REGIONAL MUNICIPALITY OF WOOD BUFFALO

Council

Tuesday, September 15, 2020
Conducted Electronically via MS Teams 4:00 PM

Agenda

Please note that it is anticipated that Council will recess the September 15 meeting at 10:00 p.m. and resume the meeting at 4:00 p.m. on September 16, 2020

Public Participation for September 15, 2020 Council Meeting

Council will be conducting the September 15, 2020 meeting through electronic communications in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation, Order in Council 99/2020.

- Residents can listen to the live audio stream at www.rmwb.ca/Council
- Anyone wishing to participate in the meeting is encouraged to do so by registering to speak as a delegate by way of teleconference or by submitting their delegation comments by email.
- To participate by teleconference:
  - Anyone wishing to speak by teleconference to an item on the September 15, 2020 Council Meeting Agenda must pre-register by 12 noon, Monday, September 14, 2020.
  - To register to speak via teleconference, please email Legislative.Assistants@rmwb.ca or call 780-743-7001 with your name, the phone number that you will be dialing in from and an email address that you can be reached at prior to and during the meeting.
  - You must provide the name of the agenda item that you wish to speak to.
  - All registrants will be emailed the details on how to participate prior to the start of the meeting.
  - Each registrant will be given a maximum of **5 minutes** to address Council.
- To make written submissions as a delegation before or during the live meeting:
  - Please email legislative.assistants@rmwb.ca. You must include your name for the record.
  - You must provide the name of the agenda item that you wish to speak to in the subject line.
  - Please note that email comments for an agenda item must be received prior to the start of that item during the meeting. Emails that are received after the agenda item has been introduced or are not relevant to an agenda item, will not become part of the record of this meeting.
  - All written submissions are public and will be shared with Council verbally on the record during the course of the meeting.
  - Each submission will be shared verbally with Council for a maximum of **5 minutes.**

The personal information on this form is collected under the authority of Section 33 (a) & (c) of the Alberta Freedom of Information and Protection of Privacy Act. The personal information will be used as contact information. If you have any questions about the collection or use of this information contact the Chief Legislative Officer, Legislative Services, 7th Floor Jubilee Building, 9909 Franklin Ave. T9H 2K4, or call (780) 743-7001.

Please note that it is anticipated that Council will recess the September 15 meeting at 10:00 p.m. and resume the meeting at 4:00 p.m. on September 16, 2020

1. Call to Order (at 3:00 p.m.)

2. In-Camera Session

2.1. Advice from Officials – Information Briefing
(in camera pursuant to section 24(1) of the *Freedom of Information and Protection of Privacy Act*)

3. Adoption of Agenda (Public Session at 4:00 p.m.)

4. Consent Agenda

4.1. Minutes of Council Meeting - September 8, 2020

4.2. Committee Appointments

THAT the Committee Appointments as shown on Attachment 1 be approved effective immediately.

4.3. Bylaw No. 20/023 - Land Use Bylaw Text Amendment specific to Lot 5, Block 10, Plan 792 1669 - BI - Business Industrial District

THAT Bylaw No. 20/023, being a Land Use Bylaw Text Amendment to add Child Care Facility as a Discretionary Use in the Business Industrial District, specific to Lot 5, Block 10, Plan 792 1669, be read a first time; and

THAT the required public hearing be held on October 13, 2020.

5. Recognition

5.1. Proclamations

- Orange Shirt Day

- Library Month

6. Presentations

6.1. Kevin Weidlich, Wood Buffalo Economic Development Corporation re: Business and Economic Recovery

6.2. Matthew Harrison re: Flood Risk: A Community Conversation Engagement Report

Please note that it is anticipated that Council will recess the September 15 meeting at 10:00 p.m. and resume the meeting at 4:00 p.m. on September 16, 2020

7. New and Unfinished Business

7.1. Infrastructure Performance During the 2020 Flood and Flood Preparedness for 2021

THAT the Infrastructure Performance During the 2020 Flood and Flood Preparedness for 2021 report be accepted as information.

7.2. Flood Mitigation and Community Resiliency Update - Taiga Nova Eco-Industrial Park

THAT Administration complete flood mitigation for Taiga Nova Eco-Industrial Park, limit development below 250 m, and introduce enhanced flood provisions in the Land Use Bylaw (LUB) for development above 250 m.

7.3. Flood Mitigation and Community Resiliency Update – Ptarmigan Court

THAT Administration offer to buy out properties in Ptarmigan Court at 2020 fair market value, until May 31, 2021.

7.4. Flood Mitigation and Community Resiliency Update – Downtown

THAT Administration continue with the Municipality's approved structural flood mitigation project for Downtown, limit development below 250 m, and introduce enhanced flood provisions in the Land Use Bylaw for development above 250 m; and

THAT Council advocate on behalf of Downtown property owners to the Government of Alberta and Insurance Bureau of Canada.

7.5. Flood Mitigation and Community Resiliency Update – Waterways

THAT Administration:

- Offer to buy out properties in Waterways below 250m at 2020 fair market value, until May 31, 2021;
- Limit new development below 250 m, and introduce enhanced flood provisions in the Land Use Bylaw for development above 250 m; and
- Re-evaluate structural mitigation concepts for Waterways once the extent of the buyout is confirmed.

Please note that it is anticipated that Council will recess the September 15 meeting at 10:00 p.m. and resume the meeting at 4:00 p.m. on September 16, 2020

7.6. Flood Mitigation and Community Resiliency Update – Draper

THAT Administration:

- Offer to buy out properties in Draper below 250m at 2020 fair market value until May 31, 2021; and

- Engage separately with Draper property owners directly impacted by slope stability and report back to Council within 60 days identifying a recommendation for these properties.

7.7. Flood Mitigation and Community Resiliency Update – Longboat Landing

THAT Administration continue with the Municipality's planned structural flood mitigation project for Longboat Landing, limit development below 250 m, and introduce enhanced flood provisions in the Land Use Bylaw for new development above 250 m; and

THAT Council advocate on behalf of Longboat Landing property owners to the Government of Alberta and Insurance Bureau of Canada.

7.8. Flood Mitigation and Community Resiliency Update - Funding Requests

THAT Administration:

- Seek further funding from the Government of Alberta for structural flood mitigation and funding to support proposed buyouts; and

- Report back to Council by June 30, 2021 with a buyout impact assessment, financial report, and updated planning and infrastructure recommendations for communities impacted by the 2020 flood.

7.9. Bylaw No. 20/025 - 2020 Flood Recovery Response (Extension No. 1) Bylaw

1. That Bylaw No. 20/025, being the 2020 Flood Recovery Response (Extension No. 1) Bylaw, be read a first time.

2. That Bylaw No. 20/025 be read a second time.

3. That Bylaw No. 20/025 be considered for third reading.

4. That Bylaw No. 20/025 be read a third and final time.

5. THAT the Planning and Development Department, at the request of the applicant, process refunds for those applicants who paid permitting fees related to work done in the Mandatory Flood Evacuation Zone and purchased after the expiration of the *Flood Recovery Response Bylaw* (August 31, 2020) and the enactment of the *2020 Flood Recovery Response (Extension No. 1) Bylaw*.

Please note that it is anticipated that Council will recess the September 15 meeting at 10:00 p.m. and resume the meeting at 4:00 p.m. on September 16, 2020

8. Councillor Reporting/Information Updates

Adjournment

Minutes of a Meeting of the Council of the Regional Municipality of Wood Buffalo held via Electronic Communication, a combination of video conferencing and teleconferencing, in the Council Chamber at the Syncrude Athletic Park Clubhouse in Fort McMurray, Alberta, on Tuesday, September 8, 2020, commencing at 4:00 PM.

Present:

Don Scott, Mayor
Mike Allen, Councillor
Krista Balsom, Councillor
Sheila Lalonde, Councillor
Phil Meagher, Councillor
Verna Murphy, Councillor
Jeff Peddle, Councillor
Jane Stroud, Councillor
Claris Voyageur, Councillor

Absent:

Bruce Inglis, Councillor
Keith McGrath, Councillor

Administration:

Jamie Doyle, Chief Administrative Officer
Matthew Hough, Deputy Chief Administrative Officer
Jade Brown, Chief Legislative Officer
Deanne Bergey, Director, Community Services
Jody Butz, Regional Fire Chief
Chris Davis, Acting Director, Legal Services
Dennis Fraser, Director, Indigenous and Rural Relations
Amanda Haitas, Acting Director, Planning and Development
Matthew Harrison, Acting Director, Communications and Stakeholder Relations
Linda Ollivier, Director, Financial Services
Antoine Rempp, Director, Environmental Services
Keith Smith, Director, Public Works
Dennis Warr, Director, Engineering Services
Kari Westhaver, Director, Human Resources
Darlene Soucy, Legislative Officer

1. Call to Order

Mayor D. Scott called the meeting to order at 2:33 p.m.

Minutes Acceptance: Minutes of Sep 8, 2020 4:00 PM (Consent Agenda)

2. In-Camera Session

MOTION:

THAT Council close agenda items 2.1 and 2.2 to the public pursuant to sections 17(1) and 19(1) and 24(1) of the *Freedom of Information and Protection of Privacy Act.*

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Phil Meagher, Councillor
SECONDER:	Sheila Lalonde, Councillor
FOR:	Scott, Lalonde, Meagher, Murphy, Peddle, Stroud, Voyageur
ABSENT:	Allen, Balsom, Inglis, McGrath

2.1. Disclosure Harmful to Personal Privacy/Confidential Evaluations – Committee Appointments

(in camera pursuant to sections 17(1) and 19(1) of the *Freedom of Information and Protection of Privacy Act*)

Confidential Evaluation #1

Name	Reason for Attending
Jamie Doyle	Chief Administrative Officer
Matthew Hough	Deputy Chief Administrative Officer
Jade Brown	Legislative Advice/Clerk
Deanne Bergey	Director, Community Services
Sonia Soutter	Legislative Advice/Clerk

Confidential Evaluation #2

Name	Reason for Attending
Jamie Doyle	Chief Administrative Officer
Matthew Hough	Deputy Chief Administrative Officer
Jade Brown	Legislative Advice/Clerk
Sonia Soutter	Legislative Advice/Clerk

Entrance

Councillor M. Allen joined the meeting at 2:38 p.m.

Minutes Acceptance: Minutes of Sep 8, 2020 4:00 PM (Consent Agenda)

2.2. Advice from Officials – Information Briefing

(in camera pursuant to section 24(1) of the *Freedom of Information and Protection of Privacy Act*)

Information Briefing #1

Name	Reason for Attending
Jamie Doyle	Chief Administrative Officer
Matthew Hough	Deputy Chief Administrative Officer
Jade Brown	Legislative Advice/Clerk
Jody Butz	Regional Fire Chief

Information Briefing #2

Name	Reason for Attending
Jamie Doyle	Chief Administrative Officer
Matthew Hough	Deputy Chief Administrative Officer
Jade Brown	Legislative Advice/Clerk

Entrance

Councillor K. Balsom joined the meeting at 3:40 p.m.

Recess and Disconnect

A recess occurred between 3:53 p.m. and 4:05 p.m., at which time the meeting was reconvened in public and Councillor C. Voyageur did not reconnect to the meeting.

MOTION:

THAT the meeting reconvene in public.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Sheila Lalonde, Councillor
SECONDER:	Phil Meagher, Councillor
FOR:	Scott, Allen, Balsom, Lalonde, Meagher, Murphy, Peddle, Stroud
ABSENT:	Inglis, McGrath, Voyageur

3. Adoption of Agenda

MOTION:

That the Agenda be adopted as presented.

Minutes Acceptance: Minutes of Sep 8, 2020 4:00 PM (Consent Agenda)

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Phil Meagher, Councillor
SECONDER:	Verna Murphy, Councillor
FOR:	Scott, Allen, Balsom, Lalonde, Meagher, Murphy, Peddle, Stroud
ABSENT:	Inglis, McGrath, Voyageur

4. Consent Agenda

THAT the recommendations contained in items 4.1, 4.2, 4.3 and 4.4 be approved.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Verna Murphy, Councillor
SECONDER:	Jeff Peddle, Councillor
FOR:	Scott, Allen, Balsom, Lalonde, Meagher, Murphy, Peddle, Stroud
ABSENT:	Inglis, McGrath, Voyageur

4.1. Minutes of Council Meeting - July 14, 2020

THAT the Minutes of the Council Meeting held on July 14, 2020 be approved as presented.

4.2. Minutes of Special Council Meeting - July 28, 2020

THAT the Minutes of the Special Council Meeting held on July 28, 2020 be approved as presented.

4.3. Council Appointed Advisory Board/Committee Meeting Minutes

THAT the Minutes from Council Appointed Advisory Board/Committee meetings, as outlined in Attachments 1-11, be accepted as information

4.4. Bylaw No. 20/021 - Election Bylaw

THAT Bylaw No. 20/021, being the Election Bylaw be read a first time.

5. Recognition

5.1. Proclamation – Think Pink Week

Mayor D. Scott recognized Think Pink Week from September 14 - 19, 2020.

Minutes Acceptance: Minutes of Sep 8, 2020 4:00 PM (Consent Agenda)

6. Presentations

6.1. Jim Peacock, Integrity Commissioner Annual Report 2019 - 2020

Jim Peacock, Integrity Commissioner, provided an overview of the Annual Report for 2019 - 2020, which summarized the Integrity Commissioner's activities since his appointment on April 1, 2019 and provided recommendations regarding amendments to the Integrity Commissioner Bylaw No. 19/005 in relation to the formal complaint procedure.

6.2. Leah Nelson Guay, Len Savoy, Jason Heisler, Tyran Ault, Suncor Energy, re: Base Mine Extension

Tracey Wolsey, Director, Len Savoy, Manager, Leah Nelson Guay, Senior Advisor, Indigenous and Community Relations, Tim Dreger, Senior Mining Engineer, and Jason Heisler, Specialist, Regulatory, Suncor Energy, presented on the proposed project to extend operations at Suncor's Base Mine, with construction anticipated to begin in 2026 and oil production in 2031.

6.3. Conklin Resource Development Advisory Committee re: Affordable Housing

Val Quintal, Margaret Quintal, Yvonne McCallum, and Stacey Atkinson, Board Members, along with Jeffrey O'Donnell, Chief Executive Officer, and Verna Quintal-Janvier, Finance Director, Conklin Resource Development Advisory Committee (CRDAC), provided an overview of the project to develop affordable community housing in Conklin with the assistance of Cenovus, and requested that the sale of 4 Hamlet Residential lots in Conklin be approved for a nominal fee rather than fair market value, which was previously approved by Council at the October 4, 2016 Council Meeting.

Business Arising: Conklin Resource Development Advisory Committee Request

MOTION:

THAT Council approve the sale of 4 residential lots in Conklin to the Conklin Resource Development Advisory Committee for a nominal fee.

Mayor D. Scott proposed a friendly amendment to include "and affirm the previous disposition" following the word fee; however, Mayor D. Scott withdrew the friendly amendment as in essence this was affirming the sale of the residential lots for fair market value.

Minutes Acceptance: Minutes of Sep 8, 2020 4:00 PM (Consent Agenda)

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Jane Stroud, Councillor
SECONDER:	Mike Allen, Councillor
FOR:	Scott, Allen, Balsom, Lalonde, Meagher, Murphy, Peddle, Stroud
ABSENT:	Inglis, McGrath, Voyageur

6.4. Ronald Quintal, Fort McKay Métis re: Mandatory Masks in Regional Municipality of Wood Buffalo

President Ron Quintal, Fort McKay Métis, provided an overview of their request to implement a mandatory mask bylaw in the Regional Municipality of Wood Buffalo (RMWB) due to increased COVID-19 cases in the RMWB, noting that the Province has implemented mandatory mask wearing in schools for students in grades 4 to 12, including when they are utilizing municipal transit to travel to and from school.

MOTION:

THAT a Special Council Meeting be scheduled for Monday September 14, 2020 at 4:00 p.m. to bring forward a mandatory mask bylaw for consideration at that meeting.

Point of Order

Councillor V. Murphy called a Point of Order on Councillor J. Stroud during voting, noting that debate on the motion was concluded. Mayor D. Scott upheld the Point of Order and voting on the motion continued.

RESULT:	**CARRIED [7 TO 1]**
MOVER:	Jeff Peddle, Councillor
SECONDER:	Verna Murphy, Councillor
FOR:	Scott, Allen, Balsom, Meagher, Murphy, Peddle, Stroud
AGAINST:	Lalonde
ABSENT:	Inglis, McGrath, Voyageur

7. Unfinished Business

7.1. Public Hearing Bylaw 20/020 Road Closure – Fairway Drive – Subdivision Plan 1897TR (Land Transfer McMurray Métis)

Mayor D. Scott declared the public hearing open at 5:53 p.m.

Amanda Haitas, Acting Director, Planning and Development, and Michael Ircandia, Manager, Land Administration, provided an overview of the proposed road closure to facilitate construction of the Métis Cultural Centre, noting that the subject road is undeveloped and does not provide physical access to any public utilities or serve as public access.

Minutes Acceptance: Minutes of Sep 8, 2020 4:00 PM (Consent Agenda)

Mayor D. Scott noted for the record that there were no written or verbal presentations submitted.

Mayor D. Scott declared the public hearing closed at 5:58 p.m.

7.2. Bylaw No. 20/020 - Road Closure - Fairway Drive - Subdivision Plan 1897TR

MOTION:

THAT Bylaw No. 20/020, being a Road Closure Bylaw, be read a second time.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Krista Balsom, Councillor
SECONDER:	Mike Allen, Councillor
FOR:	Scott, Allen, Balsom, Lalonde, Meagher, Murphy, Peddle, Stroud
ABSENT:	Inglis, McGrath, Voyageur

MOTION:

THAT Bylaw No. 20/020 be read a third and final time.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Sheila Lalonde, Councillor
SECONDER:	Phil Meagher, Councillor
FOR:	Scott, Allen, Balsom, Lalonde, Meagher, Murphy, Peddle, Stroud
ABSENT:	Inglis, McGrath, Voyageur

7.3. Bear Safety

Matthew Hough, Deputy Chief Administrative Officer, provided an overview of the Alberta BearSmart Program, which is intended to be used as a tool to empower Albertans to make safe decisions in bear territory, reduce property damage caused by bears, and help bear populations survive, It was noted that the Program focuses on education, public awareness, identifying bear deterrents, preparing people for potential bear encounters and reinforcing safe BearSmart practices.

Valerie Quintal, Conklin resident, indicated that there is increased bear activity in Conklin, and noted that it would be beneficial to residents to have the Conklin Waste Transfer Station open 5 days a week with reduced hours during bear season to potentially deter bears from entering the community in search of food.

Minutes Acceptance: Minutes of Sep 8, 2020 4:00 PM (Consent Agenda)

MOTION:

THAT Administration pursue an official BearSmart Community designation.

RESULT:	**CARRIED [6 TO 2]**
MOVER:	Phil Meagher, Councillor
SECONDER:	Verna Murphy, Councillor
FOR:	Scott, Allen, Balsom, Meagher, Peddle, Stroud
AGAINST:	Lalonde, Murphy
ABSENT:	Inglis, McGrath, Voyageur

Councillor J. Stroud then put forward the following supplemental motion:

MOTION:

THAT Administration be directed to review the operations of the Waste Transfer Stations in Conklin and Janvier and bring forward to Council during the 2021 budget meetings, a report on whether the stations can be fully operational 5 days a week during bear season in anticipation of Spring 2021.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Jane Stroud, Councillor
SECONDER:	Krista Balsom, Councillor
FOR:	Scott, Allen, Balsom, Lalonde, Meagher, Murphy, Peddle, Stroud
ABSENT:	Inglis, McGrath, Voyageur

8. New Business

8.1. Request for Tax Relief for Plan: 1521610 Block: 1 Lot: 1 (Moosehaven Lodge)

Linda Ollivier, Director, Financial Services, provided an overview of the request for the cancellation of penalties on the tax account for Moosehaven Lodge.

MOTION:

THAT the penalties on 2019 taxes for the property legally described as Plan: 1521610 Block: 1 Lot: 1, in the amount of $18,821.54 be written off.

Minutes Acceptance: Minutes of Sep 8, 2020 4:00 PM (Consent Agenda)

RESULT:	**DEFEATED [1 TO 7]**
MOVER:	Jane Stroud, Councillor
SECONDER:	Krista Balsom, Councillor
FOR:	Stroud
AGAINST:	Scott, Allen, Balsom, Lalonde, Meagher, Murphy, Peddle
ABSENT:	Inglis, McGrath, Voyageur

8.2. The Critical Importance of Keeping Regional Emergency Services' EMS Dispatch within Wood Buffalo

Jody Butz, Regional Fire Chief, and Kelly Roberts, Deputy Chief of Operations; Regional Emergency Services (RES), provided a summary of the critical importance of keeping Regional Emergency Services' Emergency Medical Services (EMS) dispatch within the Regional Municipality of Wood Buffalo (RMWB), noting that the Government of Alberta intends to reduce the number of EMS dispatch centres in the Province from 6 to 2, and to remove emergency medical dispatch from the RMWB. It was indicated that any expected savings, would be offset by significant reductions in the quality of service, including that changes to the EMS dispatch model will result in longer response times to medical emergencies, which is likely to drastically impact patient outcomes in certain emergencies.

