

Appendix A: Summary of Survey Responses

Proposed funding options

Option one: Dedicated tax levy

- An annual fee in your property tax each year. The rate is calculated based on property assessment values in the same way that property taxes are calculated.

Option two: Tiered flat rate

- Based on the type of property (residential, business, etc.) and tiered by property size, a flat fee would be charged on your utility bill.

Option three: Equivalent residential unit (ERU) - zoning maximums

- Based on the zoning of your property, a formula will be developed to determine how much your property is contributing to the stormwater system. This is calculated by using the zoning's maximum site coverage to determine the amount of allowed hard surface on your property.

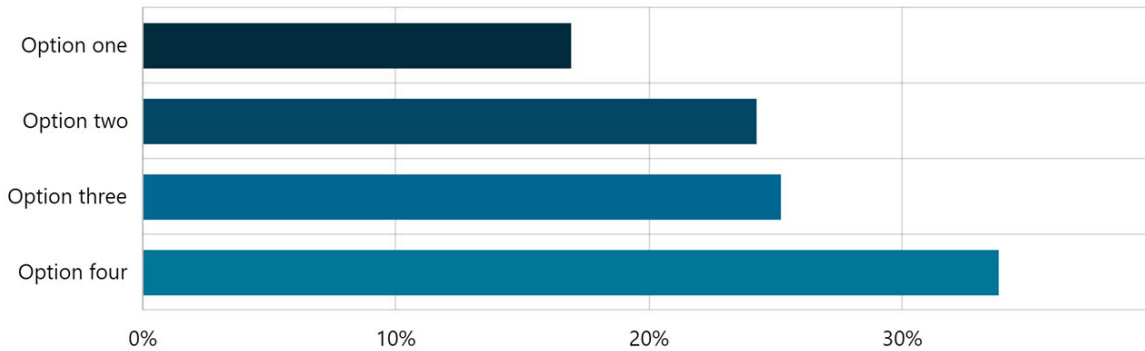
Option four: Equivalent residential unit (ERU) - statistical sampling

- Similar to option three, but based on the actual measured hard surface area in a sampling of all types of residential properties.

1. Read the options in the proposed funding options section above and choose the option that you prefer.

Required

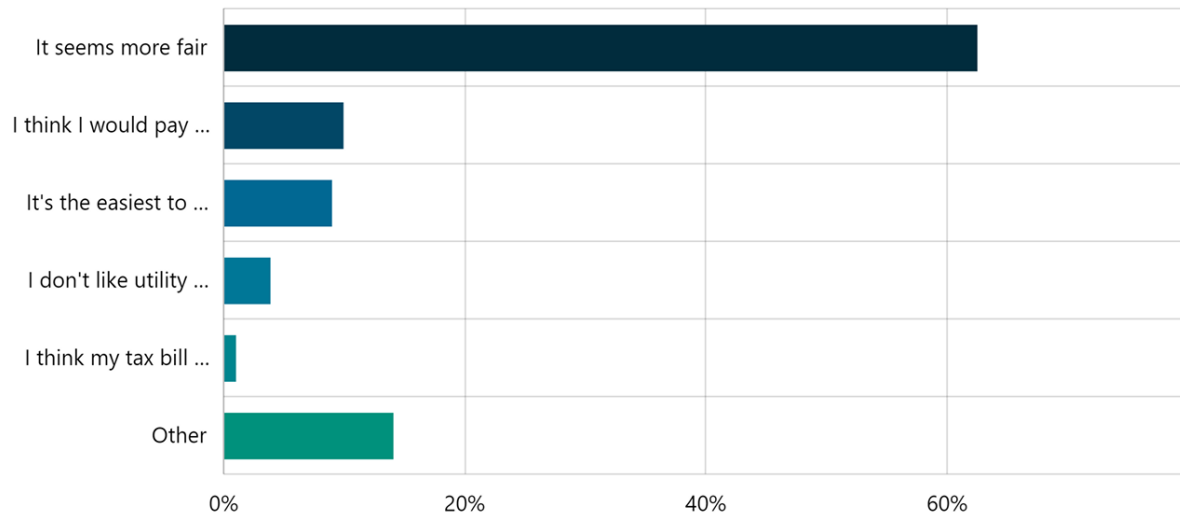
Multi Choice | Skipped: 0 | Answered: 314 (100%)



