

Stormwater Credit Open House Q&A

GENERAL INFORMATION AND APPLICATION PROCESS FOR STORMWATER CREDITS

Question: What is the response time for an application - 30 business days or one calendar month? How long after 30 days will a decision be given for a credit application?

Answer: The expected response time is one calendar month. The City opened the Credit Application process on September 30, 2015, in advance of the start of stormwater billing, to provide applicants with a head start on the process.

Question: Is an application required for each property for which an owner would like to apply or could a single application be submitted for multiple properties?

Answer: The City will require one application for each property.

Question: Is there a fee for the credit program application?

Answer: No, there is currently no fee.

Question: Who are the reviewers for a credit application?

Answer: Reviewers of credit applications are the same engineering staff members who currently review stormwater management reports on development applications. Therefore, the City will have the same level of expertise and uniformity when assessing applications.

Question: If I'm thinking of doing work on my property, how would I assess whether I want to do the work specifically to get the credits and whether it is worth the financial investment?

Answer: As every property has distinct circumstances, this is ultimately a decision between the property owner and his/her engineering consultant. However, our partners, Credit Valley Conservation (CVC) and Partners in Project Green (PPG), a group within the Toronto & Region Conservation Authority, both have resources to help you make this decision.

PPG can provide customized access to consultants and engineers who could visit your property, assess your organization's needs, and determine the rough scope of a stormwater management project, accounting for facility type and size, and desired payback. Partners in Project Green can assist with the implementation of the project and the maximization of the available credits, as well. Please contact

acerbu@trca.on.ca

CVC offers a suite of “how-to” resources and ecological landscaping programs that are designed to help both multi-residential property managers and businesses identify options for stormwater management on their property. Please see www.creditvalleyca.ca/gcq or www.bealeaderca.ca.

ENGINEERS AND RELATED REQUIREMENTS AND DOCUMENTATION

Question: What type of engineer will be qualified to provide certification?

Answer: An engineer qualified in the field of stormwater management with a good understanding of municipal engineering as it relates to storm drainage. The responsibility is on the engineer who is certifying the documentation submitted with the application to state that he/she is qualified to perform an evaluation of stormwater best management practices on the property. The qualifications also depend on the relevant work being done – for example, designing and/or evaluating the stormwater management performance of an underground tank may require different expertise than for a green roof installation. Support from different fields of expertise may also be required for the design and construction of the many types of stormwater best management practices.

Question: How do I find engineering firms to do this work?

Answer: Professional Engineers Ontario has a directory of practitioners on its website (www.peo.on.ca).

Question: I have a new property with particular stormwater measures in place. The City already has the engineering plans, so why do I have to hire another engineer to assess my property again?

Answer: While the City may have engineering plans in its files, the responsibility is on the applicant’s engineering consultant to confirm that the stormwater best management practices were constructed and are operating in accordance with the engineering plans and are in a state of good repair. The engineering consultant will also be required to demonstrate how the relevant stormwater credits being applied for are achieved. The original engineering plan may be used as part of the application package.

Question: My employer has a 1970s stormwater prevention system in place. Is there any exemption given to people to implement these plans since it can take time for people to make the necessary changes?

Answer: A credit will become effective once it is demonstrated through the application process, to the satisfaction of the Program Coordinator, that the stormwater best management practices have been constructed and/or implemented and are in service.

Question: If the owner does not have original site plan drawings, does the city have records they will share?

Answer: The City may not have this information as there is a retention period for files.

APPLICATION CRITERIA

Question: Do “pre-development conditions” for quantity control (peak flow reduction) refer to an undeveloped site with native soils and what level of vegetation cover?

Answer: “Pre-development” refers to a theoretical condition, with a runoff coefficient of 0.25.

Question: Does the Peak Flow Reduction Credit of 40% apply only if the entire impervious area is controlled or will partial credit be granted if only part of the area is controlled?