It was noted that Council, stakeholders and residents are urged to continue to advocate for the continuation of RES coordinated EMS dispatch services in the RMWB, including sending letters to Government of Alberta Officials in opposition to the Alberta Health Services' (AHS) changes to EMS dispatch.

Rob Van Hecke, President, International Association of Fire Fighters (IAFF) Local 2494, spoke in support of keeping emergency medical dispatch within the RMWB and the continued efforts to advocate in opposition to AHS changes to EMS dispatch. It was noted that the RMWB EMS dispatchers are professionals, who make fast and efficient critical decisions when dispatching emergency response, especially when the caller uses local terminology and landmarks to identify the location of an emergency, which would be unfamiliar to a dispatcher located in another area of the province and may cause delays in response times.

Disconnect and Reconnect

Councillor J. Peddle disconnected form the meeting at 7:16 p.m. and reconnected at 7:18 p.m.

Recess

A recess occurred at 7:19 p.m. due to technical issues, and at 8:05 p.m. it was determined that the technical issues were unable to be resolved, requiring the remainder of the Council meeting to be deferred.

Minutes Acceptance: Minutes of Sep 8, 2020 4:00 PM (Consent Agenda)

MOTION:

THAT the September 8, 2020 Council Meeting Agenda Item Numbers 8.2 to 8.6 inclusive be deferred to the September 14, 2020 Special Council Meeting.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Phil Meagher, Councillor
SECONDER:	Verna Murphy, Councillor
FOR:	Scott, Allen, Balsom, Lalonde, Meagher, Murphy, Peddle, Stroud
ABSENT:	Inglis, McGrath, Voyageur

8.3. Q2 2020 Financial Performance Report

This item has been deferred to the September 14, 2020 Special Council Meeting.

8.4. Q2 Capital Budget Fiscal Amendments Update

This item has been deferred to the September 14, 2020 Special Council Meeting.

8.5. Heart of Wood Buffalo Excellence Awards

This item has been deferred to the September 14, 2020 Special Council Meeting.

8.6. Nomination for the Canadian Federation of Municipalities Board of Directors

This item has been deferred to the September 14, 2020 Special Council Meeting.

9. Councillor Reporting/Information Updates

With no objections of Council, Councillor Reporting/Information Updates was omitted.

Adjournment

The meeting adjourned at 8:07 p.m.

_____

Mayor

_____

Chief Legislative Officer

Minutes Acceptance: Minutes of Sep 8, 2020 4:00 PM (Consent Agenda)

COUNCIL REPORT

Meeting Date: September 15, 2020

Regional Municipality of Wood Buffalo

Subject: Committee Appointments	
APPROVALS:	Jamie Doyle
_____	_____
Director	Chief Administrative Officer

Recommended Motion:

THAT the Committee Appointments as shown on Attachment 1 be approved effective immediately.

Summary:

Recommendations are being made to fill mid-term vacancies that have arisen on the Wood Buffalo Development Advisory Committee, Wood Buffalo Downtown Revitalization Advisory Committee and Wood Buffalo Waterfront Advisory Committee.

A recruitment campaign was launched on August 5, 2020 and involved advertising via news release to local media outlets and social media. The recruitment campaign concluded on August 26, 2020 yielding nine applications in total to fill three vacancies.

Rationale for Recommendation:

In keeping with the established bylaws, the appointment of individuals to Council committees must be approved by Council; therefore, the appointment of members is necessary to ensure the continued viability of the three Council committees.

Strategic Priorities:

Responsible Government

Attachments:

1. Committee Appointments

Attachment 1

COUNCIL COMMITTEE APPOINTMENTS

- **Advisory Committee on Aging – Seniors Resource Committee Representative**
  - Carolyn Evancio to December 31, 2021

- **Wood Buffalo Development Advisory Committee – Community Development Sector**
  - Beverley Tjarera to December 31, 2021

- **Wood Buffalo Downtown Revitalization Advisory Committee – Education Sector**
  - Henry Hunter to December 31, 2021

- **Wood Buffalo Waterfront Advisory Committee – Seniors Representative**
  - Gary Devison to December 31, 2021

Attachment: 1. Committee Appointments (Committee Appointments - ACoA WBDAC WBDRAC WBWAC)

COUNCIL REPORT

Meeting Date: September 15, 2020

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Subject: Bylaw No. 20/023 - Land Use Bylaw Text Amendment specific to Lot 5, Block 10, Plan 792 1669 - BI - Business Industrial District

APPROVALS:

Jamie Doyle

_____	_____
Director	Chief Administrative Officer

Recommended Motion:

THAT Bylaw No. 20/023, being a Land Use Bylaw Text Amendment to add Child Care Facility as a Discretionary Use in the Business Industrial District, specific to Lot 5, Block 10, Plan 792 1669, be read a first time; and

THAT the required public hearing be held on October 13, 2020.

Summary:

Fort City Play World has applied for a site-specific text amendment to the Land Use Bylaw to add Child Care Facility as a Discretionary Use - Development Officer in the Business Industrial District, applicable only to 235 MacAlpine Crescent (Lot 5, Block 10, Plan 792 1669). The Business Industrial District does not currently allow for a Child Care Facility.

The authority to amend the Land Use Bylaw is vested with Council under the *Municipal Government Act.* The Planning and Development Department supports the proposed text amendment to the Business Industrial (BI) District to 235 MacAlpine Crescent.

Background:

Fort City Play World currently operates as a Commercial Recreational Facility providing day camps, a cafe and an indoor play world. The facility offers birthday parties, themed nights and an opportunity for indoor play year-round. The addition of a Child Care Facility will expand the available services by adding a daycare and before-and-after-school programs. The proposed text amendment does not impact the Business Industrial designation of other parcels and limits Child Care Facility to 235 MacAlpine Crescent. No objections were raised when the application was circulated to stakeholders such as Alberta Health Services and municipal departments including Regional Emergency Services.

During the review process an Open House was not possible because of Alberta Health restrictions for gatherings during COVID-19. To solicit feedback, the applicant delivered 33 letters to surrounding businesses outlining the proposed new use. Of the 33 delivered, only 11 responses were received - all of which were in support for the proposed change (Attachment 3). As part of Administration's own review process, Planning and Development mailed letters to all buildings within 90m radius of 235 MacAlpine Crescent. No objections were received.

Rationale for Recommendation:

The addition of Child Care Facility as a site-specific use in the Business Industrial District is considered compatible with the existing Fort City Play World. Expanding the business will aid in its overall success and serve the population south of Fort McMurray. Furthermore, the application was supported by surrounding businesses.

The proposal is supported by policies in the Municipal Development Plan including R.1.2 - Protect and Enhance Areas of Stability, and 4.1.1 - Encourage a Mix of Land Uses. The MacKenzie Industrial Park, including 235 MacAlpine Crescent, is proposed to transition to a Medium Industrial District within the new Land Use Bylaw. This land use is contemplated to allow some relatively low-impact industrial uses and excludes higher-impact industrial uses. The development of future uses on this site as well as adjacent properties will be subject to scrutiny during the Development Permit review process.

The Municipality supports the proposed Land Use Bylaw text amendment to the Business Industrial District and recommends that Bylaw No. 20/023 is given first reading to allow for scheduling of a public hearing.

Strategic Priorities:

Responsible Government

Attachments:

1. Bylaw No. 20/023 - Land Use Bylaw Text Amendment specific to Lot 5, Block 10, Plan 792 1669 - BI - Business Industrial District

2. Subject Area Map

3. Letters of Support

Attachment: 1. Bylaw No. 20/023 - Land Use Bylaw Text Amendment specific to Lot 5, Block 10, Plan 792 1669 - BI - Business Industrial District

BYLAW NO. 20/023

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND THE LAND USE BYLAW NO. 99/059

WHEREAS Section 639 of the *Municipal Government Act* requires every municipality to enact a Land Use Bylaw;

AND WHEREAS Section 191 (1) of the *Municipal Government Act* authorizes Council to adopt a bylaw to amend a Land Use Bylaw;

NOW THEREFORE the Regional Municipality of Wood Buffalo, in open Council assembled, enacts as follows:

1. Bylaw No. 99/059, the Land Use Bylaw, is hereby amended by inserting a new use in the Business Industrial District to Section 111.3 Discretionary Uses – Development Officer site specific to Lot 5, Block 10, Plan 792 1669:

   (ii) Child Care Facility

2. The Chief Administrative Officer is authorized to consolidate this Bylaw.

3. This Bylaw comes into effect when it is passed.

READ a first time this _____day of _____, 2020.

READ a second time this_____day of_____, 2020.

READ a third and final time this_____ day of_____, 2020.

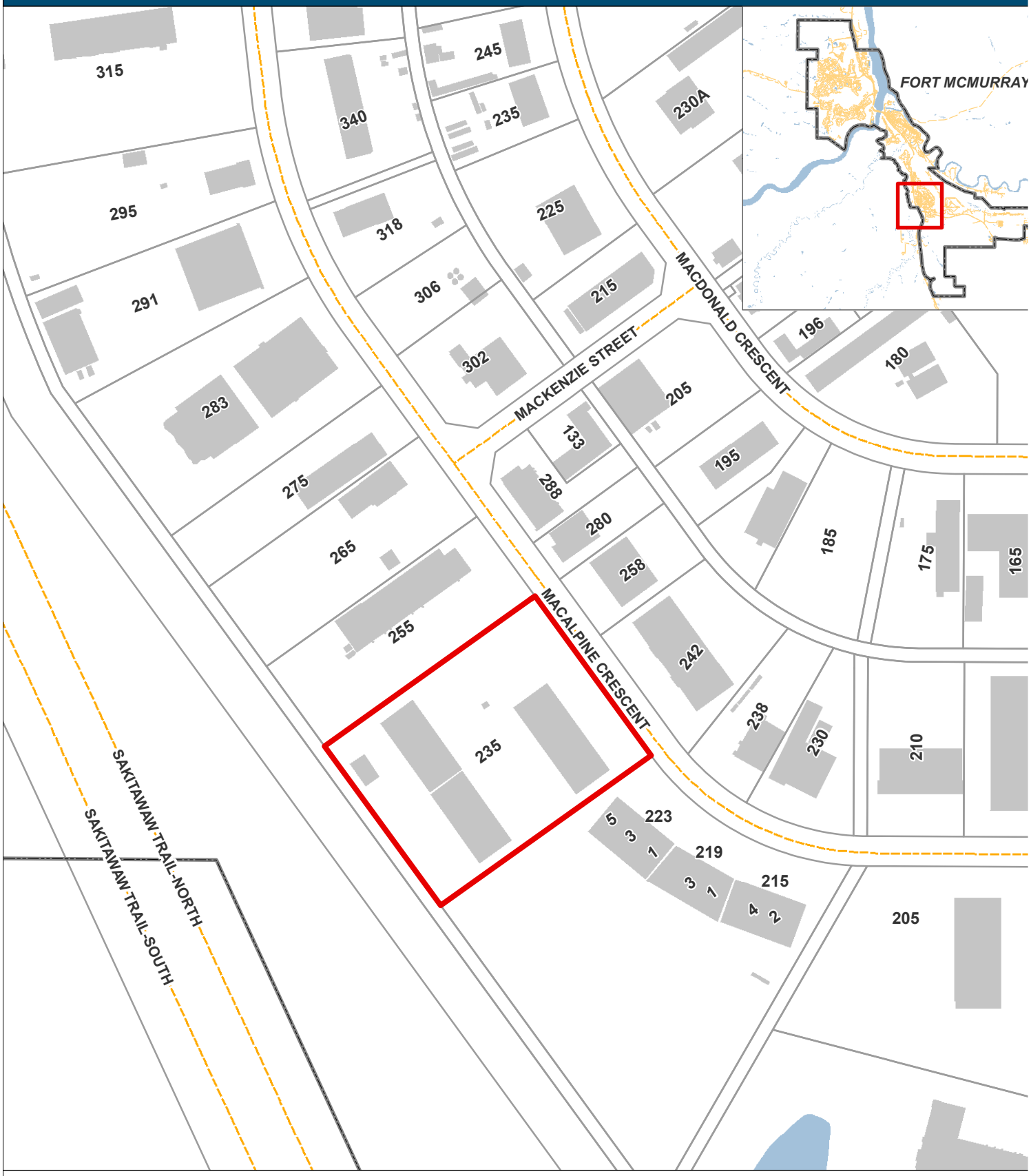
SIGNED and PASSED this_____day of_____, 2020.

_____
Mayor

_____
Chief Legislative Officer

SUBJECT AREA MAP
235 MacAlpine Crescent
Lot 5, Block 10, Plan 7921669

Attachment 1



Regional Municipality of Wood Buffalo

Map Produced by the Geographic Information System Group on 03 Jun 2020

Attachment: 2. Subject Area Map (Bylaw No. 20/023 Land Use Bylaw Amendment site specific to BI District)

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☐ I have concerns (Please Explain) _____

_____

_____

Name: JOHN. SOLEAS Business Title: OWNER/MANAGER

Name of Business: SOLEAS & SONS LTD. O/A FIX AUTO FT. McMurray Date: June/3/2020

*Fort City Play World truly appreciates your support during this process. This means so much to us as a local family owned and operated business. Pick up will be June 10th.

Attachment: 3. Letters of Support (Bylaw No. 20/023 Land Use Bylaw Amendment site specific to BI District)

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_____

Name: KYLE TABACK Business Title: MANAGER

Name of Business: GREGG DISTRIBUTORS Date: JUNE 3 2020

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Name: Allyson Fifield Business Title: Assistant Manager.

Name of Business: Sherwin Williams. Date: June 3/2020.

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☐ ~~I have concerns (Please Explain)~~ All ready there so why not add the child Care facility side.

Name: Joey Johnston Business Title: Manager

Name of Business: Ainsworth Date: June 4 / 2020

*Fort City Play World truly appreciates your support during this process. This means so much to us as a local family owned and operated business. Pick up will be June 10th.

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Name: John Rybak Business Title: Manager

Name of Business: Thurber Engineering Ltd. Date: Jun 3/2020

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Name: Tonia Brewers Business Title: Transport

Name of Business: Forthryte Services Date: June 10, 2023

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Name: Jerome Bruce Business Title: Manager

Name of Business: Guthrie Equipment Repair Date: June 10/20

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Name: Corey Gazloff Business Title: Branch Manager

Name of Business: NCA Northland Date: June 3, 2020

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Name: T PEGRAM Business Title: BRANCH ADMIN

Name of Business: CREATIVE DOOR SERVICES Date: 03/06/2020

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Name: ERIC ENWOOD Business Title: BRANCH Manager.

Name of Business: The Bolt Supply House Date: 06/03/23

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Attachment: 3. Letters of Support (Bylaw No. 20/023 Land Use Bylaw Amendment site specific to BI District)

NORWESCO INDUSTRIES (1983) LTD.
291B MacAlpine Crescent, Fort McMurray, AB T9H 4Y4
Bus: (780) 743-4446 • Fax: (780) 791-5637
WEBSITE: www.norwesco.ab.ca

DEAR SANDRA,

WE AGREE THAT THE OUT OF SCHOOL WOULD BE GREAT FOR GREGOIRE,

REGARDS,

CORY SCRIVEN

Section 17 (1) FOIP

Attachment: 3. Letters of Support (Bylaw No. 20/023 Land Use Bylaw Amendment site specific to BI District)

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Council Meeting Presentation Request

Completed requests to make a public presentation must be received by 12:00 noon on the Wednesday immediately prior to the scheduled meeting. **Presentations are a maximum of 5 minutes in duration.**

Presentation Information	
Preferred Date of Presentation	September 15, 2020
Name of Presenter(s)	Kevin Weidlich, CEO, Wood Buffalo Economic Development Corporation
Organization Represented	Wood Buffalo Economic Development Corporation
Topic	Update on Business & Economic Recovery
Please List Specific Points/Concerns	On July 14, 2020 WBEDC, along with community partners, presented the Wood Buffalo 2020 Business & Economic Recovery Plan to Council. The Plan was unanimously supported. It was noted that the group would come back to Council on September 15th with a detailed budget request for funding. WBEDC has decided to seek Board approval to use its Strategic Investment Fund to provide funding to the Partners as it relates to business recovery.
Action Being Requested of Council	This presentation will be an update to Council

Are you providing any supporting documentation (ie: Powerpoint)? ◉ Yes ○ No

If yes, the documentation must accompany this request, as handouts will not be distributed at the meeting. To ensure that your documents meet minimum standards, please see presentation guidelines on the next page.

Supporting documents may be e-mailed to Legislative.Assistants@rmwb.ca.

As per Procedure Bylaw No. 14/025, a request to make a presentation may be referred or denied.

Attachment: RFP WBEDC September 15 2020 Pg 1 (Kevin Weidlich, Wood Buffalo Economic Development Corp re: Business Recovery)

Wood Buffalo 2020 Business & Economic Recovery Plan.

Presented by: Kevin Weidlich
President & CEO
September 15, 2020

WOOD BUFFALO ECONOMIC DEVELOPMENT

Attachment: WBEDC Update Business & Economic Recovery September 15 2020 (Kevin

Business Recovery

- Business Recovery Task Force
- Business Recovery Task Force Report
- Business & Economic Recovery Plan
- 2020 Fort McMurray Flood Damage Estimate Report

Virtual Round Tables
1-800 Number
Local Contractor Database
Return to Work Safely Campaign
WBCENTRAL.BIZ

Attachment: WBEDC Update Business & Economic Recovery September 15 2020 (Kevin

Economic development is any activity that creates wealth in a region.

- Conferences, meetings and major events
- Venture capital & private investment
- New businesses
- Land & capital investment
- Business expansion into new markets
- Talent attraction, development & retention

Attachment: WBEDC Update Business & Economic Recovery September 15 2020 (Kevin

Our focus is on bringing new wealth into the region, measured as economic impact.

- Visitors spending their money in the region.
- Local companies generating revenue from outside of the region.
- New investment into the region.
- Entrepreneurs bringing their business idea to a reality.

Attachment: WBEDC Update Business & Economic Recovery September 15 2020 (Kevin

Wood Buffalo 2020 Business & Economic Recovery Plan

Community Futures Wood Buffalo

Fort McMurray Chamber of Commerce

FMCA
Fort McMurray Construction Association

Northeastern Alberta Aboriginal Business Association

Wood Buffalo Economic Development

Attachment: WBEDC Update Business & Economic Recovery September 15 2020 (Kevin

Strategic Investment Fund

A separate fund reserved for opportunities that create or unlock targeted opportunities for economic growth.

- **Investment fund value:** $8 million
- **Committed to-date:** $2 million
- **Investment criteria (in order of priority):**
  - Achieve economic impact
  - Be for public benefit
  - Have high return on investment

Attachment: WBEDC Update Business & Economic Recovery September 15 2020 (Kevin

Strategic Investment Fund

Our Projects

- Canada Border Services Agency operating at Fort McMurray International Airport
- Startup YMM incubator space on Franklin Ave
- Partner with Fort McMurray International Airport to bring Flair Airlines to Fort McMurray

Attachment: WBEDC Update Business & Economic Recovery September 15 2020 (Kevin

Our approach

WBEDC Board of Directors will consider:

Broadening the scope of WBEDC to include assisting business support organizations in the delivery of their mandates for **economic recovery purposes only**.

Attachment: WBEDC Update Business & Economic Recovery September 15 2020 (Kevin

We look forward to continuing to support our region's business & economic recovery.

www.choosewoodbuffalo.ca

WOOD BUFFALO ECONOMIC DEVELOPMENT

Attachment: WBEDC Update Business & Economic Recovery September 15 2020 (Kevin

Thank you

Questions?

www.choosewoodbuffalo.ca

WOOD BUFFALO ECONOMIC DEVELOPMENT

Flood Risk: A Community Conversation
Engagement Report for July 29 to September 1, 2020

Presenter: Matthew Harrison, Acting Director

Department: Communications and Stakeholder Relations

Meeting Date: September 15, 2020

Attachment: Presentation : Flood Risk_A Community Conversation Engagement Report

Public Engagement Goals

1. Provide balanced and objective information
2. Obtain feedback on the July 28 Council Motions
3. Obtain feedback on the community resilience analyses provided at the July 14 and July 28 Council Meetings
4. Ensure public can submit ideas for alternative solutions to the proposed flood risk mitigation approaches

Attachment: Presentation : Flood Risk_A Community Conversation Engagement Report

Communications

- Direct mail-outs
- Social Media
- rmwb.ca/recovery and participate.rmwb.ca
- Radio
- Fort McMurray Today print ads
- News Releases
- Digital billboards
- Electronic traffic signage

Attachment: Presentation : Flood Risk_A Community Conversation Engagement Report

Engagement

- Open Houses
- Participate Wood Buffalo
- Telephone Townhall
- Flood Recovery Situation Officer

What We Heard – General Themes

- Mental health.
- Make a decision, establish timelines and communicate them.
- Clarity on buy-outs.
- Devaluation of property and related financial implications.
- Impact of buyouts on businesses, particularly in Downtown.
- Concern over insurance availability.

What We've Heard – General Themes

- What happens with lands that are bought out and lack of trust in RMWB with what will be done with the lands.
- Sewer system infrastructure: what happened with sewers during flood, concerns about health, has infrastructure been compromised.
- Concerns about DRP response.

The Feedback

- The information collected during this engagement phase has been provided to the RMWB Flood Recovery Program Management Team for consideration.