Answer choices	Percent	Count
Option one	16.88%	53
Option two	24.20%	76
Option three	25.16%	79
Option four	33.76%	106
Total	100.00%	314

2. Why did you choose your preferred option? Required

Multi Choice | Skipped: 0 | Answered: 314 (100%)



Answer choices	Percent	Count
It seems more fair	62.42%	196
I think I would pay less for this option	9.87%	31
It's the easiest to understand	8.92%	28
I don't like utility bills, I would rather pay for it all on my taxes	3.82%	12
I think my tax bill might decrease and I could spread out payments better with several utility bills a year	0.96%	3
Other	14.01%	44
Total	100.00%	314

Comments

Provided: 44 comments provided and summarized by theme and sentiment for this question.

Positive

Fairness and Cost-Effectiveness

- Option two is fair and easier to implement and explain to people.
- Option three is a good mix of fairness to property owners and lower implementation cost.
- Option four would incentivize people to minimize runoff contribution, extending the life of the system.

Encouragement of Environmentally Friendly Practices

- Allowing residents to collect their own rainwater as an incentive in option three is a good practical solution that could in turn reduce residential water usage.
- Option four encourages people to reduce hard surface on their property.
- Option four encourages developers to leave as much green space as possible.

Neutral

Implementation Concerns

- Option one is easiest to manage. It is important to have dedicated funding that can't be clawed back.
- Option two, minimal need for staff time. Keep it simple to keep the administrative costs down.
- Option four, higher upfront cost, but more accurate billing.

Mixed Views on Options

- Option two is utility based and the simplest option to get such a collection introduced specific to storm. May need to provide a cap on the amount for large properties.
- Option four seems too complex and difficult to implement. Option two seems to be the best option that is the most fair.

Negative

Financial Burden for Residents

- Find savings and budget within the tax revenue already being collected.
- None of these options are really acceptable, but option one is the most acceptable. Spend less elsewhere and prioritize the existing budget on infrastructure.

