



Stormwater Utility – Rebate Program

January 22, 2015



Objectives

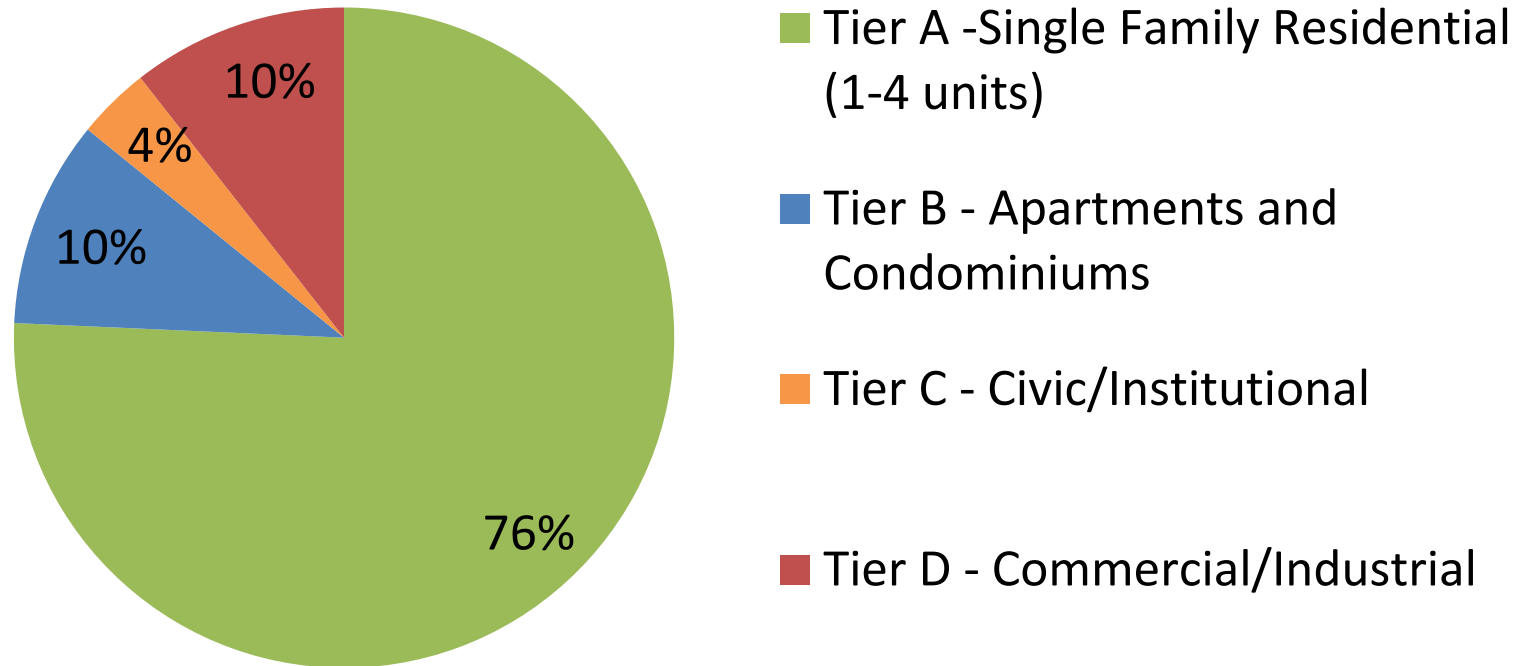
- Brief overview of the Stormwater Utility Program
- Review of Rainwater Management Rebate
- Recommendations



Stormwater Utility Objectives

- User pay
- More equitable means of charging for stormwater system maintenance & construction
 - Property Value basis → Property Attribute basis
- All properties included
- Improve stormwater quality and reduce flow into system and onto beaches.
- Educate and change the way people view and treat rainwater that lands on their property
 - From problem → to opportunity/resource
- Development of Stormwater Reserve
- Budget remains the same as old system

