">   </div>



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16	<p>The City is also exploring how funds are acquired in other municipalities.</p> <p>In general, municipalities in Ontario tend to fund stormwater programs from the general tax levy. There is a recent trend toward more dedicated funding sources. Some advantages to this model include:</p> <ul style="list-style-type: none"> • Dedicated and stable funding sources, which allow for better long-term planning • Segregation of revenue directly aligned with service provision • Increased equity as properly designed stormwater fees follow a user pay principle • Increased awareness of the importance of stormwater management, and associated costs, which can increase public support 	<div data-bbox="1081 267 1333 316"> <h2>Funding Trends</h2> </div> <div data-bbox="1081 349 1942 430"> <p>Recent trend towards dedicated funding sources rather than traditional models that draw on the general tax levy. This has several advantages.</p> </div> <div data-bbox="1081 454 1281 738"> <p>Dedicated and stable funding sources which allow for better long-term planning</p> </div> <div data-bbox="1291 454 1501 738"> <p>Segregation of revenue directly aligned with service provision</p> </div> <div data-bbox="1512 454 1722 738"> <p>Increase equity as properly designed stormwater fees follow a user pay principle</p> </div> <div data-bbox="1732 454 1942 738"> <p>Increased awareness of importance of stormwater management and associated costs which can increase public support</p> </div> <div data-bbox="1081 876 1333 917">  </div> <div data-bbox="1858 885 1953 909">  </div>



Slide #	Voiceover Text
17	This table outlines some examples of the different funding models other municipalities have implemented. Municipalities such as Mississauga, Guelph and Brampton have funding models similar to what the City is proposing.

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Funding Trends - Examples

Municipality	Type of Rate Based Structure	Rate Categories
Markham	Flat Rate Charge per Property	Residential
	Current Value Assessment	Non-residential
Ottawa	Residential - Flat Rate per Property (by property type, Urban & Rural)	Residential (RS), and Multi-Residential (RA) - Urban/Rural
	Non-Residential - Tiered Rate Fee (based on CVA, Urban/Rural)	10 - 8 CVA ranges/categories - Urban and Rural
Aurora	Flat Rate Charge per Unit	Residential and condominium properties Non-residential and multi-residential properties
Richmond Hill	Flat Rate Charge per Property	Residential and farm properties Industrial, commercial, multi-unit, and condominium properties
Hamilton	Utility Rate (based on water consumption)	Residential - 2 tiers (based on monthly consumption) Non-residential
London	Flat Rate Charge per Property	Land area 0.4 hectares or less
	Rate per hectare	Residential land area 0.4 hectares or less without a stream/river within 50m Land area above 0.4 hectares
Middlesex Centre	Flat Rate Charge per Property	Land area 0.4 hectares or less
	Rate per hectare	Non-residential land area above 0.4 hectares
St. Thomas	Flat Rate per Property	Residential & Commercial/Bulkland under 1,000 m ² land area
	Rate per hectare	Commercial/Industrial over 1,000 m ² land area & all industrial
Vaughan	Flat Rate Charge per Property	3 Residential categories
		Agricultural/vacant
Windsor	Flat Rate per Property (by property type & size)	3 Residential categories & 3 multi-residential categories
		3 traditional categories & 4 industrial/commercial categories
Kitchener	Tiered Flat Fee (based on property type and size of impervious area)	11 residential categories 8 non-residential categories
Newmarket	Tiered charge per unit of land area	3 tiers by runoff level group
Guelph	Flat Rate Charge	Residential - applied to every detached home, townhouse, apartment, and condo
Brampton	Rate per Equivalent Residential Unit (ERU) based on impervious area (ERU multiplier = impervious area/100 m ²)	Industrial, commercial, and institutional properties
	Tiered Flat Fee (based on roof/foot area)	2 categories for Single Residential properties
Mississauga	Rate per m ² of impervious area (impervious area individually assessed for each property)	Multi-residential & non-residential properties
	Tiered Flat Fee (based on roof/foot area)	5 categories for Single Residential properties
Mississauga	Rate per m ² of impervious area (impervious area individually assessed for each property)	Multi-residential & non-residential properties