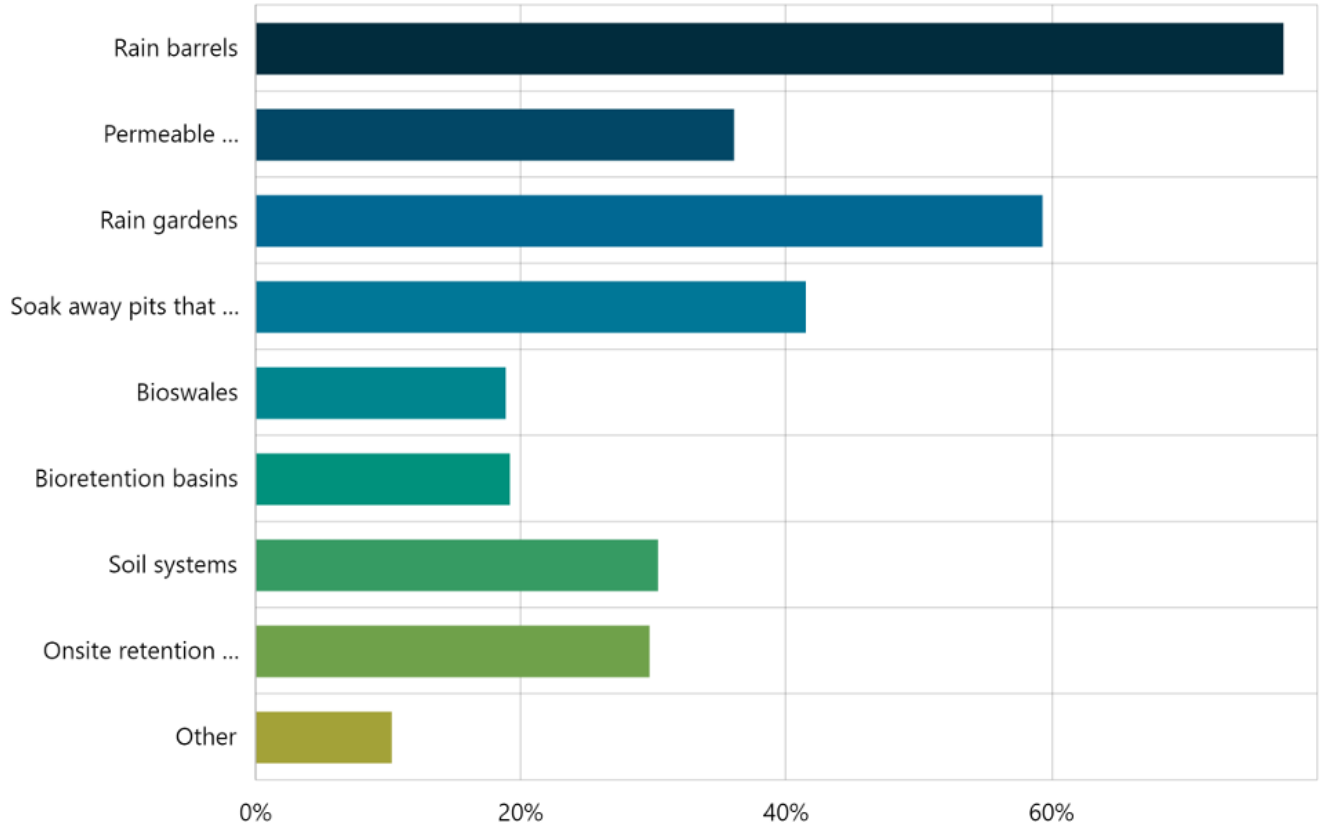
Lack of Infrastructure and Services

- Live on the outskirts of town with no City services. Only want to pay for the services that provide direct benefits.

3. Some communities offer utilities fee incentives for property owners that make an effort to reduce the amount of stormwater that enters the system from their properties. Check all that you are interested in.

Required

Multi Choice | Skipped: 0 | Answered: 314 (100%)



Answer choices	Percent	Count
Rain barrels	77.39%	243
Permeable interlocking concrete pavement	35.99%	113
Rain gardens	59.24%	186
Soak away pits that roof leads drain into	41.40%	130
Bioswales	18.79%	59
Bioretention basins	19.11%	60
Soil systems	30.25%	95
Onsite retention systems in parking lots	29.62%	93
Other	10.19%	32

Comments

Provided:

28 comments provided and summarized by theme and sentiment for this question:

Positive

Support for Rain Barrels and Incentives

- Rain barrels should be strongly encouraged and provide the added benefit of saving significant amount of drinking water used in irrigation.
- Programs that support residents buying rain barrels and bioswales systems should be developed. Many other cities across BC are doing so.
- Offer a rebate for properties who have stormwater systems in place that prevent stormwater from entering the City system.

Neutral

Property Characteristics and Existing Solutions

- Property is flat and majority of stormwater stays on the property with some entering catchbasins beside the road.
- Existing well designed landscaping helps to keep stormwater on the property.

Negative

Complexity and Fairness Concerns

- Utility fee incentives add complexity and "judgement call" type decisions that remove fairness.

Alternative Solutions and Strategies

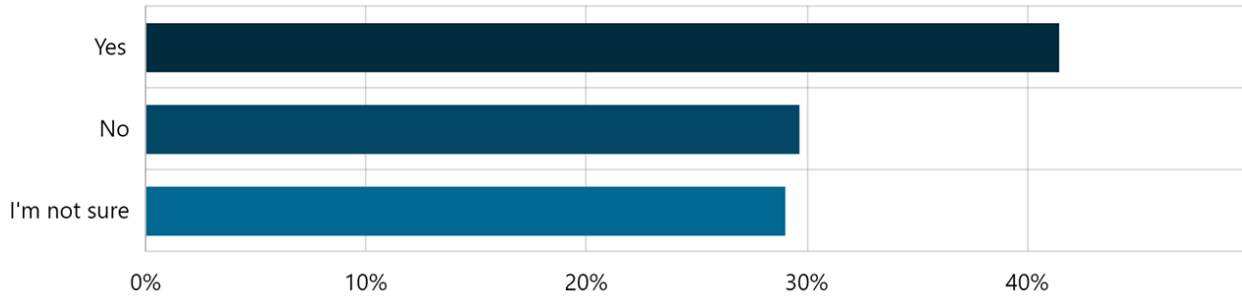
- Create a simple permitting process for residents who want to build an inexpensive onsite stormwater system like french drains and dry wells to promote onsite stormwater management while ensuring a homeowner is not causing damage to building foundations etc.
- Promote gravel driveways.