- Full report available at Participate Wood Buffalo (participate.rmwb.ca)

Thank You

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Public Engagement Report
for the period: July 28 – September 1, 2020

September 8, 2020

FLOOD RISK: A COMMUNITY CONVERSATION

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1. Open House Collected Notes
2. September 1 Telephone Town Hall Poll Results
3. Situation Officer Report for September 15 Council Meeting
4. Participate Wood Buffalo Reports

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Overview of Public Engagement Strategy

for the period: July 29 – September 1, 2020

In response to the 2020 flood, the Municipality developed the report, "Improving Community Resilience: 2020 Overland Flood Considerations in the Regional Municipality of Wood Buffalo" which presents a number of options for redevelopment in flood-impacted areas and criteria to evaluate the options. The report was presented to Council June 23, and the community conversation on flood risk began. Recommendations arising from the report were presented to Council on July 28.

Following the July 28 Council meeting, the Municipality continued the public engagement initiative *Flood Risk: A Community Conversation,* gathering input from residents, property and business owners as we move toward increasing resilience in the region.

Public Participation Goals

The Regional Municipality of Wood Buffalo is committed to fostering public understanding of emerging opportunities, issues and decisions, while creating a trusting and transparent environment for public dialogue to occur between residents and the Municipality.

The RMWB adheres to the standards of practice and core values of the International Association for Public Participation (IAP2). Our promise to the public is that we will keep you informed, listen to and acknowledge your concerns and aspirations, and provide feedback on how public input influences future decisions.

Public participation goals for this stage of engagement are:

1. To provide the public with balanced and objective information to assist them in understanding flood risk mitigation and community resilience challenge, alternatives, opportunities and/or solutions.
    a. Inform the community of the purpose, current status, and intent of the current approach to flood mitigation in Taiga Nova Eco-Industrial Park, Downtown Fort McMurray, Longboat Landing, Ptarmigan Court, Waterways and Draper.
    b. Inform the community of our ideas on how we could increase the resiliency of our region.
    c. Inform the community about the technical assessment and scoring process used to identify the recommended approaches to flood risk in each area.
2. Obtain feedback on the motions as identified by Council at the July 28, 2020 meeting.
3. Obtain feedback on the community resilience analyses provided at the July 14 and July 28 Council Meetings.

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

4. Ensure that residents/property owners can formally submit ideas for alternate solutions to the proposed flood risk mitigation approaches.

Communications Tactics

- Direct mail-outs (first to all addresses in region, second addressed to registered property owners in flood-impacted areas)
- Social Media
- www.rmwb.ca/recovery and www.participate.rmwb.ca/flood-mitigation
- Radio
- Fort McMurray Today print ads
- Press Releases
- Electronic billboards
- Digital signboards (traffic)

Engagement Tactics

Open House

Throughout August, in-person engagements were held at three different locations in the flood-affected communities. Open House events were held on three consecutive weeks: Tuesdays from 4:00 PM – 8:00 PM, and Wednesdays from 9:00 AM – 1:00 PM, with each event divided into two separate sessions, and each session had a maximum capacity of 50 guests. Residents were encouraged to pre-register via PULSE to attend a specific session, to restrict waiting times and assist in compliance with COVID guidelines for public gatherings. Provided capacity allowed for it, people who did not pre-register were still able to attend. Subject matter experts, senior leaders, and members of Council were on hand to meet with residents, provide information, hear concerns, and collect comments. Residents were asked to complete an exit survey, and any required follow-up was noted for action.

Attendance summary:

- August 11 = 109
- August 12 = 47
- August 18 = 80
- August 19 = 35
- August 25 = 56
- August 26 = 26

TOTAL = 353

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FLOOD RISK: A COMMUNITY CONVERSATION

Participate Wood Buffalo

Between July 29 and August 27, the Municipality's online engagement portal Participate Wood Buffalo had 1,100 page visitors.

The *Flood Risk: A Community Conversation* page on Participate Wood Buffalo was used for the online public engagement. The following tools were employed, with contributions included as part of the appendix of this report:

1. Forum: Feedback on Council Motions (15 contributors)
   The forum was used to gather general feedback on the council motions from the July 28th Special Council Meeting. This engagement was active from August 6-27 and received 15 contributions.
2. "Virtual Open House" (17 contributors)
   The ideas tool was used to allow for individuals who did not attend the Open Houses in person an opportunity to participate and share their ideas or concerns with the flood mitigation options for consideration. This engagement was active from August 13-27 and received 17 contributions.
3. Survey: Open House Exit Survey
   When leaving the Open House events participants were asked to rate their level of satisfaction with the engagement as well as let us know if there were any other outstanding questions or concerns requiring follow-up.

Flood Recovery Situation Officer

The RMWB Flood Recovery Program Management Team Situation Officer responded to inquiries from residents. Residents who confirmed that they wanted their comments included in the September 15 report to Council are included as an appendix to this report.

Inquiries were received between July 29 and August 27, 2020 from the following sources:

- Pulse Calls: 41
- Pulse Emails: 14
- Email to Council/Mayor: 32
- Open House Exit Survey follow-up: 17
- DCAO Office: 8
- CAO Office: 2
- Follow-up from July 20 Townhall voicemail: 4
- Participate Website: 3
- Legislative Assistants: 2
- Situation Officer/Recovery Email: 3

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- Emails to RMWB staff: 2

  TOTAL: 128

Telephone Townhall

On the evening of September 1, a Telephone Townhall was hosted with panelists Mayor Don Scott, CAO, DCAO and staff from Engineering and Legal Services, as well as the Canadian Red Cross. In total, 5, 108 people participated: 4909 by telephone and 199 streaming online.

The objectives of the townhall were twofold:

1. to share information about the key themes arising from public engagement, and
2. to provide another opportunity for residents, business and property owners to provide feedback.

During the session, participants were polled with three questions. The poll results are included in the appendices. The full recording of the townhall can be found at www.rmwb.ca/townhall.

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What We've Heard

The following pages summarize most common feedback and areas of concerns expressed by residents by means of all the tactics used in this stage of engagement.

General Themes

Several overarching themes have emerged through public engagement. They are grouped in alignment with the primary objective areas of the RMWB 2020 Flood Recovery Campaign Plan: social (*enhance the social environment and support regional governance)*, built (*enable effective reconstruction of our community, incorporating strategies to increase resilience)*, economic (*reinvigorate economic recovery and business resumption)*, and natural (*assess and remediate the environmental impacts of the flood)*.

Social

- Many residents had concerns about mental health and their children's mental health.
- There is close to unanimous agreement that decisions must be made promptly and that timelines need to be communicated.
- Firm timelines need to be established and adhered to in order to allow residents to plan for their own future.
- Confusion about possible buyout processes and outcomes.

Built

- Many residents watched water come up through the sewer systems and are very interested in an investigation about how and why this happened, and what preventative measures will be taken.
- DRP funding is taking too long.
- There is a lack of trust that the RMWB will reclaim bought out properties in a timely manner, which stems from house foundations still being in the ground following the 2017 buyout of slope-impacted homes/downtown expropriations.

Economic

- Many residents were very concerned around the devaluation of their property, and the financial implications related to that.
- There is concern about the ripple effect of buyouts on businesses, especially in the Downtown area.
- If buyouts are pursued, 2020 assessment values are not acceptable.
- The perception exists that the release of the report has negatively impacted property values in flood-affected areas, and that realtors will not list properties right now.

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- There is a lack of clarity on the availability of insurance (present and future).

Natural

- Many residents are interested in the possible outcome of what would happen to lands if bought out.
- Many residents expressed concerns about health due to storm and sanitary back-up, and safety due to flooding undermining roads and structural foundations.

Common Themes by Area

The Municipality recognizes that there is no one solution for the affected areas and each area has its own solution and concerns. Below are the common themes specific to each neighbourhood (see appendix for the full collection of comments from the engagements).

Draper

- Some residents demanded that they be allowed to stay, while others pleaded to be bought out; there is no community consensus and people want the choice to stay or go.
- Some residents indicated that while they don't want to leave, buyouts are the only viable option for them/their family.
- Some residents would like to see the Municipality raise existing structures above 250m, or support property specific structural mitigation measures.
- Nine homes on the hill have been heavily impacted by slope stability issues that are not related to flooding – there is consensus that addressing the issues with these homes should be completed independently of the flood risk conversation.
- Land swaps would have to be for comparably sized properties to be considered.
- Frustration exists due to lack of direction for the community; residents expressed mixed opinions on rural water and sewer services (RWSS); to some the matter is a minor concern, others feel the installation was promised and should be proceed.
- Concerns exist around the impact to property values:
    - Perception that the report has decreased property value
    - If RWSS is not completed, it will have a further negative impact on property values
- Some residents believe that realtors will not list properties.

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- Access and egress routes for those who remain is an ongoing issue.

Waterways

- Some residents expressed lack of faith in the Municipality taking action to protect residents from future disaster, citing 2013 flood and 2016 wildfire as "missed opportunities".
- Mixed feelings on buyout option were heard:
    - many residents are opposed to offering buyouts above 250 m
    - frustration with being included in buyout if homeowners have flood mitigation measures in place
    - questioning why property owners who did not rebuild after the fire would be offered buyout
- Many residents are concerned about what the ripple effects of partial buyout would be in terms of service levels (e.g. emergency, utilities, parks and recreation), property value and taxes.
- Concern that people will leave the region altogether if they choose/are forced to take a buyout.
- Residents want to feel confident that a berm will be built, in a timely manner, and will be protect as promised.
- Numerous ideas about alternate/additional mitigation efforts, including:
    - mobile cannons to break up the ice (as used in Winnipeg)
    - get rid of Park Road and expand the flood mitigation program
    - water control dam (temporarily inflatable)
    - dredging in summer
    - destroy the ice bridges ahead of time
- Should there be buyouts, there is support to turn those areas into parks/festival spaces.
- Concerns about emotional health and impact, particularly on children, whose families are still recovering from 2016 wildfire.

Ptarmigan Court

- Timing is a major concern in this area: residents are wondering what to do to prepare for winter (skirting, plumbing); don't want to continue spending money on remediation and improvements if will be bought out; need a decision now.
- 2013 and 2016 were opportunities to act; allowing people to rebuild post-fire was a big mistake.

FLOOD RISK: A COMMUNITY CONVERSATION

- Community is divided – some residents are insisting they want a buyout/land swap, others do not want to live anywhere else.
- Some residents expressed concern that the vocal minority will sway decision-making for the entire community.
- Feeling that any buyout should be optional: if people want to stay, fine but at their own risk.
- Heard feedback that felt flooding isn't dangerous to life as water rises slowly.
- Residents reported that at the border of Ptarmigan Court and Waterways, water was low and no houses flooded, why should they have to leave.
- Many residents expressed a desire to relocate their mobile home to another area; location seems to be the major consideration for land swap.
- Many residents expressed concerns about what the assessed value of a buyout would be, that market value at present is lower than appraised value, it does take into consideration investment in property over last two years (had been willing to be bought out post-fire).

Longboat Landing

- Many residents are very concerned about the increasing price and availability of insurance, and do not have confidence that structural mitigation will influence the long-term availability of insurance.
- The perception exists that buyouts would be the only viable path forward due to the availability (or lack there of) and cost of insurance.
- Many residents are interested the possibility of a buyout; however, uncertainty exists around how this could be executed due to complications relating to being part of a condominium corporation.
- Some residents feel that there will be a significant impact to mental health from being surrounded by a berm and there is a general lack of confidence in the RMWB's ability to successfully execute the flood mitigation program.
- Residents claimed that they were told by the developer and realtors that the community was not at risk of flooding due to being built at a sufficient elevation.
- There is a lack of confidence in any Land Use Bylaw (LUB) legislation, as it could be changed by a future council.
- Residents questioned how the community was permitted to be developed in the first place and are concerned that the remaining lands owned by the developer will not be developed, and that the original vision for the area will never be completed.

FLOOD RISK: A COMMUNITY CONVERSATION

- A suggestion was brought forward to have the Municipality buyout all of Longboat Landing and turn it into a rental or short-term accommodation complex.

Downtown & Taiga Nova Eco Industrial Park

- Strong sentiment that downtown needs help now more than ever, and that the state of social profit organizations, small businesses must be considered in any decisions to be made.
- Residents expressed desire to have the berm complete, and finish mitigation, because it is considered the most economical option.
- Riverwalk Villa residents expressed uncertainly and concern about how and when structural mitigation will be complete.
- Mixed feedback about buyout option:
    - Phased approach - buy from residents when they are ready to move in 10 or 15 years
    - Buyouts of Longboat Landing, Waterways and Ptarmigan Court would stabilize housing market and be better for community long term
    - Concerns of buyout's economic effects on remaining areas (lost business/investment)
    - Would need to be "made whole" to consider a buyout
- Many residents stated that flood damage was due to sewage back-up/infrastructure failure, not overland flood waters.
- Some residents from the Hill Drive area are confident that flooding in their neighbourhood was the result of storm sewers backing up and creating overland flood issues that were not the result of a breach or failure of the current structural mitigation solution, and have asked to be bought out.
- Some residents expressed concerns about community safety: health impacts of storm/sanitation sewer impact; safety code consistency issues - pre-existing versus new code/ grandfathered; damage to roads due to flood (undermining, sinkholes, etc.); foundations/structural integrity of condos.
- Desire to see full financial impact of proposed recommended approaches to flood risk.
- Frustration about RMWB asking for undamaged property to be brought up to code.
- Ideas for alternate/additional mitigation efforts include:
    - Backflow/sluice gate valves for individual properties downtown
    - Homeowner grant program/support for valves
    - Temporary pumping for open air ditches; clarify flood drains
    - Make sandbags available for public use in flood season

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Appendices

1. Open House Collected Notes
    - August 11 & 12
    - August 18 & 19
    - August 25 & 26
2. September 1 Telephone Town Hall Poll Results
3. Situation Officer Report for September 15 Council Meeting
4. Participate Wood Buffalo Reports
    - Open House Exit Survey
    - Forum: Feedback on Council Motions
    - "Virtual Open House"

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FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 11 & 12, 2020

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

Draper

- Okay with buyout
- Go to Gregoire
- Love Draper location
- Work with the city to stay in Draper and get dirt
- DRP is a nightmare
    - You don't hear anything
    - Lack of equity (not sure if this is supposed to be empathy or refers to the program not valuing equity appropriately)
- Timing is a real concern with winter coming and re-energizing homes
- How is the conversation going with "sites" (OSCA)?
- Separate slope stability
- Everyone on the slope is interested in a buyout
- If houses are raised, will they continue with water, sewer, road, berm?
- What will be done with homes after buyout? Demo?
- Could homeowner help with own demo/salvage elements?
- Flood mitigation downtown will impact backflow/water levels in Draper
- Questions about whether planned construction on private property should continue.
- Will water/sewer/gas and planned work on Draper road continue?
- Would land around Tower Rd be available for a landswap?
- There are two parcels for sale in Saprae Creek (possible to use for landswap?)
- Where will the RMWB consider for landswaps?
- It's very important that we have comparable land size as part of the landswap
- Q: should we get appraisals yet? A: no, not yet
- How would demolitions work?
- Could residents support demo and save money?
- Savings for the RMWB to cancel Road/water/sewer would should make more money available for buyouts.
- Concerns that door-to-door notifications were not provided re: meetings
- 56 acres would not be able to be replicated elsewhere in McMurray
- Post-flood, many residents incurred expenses to remediate/fix their homes to ensure that they're habitable. Some of these expenses were significant. How can these be factored into a buyout?
- Those who took no action will come out further ahead.
- Terracon Report Does not capture what would happen to hillside in the event of a catastrophic event
- Pond above the hillside at the golf course (private property) poses a concern/potential issue
- Is it the owner's direction to take a buyout and bring the home with them?
- Resident in process of listing property has concerns that now that draper has been considered unsafe to live and how that impacts their ability to sell
- How would land-swaps logistics work? Moving fees, animals structures)
- Buyout – we want same price
- Landswap – we want same size
- Difficult to support buyouts without being told what the buyout is
- The process is challenging
- People in Draper are tired

FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 11 & 12, 2020

- Concerns about the road in Draper + elevation
- Wildfire recovery insurance is ongoing – flood
- Summer is over – what are we supposed to do?
- If residents don't accept the buyout, the other residents who choose to stay will have severe impacts on their home's value
- The scoring matrix is very challenging to understand
- Have considered the National Disaster Mitigation Program
- Realtors will not list properties
- What will the timeline be? We need to make decisions soon (i.e. continued construction on personal property).
- Could something be done to support the hill in Draper?
- People want the choice to stay or go
- 2 options: all stay or all go
- If a buyout is announced, resident wants a firm timeline to facilitate personal planning
- Resident is concerned that the buyout will be for significantly less than the initial purchase price/current mortgage value
- Access/egress remains a concern
- Residents feel one on one concerns should come first
- Residents would be supportive of a caveat, along with raising their home
- Supports staying
- Point in the report regarding farmland needs to be corrected
- Residents are very worried about winter approach as they are living in RVs/Campers/garages/this is not okay for winter
- Concerns that many people out of town who own properties are not contacted/aware of meetings
- If there is a buyout, resident wants compensation for 10 per cent of the municipal reserve
- Consider lifting individual homes
- Some residents feel that the report focuses on excuses that justify/lean towards expropriation
- Some residents want buyouts because of their poor financial decisions which they've made
- If we make 250 mandatory, insurance providers could cover foundations
- The criteria in the LUB for flood protection measures is unclear
- Concerns about the road near "Bishops" is at 248
- Would like to see some changes to next LUB
- Want to understand current planned flood mitigation for Draper
- Ensure that no permits are issued below the 250 level
- Raising or buyout or agreement with the RMWB to be bought out in the future flood events
- Concerns with DRP not being paid
- For anyone at 250 at the time of the flood (to ensure costs for raising houses are covered)
- Consider neighbourhood by neighbourhood (property by property)
- Some are in worse shape than others
- Could a buyout be received and then relocate in Draper at a higher elevation but on the same lot
- Discrepancies B/W flood heights
- Will flood levels changes w/new GOA mapping
- What about the ice breakers in Manitoba (Red River)
- Residents are urging to have a decision on Sept. 15; no further delays
- Public Announcement re: Draper has impacted all values in Draper
- Realtors cannot list homes

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FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 11 & 12, 2020

- Can priority be given to highest risk neighbourhoods and homes?
- Council members need to drive through Draper and see work being done before Sept. 15

Waterways

- Does not support a buyout at 2020 assessed values but can't decide until understanding how much a buyout would be.
- Wants to stay if assured that flood mitigation will happen.
- Promised flood mitigation, want to see it happen, insurance wants it too.
- Flood mitigation should be implemented wherever possible.
- Wants out
- There's an insurance disconnect between the RMWB and IBC
- Promised flood mitigation, want to see it happen, insurance wants it too.
- Get rid of Park Rd. and expand the flood mitigation program
- What will the impact of services be if we only buyout part of waterways?
- Concerns with online survey being skewed due to multiple entries allowed, feels like more weight should be put on feedback received at open houses
- Do not support buyouts and are very concerned that people will take the buyout and leave the RMWB.
- Concerned that buyouts will negatively affect waterways community (vacant lots, dumping, etc)
- Flood mitigation will work to support local economy
- Frustrated with past commitments not honoured by RMWB.
- Concerned with timeline for buyout/rehabilitation if buyout takes place
- Doesn't want to live anywhere else.
- Strong support for dyking (berms), which must be done before spring.
- No support for buyout of vacant lots, only for people that had a house that they rebuilt after the fire and that also flooded.
- Higher berm in Waterways, want flood mitigation higher than 250m.
- Turn berm into walkway (elevate the walkway)
- Enhanced flood mitigation in waterways
- Airbags for all drainage holes/storm sewers
- Explore other flood mitigation measures
- Water control dam (temporarily inflatable)
- Divert water into holding area upstream (reservoir or valley/hole)
- Limit flow into Athabasca
- Dredging in summer
- Target the end of the jam
- Destroy the ice bridges ahead of time
- Use steam/chemicals

<u>Above 250m</u>

- Prefer that a berm/flood mitigation be finished but understands that there may be a need for a buyout under 250m and is okay with that if vacant lots are turned into usable greenspace.
- Supports buyout but would like to see more details about what that could look like.
- Concerns exist around the plan/timeline for the restoration of vacant lots.
- If there are still foundations in the ground from the properties bought out on the slope after the wildfire, how we have confidence that any additional properties bought by the RMWB are remediated?

FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 11 & 12, 2020

- Prefer to stay but are concerned about service delivery is some homes are bought out.
- Do not want to see buyouts in the community
- Prefer flood mitigation to be completed
- Concerns with plan and timelines for vacant lots after a buyout. Do not trust the RMWB to complete the process in a timely manner.
- Concerns with losing the community's identity
- Frustrated with past commitments to Waterways that haven't been honoured
- Do not want to see the enhanced LUB regulations for development above 250.

Below 250m

- Prefer buyout at fair market value
- There's a financial burden that can't be overcome, can't rebuild or complete rehabilitation
- Prefer to stay if flood mitigation is completed, if not, prefer a buyout at fair market value (5x)
- Just rebuilt and don't want to move to a new home.
- Do not support buyout, would like to see enhanced flood mitigation in Waterways (Park Rd.)
- Concerned about losing community identity
- Finish the berm
- Spent money on own property for flood mitigation for own property, do not support buyouts.