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18	<p>Through consultation with City Staff and a dedicated stakeholder committee, this proposed rate structure was developed to provide an equitable and sustainable funding source for the future stormwater program.</p> <p>Under this new funding model, residential properties will be tiered and charged a flat rate. The residential tiers will be based on density. Non-residential properties will pay a rate per hard surface (or impervious surface) hectare which will be based on a measured impervious area.</p>	<div data-bbox="1079 272 1482 316"> <h3>Proposed Rate Structure</h3> </div> <div data-bbox="1079 354 1499 578"> <p>Residential Properties</p> <ul style="list-style-type: none"> • Tiered flat rate • Residential tiers based on density (e.g. low, medium, high) </div> <div data-bbox="1524 354 1940 578"> <p>Non-residential Properties</p> <ul style="list-style-type: none"> • \$/impervious hectare • Based on measured impervious area </div> <div data-bbox="1163 602 1856 805"> <p>Goal</p> <p>Provide an equitable and sustainable funding source following the user-pay principle.</p> </div> <div data-bbox="1079 878 1331 922">  </div> <div data-bbox="1864 886 1948 911">  </div>

Slide #	Voiceover Text
19	<p>This bar graph illustrates what residential and non-residential property owners currently pay and what they would pay under the proposed rate structure.</p> <p>The City's sewer surcharge model currently allocates 60 percent of the cost of stormwater and wastewater services to residential customers and 40 percent to non-residential customers.</p> <p>With a shift to the proposed rate structure, the cost allocation for stormwater services would be approximately 37 percent for residential customers and 63 percent for non-residential customers. This is aligned with the share of impervious areas associated with non-residential properties.</p>



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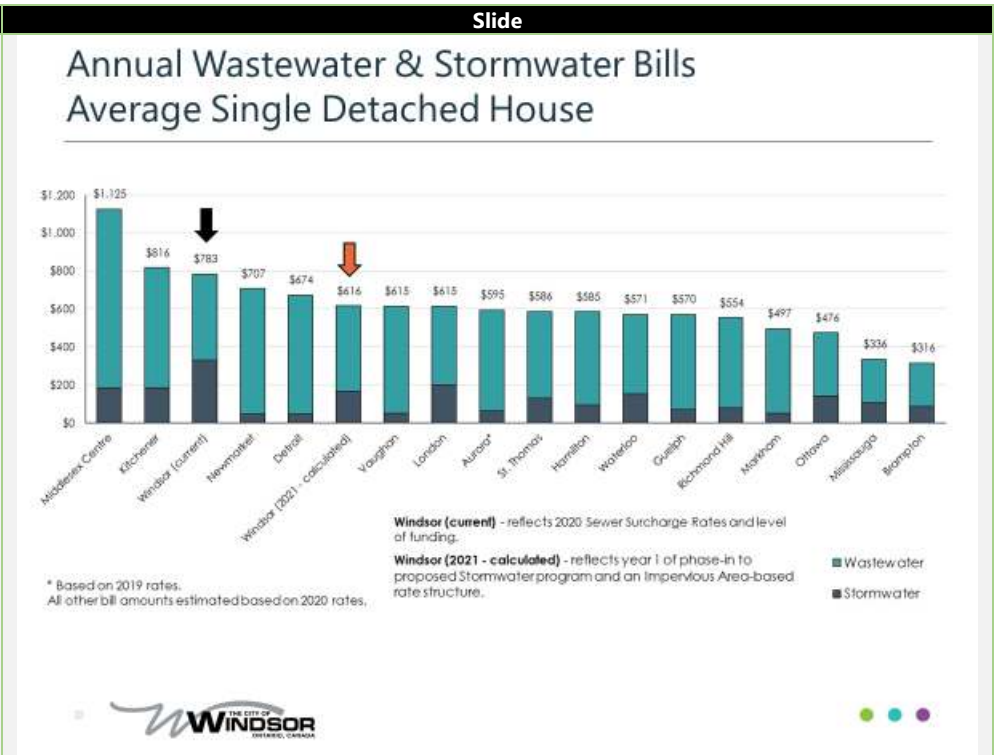
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This graph compares the annual stormwater and wastewater bills from Ontario municipalities that have established dedicated funding mechanisms for stormwater services. Detroit has also been included because of its proximity to Windsor.