City Planning and Regulations

- Promote densification.
- Improve Bylaws for commercial and industrial zones to better manage storm water onsite, including sediment management.
- Protect the wetlands the provide stormwater treatment.

4. Some communities vary fees based on properties that have an open ditch vs. a property with curb, gutter, and catch basins (also called storm drains). Do you think this is more fair? Required

Multi Choice | Skipped: 0 | Answered: 314 (100%)

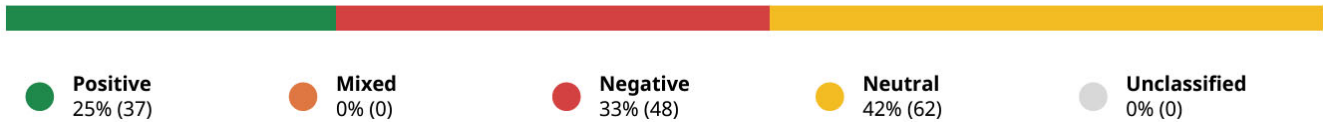


Answer choices	Percent	Count
Yes	41.40%	130
No	29.62%	93
I'm not sure	28.98%	91
Total	100.00%	314

5. Do you have any other comments or suggestions?

Short Text | Skipped: 167 | Answered: 147 (46.8%)

Sentiment



Comments

Provided: 147 comments provided and summarized by theme and sentiment for this question.

Funding and Taxation

Positive

- Look for as many provincial and federal grants as possible.
- Consider offering a sponsorship to help gain funding for rain gardens if they are to be park-like.
- Properties that absorb runoff should get a refund on their stormwater fee.
- Incentivize water conservation such as discounts on rain barrels or tax/utility breaks for rain gardens and drought resistant landscaping.

Neutral

- Keep it simple like the road improvement levy.
- What about renters and owners in apartment style buildings? Who's contributing?
- Ensure the amount of a new levy or utility is clearly identified and subtracted off the general property tax bill.

Negative

- No more taxes.

- This looks like another tax grab for no benefit. If implemented some other tax should be reduced.

Fairness and Equity

Positive

- All property owners should pay for this service, and no exemptions should be allowed for any reason. All properties physically contribute to storm water therefore the owner should pay for that service.
- This is proactive and appreciate the focus on fairness.

Neutral

- Concern that properties that have no storm sewer connection and only have a ditch will subsidize those that have storm service connections, sidewalks, and catch basins.
- Rural properties should contribute a lesser amount as very few have paved areas.
- A lot of older properties are not set up for best storm water management and it's not fair these residents have to pay more because their properties are older, unless the City provides deductions for mitigation.

Negative

- Unfair that property owners in newer neighbourhoods outside of the bowl pay the same for utilities when it costs more to deliver these homes the services. Utilities should reflect that.

Infrastructure and Maintenance

Positive

- Curbs and ditches both drain to the rivers eventually. Some water from ditches may be absorbed on route in non-winter conditions. Older corrugated metal pipes could have liners placed inside vs replacing the entire system.
- Option 2 because it is a good balance between being fair and not overly administrative. Better that dollars go towards the infrastructure rather than towards the time it takes to administer the more complicated options.
- Update to the storm sewer bylaw, require parking lots to have onsite retention basins and oil/grease interceptors prior to discharging to the storm, ongoing maintenance and installation of detention system for the Hudson's Bay Wetland.

Neutral

- More long-term planning needs to be put into payment of infrastructure upgrades.

Negative

- Why wasn't managing and maintaining infrastructure already budgeted for? This should have been in the plan since it was installed.

Environmental and Sustainability Initiatives

Positive

- Given climate change predictions, having dedicated funding is imperative.
- Imperative to put protections in place for the wetlands/swamps/marshes around our community - they provide huge storm water benefit to our community and to individual properties (in addition to wildlife/habitat benefits, air quality, etc.).
- Enhance the Hudson's Bay wetland system for storm water management by daylighting streams and adding rain gardens. Use natural water management systems to enhance urban aesthetics.
- More methods of green stormwater management should be incorporated in public areas and incentivized within private property.