Answer: The Credit program is designed to award partial credit in this and all other categories, though the assessment method for partial credits varies with each category.

Question: Is pollution prevention about spills and water quality only about total suspended solids (TSS)? For peak flow – what if the existing site is 100% impervious now?

Answer: Pollution prevention is mainly focused on material handling methods for the prevention of contaminants from entering the storm drainage system. Pollution prevention plans are customized to manage the contaminants typically handled, generated, or stored on each particular site. Water quality treatment refers more to the removal of suspended solids from stormwater runoff.

If the existing property is fully impervious, a Peak Flow Reduction credit may be awarded based on the percent reduction of the 100 year post-development flow from the site compared to pre-development conditions based on a theoretical pre-development runoff coefficient of 0.25.

BEST MANAGEMENT PRACTICES

Question: Do grey-water re-use systems qualify in the schedule? If so, under which criterion?

Answer: Re-use of grey-water such as used water from your bathroom sinks, showers, tubs, and washing machines are not eligible for a stormwater charge credit. However, as the City's Credit program is related to how much stormwater is being diverted from the City's storm drainage system, if the grey-water tank was being fed by stormwater runoff there could be a potential credit in the runoff volume reduction category.

Question: How do permeable pavers compare to traditional asphalt paving in terms of cost?

Answer: Initial expenses for permeable pavers may be more than asphalt. However, there may be cost savings due to the decreased investments in storm sewers.

Question: Can permeable pavement stand up to tractor trailers?

Answer: Yes, if properly designed for that load.

Question: Is an off-site best management practice, like a stormwater pond, eligible for a credit?

Answer: Yes, if it is a private off-site stormwater pond.

Question: Is roof control eligible for quantity control credit?

Answer: Yes

Question: Is staff already aware if a property contains a cistern tank used for irrigation?

Answer: No.

Question: If the site has no vegetation but is not compacted, can billing units be adjusted? (Eg.: A property is not an active plant, but is a vacant lot with sporadic vegetation.)

Answer: If the gravel area is compacted, it would be counted as hard surface. If the gravel area is designed to specifically infiltrate water, it can be accounted for in the credit program.

Question: Will there be an exemption of application fee for site plan amendments which propose stormwater best management practices on older existing commercial uses?

Answer: There will not be an exemption, but the property may be eligible for a credit.

ADDITIONAL QUESTIONS ABOUT THE STORMWATER CHARGE

Question: Multiple buildings that are located on a single site have been assessed based on the entire site area as opposed to their proportional share. Why?

Answer: The City recognizes that there are cases of multiple buildings with multiple addresses on one parcel of land. However, there will only be one stormwater charge bill for all the buildings on a property as the City does not have a mechanism to divide up a charge among the different buildings. The Region of Peel will be looking for one water bill that is the master bill for that property where the stormwater charge will go onto. This bill will then be sent to the property owner who will then have the responsibility of dividing up the charge to the tenants, if desired. If a master water bill cannot be found, a stormwater-only bill will be issued to the property owner.

Question: What if property owners don't get the bill and it is sent only to tenants to pay their bill?

Answer: The owner will likely have to be involved in this process as the owner is responsible for the charge.

Question: Is there an anticipated end to the program or is it expected to stay forever?

Answer: The stormwater charge will be in place for the foreseeable future.

Question: What accountability is in place so that we know these funds are going specifically to infrastructure?

Answer: The stormwater program will have its own budget book and will be presented to Council as a separate document from other City services. It will be also subject to audit to ensure funds are only used to fund the stormwater program.

Question: Why is this on the Region of Peel bill? It's infrastructure so why isn't it on the tax bill?

Answer: The City looked at different ways the charge could be delivered, including the tax bill and other billing providers, including the Region of Peel. Because the

Region of Peel already sends utility bills to most properties in the City, it was determined to be a good fit. There will be instances where certain properties do not receive water bills. In these cases, the property will receive a stormwater-only bill issued by the Region of Peel.