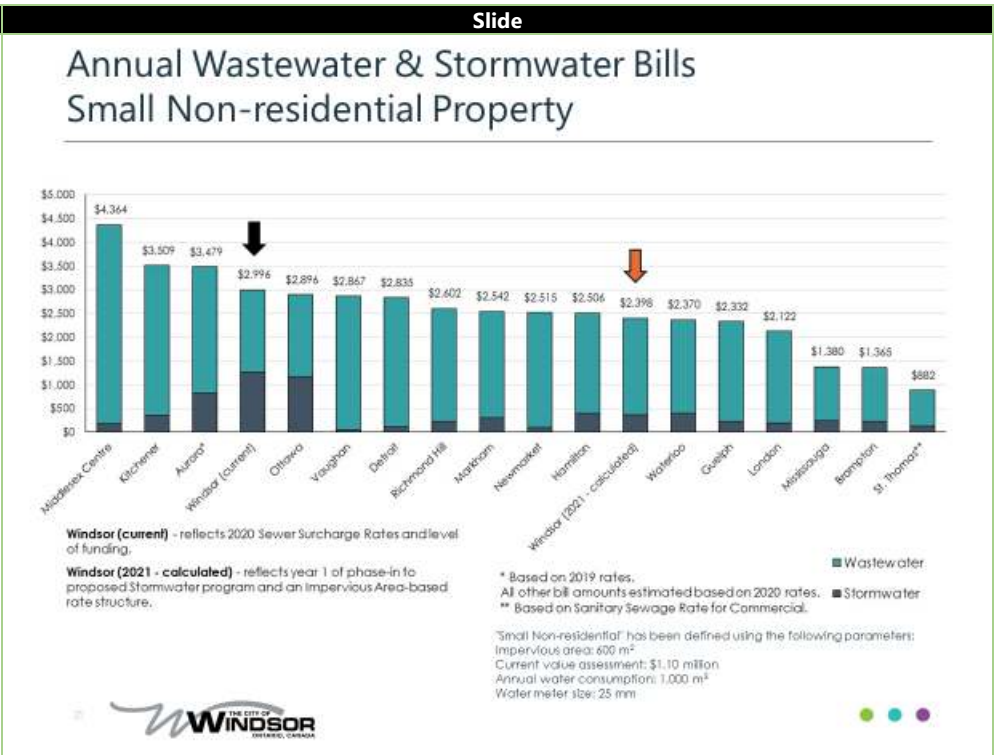
Combined stormwater and wastewater bills are compared because there is sometimes overlap between these two services, for example, due to combined sewers, so it can be hard to separate out the costs.

The black arrow indicates the estimated 2020 sewer surcharge bill for an average single detached house. The orange arrow indicates the estimated cost of stormwater and wastewater services for a single detached house in the first year of the proposed stormwater management program.