Breakdown of Properties



Total of 13,553 properties



Stormwater Utility Fee Factors



1. Impermeable Surfaces Factor

- Impermeable area on property

2. Frontage Factor

- For cleaning of streets and sidewalks, to keep pollutants out of system

3. Intensity Factor

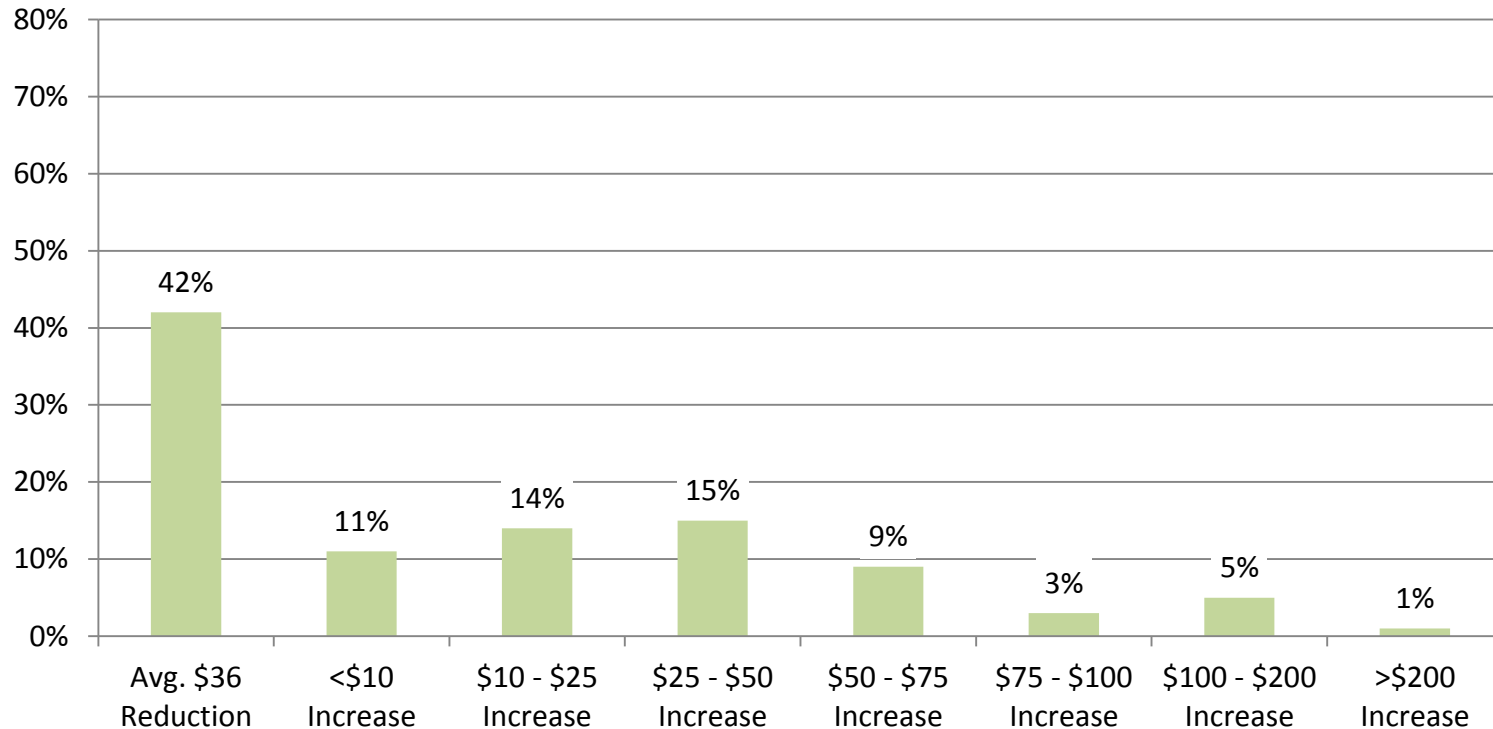
- For impact of property type on Stormwater System. Based on BCA codes

4. Codes of Practice Factor

- For properties with 10 or more parking spaces

What this means for Single Family Residential

Approximate Fee Change for Single Family Residential



- 10,385 properties
- Average fee is \$147 (including Property Tax portion)



Incentive Program



- Credits & Rebates are both part of the proposed Rainwater Management Incentive Program

Goals

- Rewards better management of rainwater on private property through storage & reuse, or mimicking the natural water cycle
- Improve quality of stormwater leaving properties and entering the ocean, and to reduce the rate of flow to the stormwater system
- Influence sustainable choices for those who are planning to undertake work on their property or for new developments

Bottom line

- Not a high ROI. Projects are expensive
- Where a property owner is already planning to do an improvement or replacement, may help them choose a “green” option



Property Owner Incentive Options



- Tier A (Single Family Residential) Properties only – One time rebate + smaller credit
 - Rain barrels, cisterns, rain gardens, bio-swales, infiltration chambers, permeable pavement, green roofs
 - Value of original credit program was insignificant (average maximum \$59 annually) and would likely not encourage many to take advantage
 - One time rebate would be more significant (\$100 to \$1,500)
 - Rebates would be capped annually
- Tier B, C & D Properties only – Ongoing credit
 - Businesses are not eligible for rebates, but are for credits
 - Fees and credits are more significant in value
 - Impact on stormwater is more significant from these properties



Rebate Principles

- Available from April 2015 to December 2017
- Capped to \$75,000 per year.
- Rebate program will be evaluated at conclusion for possible next round of rebates
- Rebates will not be retroactive. Only for new installations
- 10% ongoing credit will be automatically activated once installation is approved, installed and complete.
- Applicant must use the property as principal residence. If not, they may apply on behalf of future purchaser of the property if it will then be used as principal residence.

Credit & Rebates – Tier A

Method	Minimum Size	Minimum Roof Area Treated (m2)	Average Cost for methods – based on case studies and other sources	Ongoing Credit	Credit Amount (based on average Single Family SW Utility Bill: \$147)	Minimum Rebate/ Maximum Rebate
Rain Barrel	350L	N/A	\$350	N/A	N/A	\$35/\$100
Cistern	1,200 L	25	\$1,500	10%	\$14.70	\$225/\$600
Infiltration Chamber	*	25	\$8,000	10%	\$14.70	\$375/\$1,000
Rain Garden	*	25	\$2,600	10%	\$14.70	\$375/\$1,000
Bioswale	*	25	\$2,800	10%	\$14.70	\$375/\$1,000
Permeable Paving – no infiltration trench/piping	10 m2	N/A	\$5,300	10%	\$14.70	\$200/\$750
Permeable Paving – infiltration trench/piping	*	25	\$9,600	10%	\$14.70	\$750/\$1,500

* Minimum size will be dictated by the Roof Area Treated



Next Steps



- February 2015 - Complete development of standards and specifications for incentive program
- Spring 2015 → Fall 2016 - Host educational workshops
- April 2015- Prepare and mail out information packages for all property owners that will include property evaluation, fee calculation & Rainwater Management Incentive Program
- April 2015 – open for applications for credits and rebates
- September 2016 – first Stormwater Utility bills distributed



Motion for GPC

- That Council adopt the proposed Rainwater Management Rebate Program as outlined in this report, for the period of April 2015 to December 15, 2017.

Questions?