Ptarmigan Court

- Border of Ptarmigan Court and Waterways, Water was low – not a flooded house
- Knew house was on this border so chose it because perceived safety from flood
- Market value at present lower than appraised market value
- Moved 4-7 to Longboat Landing
- People won't stay in YMM
- Use purchase price and not fair market value
- Assessed value does not cover money put into property over last two years, was willing for buyout post-fire
- Move centennial park (manufactured homes) and move PC there
- Saline Creek/Airport Rd. too far out
- Infrastructure would need to change – long time and expensive, mitigation would require approximately 30 per cent buyout anyway
- Needs to replace skirting now – before winter – spend or not - timeline?? Other types of expenditures required
- Can't wait for spring, another resident says that they have to replace skirting and plumbing
- September 15 council meeting too late to decide on doing the necessary work
- '13, '16 were opportunities to act, should have acted, RMWB should have, lost opportunity RM had, FRUSTRATING
- Allowing people to rebuild post-fire was a big mistake, 2013 was the time
- The 2016 tax assessment should be the price
- If people want to stay, fine but at their own risk
- One resident at 248m so build at 1:200 level (252) needs another 12 feet
- Explanation of how mitigation and 30 % buyout far more expensive than just total buyout
- Winter coming report – need it quick!
- Generally (approx. 6 people – including couples) in favour of buyout

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FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 11 & 12, 2020

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

- Financial position
- Irresponsible to not buyout after fire
- Landswap preference (1 individual)
  - Would need to factor in:
  - Incidental costs
  - Where to live in interim
  - Time away from work
  - Value of improvements (driveway, fence, landscaping)
  - Moving costs
  - Steel pylon foundation – would not want manufactured home on inferior foundation system
- 3 rentals in PC – renters left but came back
  - Retirement income
  - Properties not damaged
  - Tenants were out
  - All for a buyout or landswap
  - Has to replace driveways – when?
  - Renters want repairs?
  - When to make repais??
  - Won't want to incur the cost only to be bought out
  - Location for new places, where?
  - Option to sell land but keep the three trailers
- Does not want to live elsewhere

Longboat Landing

- Wants a buyout in Longboat but grew up in PC
- Properties won't be saleable anyway, can't sell a condo here
- Likelihood of increased insurance costs
- Equity lower than mortgage balance
- Resident curious about provincial funding for flood mitigation
- Resident raises the idea of transferring land to WBHDC, as a means of finding alternative funding (e.g. rentals) or just to facilitate buyout
- Majority of concerns are regarding insurance increasing
- Residents curious regarding property assessment, and the means it will occur
- Residents worry tat insurance rates will respond unpredictably to flood mitigation (i.e. berm creates unpredictability for next flood results).
- Resident concerned with cessation of 4 lanes at Clearwater (reach 6) and along continuation of saline creek parkway
- Regarding Draper, resident curious if buyouts will be offered to properties above 250,
- Resident concerned of the logistics for land swaps with condos/other non-traditional properties
- LUB provisions below 250m not that helpful
- Resident interested in idea of publicly mediated/owned flood insurance
- Resident strongly supports universal buyout, sees as necessary to spur investment in other areas of Fort Mac

FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 11 & 12, 2020

- Resident advocates for (possibly part) buyout of waterways and avoiding structural mitigation which results in flooding downstream region, lacks confidence in capacity of berms to for whole of waterways to create worse flood outcomes
- Cannot maintain status quo in waterways; berm will cause worse flood outcomes in unprotected regions
- Want to see tenders for berms going out
- Resident especially worried about lack of available insurance
- Resident emphasizes the idea of having the city/publicly-owned organizations own the more flood-prone areas, to be used for new arrivals, students, temporary workers, or people who won't be as heavily impacted by floods.
- Resident concerned about long term costs of allowing continued development/occupation of flood prone areas; insurance, provincial/federal aid may cease to be available as flood events continue without evidence of effective mitigation/behavioural change (ie. Less development).
- Concern on effects to taxpayers outside of flood plain
- Resident concerned with some accounting for low-lying properties (i.e. sub 250m)
- Resident concerned about whether the berm's effect on storm/sewer will be accounted for
- Residents concerned about pursuing buyout expeditiously in the face of holdouts
- Residents want firm, decisive action with a clear timeline, primarily to facilitate effective personal decision making (e.g. mortgage renewal decisions, continuing development, etc.)
- Resident wants municipality to consider long term costs and benefits of buyout (eg. Potential of bought property for renting)
- What would buyouts look like? How would homes be assessed?
- Fair market value?
- Heavily impacted by flood; property effectively unsellable
- Combination w/insurance availability/increase in price makes some residents property a "liability"
- Resident would consider a buyout if it were sufficient to cover their mortgage
- Resident concerned about flood mitigation on storm/sanitary system; curious about specifics of sluice gate system
- Resident concerned about presence of "ponds" in the area and the implication they have on drainage in the area
- Can the municipality address surface water/ponds on private property? A: in upcoming Community Standards Bylaw
- Resident emphasizes importance of mid to long-term marketability of properties
- Residents interested in immediate/temporary mitigation measures aimed at the coming spring (e.g public illustration/explanation should be available).
- Resident concerned about viability of expiring insurance if structural mitigation is not in place
- Extends in implication on mortgage renewal
- Timeline on landscaping completion for berm (trails, grass, etc)
- Don't trust that everything that needs to happen to protect the community will happen
- Resident wants any future decisions to consider property values in an quitable fashion
- Feels allowing people to invest in unsafe areas is unfair, and should be avoided
- Resident feels long term structural mitigation is secondary to addressing insurance availability and market values of impacted property
- Clear artistic drawing of flood mitigation requested for public accessibility/advertisement
- Resident interested in public insurance coverage option, at least until structural mitigation is complete

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FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 11 & 12, 2020

- Residents expressed interest in regular meetings between condo boards and municipal representatives to address flood fallout issues.

Downtown/Taiga Nova

- Water/sewer for waterways
- NHC letter re: impact of berms
- Why is it taking so long?
- Next step for impacted residents (x2)
    - Cover gaps with insurance/DRP
- Help for residential landlords?
- STM/SAN impacts (x4)
- Make sure safe from future floods?
- Consider buyout for >1m water
- AEP – how often will they update new maps to show mitigation progress?
- Blow up the ice
- Ripple effect of businesses downtown
    - buyouts affect revenues
    - also affects social networks
- must build berm to min. 250m
- if you destroy downtown, you affect businesses too
- would ice bridges mitigate flooding?
- Buyouts will affect businesses
- If land swaps, use existing, non-gov owned lands; there are enough vacant
- Resident concerned that absence of provincial flood risk assessment post installation of structural mitigation; an assessment could help manage ballooning insurance prices
- Resident concerned about the effectiveness of provincial flood model/study, considering apparent lack of results 4+ months post-flood
    - Impact of ice bridges; have to demolish vs. melt in place
- Why is it taking so long?
- Storm/san impact (x3)
- As built Hill Drive
    - Sluice gates
- Up to date drawings
- Flood map concerns specifically from hill drive residents/ 18” of water in house
- Frequency of flood maps and updates to from AEP
    - Concerns regarding flood zone designation effects on insurance offerings; if flood zone designation remains, resident believes complete flood coverage won’t be offered
- Residents concerned that buyout of any region (possible exception for mobile homes (is not economically feasible)
- Further concerns of buyouts economic effects on remaining areas (lost business/investment). Concerned one buyout will cascade into other buyouts + mass flight
- Resident concerned about lack, or lack of comprehensive or publicly available emergency response plan; would like to see it publicly advertised
- Resident finds downtown buyout plan most desirable because it maximizes personal options; retiree perspective

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 11 & 12, 2020

- Concerned that flood are getting progressively worse, and that planned structural mitigation will be ineffective
- Wagner? Drive buyout option wanted – 2.5 feet of water during flood
- Would dredging decrease flood risk?
- Resident curious about full financial impact (est. $500 million)
- Resident concerned about the possibility of a buyout of higher areas (Hill Drive); will be possible left with no buyout option and no available insurance
- Flood gates – worth while solution?

Other Notes/General Comments

- If buying out, there needs to be a place to go
- No land swaps
- Skirting needs to be replaced before winter on portable homes; needs to be addressed before winter.
- 2016 values should be used for buyouts, missed opportunities in 2013/2016
- Timelines need to be shared and committed (x10)
- DRP has been slow to respond
- Open to buyouts but assessed value is not enough
- Need a timeline for appraisals and buyout processes
- Need a timeline for cleanup/remediation of buyouts
- Slope concerns still exist in waterways, including that foundations still haven't been remediated after the slope stability buyout in 2017
- The registration process wasn't good, never got a confirmation email or a time slot
- If areas are bought out, critical to perform remediation work promptly
- Acknowledgement that no matter what, 100 per cent community support is not possible to achieve
- Treat each area independently; if we can make a decision for one, don't wait for all areas
- Prioritize most affected homes – if non livable, focus on that first

Waterways

- Willing to entertain idea of lifting properties
- Rebuilt in 2016, didn't have to do any flood prevention when rebuilding
- Support for flood mitigation
- Draper
- Full buyout is the only option that makes financial sense
- BUT we feel like we don't have a choice
- Making a decision as soon as possible is critical so that we can move on with our lives
- If bought out, area should be turned into a public access recreation space (camping/boat launch).
- Separate 9 slope homes from flood considerations

Longboat Landing

- Residents are under a lot of stress, relationships failing.
- Is the RMWB taking responsibility for allowing development in a flood zone. Many residents purchased homes assuming it was safe because the RMWB allowed it.

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 11 & 12, 2020

- Residents are concerned that their homes will never sell due to the fact that everyone knows it is an unsafe place to live.
- Full buyout is the only option. Buyout should cover residents mortgages.
- Concerns with infrastructure, even if the berm is built water can come though storm system.
- All residents in our group (6) love fort mcmurray and want to stay in the region after buyout.
- Residents were very impressed with the flood response.

Ptarmigan Court

- Really don't want to leave, they have procured an expropriation lawyer.
- Their home was unaffected, the water would have had to come up 4' to flood their home.
- They built back better after fire in hopes that they would be staying. They built back at 250.74 in preparation for a flood which worked and they claim they should not have to leave.
- They said that the city made others stay at 15' to the peak of home which made their homes flood.
- They claim many neighbors want to stay.
- Wants a buyout
- Wants to move her mobile to Draper and bring the land up high, would like the city's help to raise land.
- Wants to keep mobile after buyout.
- Applied for DRP and hasn't heard back.
- Leaning slightly towards buyout.
- Would like to keep mobile after buyout
- Wants buyout if numbers make sense.
- Has trouble trusting RMWB, claims that flood mitigation was promised after fire.
- Doesn't feel that RM has residents best interest in mind.
- Been through a lot of stress and the RM should not make that harder during buyout process.
- Worried about extra costs of moving, lawyers, land title, mortgage penalties.
- Can she take her mobile with her.
- In favor of buyout if numbers make sense
- Don't jerk us around and make us go through the process of a buyout and then back out because a few don't want to leave. Ensure that you are committed to buying everyone out prior to starting the discussion, does not want to wait on those who hold out.
- Does the Municipality have grounds to expropriate.
- Maintenance costs should be shown in the savings for buyout. Currently the sewers freeze often, asphalt needs work, underground in bad shape. This would all be saved if full buyout.
- Would like to see examples of other buyouts to know what to expect.
- Would like to see elevations included in historical flood list at tent entrance.
- Does not consider flooding dangerous to life as water rises slowly.
- In favor of buyout if numbers make sense.
- Will need money to start fresh.
- Think it is crazy for anyone to stay.
- Do not want to wait for those that hold out, want process to move fast.
- Wondering if they should prep for winter (mobile skirting).

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FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 11 & 12, 2020

Resident Feedback Form – contact not provided
August 12 – Longboat Landing

- Buyouts would be optimal in a lot of cases, due to increased costs of insurance, condo fees, decreased values of homes
- Can't get proper insurance for home so risk of total loss due to financial reasons is a definite possibility in most cases
- Also in our area, plans show units to be built 250 m or above and not one unit is, so obvious safety concerns for future

Resident Feedback Form – (contact info redacted)
August 12 – Longboat Landing

- #1 for me would be a buyout, even at assessment value
- Worried about insurance mostly. It is going to be rough going forward
- If the berm goes ahead I would like the RMWB to cover our condo insurance until the berm is complete (100% of berm)
- RMWB could use our building as community housing if they bought us out.

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 18 & 19, 2020

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

Draper

- Buyout north only (floodplain), maintain road and garbage
- Want to leave, let people on hill stay, house will flood again
- Slope vs flood issues
  - Drainage, slope failure, cost to mitigate
- Continue building winter
- Timeline
- Slope issues caused by golf course
- No buyouts
  - RM consults with ATC + all Métis Groups
  - if you flood, build house up or it's your own risk
  - fix damage if it happens
  - property owners should accept risks
- Two properties
  - N/S Draper Rd.
  - 1 2x buyouts
  - 2 Not possible (referring to alternative solutions)
  - 3 Preferred option is buyouts
  - 4 Least acceptable – leaving us there
- Timeline
- Question 1
  - 2 buyout
  - 1 buyout for the right price
  - 1 buyout specifically due to safety and resale
  - no buyout initially but can't sell so might as well buy it out
  - 1 very opposed
- Question 2
  - wants to leave
  - yes
  - timeline – faster(?), make a choice
- Question 3
  - buyout
  - buyout
- Question 4
  - wasting money on a berm
  - uncertainty/lack of decision
- Fix the hill
- Did the bridges cause the flood?

FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 18 & 19, 2020

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

Waterways

- Why was (Address Redacted) included in recent flood plain mapping? Flood Buy out?
- Why are properties who have addressed flooding included in a buyout… in some cases even when they receive flood insurance? i.e. >250m
- Timelines on the decision?
- What is the collateral effect on remaining properties?
  - Taxes
  - Access
  - Utilities
  - Resale
  - Emergencies
- Allowed to rebuild to soon? Berm not built
- Concerned about what will be done with the bought-out land.
  - Park
  - Construction
  - Loss of neighbours/community
- Concerned w/timeline
- Concerned with impact on children
- What will happen w/the properties above 250m? Buyout?
- Open questions
  - Support buyout x3
  - Open to other solutions – no, not really – park?
  - Best outcome – buyout
  - Most challenging – timeline
- Evacuation - why send downtown?
- Plans/timeline vs recommendations
- What is going to be done with w/buyout lands?
  - Options/greenspace?
- Winnipeg – mobile cannons!
- Contact post flood
- Gee – why rebuild? (<250m); partly <250m – likely qualifies
- Next step – gathering data on each neighbourhood
  - Want concrete data
- Interested in one-on-one meetings between city and homeowners
- Concerned about impact on properties above 250 if they build the berm
- Concerned about a berm
  - Impact on river speed
  - Impact erosion
  - Impact on first responders and ability to perform rescues
- Concerned about timeline – winter is coming
- How will buyout properties be assessed?
- Concerned about mental health implications on their children
- Supportive of buy out areas becoming parks/festival spaces

FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 18 & 19, 2020

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

Ptarmigan Court

- Still rebuilding from fire
  - Tiny home (manufactured mobile) in production; arrives in October
  - Zoning and insurance concerns
  - Prefers mitigation but is open to a buyout (depending on price) or a landswap (depends on where)
  - Loss of sense of community
  - Commute to work (Gregoire)
  - Partial buyouts?
- Do nothing = worst decision
- Love the area, hopes for mitigation
  - Has an empty lot but is hoping to move back some day
  - Would consider a buyout or landswap depending on area + compensation
- "Fair" price needed for buyouts
  - Buyout is the only option – who is paying?
  - Should have been done after the fire.
- Landswap… new trailer can be moved
  - Condo fees an issue re: landswap?
  - Ideally the RMWB would create parks for trailers.
- Timing is huge; decisions need to be made
  - Moving in winter = challenges
  - Mitigation is just throwing away money
- Darcy
  - Opposed to buyout
  - Wants flood mitigation
  - Location is the primary point of contention
- Born in Fort McMurray
  - Lived in Ptarmigan 20 years
  - Does not want to move
  - Mitigation preferred
  - New trailer, property enhancements made
  - Land swap? Depend on where? Not interested in Parsons. Beacon Hill? By airport? Saline?
  - Buyout would be dependent on price
- New trailer
  - Likes neighbourhood, understands challenges
  - Buyout – "how much"?
  - Landswap – "where" + cost
  - Ok with Parsons Creek if that option
  - want safe area (floods, fire) available, insurance
- Question #1:
  - (Name Redacted) - Yes, likes the area but understands the reasoning behind the recommendations. Says that the loud ones who want to stay, do not speak for him and his family.

FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 18 & 19, 2020

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

- (Name Redacted) - Yes, wants a buyout. Doesn't want to be worried anymore. Is leaning towards 2016 assessment values. Does not want to move mobile, concerned about damage during move.
- (Name Redacted) - Yes, owns an empty lot, wants the buyout. Claims a fair buyout is the only option.
- (Name Redacted) - Yes, would like a land swap. Likes his mobile, wants to move it to an area where there are no condo fees as he doesn't currently pay fees.

- Question #2:
  - (Name Redacted) - No, would rather start fresh in a safe area but if they decide to not buy out and to build a berm he will make it work. Has concerns about insurance, DRP and future home value.
  - (Name Redacted) - No, worried about another break up. Also worried about resale value and future insurability.
  - (Name Redacted) - No, doesn't think mitigation is a good idea at all.
  - (Name Redacted) - No, concerned whether it will work or not.
- Question #3:
  - (Name Redacted) - Have his family in a safe area and be in a comfortable spot financially. Would like a land swap and take his mobile.
  - (Name Redacted) - Buyout at a fair value so she could restart. Wants to stay in the city, she has been here all of her life and wants to keep running her business in town. She owns a dance studio that also flooded.
  - (Name Redacted) - Buyout at a fair value for his vacant lot. They have moved away and just want to be rid of the lot.
  - (Name Redacted) - To get a new lot that he can put his mobile on, with no fees and just to be comfortable.
- Question #4:
  - (Name Redacted) - To stay and nothing be done.
  - (Name Redacted) -She would not be satisfied with mitigation because she would still have the stress of property value, worries of future floods, and insurance issues.
  - (Name Redacted) - Doesn't think mitigation is an option. Would not be satisfied, would be very difficult to sell his property.
  - (Name Redacted) - Being bought out but not having enough money for a comfortable place elsewhere.