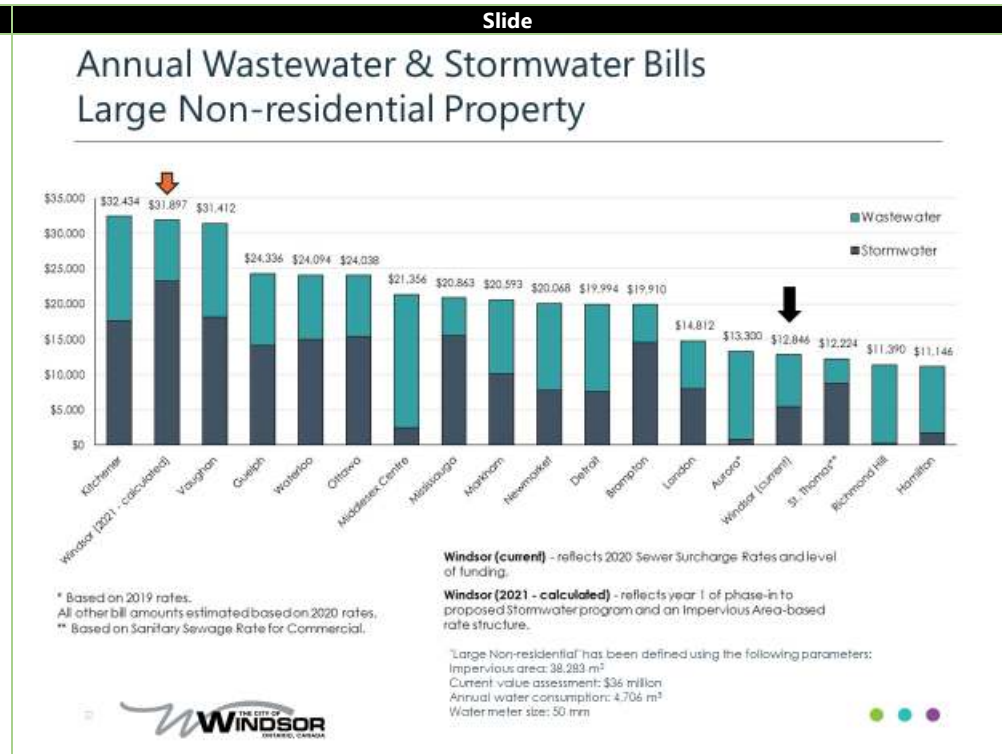
As the graph shows, considering the 5-year phase-in to the recommended stormwater program, and with a shift in cost recovery model away from the sewer surcharge, the average single detached house would likely pay less for stormwater and wastewater services in the first year of the program. The estimated charge for a single detached house is well within the range of charges seen in other municipalities included in the comparison.



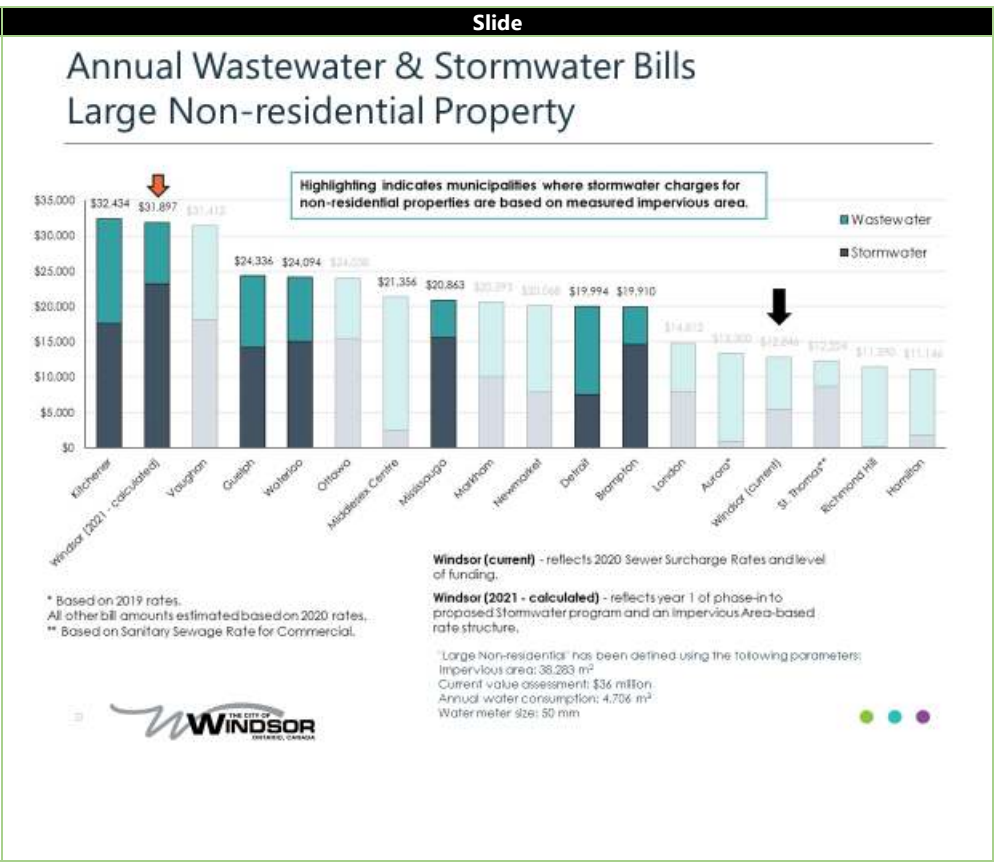
Slide #	Voiceover Text
21	<p>Let's shift to looking at a small non-residential property, such as a fast-food restaurant with a parking lot.</p> <p>Based on preliminary estimates, this type of property would potentially see a reduction in its annual stormwater and wastewater bill in the first year of the proposed program. Furthermore, the estimated bill would be well within the range of charges seen in other municipalities included in the comparison.</p>





