



York Region Condominium Corporation No. 811  
C/o 133 Hall Street, Richmond Hill, Ontario, L4C 4N9

23 November 2021

Acting Mayor DiPaola and Members of Council  
City of Richmond Hill, Ontario

**Re: Water, Wastewater and Storm Water Budget.**

We are writing to request your consideration in establishing an additional property type for stormwater rates for townhome units, or to include them in the residential property type.

We understand that Council will deal with a report on 8 December, 2021 which would establish a multi-residential property type (e.g., condominium highrises) and that townhomes will be considered as part of that grouping. We do understand that the City needs to recover funds to keep the storm water ponds and infrastructure in a good state of repair. However, the usual analysis undertaken in public policy is that the charge should reflect the amount of impact that any property has on that infrastructure. This is the key reason for our request.

Our corporation consists of only eight (8) townhomes located at Benson Avenue and Hall Street. The characteristics of our property are more like that of a residential area rather than multi story highrises as we have front lawns, a large rear common area, trees & shrubs and small parking areas which all contribute to providing well managed stormwater as compared to true multi-story highrises which tend to have significant hard surfacing around them and limited lawn or park spaces.

Thank you for considering our request, and hopefully you will agree that our existing stormwater management on site would remove us from the multi-residential grouping and place us either in the residential or a new grouping for townhomes.

Yours truly,

Neil R. Zaph  
Secretary Treasurer  
On behalf of York Region Condominium Corporation 811



RECEIVED  
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## Corporate and Financial Services

### Coming soon – Changes to Commercial/Industrial Stormwater Fee

The City of Richmond Hill delivers stormwater management to protect the environment, water quality and community. Stormwater comes from rain and melting snow that flows into the storm sewers or stormwater management ponds in all areas of the City. Stormwater ponds hold back stormwater and release it slowly into natural streams and rivers, protecting them from erosion and flooding.

First introduced in 2013, the Stormwater Management Rate is a flat fee of \$214.83 this year for industrial, commercial and multi-unit and condominium properties and \$73.95 for residential properties.

**On April 1, 2022, the Stormwater Management Rate will transition from a flat fee to a rate structure based on your property land area and property type. This will change the rate for all commercial/industrial properties and many will see a sizable increase.**

There will be six property types that are charged different stormwater rates based on their different stormwater runoff factors. The property types are commercial/industrial, multi-residential (e.g. condominium highrises), residential, agricultural land/farm, golf courses and vacant land. For example, industrial/commercial properties produce much more storm runoff than golf courses, so industrial/commercial properties will have a higher stormwater rate per square foot of land area.

#### Why do we need a Stormwater Management Rate?

The Stormwater Management Rate funds the ongoing maintenance and rehabilitation of Richmond Hill's stormwater facilities, such as our more than 85 stormwater ponds and 650 kilometres of storm sewer. Stormwater assets reduce erosion and flooding to protect the community and other municipal infrastructure such as roads, sidewalks, and trails. As the City continues to evolve and the weather continues to become more unpredictable, additional funds will be needed to maintain infrastructure and protect against damage.

**The current Stormwater Rate does not provide enough funding to maintain and update stormwater facilities to protect the community. The new rate structure and funding approach will provide a more equitable way for the City to move towards long-term financial sustainability.**

#### How much will the Stormwater Management Rate be?

Council will set the overall amount to be collected through the Stormwater Management Rate during the 2022 budget process in November and December 2021. The Rate will continue to be billed through water bills, with the new amount appearing beginning in April 2022. Properties without a municipal water service will be billed separately.

Please visit [RichmondHill.ca/StormwaterRate](https://RichmondHill.ca/StormwaterRate) for more information. Subscribe to the page to be notified when additional rate information becomes available.

## Council to Adopt the 2022 Draft Operating and Water, Wastewater and Stormwater Budgets

Council intends to adopt the 2022 Draft Operating and Water, Wastewater & Stormwater Budgets scheduled on **Wednesday, December 8, 2021 at 9:30 a.m.** The meeting can be viewed online via the City's YouTube Channel found at: <https://www.youtube.com/c/CityRichmondHill>.

The supporting Staff Report and proposed By-law will be available by end of day on the City's website after 3pm on the Friday before the meeting as part of the Council meeting agenda and at [RichmondHill.ca/Budget](http://RichmondHill.ca/Budget).

General questions and comments regarding the proposed 2022 Draft Operating and Water, Wastewater & Stormwater Budgets can be submitted prior to the meeting to [budget@richmondhill.ca](mailto:budget@richmondhill.ca). In support of the efforts of public health partners to break the chain of transmission of COVID-19, Council and Committee meetings will be held using electronic video conference. Any person who wishes to speak to Council regarding the proposed 2022 Draft Operating and Water, Wastewater & Stormwater Budgets must pre-register with the Office of the Clerk by 12 p.m. noon on Tuesday, December 7, 2021 via the Application to Appear Before City Committees or Council form. Delegations will be by video conference via the internet or telephone only. Visit Appear as a Delegation at Council to learn more.

<https://forms.richmondhill.ca/Council-and-Committee/Application-to-Appear>

Members of the public can also submit written comments regarding the proposed 2022 Draft Operating and Water, Wastewater & Stormwater Budgets to the Office of the City Clerk by 12 p.m. noon on Tuesday, December 7, 2021 to [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca). Written comments will be shared with Council members and staff, published on the City's website, and form part of the public record.

Complete budget information will be available on the City's website at [www.richmondhill.ca/budget](http://www.richmondhill.ca/budget) within 24 hours following the adoption of the 2022 Draft Operating and Water, Wastewater & Stormwater Budgets and will also be posted in the City's Public Notices page.

Stephen M. A. Huycke, City Clerk City of Richmond Hill 225 East Beaver Creek Road Richmond Hill, ON L4B 3P4 Tel: 905-747-6363 Fax: 905-771-2529 E-mail: [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca) Back to Search Contact(s) City of Richmond Hill 225 East Beaver Creek Road Richmond Hill, Ontario L4B 3P4 Tel: 905-771-8800 Fax: 905-771-5515 Email Access Richmond Hill