Longboat Landing

- Concerns w/how community built
- Change in standards between buildings
- Growth of cost w/relaxed code
- Concern that berm won't mitigate (flood > sewer backup)
- Insurance coverage concerns
- Fear: if it happens again, house worthless
- Berm has to be done but it may not mean anything to insurance
- Over-engineer berm (build to height that will give insurance companies confidence
- Lack of confidence in LUB amendment

FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 18 & 19, 2020

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

  - If changed in original build, could be changed at any point
- LUB concern: vacant land to be developed, what happens now?
  - Turn into storm pond?
  - Park space? Can't remain vacant
- Concerned about insurance
- Would like to provide feedback on berm (i.e. trail on top)
- Most interested in buyout
  - People go if price is right
  - Still stay
- Individual situation – open to buyouts
- Need a number to decide
- Can't comment on fair market vs. assessed value; have to see offer
- Eacher individual situation
- Build berm is a given
- Investigate backflow prenters as well
- Buyout doesn't leave under water
- not special treatment but fair
- what is owed/assessed, find in between
- land swap: open to it but need details
- least acceptable: insufficient berm height/ 'Groundhog Day' repeat
- Concerns flood next year
- Insurance coverage: can't get it, can't sell (long term)
- Don't get buyout – is city getting involved to address land concerns? (eg. Concerns about land instability)
- If 250 m is the number, and all below, how can other under be bought out?
- Lack of confidence in berm potential – unpredictable weather
- Score matrix: skewed; needs to capture insurance concerns/losses
- Class action suit could come in future because of code changes
- Have berm, can stop flood; But what about sewer?
- Future insurance renewals; companies will say no
- If some want buy out, but others don't how will that be handled?
- Trust fund by municipality to cover off future issues
- Insurance – not just able to get insurance, but at what cost?
- Financial security for families
- LBL not special, but if being left will insurance companies find that acceptable if build berm to X height?
- Not just safety of residents, but safety of first responders, or people who manage and address future disasters
- Bleak insurance situation, hope buy-out situation works, berm works
- If what is being offered is fair, why stay? (stay in the community)
- Look into standards of ice roads (contribute to flooding/jam)
- Fair buyout – full coverage
- Openness to land swap, move to equivalent home
- Stress on family, economic uncertainty

FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 18 & 19, 2020

- Worst-case scenario is no buyout
- Flooding affects garage, cuts off access ability to leave (physical and vehicle)
- Berms address floods, but issue w/flooding from storm drains still exists
- Effectiveness of berm – don't want to look out at a berm
- LUB – it was changed once (or not honoured) in the first place – what would stop it from being changed again?
- Insurance skyrocketed
  - No insurance – how sell?
  - Can't get insurance for mortgage?
- Concerned about sewer drains
- Overwhelming support of buyout
- But depends on factors like mortgage payoff
- What is cost of the sewer system rework?
- Issue isn't overland, but sewer backup
- Berm mitigation and secondary mitigation cost/labour a concern: timing, maintenance, overtime
- Follow through w/berm history of surging will do it
- Comes back to insurance issue – can't list because lack of insurance
- Lack of trust: Admin/Council – community doesn't get way
- LUB concerns – city went ahead allowing developer to change in the past
- What lender would take it on?
- Huge support for buyout
- How would landswap work for condo building?
- Buyout – at the very least, pay mortgage
- Residents want to feel included in conversation – felt shot down at July 28 meeting
- Worst case scenario: people stay there
- Rectify all concerns: still deal with stigma, condo fees etc.
- What additional development would happen there now – no developer will want to set up shops, etc.
- Area is a mess – empty lots, etc.
- Why did development here happen (came up a few times)?
- Other options: low cost housing, student housing etc (city partner)
- Take loss in short term vs long term uncertainty
- Unsightly wall
- Even if full mitigation, no stigma, moot – not interested in staying
- Need development commitment, no park, bought into vision, not fulfilled
- Penhorwood referenced, building integrity concerns
- Wants control as an owner
- Outside factors drive people out of area anyway (eg. Insurance, assessments)
- Add cost of STM upgrades to flood mitigation for analysis
- Realtors won't list properties
- Maintain Eq. Cost
- Landswap for condos? Exchange of fair market value
- Temp plan for 2021

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FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 18 & 19, 2020

- Ice breaking options?
- Build to higher elevation?
- Berm is a little too late
- Mitigation weren't done so insurance is an issue
- Denied flood insurance
- Developer explained they were safe + insurance was miscommunicated
- Condo fees increased
- Can't sell to new homeowners
- Still have downwater + drainage + issues
- If a berm were to be built
- Berm isn't attractive
- If we can't insure the properties properly how can we stay
- Overall health + finances are a concern
- Resale value is an issue
- Strong – want a buyout
- Would rather take a loss than stay
- Pre-flood market value
- Insurance would still be an issue if they stayed
- Special assessment needed every year – if they stay?
- Mental health needs to be put into factor
- Wasn't indicated as flood plain zone like waterways
- People may need to leave down, don't want to leave town – have long standing residents want to stay but may not have choice
- Educating public for background of longboat landing ex. Developer told them they were safe
- Timeline – give at council
- Potential of renting development ex low income housing – WBDH or student housing
- Water table/saturated soil
- Condo board won't have money to support development issues
- Berm isn't a selling feature
- Mental health is an issue – caged in with berm
- Water with sewage an issue if another flood to happen
- Should have been done with proper elevation from developer
- Developer said they were safe and above the 250m
- If to sell – consumers may not want to purchase
- Water insurance an issue
- A buyout will support residents to stay
- Insurance will increase + condo fees
- Why wasn't the location highlighted as a flood zone
- Structural mitigation needs to be done for safety
- Hard to sell to new consumers
- An option to be bought out and still owe on mortgage then stay there + not be able to sell
- If flood mitigation was completed, this flood may not have happened
- Opportunity for the RMWB to rent property

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FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 18 & 19, 2020

- Buyout – majority is for
- Educate public on history of Longboat Landing
- Perception that the RMWB isn't giving an option besides the berm
- 3rd party insurance an opportunity?
- How could you allow a development to be built below 250m?
- How can we trust that the RMWB will execute flood mitigation properly?
- Changes in the bylaws are a problem
- Negative perceptions of the process
- Concerns around residual risk
- Incomplete development
- Resale not possible
- Assured by realtor that they were at a safe height

Downtown

- <250 on Hill Dr. (x2)
  - Buyout preferred
  - If not buying out, don't add restrictions
- Father Mercredi St.
  - Concerned about long-term value
  - Potential for buyout but flexibility on timing is required
  - Preferred outcome is to finish the flood mitigation
  - Check san/storm sewer
- Inspection issues x2
  - RMWB asking for undamaged property needing to be brought up to code
- (Address & Name Redacted) prefers a buyout
- Rezoning to commercial 4-5 years ago created possible options for after a buyout
- DRP and Insurance contradict each other x 2
- (Address Redacted)
  - Storm/sani backup
  - Not confident in berm
  - Issues with insurance/DRP
  - Flooded about 5 ft
  - Interested in buyout (ideal scenario)
- Flood mitigation most economic
- Gate valves for individual properties downtown
- How will insurance react to properties post mitigation?
- Effects of berm on property?
  - Sound?
  - Drainage?
- Temp pumping for open air ditches?
- Safety Code – pre-existing vs new code grandfathered?
- DRP not covering the sewer backup?
- Flooding via storm drains, not overland x 5

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FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 18 & 19, 2020

- Why wasn't storm done before?
- Now considered flood zone for the 1st time
  - House prices?
  - Insurance?
- Hill Dr.
  - Buyout
  - Timeline of answers
- Demers
  - Supports existing plan IF UGS works properly
  - Open to buyouts for others
  - Prefers to stay
  - Evac registration process was a little slow
  - Apply ICS to ESS to reduce comms issues and improve volunteer manager
- Backflow valves
- Hill Dr. + Demers Impacted x2
- Temp 2021 sandbags available for public?
- STM impact – culverts/ditches
- Would like to see contour map
- Clarify flood drains
- Path and berm function
- How will flood mitigation work behind Riverwalk Villas?

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FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 11 & 12, 2020

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Draper

- Resident has serious financial and emotional investment in area; had planned to live here till retirement, then sell after the area was developed/serviced
- Resident concerned that a "partial" buyout will compromise the provision of services and unique character of the area
- Many residents support buyout at more than the 2020 market value; the loss in value over the past decade means such a buyout would be a serious to devastating financial blow
- Resident wants prompt direction in order to inform immediate decisions (ie; renovations/repairs, alternate accommodations for winter, access other property in the region, etc)
- Several residents concerned that the assessment process will be inequitable/unfair to residents who have invested in their homes and have significant property only really usable in Draper
- Residents expressed mixed opinions on water/sewer services; to some the matter is a minor concern, others feel the installation was promised and should be proceed. The central concern is the effect not installing will have on future property values
- We need direction, decisions made. Support buyout. Fair approach.
- City has disappointed me twice. Please get better.
- Buyout can't just include mortgage. Must include equity into the home, moving/closing costs, and cover for a new home.
- Homeowners are self employed. Would not quality for another mortgage.
- People in Draper have equipment for business or to maintain property. Will those be bought out too? Where would they be stored?
- How would a business operating in Draper be bought out?
- Would like to an investigation regarding flood prevention (how did this happen? How can it be prevented in the future?)
- Would likely move from the region if buy-out are not possible
- Impossible to plan for the coming year (in limbo)
- Resident is concerned that Draper residents are effectively isolated due to mail particulars, internet deficiencies, etc
- Resident concerned that there will be a lack of options for other properties in the city/area. A buyout would also break up the Draper community, which is viewed as irreplaceable
- Resident concerned a buyout won't be adequate to cover existing mortgage and will have to start from scratch
- Resident feels frustrated with the lack of direction from the Municipality since 2013

FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 11 & 12, 2020

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Waterways

- Oppose buyout of above 250
- If we (+250 properties) are bought out, we would leave Fort McMurray
- How 68 properties would look like after buying out below 250
- If buyout -< 250 then > 250 should be bought. Its beautiful it should stay
- Concerned about recreational features (ie. Basketball courts) located in areas below 250, if bought out.
- Would like to see a system where each impacted property can submit a vote with respect to a buyout

Ptarmigan Court

- 1. No – Bellybag trailer only
- 2. Yes consider land swaps/buyout. Who pays for trailer move? Needs to make financial sense
- 3. To stay and be protected
- 4. To stay and nothing done to protect
- 2. Whatever works – buyout- enough

Longboat Landing

- 1. Would like insurance
- 2. Prefer buyout
- 3. Land swap/buyout
- 4. Status quo
- Need to address sewer backup issues
- Mortgage forgiveness – see some end of debts
- Fund to help those in flood zones
- Coordinated support for buyouts
- Mental/psychosocial supports
- Fighting for financial survival
- 2014 mitigation plans – anyone on current staff involved?
- Berms don't protect from sewer backup
- Why were developers allowed to build in the 1st place
- Affordable insurance
- Follow-up on cleaning of crews around Long Boat Landing (from safety standpoint)
- 1.No
- 2. Yes – buyout
- 3. Buyout
- Effect of sewer on flood/overflow
- 1. Preference for buyout

FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 11 & 12, 2020

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- 2.Buyout is better bermed
- 3.100% buyout
- 4. No buyout
- 1.No-would prefer buyout
- 2. No
- 3. Buyout
- 4. A matter of mindset – what are we doing about damage to off-site utilities
- 1.Yes as long as insurance is available
- 2.Land swap /buyout if we have to
- 3. Stay if set insurance, not here that worry
- 4. Making us leave with no money
- 1. Yes, we guess so
- 2. If we had to
- 3. Stay; yet reasonable insurance
- 4. Getting kicked out and owe money
- 1. No – should not have been allowed to build
- 2. Yes – land swap on budget
- 3. Buyout
- 4. Berm – its still risky – taxes reflect ultimate decision
- Insurance has doubled, coupled with condo fees
- Untenable
- Felt uninformed when purchasing about risks
- Current maps needed
- Communication strategy needs to be developed for temp/permanent berming programs
- When searching addresses in online map, his address didn't show up. Should he be concerned?
- Consider non-internet methods
- Reputation of the area for future resale is damaged
- Some will consider bankruptcy if buyouts are not on the table upfront
- Buyouts because insurance cannot be obtained for future
- Mortgages covered in buyout – wont' be able to sell
- Can support be provide for residents for deductibles (very costly)
- Resident doesn't want to leave
- If no buyout option, would like to stay
- For buyouts – concerned about future structural damages
- Tree removal? Where temp berms?
- Residents want to understand what berms will look like
- Future of new developments in LBL?
- Different consideration should be given to areas, depending on elevation, unique situation

FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 11 & 12, 2020

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- Since the flood, there are structural damages and cracking to foundation (the Docks). Continue to be water from retaining walls
- Questions about timelines on berms (echoed)
- If structural damage occurs years from now (similar to Penhorwood) will the RMWB support?
- Cost of insurance and condo fees make it prohibitive to live
- Many questions around building standards and the changes after 2010
- Concerns about storm drains overflowing with temporary berms
- Utilities on first level should be given special consideration versus second level
- Notifications and information not sufficient leading up to evacuation
- Many residents were not told about flood risk when buying
- Concerns council deferral will impact them this winter
- Can buyout money be repurposed to areas/residents that want buyout from those who do not?
- How would buyouts work for strata condo (Denholm Gate)?
- Up $300-$700 condo fees for 2021
- No certainty of future policy
- Resident feels that townhall/conference calls don't provide meaningful answers. Patent, canned messages
- Utilities are very high for residents currently rebuilding (no walls, insulation at present. Would like the same type of relief
- Residents who own in LBL, and elsewhere in town are experiencing insurance hikes at other property, because they are considered "at risk"
- When berming programs are complete, will insurance rates drop accordingly because of decreased risk?

Downtown/Taiga Nova

- RMWB – downtown assistance with insurance issues
- Lack of opportunity to protect individual properties
- Preventative maintenance?
- Worry of resale value and market of sellers for downtown
- Percentage of inundation that was sewage water vs. river water
- Damage to roads (setting?etc) are to flood – undermining, sinkholes
- Sewer backup -berm wasn't helpful
- Case by case opportunity for downtown
- Berm wasn't complete
- Ground water levels affected? – still pumping out parkade/elevator shaft
- Foundations affected? Condos
- Due diligence?? Condos
- DRP question-obligated to make property improvements to maintain eligibility

FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 11 & 12, 2020

- Lift stations being shutdown contributing to flooding extents?
- Put gate valves on STM lines
- When the power was turned off it pushed the lift station made the situation worse
- If the power was still on the pumps would have been able to support it better
- Flood mitigation plan wasn't completed
- DRP will not support sewer backup – creating financial strain
- Feel the RMWB didn't mitigate quick enough
- In favor of new limit of building 250m
- Open to buyout for downtown
- All communities should be given the same options ex. Option to stay if they want to stay
- Buy-out overtime – buy from residents when they are ready to move in 10 or 15 years (phased approach)
- 1. Agree with finishing flood mitigation
- 4. Afraid to have to be responsible to sell home and not receive buyout
- Buyouts of LBL, WW +PC would stabilize housing market, be better for community long term
- Is it sensible to permit rebuilding in flood plain
- Build reach 7 parallel to Clearwater Dr.
- Would prefer to stay and compete the berm and LUB revisions
- Not to be protected
- Discussion of how the water flooded past the berm on Hardin
- Flood mitigation plan wasn't completed (too many temporary fixes)
- Berm was successful
- Want it done right
- Every community needs a downtown
- Frustrated by lack of response by RMWB
- Buyout of other areas will impact downtown
- Already living in a construction zone for the past 8 years (Hardin Street)
- Need honest, transparent, straight-forward answers (even if the answer is "I don't know")
- PR campaign/communications on reputation of neighbourhoods post community conversation. Desirability. Prove resiliency to insurers and prospective buyers.
- Downtown bad reputation for housing
- Backflow valve home grant program
- Business owner is for building the berm and completing the plan
- River City Plaza business owners needing to relocate in town and do not want to stay downtown. Having tenant issues. Delay for re-entry.
- For – revisions of building under 250 m
- Structural integrity of River City – uneven floors (to return to downtown area for business)

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Open House Notes: August 11 & 12, 2020

- Want support from RMWB to make homes insurable
- Frustrated with berm not being completed
- Delegate per neighbourhood/area
- Resident has multiple homes. Need insurance for all (huge investment of time/money)
- Mental health supports are important
- Price gauging on building materials (locally)
- Downtown needs work now more than ever
- Precedence of support from RMWB when "B-area/neighbourhood" in Timberlea flooded
- Non-impacted residents shouldn't have to pay buyout
- Build a higher standard so you don't run into these problems

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

September 1, 2020 Telephone Townhall

Participation Stats

- Total participants: 5,108
  - 4909 on the phone, 199 streaming online
- Peaked with 2,260 callers at once.
- Average time for participants staying on the call was 10 minutes, average time for online participation was 32 minutes.

Polls

1) This phase of engagement became after the July 28 Council meeting. One of the primary goals of this phase of engagement has been to provide you with information to help you understand flood risk mitigation and community resilience challenges, alternatives, opportunities and solutions. Do you feel more informed than you did in July?
   - Yes: 47%
   - No: 26%
   - Undecided: 26%

   (Total votes: 57)

2) Do you plan to participate in the Council meeting on September 15? Participate means to write a letter or speak as a delegate.
   - Yes: 52%
   - No: 20%
   - Undecided: 28%

   (Total votes: 98)

3) Our community conversation on flood risk is the first time we have done in person engagement since COVID-19 became prevalent. Looking beyond the topic of flood risk, and looking to other municipal projects, provided COVD-19 guidelines can be adhered to, would you like more in-person engagement opportunities?
   - Yes: 65%
   - No: 18%
   - Undecided: 17%

   (Total votes: 99)

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Report from the RMWB Flood Recovery Program Management Team Situation Officer as of September 1, 2020

Comments from residents through the Pulse Line and through the Situation Officer. The residents have confirmed that they wanted their comments included in the September 15 report to Council. These comments were submitted between July 29 and August 27, 2020.

D.B (Longboat Landing) August 4, 2020 – Resident lives in Longboat Landing and wants a full buyout. He doesn't trust the proposed berm. Concerned that he remains in a flood zone, is unable to get insurance, owes more on his mortgage than his property is worth and is also concerned about the safety of the area.

R (Waterways) August 4, 2020 – Resident lives in Waterways and is in favour of buyout, but only if it is a fair price.

C.L (Draper) August 5, 2020 - Resident feels that RMWB has put residents in a lose situation, forced to take buy out. The property value has significantly decreased and no one will want to buy her house.

J.T (Dickensfield) August 6, 2020 - Resident would like to see the RMWB break up the ice jam prior to flood. Berms should be built to the height of the Grant MacEwan bridge. Would like to see Abrahams Landing zoned as commercial and encourage big box stores to move up, change use of downtown to recreational.

S.N (Downtown) August 7, 2020 – Business owner possibly looking for deferred or cancelled property taxes.

T.T (Waterways) August 7, 2020 – Resident owns a vacant lot in Waterways and is willing to take a buyout. Would be ok with accepting the assessed value of the property.

R.K (Downtown) August 7, 2020 – Resident lives in home downtown on Wagner Street and would like to be offered a buyout. If a buyout is not offered to downtown home owners, how will the proposed limiting of development below 250 meters affect current home owners? Would the resident be able to develop his basement suite?

N.S (Grayling Terrace) August 7, 2020 – Resident owns property in Grayling Terrace and would like to be considered for a buyout. Her home has suffered flood damage in the past and is concerned about insurance availability and affordability for her property.

T.L (Longboat Landing) August 20, 2020 – Resident owns property in Longboat Landing and is all for a buyout. Resident feels that the berms should have been built prior to the 2020 flood. Has concerns that they won't be able to resell the property and has concerns about the ability to get insurance.

FLOOD RISK: A COMMUNITY CONVERSATION

Report from the RMWB Flood Recovery Program Management Team Situation Officer as of September 1, 2020

I.B (Downtown) August 20, 2020 – Residents owns property downtown. The resident has concerns with the Disaster Recovery Program (DRP) that she wanted shared with council. The DRP process is taking too long, there have been challenges and hurdles throughout the process and residents are forced to pay for repairs up front and are out of pocket.

P.D (Waterways) August 20, 2020 – Resident owns property in Waterways that is above 250 meters. The resident is ok with either a buyout or flood mitigation. However, the resident does have concerns about future property value if the flood mitigation berm for Waterways is not completed.

P.D (Waterways) August 21, 2020 – Resident owns property in Waterways that is below 250 meters. The resident is adamant that they want to stay in Waterways and does not want a buyout. The resident had rebuilt after the fire and doesn't want to leave Waterways. Would like to see the RMWB complete the berm to protect Waterways.

S.H (Downtown) August 24, 2020 – Resident owns a condo in Waters Edge downtown. Resident would like to see Waters Edge considered Separately from the downtown and that buyouts be proposed for the owners in Waters Edge. Resident is concerned with the resale value of his property, availability of insurance and doesn't trust that the proposed berm will protect from future floods.

J.H (Waterways) August 26, 2020 – Owns a vacant lot in Waterways, below 250 meters. Would consider a buyout if the price is fair. Would like to see the 2018 assessed value of her property for the buyout price. Also wanted to mention that had the flood mitigation been completed, this flood would not have happened.

M.G (Draper) August 23, 2020 – Resident would like Council to acknowledge that this community conversation has resulted in further damage to residents in the affected areas. This includes that ATCO gas has refunded their down payment, related to the project where a service line was going to be provided to the community. If a buyout occurs, the resident would like to see it phased over a few years, so those in the most imminent threat to flood can move ahead first.

C.W.B (Longboat Landing) August 11, 2020 – (Email from resident) I am the owner of unit three 141 Fontaine Crescent in the Portage Community in longboat Landing. I am unable to attend any of the open houses next week as I live in Calgary because my husband was relocated for work. I am hoping that this feedback can be used in Lieu of my attendance.

When I purchased my beautiful new home in 2015 I had no idea that it was located in a flood zone. I did not become aware of this until March of this year with my insurance company

informed me that they would no longer cover me for Overland water insurance due to the location of the home. The portage complex Is situated under the 250 m level that is permitted for building by the municipality. The municipality should never have allowed construction of new homes in this area. I will never be able to obtain Overland flooding Insurance for this home Nor will I be able to sell it as no one will want to buy a home that cannot be insured. I am currently renting it as I was unable to sell it before leaving Fort McMurray. My tenants lost a lot of their belongings that were stored in the garage during the flood and their insurance did not cover Overland water. Not only will I not be able to sell this home in the future, there is a possibility that I will not be able to rent as people will be unwilling to rent in an area that they can't get flood insurance. I implore the municipality to buy out these homes as we will be stuck with them Through no fault of our own for something to municipality should never have allowed to happen. I hope the municipality does the right thing and offers the residence of the portage in longboat Landing a buy out so that we are not financially ruined by this.

T.K (Longboat Landing) August 17, 2020 – (Email from resident) Below I have listed a few concerns regarding the flood mitigation plan for Longboat Landing.

1) My husband and I bought our home in April 2016 as we fell in love with the view from our balcony, backing on to the Clearwater River. The price we paid for our home reflected this view as it is very hard to come by in Fort McMurray. With the plan of building the berm, this would devalue our home even further as we would now have a hill built directly behind our home where there is already very minimal space to build (located unit 26 140 Fontaine Cres).

2) We are also very concerned about future insurance for our condo board. In the event that we can not obtain insurance, it will be impossible to sell our home in the future. We are a young family with a bright future ahead of us but this would be a massive burden on our future.

3) In the event we do get insurance, it is very likely our condo fees will increase to an unsustainable amount. Not only would we be unlikely to be able to make these payments, but again, would make it impossible to sell in the future.

4) With future floods, even with a berm, we are likely to have sewer back up from the man holes as we did with this recent flood in April. We have called around and we are unable to obtain any flood insurance (even sewage backup on personal contents) which is directly caused by an overland flood. Due to the inability to get flood insurance, new home buyers will likely be unable to obtain a mortgage, again making it close to impossible to sell. Every Spring when the river breaks, there is potential to lose all our belongings on our bottom floor (including garage, main entrance, furnace room, and bonus room) as we did this year. This is devastating as we lost lots of memorabilia and valuable items.