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22	<p>Finally, let's look at a large non-residential property, such as a commercial plaza with a large parking space.</p> <p>Based on the preliminary estimates, this type of property would likely see an increase in its annual stormwater and wastewater bill, largely because of the shift to an impervious area-based funding model. Although at the higher end, the estimated bill for this type of property would still be within the range of charges seen in other municipalities included in the comparison.</p>



Slide #	Voiceover Text
23	<p>Considering municipalities that impose stormwater charges based on a measured impervious area for non-residential properties, the stormwater charges are relatively higher in these municipalities. This is because with the measured impervious area rate structure, the cost of service is directly linked to the amount of stormwater runoff that a property generates. This is called the “user-pay” principle.</p> <p>The changes to non-residential properties could vary widely depending on how much impervious surface is on the property and how much water consumption occurs on the property. For example, a commercial parking lot or parking structure typically doesn’t consume water, so it doesn’t receive a sewer surcharge bill. Therefore, under the current rate structure, this sort of property doesn’t contribute to stormwater services funding. Under the proposed rate structure, the property would be subject to a stormwater bill in direct proportion to the amount of paved areas on the property. So, this type of property would potentially feel the largest change, as they pay nothing currently.</p> <p>On the other hand, there are examples of large non-residential properties that consume a lot of water and therefore contribute to stormwater services through the sewer surcharge. In some cases, the net change of shifting to the proposed rate structure could be negligible, or even favourable, for the property owner.</p> <p>As part of a future implementation phase, the City will consider options for a credit program to recognize investments made to better manage stormwater on properties thereby giving property owners greater control of their stormwater bill.</p>



Slide #	Voiceover Text	Slide
24	<p>To move forward with the new stormwater management program, the City needs to hear from you! We are seeking your feedback to better inform the proposed program. In addition, the City is exploring exemption policies, credits and incentive programs, such as credits for rain barrels or on-site stormwater controls.</p> <p>If a decision is made by Council to move ahead with the new stormwater management program and rate structure, an implementation phase will follow this Study. This implementation phase would include detailed calculations of impervious areas of all non-residential properties, a sampling of residential properties and details of a billing structure. This implementation phase would be expected to take approximately one year.</p> <p>Please be sure to complete the survey related to this Study. You can find a link to the survey online on the same webpage where you accessed this presentation. There is a PDF of the survey available for download on the same webpage that can be printed and submitted via mail by October 19, 2020.</p> <p>To provide additional feedback or to learn more about the program, please visit the webpage or send an email to sfs@citywindsor.ca.</p> <p>Thank you for your time and we look forward to hearing from you!</p>	<p style="text-align: center;">Next Steps</p> <hr/> <ul style="list-style-type: none"> • Feedback received from the public will be incorporated into the proposed program • Exemption policies, credits and incentive programs are being explored • Fill out the comment form on the webpage where you accessed this video presentation <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div data-bbox="1562 354 1940 570" style="background-color: #1a3d4d; color: white; padding: 10px; text-align: center;"> <p>Provide feedback: sfs@citywindsor.ca</p> </div> <div data-bbox="1562 591 1940 807" style="background-color: #1a3d4d; color: white; padding: 10px; text-align: center;"> <p>Learn more: https://weatheringthestorm.ca/stormwater-financing-study</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;">   </div>