FLOOD RISK: A COMMUNITY CONVERSATION

Report from the RMWB Flood Recovery Program Management Team Situation Officer as of September 1, 2020

5) Our house no longer feels like "home" and feels more like a burden at this point as we are worried as to what issues we will run into financially with our investment. We are pro-buyout as we feel this is the only way we will be successful financially in our futures. Thank you for taking the time to consider all options.

S.M and F.VS (Longboat Landing) August 10, 2020 – (Email from resident) Unfortunately we are unable to attend one of the upcoming sessions. We are the owners of 40-141 Fontaine Cres and our home was affected by the Fort McMurray flooding. We wanted to ensure that our concerns were known despite the fact that we cannot attend. Our main concerns are the inability to sell our home in the future. This was our first home purchase and we wanted to invest in Fort McMurray, but it has so far been unsuccessful, given the economy and natural disasters. Other concerns we have are due to the inevitable rise in insurance that was difficult to obtain in the first place.

We would like to see other measures followed other then the berm, based on the fact that the worst flooding in our area came from major sewer backup prior to the water over taking the berm that is currently built. Due to ever changing climates it is hard to foresee that the water won't reach higher levels in the future and cause issue once again.

Please consider an alternative solution to our neighborhoods problem rather then just constructing a berm.

D.B (Waterways) August 5, 2020 – (email from resident) In respect to recent conversations about buying out properties below the 250m, Serious Consideration must also be made to the Property Owners above the 250m plateau and Status Quo

resolution is not an apparent answer like what was presented in 2016 as People's individual circumstances are singular and be dealt with on a 1 to 1 personal basis.

Consider these Item's:

- Flood Mitigation was not completed prior to Waterways Rebuilds in 2017, nor was it completed in 2020 and I did not rebuild due dangers of future floods
- Connotation of a Flood Zone area has made it impossible to sell my property
- Difficulty of obtaining home insurance
- Sewer/water lines need replacing due to aged neighborhood
- No DRP funding
- All Waterways Properties should be included in the buyout option, not patch work of buying sections at a time (cliff ave, trailer park & houses at 250m)

FLOOD RISK: A COMMUNITY CONVERSATION

Report from the RMWB Flood Recovery Program Management Team Situation Officer as of September 1, 2020

- Remaining properties above 250m would face continued abandonment of poor roads, dirt moving & dust of construction, upgrades to infrastructure and drainage

Please buyout our Properties so we can get on with our Lives!

Summary of the Source of the 128 inquiries received by the Situation Officer from July 8, 2020 to August 27, 2020.

Source	Number
Pulse Calls	41
Pulse Emails	14
Email to Council/Mayor	32
Open Houses	17
DCAO Office	8
CAO Office	2
Town Halls	4
Participate Website	3
Legislative Assistants	2
Situation Officer/Recovery Email	3
Emails to RMWB staff	2
TOTALS	128

Summary of the Location of the 128 inquiries received by the Situation Officer from July 8, 2020 to August 27, 2020.

Location	Number
Downtown	35
Waterways	34
Longboat	30
Draper	10
Ptarmigan	9
Other/NA	10
Total	128

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

Survey Responses

29 July 2020 - 27 August 2020

Open House Survey

Participate Wood Buffalo

Project: Flood Risk: A Community Conversation

BANG THE TABLE engagementHQ

VISITORS
26

CONTRIBUTORS			RESPONSES		
15			158		
1 Registered	0 Unverified	14 Anonymous	4 Registered	0 Unverified	154 Anonymous

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 1
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 16:23:11 pm
Last Seen: Aug 11, 2020 16:23:11 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Don't let the voices of others detract from those directly at risk of flooding, for example, those in waterways above 250 or those with vacant lots.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** [redacted]

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 2
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 16:28:15 pm
Last Seen: Aug 11, 2020 16:28:15 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Nicole will reach out directly to provide crc info and advance notice of the council meeting

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** [redacted]

Q6. **Email** not answered

Q7. **Phone Number** [redacted]

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 3
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 16:37:27 pm
Last Seen: Aug 11, 2020 16:37:27 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

23 Poplar Live in 43 poplar Need to escalate with drop FOLLOW UP REQUIRED

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** [redacted]

Q6. **Email** [redacted]

Q7. **Phone Number** [redacted]

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 4
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 16:41:30 pm
Last Seen: Aug 11, 2020 16:41:30 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Somewhat Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Pro buyout Escalate drp NEED TO FOLLOW UP

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1)

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 5
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 16:43:03 pm
Last Seen: Aug 11, 2020 16:43:03 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Somewhat Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

One on one

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1) [redacted]

Q6. **Email** 17 (1) [redacted]

Q7. **Phone Number** 17 (1) [redacted]

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 6
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 16:44:51 pm
Last Seen: Aug 11, 2020 16:44:51 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Dissatisfied
Location	Satisfied
Format (method of providing information)	Somewhat Dissatisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

I demand a buyout for the amount of what I paid for my properties plus 30 grand for my emotional damages. My property was built below the 250 m elevation when the bylaw stated it shouldn't be. This situation was definitely mismanaged by the city. I hold the city responsible and the city should cover the cost I am demanding. Other option would be to pay off the mortgage and allow my family to continue living in my home on a rental basis.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1) [redacted]

Q6. **Email** 17 (1) [redacted]

Q7. **Phone Number** 17 (1) [redacted]

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 7
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 16:48:39 pm
Last Seen: Aug 11, 2020 16:48:39 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Open house

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1) [redacted]

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 8
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 16:49:21 pm
Last Seen: Aug 11, 2020 16:49:21 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1) [redacted]

Q6. **Email** not answered

Q7. **Phone Number** 17 (1) [redacted]

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 9
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 16:50:07 pm
Last Seen: Aug 11, 2020 16:50:07 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Somewhat Dissatisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1) [redacted]

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 10
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 16:54:56 pm
Last Seen: Aug 11, 2020 16:54:56 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Dissatisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

We want buyout because we can't do nothing with our land. If is land swap, we need the same size land. If either is possible, Help with slope stability (retaining walls) or built an exit Road between each two property on the slope. Can we please have one by one meeting

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** [redacted]

Q6. **Email** [redacted]

Q7. **Phone Number** [redacted]

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 11
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 16:55:35 pm
Last Seen: Aug 11, 2020 16:55:35 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1) [redacted]

Q6. **Email** 17 (1) [redacted]

Q7. **Phone Number** 17 (1) [redacted]

Respondent No: 12
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 16:59:00 pm
Last Seen: Aug 11, 2020 16:59:00 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Engineers need to eliminate some options on offer.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** [redacted]

Q6. **Email** [redacted]

Q7. **Phone Number** [redacted]

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 13
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 17:04:38 pm
Last Seen: Aug 11, 2020 17:04:38 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Have a council right after the engagement - do the right thing. At ptarmigan court.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 14
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 17:05:21 pm
Last Seen: Aug 11, 2020 17:05:21 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Channel 10

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** [redacted]

Q6. **Email** [redacted]

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 15
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 17:08:33 pm
Last Seen: Aug 11, 2020 17:08:33 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** Vince

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 16
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 17:10:25 pm
Last Seen: Aug 11, 2020 17:10:25 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

More of these as we go along. More informed decisions.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** [redacted]

Q6. **Email** [redacted]

Q7. **Phone Number** [redacted]

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 17
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 17:12:37 pm
Last Seen: Aug 11, 2020 17:12:37 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

More one on one

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1) [redacted]

Q6. **Email** 17 (1) [redacted]

Q7. **Phone Number** 17 (1) [redacted]

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 18
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 17:12:46 pm
Last Seen: Aug 11, 2020 17:12:46 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Act quicker

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 19
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 17:21:20 pm
Last Seen: Aug 11, 2020 17:21:20 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Neutral
Location	Neutral
Format (method of providing information)	Neutral
Session Times	Neutral

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Formal presentation with introductions

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** Chris

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 20
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 17:28:17 pm
Last Seen: Aug 11, 2020 17:28:17 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Infographics weren't consistently explained. SME in Longboat Landing wasn't very compassionate. Where were all the Councillors?!? How do we pursue our preferred option.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** Maike

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 21
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 17:30:05 pm
Last Seen: Aug 11, 2020 17:30:05 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

At least being attempted

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 22
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 17:45:26 pm
Last Seen: Aug 11, 2020 17:45:26 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Didn't enjoy the town halls, felt like they were vetted and questions weren't applicable. Liked this set up and dividing the communities out. Really appreciated the opportunity to have one on one conversations, that was more valuable that the printouts.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** Alex

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 23
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 18:17:14 pm
Last Seen: Aug 11, 2020 18:17:14 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Facebook advertising is the only way I would hear about this. Please keep using social media.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1)

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 24
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 18:21:33 pm
Last Seen: Aug 11, 2020 18:21:33 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Representatives need to consider microphones, it's hard to hear thru masks

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 25
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 18:51:35 pm
Last Seen: Aug 11, 2020 18:51:35 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Neutral
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Like the open house format don't know if we are taking notes down. Once red to know if comments are being heard. Would like more open ended survery type questions.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** [redacted] 17 (1)

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 26
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 18:53:29 pm
Last Seen: Aug 11, 2020 18:53:29 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Neutral
Location	Satisfied
Format (method of providing information)	Somewhat Dissatisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

17 (1) [redacted] HAve ASKED FOR DIRECT FOLLOW UP TO SCHEDULE A ONE ON ONE MEETING. they found the format very overwhelming. It's was loud, muffled by masks, it was uncomfortable to stand, they felt unprepared with their listing of questions. The loudest voice is getting all of the attention. The 17 (1) [redacted] 17 (1) [redacted]. Lowest units

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** Yes

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 27
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 18:55:19 pm
Last Seen: Aug 11, 2020 18:55:19 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Dissatisfied
Location	Somewhat Satisfied
Format (method of providing information)	Somewhat Dissatisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Setting too noisy, maybe format to accommodate quieter setting.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1) [redacted]

Q6. **Email** 17 (1) [redacted]

Q7. **Phone Number** 17 (1) [redacted]

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 28
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 18:58:11 pm
Last Seen: Aug 11, 2020 18:58:11 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

More of a presentation and show of hands for buyout or not

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** Steve

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 29
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 19:01:54 pm
Last Seen: Aug 11, 2020 19:01:54 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Neutral
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

In person townhall. On location in community. More personal. Door-to-door.

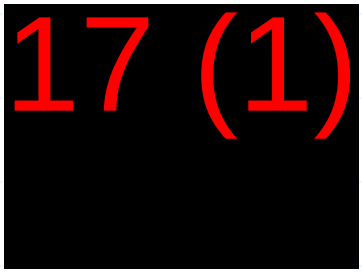
Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)**

Q6. **Email**

Q7. **Phone Number**



Respondent No: 30
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 19:03:06 pm
Last Seen: Aug 11, 2020 19:03:06 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Wants to be advised of mtg on the fifteenth

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1)

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 31
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 19:11:24 pm
Last Seen: Aug 11, 2020 19:11:24 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Would prefer a Letter in the mail or Email distribution group Don't like telephone townhall Prefer one on one face to face SNOW FENCES AND SLOPE STABILITY ON HUGHES, DRAINAGE - would like follow up from engineering Would also like follow up from planning regarding flood fringe line just touching property in waterways (C Booth)

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1) [redacted]

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 32
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 19:22:00 pm
Last Seen: Aug 11, 2020 19:22:00 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Neutral
Location	Satisfied
Format (method of providing information)	Somewhat Dissatisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Would prefer a one on one opportunity Smaller groups Presenters Would like to receive the council agenda and link for the meeting on the 15th

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** [redacted]

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 33
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 19:30:33 pm
Last Seen: Aug 11, 2020 19:30:33 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

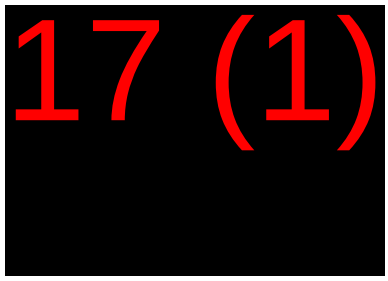
Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)**

Q6. **Email**

Q7. **Phone Number**



Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 34
Login: Anonymous
Email: n/a

Responded At: Aug 11, 2020 19:47:22 pm
Last Seen: Aug 11, 2020 19:47:22 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

One on one conversations. Either in person or through correspondence. The open houses are a welcome step. I found that it was difficult to get a say in over the more "vocal" residents. It would be more time consuming on a more personal basis, but I feel this is what the city needs. A group of people for buyouts does not speak for everyone, or vice versa.

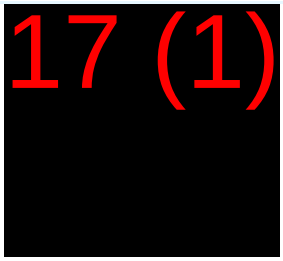
Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)**

Q6. **Email**

Q7. **Phone Number**



Respondent No: 35
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 07:39:16 am
Last Seen: Aug 12, 2020 07:39:16 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** I did not attend an Open House.

Q2. **How satisfied were you with this Open House event?**

Information Provided	Dissatisfied
Location	Somewhat Satisfied
Format (method of providing information)	Dissatisfied
Session Times	Neutral

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Send mail out surveys to registered home owners. Not everyone could return after the fire and some of us stayed away after the flooding either because we cant rebuild until you figure out what your plan is, or because it wasn't good for ours and our children's mental health being there.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 36
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 09:09:52 am
Last Seen: Aug 12, 2020 09:09:52 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

You're doing a great job! Social media and radio works but face to face sessions with multiple Dates and times To choose from works best

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** Laura

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 37
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 10:09:19 am
Last Seen: Aug 12, 2020 10:09:19 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Please send a copy f the September 15 agenda

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1)

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 38
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 10:23:27 am
Last Seen: Aug 12, 2020 10:23:27 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Dissatisfied
Location	Somewhat Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Somewhat Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

17 (1) - ongoing problems with storm sewer freezing over the winter - requesting follow up SEND AGENDA ON THE 15th At what point are we not in the floodplain, even after flood mitigation. What's the point? Why are we acting like this was the first flood

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1)

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 39
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 10:29:20 am
Last Seen: Aug 12, 2020 10:29:20 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Dissatisfied
Location	Satisfied
Format (method of providing information)	Somewhat Dissatisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Maps Outline the berms No graphic representations or costs Need an info hub, show people where to get info online

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1) [redacted]

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 40
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 10:34:08 am
Last Seen: Aug 12, 2020 10:34:08 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Abandoned houses will become an issue in the winter and spring. They would like to see action on this. Really enjoyed the one on one session and having admin and council herePrefer face to face Appreciate the opportunity to be a part of this prioritize the high impacted families and structures

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 41
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 10:35:42 am
Last Seen: Aug 12, 2020 10:35:42 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 12 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

No

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1)

Q6. **Email** not answered

Q7. **Phone Number** 17 (1)

Respondent No: 42
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 10:40:44 am
Last Seen: Aug 12, 2020 10:40:44 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Having opening comments, who is here, quick summary of what's going on then break out sessions

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** Natasha

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 43
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 10:44:18 am
Last Seen: Aug 12, 2020 10:44:18 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 12 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

These work well. Really good to have Councillors and administration here.

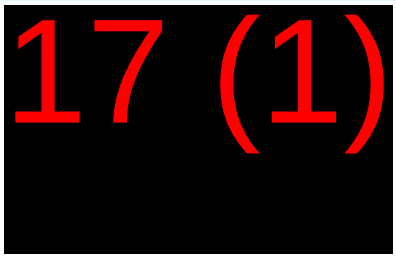
Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)**

Q6. **Email**

Q7. **Phone Number**



Respondent No: 44
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 10:51:02 am
Last Seen: Aug 12, 2020 10:51:02 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 12 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Neutral
Location	Somewhat Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Somewhat Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Events to run later in the evening until 10.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)**

Q6. **Email**

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 45
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 11:22:59 am
Last Seen: Aug 12, 2020 11:22:59 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Somewhat Dissatisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Don't enjoy social media survey, keyboard warriors Prefers one in one appointments at home or door to door

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1)

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 46
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 11:39:25 am
Last Seen: Aug 12, 2020 11:39:25 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Felt comfortable sharing perspective at the open house Enjoyed and prefer one on one interaction Searches for information on google, doesn't rely on social media or radio

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 47
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 11:49:44 am
Last Seen: Aug 12, 2020 11:49:44 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 12 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Individual 1 on 1

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** [redacted]

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 48
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 11:50:10 am
Last Seen: Aug 12, 2020 11:50:10 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Dissatisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Prefer one on one at home

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** Dale

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 49
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 11:53:01 am
Last Seen: Aug 12, 2020 11:53:01 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 12 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Liked the separation of the communities

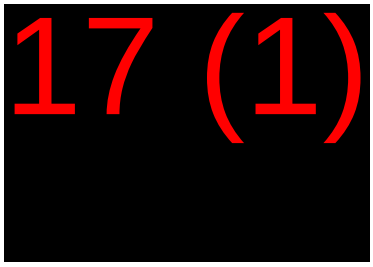
Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)**

Q6. **Email**

Q7. **Phone Number**



Respondent No: 50
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 11:54:15 am
Last Seen: Aug 12, 2020 11:54:15 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Just Timeliness to make a decision for the most affected communities first -Ptarmigan. They can't take any more

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1) [redacted]

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 51
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 11:55:59 am
Last Seen: Aug 12, 2020 11:55:59 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Prefer one on one

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1)

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 52
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 12:17:00 pm
Last Seen: Aug 12, 2020 12:17:00 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Would like a copy of the sept 15 agenda provided in advance

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** Olivia

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 53
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 12:21:57 pm
Last Seen: Aug 12, 2020 12:21:57 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Tired of living in limbo , want a decision to be made

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 54
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 12:40:14 pm
Last Seen: Aug 12, 2020 12:40:14 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Keep up the in person meetings. Got a lot more out of this than listening on the laptop, and the instant feedback to questions was stellar.

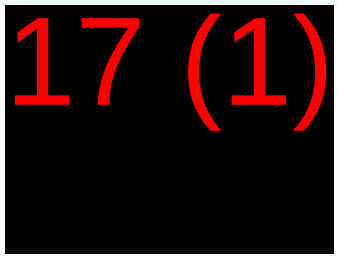
Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)**

Q6. **Email**

Q7. **Phone Number**



Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 55
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 12:53:09 pm
Last Seen: Aug 12, 2020 12:53:09 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 11 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Neutral
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

One on one face to face is best Would like a copy of the agenda on the 15th

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** [redacted]

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 56
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 12:58:05 pm
Last Seen: Aug 12, 2020 12:58:05 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 12 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Prefer to be emailed.

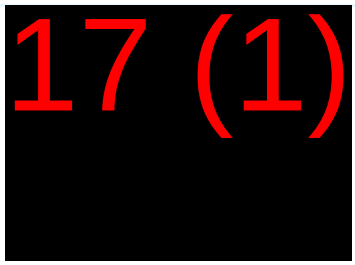
Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)**

Q6. **Email**

Q7. **Phone Number**



Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 57
Login: Anonymous
Email: n/a

Responded At: Aug 12, 2020 14:25:10 pm
Last Seen: Aug 12, 2020 14:25:10 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 12 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Dissatisfied
Location	Satisfied
Format (method of providing information)	Somewhat Dissatisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

I believe that each property owner should have a one to one audience with a counsellor or a document that is completed by the homeowner to gather people's feelings and needs. The meeting today did not document information about the financial situation and personal stress people are in because of decisions made by the municipality, land developers, construction companies, and insurance companies to zone and develop a residential area that was in a flood plain and not built to mitigate what happened. Now the financial consequences of these decisions are placed on the homeowner.

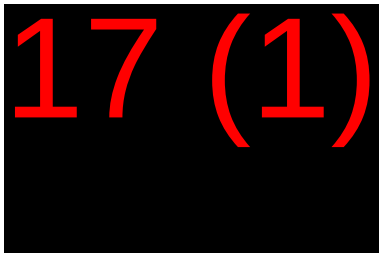
Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)**

Q6. **Email**

Q7. **Phone Number**



Respondent No: 58
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 16:40:52 pm
Last Seen: Aug 18, 2020 16:40:52 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Admin to send a mail out package

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1)

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No:	59	**Responded At:**	Aug 18, 2020 16:43:59 pm
Login:	Anonymous	**Last Seen:**	Aug 18, 2020 16:43:59 pm
Email:	n/a	**IP Address:**	n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Email or phone

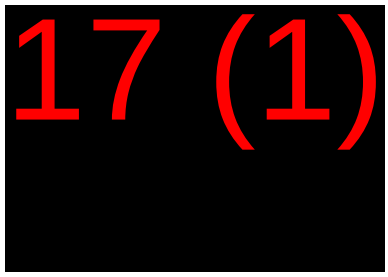
Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)**

Q6. **Email**

Q7. **Phone Number**



Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 60
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 16:49:26 pm
Last Seen: Aug 18, 2020 16:49:26 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Property owner mail out.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 61
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 16:56:01 pm
Last Seen: Aug 18, 2020 16:56:01 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

No

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 62
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 17:03:45 pm
Last Seen: Aug 18, 2020 17:03:45 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

No

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 63
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 17:04:38 pm
Last Seen: Aug 18, 2020 17:04:38 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

You did great

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 64
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 17:05:38 pm
Last Seen: Aug 18, 2020 17:05:38 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Somewhat Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Somewhat Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Radio. Social media. 17 (1) has indicated that her property is shown on the map as being a the buyout area. She lives in Waterways, above the 250m mark and has flood insurance. Please follow up with her.

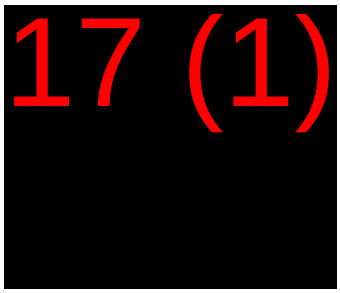
Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)**

Q6. **Email**

Q7. **Phone Number**



Respondent No: 65
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 17:11:28 pm
Last Seen: Aug 18, 2020 17:11:28 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Somewhat Satisfied
Format (method of providing information)	Satisfied
Session Times	Somewhat Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Agenda; format. Point form. What's your concerns. People wanted more clarity before committing.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 66
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 17:22:02 pm
Last Seen: Aug 18, 2020 17:22:02 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Mail out to residents land owners.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 67
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 17:24:56 pm
Last Seen: Aug 18, 2020 17:24:56 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Somewhat Satisfied
Format (method of providing information)	Satisfied
Session Times	Somewhat Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

No. It was good.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 68
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 17:27:27 pm
Last Seen: Aug 18, 2020 17:27:27 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

No. It's good. Followed on social media and called pulse.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 69
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 17:43:15 pm
Last Seen: Aug 18, 2020 17:43:15 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Lots of opportunities

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 70
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 17:51:58 pm
Last Seen: Aug 18, 2020 17:51:58 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Air conditioned

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 71
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 17:55:42 pm
Last Seen: Aug 18, 2020 17:55:42 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Agenda. More info up front. More councillors should be here!

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 72
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 17:57:22 pm
Last Seen: Aug 18, 2020 17:57:22 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 73
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 18:00:15 pm
Last Seen: Aug 18, 2020 18:00:15 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Did good

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 74
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 18:17:34 pm
Last Seen: Aug 18, 2020 18:17:34 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

All good. Done a good job

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 75
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 18:25:29 pm
Last Seen: Aug 18, 2020 18:25:29 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Giving everyone an opportunity

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Almost didn't come because downtown seemed to be decided for no buy out Don't trust berm DRP gave great info Be honest with what happened to the sewers

Q5. **Name (First & Last)** [redacted]

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 76
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 18:28:08 pm
Last Seen: Aug 18, 2020 18:28:08 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 77
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 18:34:33 pm
Last Seen: Aug 18, 2020 18:34:33 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Phone calls. Door to door.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 78
Login: arnolda
Email: arndis.arnold@rmwb.ca

Responded At: Aug 18, 2020 18:37:28 pm
Last Seen: Aug 27, 2020 18:10:39 pm
IP Address: 199.167.26.34

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Dissatisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Door to door Formalized data collection

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

What a buyout looks like Unclear communication between what the mayor say and what the sme said.

Q5. **Name (First & Last)** 17 (1) [redacted]

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 79
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 18:43:24 pm
Last Seen: Aug 18, 2020 18:43:24 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Advertised everywhere. It's good.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 80
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 19:08:45 pm
Last Seen: Aug 18, 2020 19:08:45 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Door to door. One on one. Concerned about next break up. What's the plan?

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** [redacted]

Q6. **Email** not answered

Q7. **Phone Number** [redacted]

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 81
Login: arnolda
Email: arndis.arnold@rmwb.ca

Responded At: Aug 18, 2020 19:20:57 pm
Last Seen: Aug 27, 2020 18:10:39 pm
IP Address: 199.167.26.34

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Dissatisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Neutral

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Downtown buyout on hill dr

Q5. **Name (First & Last)** [redacted]

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 82
Login: arnolda
Email: arndis.arnold@rmwb.ca

Responded At: Aug 18, 2020 19:42:24 pm
Last Seen: Aug 27, 2020 18:10:39 pm
IP Address: 199.167.26.34

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 83
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 19:43:04 pm
Last Seen: Aug 18, 2020 19:43:04 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Will email qs

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 84
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 19:45:32 pm
Last Seen: Aug 18, 2020 19:45:32 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Pretty good

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Buyout preferred berm won't work. Rmwb wasn't prepared. Add sand bags. Not just day of the flood. No temp berms were built. There are condos built at 250 but secondary power is below 250. Major issues w sinkholes and building. In a six plex.

Q5. **Name (First & Last)**

Q6. **Email**

Q7. **Phone Number**

Respondent No: 85
Login: arnolda
Email: arndis.arnold@rmwb.ca

Responded At: Aug 18, 2020 19:46:44 pm
Last Seen: Aug 27, 2020 18:10:39 pm
IP Address: 199.167.26.34

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Utilizing existing Longboat Landing for students and/or low income housing, Is that putting them at risk for future disaster without provincial funding.

Q5. **Name (First & Last)** 17 (1)

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 86
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 19:48:32 pm
Last Seen: Aug 18, 2020 19:48:32 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Not too much more. Everything w discussed. Specialists were here.

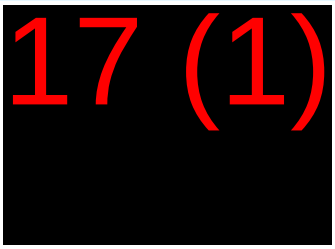
Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

All good

Q5. **Name (First & Last)**

Q6. **Email**

Q7. **Phone Number**



Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 87
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2020 19:49:17 pm
Last Seen: Aug 18, 2020 19:49:17 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 18 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Advertised well. It's about people coming out.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 88
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 09:14:41 am
Last Seen: Aug 19, 2020 09:14:41 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Register for town hall sept 1. Please contact 17 (1) in regards to town hall on sept 1.

Q5. **Name (First & Last)** 17 (1)

Q6. **Email** not answered

Q7. **Phone Number** 17 (1)

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 89
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 09:28:58 am
Last Seen: Aug 19, 2020 09:28:58 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

So many options

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Engineering q re if berm is built in downtown. Where does water back up to. How high in Draper. Brandon howse

Q5. **Name (First & Last)** 17 (1) [redacted]

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 90
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 09:35:20 am
Last Seen: Aug 19, 2020 09:35:20 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Done too much. Mail out and door to door.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

All good.

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 91
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 09:44:09 am
Last Seen: Aug 19, 2020 09:44:09 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Good

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

All answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 92
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 10:21:51 am
Last Seen: Aug 19, 2020 10:21:51 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Mail outs. Hadn't received any.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 93
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 10:31:50 am
Last Seen: Aug 19, 2020 10:31:50 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Owners need to be notified

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 94
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 10:35:15 am
Last Seen: Aug 19, 2020 10:35:15 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 95
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 10:37:47 am
Last Seen: Aug 19, 2020 10:37:47 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

It's been good

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

All answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 96
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 10:40:22 am
Last Seen: Aug 19, 2020 10:40:22 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Door to door

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 97
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 11:40:27 am
Last Seen: Aug 19, 2020 11:40:27 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Doing a good job.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 98
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 11:42:19 am
Last Seen: Aug 19, 2020 11:42:19 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Door to door w decision sand answers after sept 15

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 99
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 12:05:03 pm
Last Seen: Aug 19, 2020 12:05:03 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Doing good

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

No.

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 100
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 12:18:40 pm
Last Seen: Aug 19, 2020 12:18:40 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 101
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 12:33:54 pm
Last Seen: Aug 19, 2020 12:33:54 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Good

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Wants more details on buyout. What are the details. If condos owners can't get insurance; will city provide affordable insurance?

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 102
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 12:43:43 pm
Last Seen: Aug 19, 2020 12:43:43 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Dissatisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Be open. Don't hide. Put it out there.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Wants buyout. And decision today. Not happy

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 103
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 12:52:10 pm
Last Seen: Aug 19, 2020 12:52:10 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

would like to see an all encompassing report

Q5. **Name (First & Last)** [redacted]

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 104
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 12:53:17 pm
Last Seen: Aug 19, 2020 12:53:17 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 105
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 12:54:05 pm
Last Seen: Aug 19, 2020 12:54:05 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Door to door

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

No

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 106
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 12:55:12 pm
Last Seen: Aug 19, 2020 12:55:12 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Communication was good good to receive the mailer

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Great to have drp here

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 107
Login: Anonymous
Email: n/a

Responded At: Aug 19, 2020 12:58:24 pm
Last Seen: Aug 19, 2020 12:58:24 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 19 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Door to door

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

What's happening w expropriation? Updated info on information boards.

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 108
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 16:22:59 pm
Last Seen: Aug 25, 2020 16:22:59 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

All good

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 109
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 16:28:11 pm
Last Seen: Aug 25, 2020 16:28:11 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** Valerie

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 110
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 16:29:38 pm
Last Seen: Aug 25, 2020 16:29:38 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

1 on 1.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

No

Q5. **Name (First & Last)** 17 (1)

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 111
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 16:31:01 pm
Last Seen: Aug 25, 2020 16:31:01 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Neutral
Location	Satisfied
Format (method of providing information)	Neutral
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1)

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 112
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 16:33:19 pm
Last Seen: Aug 25, 2020 16:33:19 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Working on it.

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 113
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 16:35:44 pm
Last Seen: Aug 25, 2020 16:35:44 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** 17 (1)

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 114
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 16:42:44 pm
Last Seen: Aug 25, 2020 16:42:44 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** [redacted]

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 115
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 16:43:12 pm
Last Seen: Aug 25, 2020 16:43:12 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Neutral
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Resale value and insurance concerns.

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 116
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 16:49:48 pm
Last Seen: Aug 25, 2020 16:49:48 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Neutral
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 117
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 16:49:49 pm
Last Seen: Aug 25, 2020 16:49:49 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 118
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 16:51:01 pm
Last Seen: Aug 25, 2020 16:51:01 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 119
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 16:53:43 pm
Last Seen: Aug 25, 2020 16:53:43 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

SME providing follow up. Home inspection

Q5. **Name (First & Last)** 17 (1)

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 120
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 16:55:46 pm
Last Seen: Aug 25, 2020 16:55:46 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Dissatisfied
Location	Satisfied
Format (method of providing information)	Dissatisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 121
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 17:02:49 pm
Last Seen: Aug 25, 2020 17:02:49 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Neutral
Location	Satisfied
Format (method of providing information)	Neutral
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

There is a lot of unknown

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 122
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 17:03:54 pm
Last Seen: Aug 25, 2020 17:03:54 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 123
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 17:10:21 pm
Last Seen: Aug 25, 2020 17:10:21 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Somewhat Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 124
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 17:12:44 pm
Last Seen: Aug 25, 2020 17:12:44 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 125
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 17:13:24 pm
Last Seen: Aug 25, 2020 17:13:24 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 126
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 17:38:02 pm
Last Seen: Aug 25, 2020 17:38:02 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 127
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 17:41:58 pm
Last Seen: Aug 25, 2020 17:41:58 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Neutral
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 128
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 17:56:11 pm
Last Seen: Aug 25, 2020 17:56:11 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Spread the times more

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Really organized and detailed information

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 129
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 18:04:14 pm
Last Seen: Aug 25, 2020 18:04:14 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Social media is good avenue

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Dirt pile on railway ave. When is it gone?

Q5. **Name (First & Last)** 17 (1)

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 130
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 18:16:21 pm
Last Seen: Aug 25, 2020 18:16:21 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Good

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 131
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 18:24:51 pm
Last Seen: Aug 25, 2020 18:24:51 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Done good

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 132
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 18:51:50 pm
Last Seen: Aug 25, 2020 18:51:50 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Neutral
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Vote in each area. Majority rules

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 133
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 18:55:03 pm
Last Seen: Aug 25, 2020 18:55:03 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Most affected first.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Timelines.

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 134
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 19:05:46 pm
Last Seen: Aug 25, 2020 19:05:46 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

More councillors attendance

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 135
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 19:10:24 pm
Last Seen: Aug 25, 2020 19:10:24 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 136
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 19:15:54 pm
Last Seen: Aug 25, 2020 19:15:54 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Neutral
Location	Neutral
Format (method of providing information)	Neutral
Session Times	Neutral

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Concerns about infrastructure and berm hieghts. Sink hole concerns. Current mitigation is wishful thinking. Pro buyout. lbl. Doesn't want to take lose. Would like to see quantified matrix of vote for people's opinion.

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 137
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 19:17:22 pm
Last Seen: Aug 25, 2020 19:17:22 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Metrics were done by municipality Everybody should be treated fairly

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 138
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 19:21:07 pm
Last Seen: Aug 25, 2020 19:21:07 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Nadine drp to follow up

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 139
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 19:22:08 pm
Last Seen: Aug 25, 2020 19:22:08 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Needed more ways to provide feedback

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 140
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 19:30:22 pm
Last Seen: Aug 25, 2020 19:30:22 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Neutral
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

If rmwb knew of flood risk, why didn't we have temporary berms.

Q5. **Name (First & Last)** 17 (1)

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 141
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 19:47:11 pm
Last Seen: Aug 25, 2020 19:47:11 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Somewhat Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Door to door

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 142
Login: Anonymous
Email: n/a

Responded At: Aug 25, 2020 19:53:35 pm
Last Seen: Aug 25, 2020 19:53:35 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 25 4:00-8:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Kevin. Councillor balsam. Follow up re. Repurpose lbl housing. Students. Wb housing.

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 143
Login: Anonymous
Email: n/a

Responded At: Aug 26, 2020 09:29:39 am
Last Seen: Aug 26, 2020 09:29:39 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 26 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 144
Login: Anonymous
Email: n/a

Responded At: Aug 26, 2020 09:31:49 am
Last Seen: Aug 26, 2020 09:31:49 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 26 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Good job

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

No. Keep public informed with berm progress.

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 145
Login: Anonymous
Email: n/a

Responded At: Aug 26, 2020 09:49:07 am
Last Seen: Aug 26, 2020 09:49:07 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 26 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Longer townhall meetings

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 146
Login: Anonymous
Email: n/a

Responded At: Aug 26, 2020 09:51:09 am
Last Seen: Aug 26, 2020 09:51:09 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 26 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 147
Login: Anonymous
Email: n/a

Responded At: Aug 26, 2020 10:05:41 am
Last Seen: Aug 26, 2020 10:05:41 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 26 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Somewhat Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 148
Login: Anonymous
Email: n/a

Responded At: Aug 26, 2020 10:07:07 am
Last Seen: Aug 26, 2020 10:07:07 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 26 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 149
Login: Anonymous
Email: n/a

Responded At: Aug 26, 2020 10:14:51 am
Last Seen: Aug 26, 2020 10:14:51 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 26 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 150
Login: Anonymous
Email: n/a

Responded At: Aug 26, 2020 10:24:54 am
Last Seen: Aug 26, 2020 10:24:54 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 26 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Dedicated calls for every neighborhood. Not all together

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 151
Login: Anonymous
Email: n/a

Responded At: Aug 26, 2020 10:25:11 am
Last Seen: Aug 26, 2020 10:25:11 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 26 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

All good

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 152
Login: Anonymous
Email: n/a

Responded At: Aug 26, 2020 11:49:28 am
Last Seen: Aug 26, 2020 11:49:28 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 26 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

It's good.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 153
Login: Anonymous
Email: n/a

Responded At: Aug 26, 2020 11:50:54 am
Last Seen: Aug 26, 2020 11:50:54 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 26 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

Good as you can.

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Not yet.

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 154
Login: Anonymous
Email: n/a

Responded At: Aug 26, 2020 11:50:55 am
Last Seen: Aug 26, 2020 11:50:55 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 26 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

More Offline communication- radio- print

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 155
Login: Anonymous
Email: n/a

Responded At: Aug 26, 2020 11:59:46 am
Last Seen: Aug 26, 2020 11:59:46 am
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 26 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Somewhat Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

Is council considering the effects on downtown biz if buyouts happen. What facilitieswill he left. Overall effects on downtown.

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

Respondent No: 156
Login: Anonymous
Email: n/a

Responded At: Aug 26, 2020 12:00:46 pm
Last Seen: Aug 26, 2020 12:00:46 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 26 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No: 157
Login: Anonymous
Email: n/a

Responded At: Aug 26, 2020 12:14:54 pm
Last Seen: Aug 26, 2020 12:14:54 pm
IP Address: n/a

Q1. **Which Open Housedid you participate in?** August 26 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

not answered

Q5. **Name (First & Last)** not answered

Q6. **Email** not answered

Q7. **Phone Number** not answered

Respondent No:	158	**Responded At:**	Aug 26, 2020 12:17:51 pm
Login:	Anonymous	**Last Seen:**	Aug 26, 2020 12:17:51 pm
Email:	n/a	**IP Address:**	n/a

Q1. **Which Open Housedid you participate in?** August 26 9:00 AM-1:00 PM

Q2. **How satisfied were you with this Open House event?**

Information Provided	Satisfied
Location	Satisfied
Format (method of providing information)	Satisfied
Session Times	Satisfied

Q3. **Do you have any suggestions ofother ways we can engage with the community on this issue?**

not answered

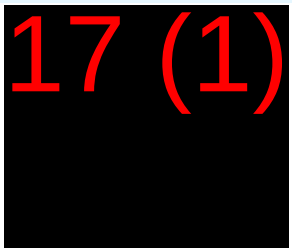
Q4. **Do you have any other comments or concerns that were not addressed at the open house?**

How the results will be shared, published

Q5. **Name (First & Last)**

Q6. **Email**

Q7. **Phone Number**



Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community Conversation

FLOOD RISK: A COMMUNITY CONVERSATION

Participate Wood Buffalo Forum: Council Motions

Report generated at: 2020-08-27 12:43:53		
Project: Flood Risk: A Community Conversation		
(Showing 14 of total 14)		
No.	**Contribution**	**Posted at**
1	Ptarmigan Court - if the city decides to "explore other options to raise properties to 250m" residents who have been burned in the past by empty promises should have the option to be bought out.	06 Aug 2020, 08:26 PM
2	Longboat Landing: I have a number of things to discuss here. First of all, I am strongly in favor of buy-outs or land swaps if the city is unable to create or otherwise secure meaningful flood insurance for the Longboat Landing area. If the city refuses to do buy-outs or land-swaps, then we must move to 1-in-200 (one in two hundred) year flood mitigation efforts on top of some kind of municipal or municipal-provincial-industry flood insurance program. Without insurance the next time a flood happens there are going to plenty of people suffering, provincial, and NGO assistance is going to be needed otherwise the city is going to see a record number of bankruptcies.. if people decide to stick around. Property needs some kind of flood insurance to keep it's value. I bought a property and then my building lost flood insurance through no fault of the its own.I bought the property in good faith but the insurance industry has not acted similarly and they alone have threatened the value of my property and my financial future. Right now I don't have a home. I have a gamble, and the pay-off is so bad that even I "get lucky" and a buy-out is arranged, I am probably looking at a loss of tens of thousands of dollars, closer to six digits rather than five. I know i'm going to take a hit even in that "best case" scenario. If there's nothing arranged and a flood happens I face a loss of hundreds of thousands of dollars and bankruptcy. That's not an "if" about the bankruptcy, by the way, and I don't mean to be dramatic. It is what will happen and I don't think I am the only one. What are the long-term costs of the majority of a neighborhood going bankrupt? What do you think the morale and loyalty of the average citizen in the	07 Aug 2020, 10:21 PM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate Wood Buffalo Forum: Council Motions

	RMWB is going to be? How attractive do you think the RMWB will be at that point for people thinking about moving here? I want to discuss a few scenarios before moving on: 1. Let's say flood mitigation is completed. Is that going to bring proper flood insurance with meaningful coverage to Longboat Landing? If not, what am I supposed to do when the next flood comes? 2. Let's say there's delays in the the completion of flood mitigation for whatever reason - lack of funding, worker delays, political decisions leading to delay at a local level, whatever - and there's a massive flood in Longboat Landing. Is the city going to take responsibility for the mortgages of the people of Longboat Landing? If not, why should they have to pay for the mistakes, indecision, or lack of will on the part of the RMWB to get things done? 3. For the sake of covering our bases, let's say that the city does agree to a buyout or land swap of the Longboat Landing area. I imagine that will take a long time to settle, probably at least a year. What happens if there is another massive flood before everything is settled? There are those who say to me, "You know, there might not be another flood for some time." Okay - let's talk about that. Let's say it's now 2025 and there's been no flood. Great, wonderful. I've got a bigger family now and I want to sell and move. Let's forget about the price of oil, covid19, etc, and say all that's fine. How likely is it that I will be able to sell? Many places can't get meanngful flood insurance now - are they going to get it in 5 years? Nope. You see, even if things are fine, I'm still likely stuck! There is one final solution I have if there is going to be no buy-out, no land swap, and no insurance. It's that the city work with banks, assessors, and the provincial government on a plan for mortgage forgiveness, basically to immediately reduce the amount owing on mortgages of all property in	

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate Wood Buffalo Forum: Council Motions

	Longboat Landing to their current market value - there are many, many underwater mortgages in Fort McMurray and Longboat Landing is no exception. Why? So that when the flood does hit and all of us here in Longboat Landing are stuck with mortgages and nothing to show for it, we're at least able to imagine crawling out from all that debt.	

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate Wood Buffalo Forum: Council Motions

3	I live in a Longboat Landing condo and I support strongly buy-out for Longboat Landing. The Technical Assessment was based purely on aggregated monetary amount. However some equally important elements were not taken into account, such as (1) the risks of future floodings prior to mitigation completeness or if the solution does not work again (touch the wood). "Fort McMurray spring flood caused $522 million in damage" according to CBC news. https://www.cbc.ca/news/canada/edmonton/fort-mcmurray-flood-damage-1.5673962. (2)The impacted property owners are struggling with insurance, rising codo fees and plummeting property values due to the flood. This situation was also missed in the assessment. The potential opportunities of turning the buyout buildings into revenues have not been explored either. For example, Longboat Landing can be changed to housings to replace camp site, which is aligned to the RMWB's strategy ending fly-in-fly-out. The RMWB allowing development in this flood hazard neighbourhood misinformed public at first place. Now let the harmed home owners shoulder the financial costs and mental difficulities. It is unfair.	10 Aug 2020, 04:25 PM
4	Ptarmigan Court - awaiting for rebuild from the fire. All is on pace to be back home in October. I have a few things to mention. Allow for building height to be 6m for manufactured homes. The same as single detached dwellings in the LUB. This will allow for homes, or new rebuilds to be higher on piles. If I'm going to be punished for rebuilding, allow me to do my own legal flood mitigation and change outdated by-laws.	12 Aug 2020, 01:53 PM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate Wood Buffalo Forum: Council Motions

5	Long Boat Landing - I have decided to write on here as 17 (1) [redacted] and cannot physically make it in person.. i hope it will carry the same consideration. We purchased a home in the Winchester's of Long Boat Landing in 2016 before the fires. It's our first home purchase, and we are proud to be home owners in our hometown. Unfortunately after recent events, this flood has changed our home substantially regarding value, safety, financial, mental stability in the comfort of our own home.. nothing about it feels like our " home " anymore, it has now turned into a never ending burden for us for some of the following reasons : • The purchase price on our home was very dependant on location because it is a large 2000sq.ft townhome with an amazing river view.. because of that when we purchased this home we decided to have it appraised every year, including once a month before the flood. The appraisals are lower then purchase price, of course.. BUT now the value of our home has absolutely plummeted. We can't get home insurance, our condo fees (already 400/m) are going to sky rocket, our river view will be turned into a berm, proximity to the water no longer a positive asset.. the list is endless. • I have now called 23 home insurance companies, all have denied me for overland flood coverage EVEN just for personal content coverage. As soon as they receive our postal code and address they shut the possibility off completely. We lost about 50,000 in personal contents during this flood alone.. let alone the home structure and building materials. • If we ever DO get a chance to sell and move forward in our lives, the new homeowners will be unable to get insurance... which may very well hurt their chances of even getting an approved mortgage from the bank.	12 Aug 2020, 04:24 PM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate Wood Buffalo Forum: Council Motions

	• My children talk about the flood frequently. They ask when it will happen again, and if it will... i have no honest answer for this. It has substantially affected my own mental health as well as my kids & that alone is devastating. • The first flood impact to our home was actually the storm drains.. within an hour they filled up and water started entering my home, before the clearwater river even reached it. How is this going to be fixed by the proposed " berm " ? • on the map, the proposed berm goes THROUGH my home because of the minuscule space between my home and the river. Our row of 5 townhomes or street in front of our homes actually arnt even represented on any of the maps.. hence why the berm is written where our homes are located. the rmwb has assured me, there is room and our homes are not in the way. Even if that is the case.. How is it okay to place a massive pile of dirt that close to our homes ? How is that going to affect our houses or even home values ? What if the berm ever gives away during another flood, due to ice chunks impacting it or whatever it may be.. what damage will this cause ? This is feeling a lot like our entire lives being changed, our stability being changed and the biggest investment in our lives being changed with not enough consideration. I really am hopeful that the citizens and council who haven't been affected would put themselves in our shoes... We want to stay in our hometown and support fort mcmurray, but we also don't want to feel stuck and lose hundreds of thousands of dollars in the coming years. Thank you for reading.	

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate Wood Buffalo Forum: Council Motions

6	Property buyouts for Longboat Landing must be done. This needs to happen sooner than later. I feel that the ball was dropped big time on the planning and development of this area. How is the city not liable for allowing this development to be built? Peoples Well being and financial futures are at risk here and a berm is not going to make thing better. The Longboat Landing community as a whole is very well organized and is cohesive. Mayor Scott is a lawyer. Surely he is aware that big time negligence by the city occurred in the planning, development and infrastructure of the area. Most, if not all of the owners in Longboat Landing are educated, informed, communicating extensively with each other and engaged with Flood area / buyout discussions.	13 Aug 2020, 01:02 PM
7	I am an owner of a condo unit at Longboat landing , Fort McMurray. Due to the reason that I am currently out of town , I would like to submit my feedback online regarding the potential buy-out of the property by the government as I believe the government stated they would consider feedback equally from online submission & in person meeting. Firstly , I would like to say that when we purchased our Longboat landing property in year 2017, we believed in good faith that the residential area was well assessed and approved by the government in order for the developer to build property on it. We were not informed by the government nor the developer that our property was built on a flood prone area and therefore we were buying that at our own risk. If we were advised during that time , we would not have purchased this property at all. Therefore , the wood buffalo government should be responsible to buy back our property at our original purchasing price in order to be fair , not the fair market price. We have no intention of selling our property until the happening of spring flood 2020 which we were denied of sewage back up claim by our insurance company and the cost of condo fee is going up.	13 Aug 2020, 02:59 PM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate Wood Buffalo Forum: Council Motions

	We are the victims of the current situation due to the incompetency of the wood buffalo government who approved the developer to build the condo building without any long term planning in terms of flood mitigation. Secondly , if the wood buffalo government decided not to buy out our property in Longboat landing , then the governemnt should be responsible to cover our condo insurance and home content insurance as both of the insurance are rising due to the Spring Flood 2020 as a result of the incompetent decision led by the wood buffalo government in terms of flood mitigation. We are not looking to make any money out of this situation except to get our downpayment money back as the government failed us on the original residential developmemt and flood mitigation plan. We will not accept a penny less from the government buy out and we need to hold this municipal government accountable to us !	
8	Reply: Very well said. Those people in power do not care. In their eyes , they only see money as I understand they are fiscally responsible to the city. However, we are the victims of this flood because of the municipal government failed to do a proper assessment before issusing permit to the developers. Therefore , they need to be accountable to us. The buy out program needs to be at ORIGINAL PURCHASING COST , not the " fair market price " because we are forced to leave our home due to the incompetence of this municipal government	13 Aug 2020, 03:08 PM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate Wood Buffalo Forum: Council Motions

9	Reply: Thanks Kelvin ! Your submission was well written also. I agree with you.. this feels like a nightmare we can't wake up from. If you haven't yet joined the " community of longboat landing " page on facebook, please join and check out or conversations on there ! All the best!!	13 Aug 2020, 08:35 PM
10	Reply: Additional revenue streams for property buyouts can include potentially renting the units out to residents who want to remain in the area, Wood Buffalo housing, keyano students... However, it would be interesting to see if the city is confidant enough in this great berm and flood mitigation that they would be willing to use the properties in this way to generate income AND assume/absorb all costs and risks associated with insurance and potential future flood damage if this berm breeches or the storm drain systems completely fail, as they did in this case.	13 Aug 2020, 08:50 PM
11	Reply: Totally agree. The city is responsible for this mess. It is unfair for us to suffer all of the financial loss(such as unavilability of overland water insurance coverage, rising condo fee to cover the flood claim , loss of property value due to the flood) as a result of the improper developmental assessment which was conducted by the city. The city can not just say too bad so sad as they owe us a responsibility to either buy out our property at ORIGINAL PURCHASING PRICE or come up with a way to flood proof our property , covering our home & condo insurances. We pay our property tax on time annually in exhange for protection & service from the city. However , the city dropped the ball and they are liable to fix this.	14 Aug 2020, 11:59 AM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate Wood Buffalo Forum: Council Motions

12	It literally seems as though nobody cares about the residents of downtown. It would apprear that purchasing a condo in downtown Fort McMurray was the biggest mistake of my life. How are we being overlooked in these ideas when A) Zero disaster relief was given to us to help with the enormous insurance deductibles and B) we are now facing the very real possibility of not being able to get insurance on our building for the future? This is a crisis that the city is turning a blind eye to. Everything I've worked for is virtually gone financially after this flood, with no end in sight. And if god forbid another flood should come our way we will most definitely be homeless. Even as I sit here today I feel unsafe in my own home because we don't even know the extent of damages that may come from this structurally. There is no way out of this, and all we did was put faith in a city that we bought property in only to be abandoned. The fact that downtown isn't even being considered for buy outs is appalling. How can you let this happen to your own people?	15 Aug 2020, 09:30 AM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate Wood Buffalo Forum: Council Motions

13	What we experienced was similar to a tsunami effect - the river was blocked but the water and its energy kept flowing. I place very little faith a dirt berm to protect me, my family and property from the effects of a future flood and rising sewer water. The ice had reached the height of the Athabasca River bridge, threatening its structural integrity and the safety of those traversing the bridge. I'm sure that the bridge is higher than the proposed berm. Whatever risk assessment that the city did to allow construction in what they knew to be a flood zone was flawed as the proposed berm seem to be. The result is suffering, anguish and broken relationships due to the additional stress of property loss and abandonment by the city, amid COVID 19 health concerns. We purchased our homes in good faith thinking that we were protected by the City's standards. These standards now seem to be abandoning those in Longboat Landing (Fontaine Cres). Its time for the city to stop talking and do the right thing. The only acceptable thing to do is a complete buyout of our mortgages at purchase value, with the intention that we reinvest elsewhere in the city. Relocating to up and coming communities like Parsons North would fit in the City's development plan. Anything less than a complete buyout should result in a lawsuit against the City. The way we are presently living is extremely uncomfortable. There are too many unknowns like insurability, the ability to obtain a mortgage, extravagant condo fee to compensate, the loss of the Alberta DRP and other government assistance and the potential loss of life. The City need to stop talking and do the right thing - A complete buyout of our mortgages at purchase value so that we can reinvest elsewhere in the city.	15 Aug 2020, 11:40 PM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate Wood Buffalo Forum: Council Motions

14	DOWNTOWN - Where is the engagement with downtown folks? Where is the response to my email?? I've been displaced out of my home since the flood! I can't participate in the townhalls that you're hosting, because I don't have a home in the city to live in right now. I sent you an email regarding consideration of WatersEdge as part of the buyouts. That specific small area of downtown is IN LOWER ELEVATION than Longboat Landing, and is CLOSER TO THE RIVER than MOST homes that are being considered for buyouts!! This is so ridiculous! You want to engage with home owners, I'm right here! There's NOT a lot of people in that section of downtown. But it looks like the grease is going to the squeakiest wheels and I'm about to amp up this volume. DOWNTOWN FOLKS.. WHERE ARE YOU??? Participate in these forums and discussions!! Where is your voice!?? I know I'm not the only one that's been displaced for 4 months and expected to be displaced for another 2months at least... Most people in Longboat that I know of, are back in their homes! For those less fortunate in Downtown, do you guys want to go through this again?? I don't think so! SPEAK UP! There was serious negligence by the city to allow for the construction of residential spaces in certain section of downtown!! Stop treating all of downtown the same! This is so frustrating...	19 Aug 2020, 04:16 PM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate "Virtual Open House" Report

Report generated at: 2020-08-27 13:50:21		
Project: Flood Risk: A Community Conversation		
Ideas: Longboat Landing [2020-07-29 to 2020-08-27]		
(Showing 15 of total 15)		
No.	**Contribution**	**Posted at**
1	Idea: Flood Mitigation Description: My preference is not to move and be forced with a buy out. With that being said if the city cannot address the issue of the water back up through the storm sewers that affected some of the community and the berm can not be built to successfully help prevent flooding than we may have no option. I realize you cannot fully guarantee that the area will not be affected by a flood again, but I would hope the proposed berm would extend far enough to help prevent what we had happen this year. My other concern with the buy out option is how the properties will be appraised to get a fair offer for the properties. If this is the way the city decides to go, I would hope to get some more information on how this process works. I have no interest in a land swap proposal. If you do a proposal where you only buyout people that want to be bought out than you are essentially forcing everyone to take that offer. For those residents that leave the complex the remaining owners will have to pick up the costs for their share of the condo fees. This will obviously increase the cost of living in our complex. Also, this will have an impact on those who want to try and sell in the future and would have a negative impact on our home values. Fortunately, our townhouse corporation was covered by overland flood insurance for the rebuild. I previously had tried to get overland flood insurance for personal contents a few years ago but was not successful. Now I worry if our townhouse corporation will be able to get overland flood insurance in the future and at what cost.	18 Aug 2020, 02:37 PM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate "Virtual Open House" Report

2	Comment: Totally agree ! The only fair way is to buy our property at - Original Purchasing Price. We have no intention to move until the Spring flood 2020 which was caused by the incompetence of the city government. For the worst case scenario , we will remove the condo board unless the city is going to pay for the rest of owners who agree to the proposed buy out program . We need to hold the city accountable to either buy our our property at Original Purchasing Price or to cover our sky rocketed condo fees / content insurance.	18 Aug 2020, 05:56 PM
3	Idea: Support Buyout Description: Strongly in support of a buyout. The recommendation to mitigate flood risk in Longboat Landing by completing a berm and limiting further development in this area is case in point that Longboat Landing should NOT have been approved in the first place. If a berm will solve the problem - then why include limiting further development in the area as part of the recommendations? It doesn't take much to read between the lines that the "berm" solution is a financial bandaid, not a targeted solution to support community resilience. We feel betrayed by the municipal government ever approving development with full knowledge that flood mitigation was not in place in this area. Proposed plans to limit/halt any further development and building a berm (to be completed in an uncertain time frame), along with potentially buying out neighbouring communities like WaterWays and Ptarmigan Court will decimate the Longboat Landing neighbourhoods. Who will ever want to purchase our property or even rent in an area where there is no hope for future development. Owners are essentially trapped in a property that is un-sellable and uninsurable. That is if we can afford our insurance costs going forward. Condo fees may break us. Our Condo Boards will struggle to procure reasonable insurance as the proposed berm is not a guarantee and the area will still be considered an at risk area by insurers. It is inevitable that insurance fees will rise	20 Aug 2020, 05:24 PM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate "Virtual Open House" Report

	greatly if insurance can even be found. We are hard working professional people who are for the first time in our lives in fear for our financial future. We were MISLED when we purchased our brand, new townhome in 2016. Moving into the community from another province we were not made aware of the fact that we were purchasing in a flood run off zone. We looked forward to contributing to our community and making a life in Fort Mcmurray. We trusted that the proper approvals would have been put in place by the municipal government when we viewed plans for an entire development (which looked amazing in the plans) was built to ensure public safety. Property by a river is lucrative in Ontario and we are duped into believing it would be the same here in Fort Mcmurray. As a city we speak about incentives to lure people here. Let's take care of the citizens who are already here and make right with us. A fair buyout is necessary and supported.	

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate “Virtual Open House” Report

4	Comment: Totally agree ! The flood prone issue has been here but the city still issued the permit and allowed developers to build residential area here. We were not told or informed in anyway by the developers or the government when we purchased our properties at Longboat landing . We need to hold the city accountable to us and to buy out our properties at - Original Purchasing Price , not the " fair market price " because the city government failed us in the beginning already by letting developers to build residential buildings here without letting the potential buyers to aware that they are purchasing properties at a flood prone area. Out condo fee & home insurance are sky rocketed already because of the incompetence of this city government and they are RESPONSIBLE for all of these !	21 Aug 2020, 07:13 AM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate "Virtual Open House" Report

5	Idea: Few concerns listed below - Description: Long Boat Landing - I have decided to write on here as 17 (1) [redacted] and cannot physically make it in person.. i hope it will carry the same consideration. We purchased a home in the Winchester's of Long Boat Landing in 2016 before the fires. It's our first home purchase, and we are proud to be home owners in our hometown. Unfortunately after recent events, this flood has changed our home substantially regarding value, safety, financial stability.. nothing about it feels like our " home " anymore, it has now turned into a never ending burden for us for some of the following reasons : • The main reason our home had such a high price is because it is a large townhome with an amazing river view.. because of that when we purchased this home we decided to have it appraised every year, including once a month before the flood. The appraisals are slightly lower then purchase price, of course.. BUT now the value of our home has absolutely plummeted. We can't get home insurance, our condo fees (already 400/m) are going to sky rocket, our river view will be turned into a berm, proximity to the water no longer a positive asset.. the list is endless. • I have now called 23 home insurance companies, all have denied me for overland flood coverage EVEN just for personal content coverage. As soon as they receive our postal code and address they shut the positivity off completely. We lost about 50,000 in personal contents during this flood alone.. let alone the home structure and building materials. • If we ever DO get a chance to sell and move forward in our lives, the new homeowners will be unable to get insurance... which may very well hurt their chances of even getting an approved mortgage from the bank.	13 Aug 2020, 08:22 PM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate "Virtual Open House" Report

	• My children talk about the flood frequently. They ask when it will happen again, and if it will... i have no honest answer for this. It has substantially affected my own mental health as well as my kids & that alone is devastating. • The first flood impact to our home was actually the storm drains.. within an hour they filled up and water started entering my home, before the clearwater river even reached it. How is this going to be fixed by the proposed " berm " ? • on the map, the proposed berm goes THROUGH my home because of the minuscule space between my home and the river. Our row of 5 townhomes actually arnt even represented on any of the maps.. hence why the berm is written where our homes are located. the rmwb has assured me, there is room and our homes are not in the way. Even if that is the case.. How is it okay to place a massive pile of dirt that close to our homes ? How is that going to affect our homes , home values ? What if the berm ever gives away during another flood, due to ice chunks or whatever it may be.. what damage will this cause ? This is feeling a lot like our entire lives being changed, our stability being changed and the biggest investment in our lives being changed with not enough consideration. I really am hopeful that the citizens and council who haven't been affected would put themselves in our shoes... We want to stay in our hometown and support fort mcmurray, but we also don't want to feel stuck and lose hundreds of thousands of dollars in the coming years. Thank you for reading.	

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate "Virtual Open House" Report

6	Idea: Strongly support a buyout Description: I prefer a buyout rather than structural migigation. Implementing berms does not help home owners with current situations unavailable insurance, rising codo fees and plummeting property values due to the flood. Plus risks of flooding still exist.	14 Aug 2020, 03:04 PM
7	Idea: We demand a buy out of ORIGINAL PURCHASING PRICE by the city because they failed to conduct a proper residential developing assessment ! Description: What is the point of keep opening up new forum when the previous one is working just fine and lots of people were offering feedback ? May be instead of wasting time to open up a new forum and making it looks like there is no feedback provided , the city should listen and do what we say ! Firstly, I would like to say that when we purchased our Longboat landing property in year 2017, we believed in good faith that the residential area was well assessed and approved by the government in order for the developer to build property on it. We were not informed by the government nor the developer that our property was built on a flood prone area and therefore we were buying that at our own risk. If we were advised during that time , we would not have purchased this property at all. Therefore , the wood buffalo government should be responsible to buy back our property at our original purchasing price in order to be fair , not the fair market price. We have no intention of selling our property until the happening of spring flood 2020 which we were denied of sewage back up claim by our insurance company and the cost of condo fee is going up. We are the victims of the current situation due to the incompetency of the wood buffalo government who approved the developer to build the condo building without any long term planning in terms of flood mitigation. Secondly , if the wood buffalo government decided not to buy out our property in Longboat landing , then the governemnt should be responsible to cover our condo insurance and home content insurance as both of the insurance are rising due to the Spring Flood	16 Aug 2020, 03:09 PM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate "Virtual Open House" Report

	2020 as a result of the incompetent decision led by the wood buffalo government in terms of flood mitigation. We are not looking to make any money out of this situation except to get our downpayment money back as the government failed us on the original residential developmemt and flood mitigation plan. We will not accept a penny less from the government buy out and we need to hold this municipal government accountable to us !	
8	Idea: I strongly support buyouts Description: No matter how much you do to try and fix this problem with berms or other options there will never be a 100% safe scenario from floods, which is understandable. We will most likely have more problems with insurance and condo special assessments ever year. I would really appreciate the opportunity to take a buyout.	19 Aug 2020, 08:52 AM
9	Idea: Strongly support a fair buyout Description: I am recommending a buyout as the property I own is not sustainable. This area is a flood zone and I would like a fair buyout to cover my already under-water mortgage.	20 Aug 2020, 11:41 PM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate “Virtual Open House” Report

10	Idea: In support of a buyout. Description: Bought in winter 2011. This was an affordable area and why I originally chose it. After High River and Calgary floods in 2013 lines were drawn to include us in a 'flood plain'. The city began, but halted flood mitigation. We flooded, and now Insurance is now unobtainable. 100% of residents here are affected, yet we are not tabled for buyouts. most of City Council will again choose to gamble with my livelihood and my largest investment, which I might add is now worthless. How could I sell knowing I'd be putting someone in this situation? Who will buy in a flood plain where they also cannot get insured? It is another Penhorwood they can add to their list. City engineers indicated the water back-up that destroyed many of my belongings was engineered in the system that way. Why am I not being compensated for this? I was insured but TD bank is being investigated for fraud by the AB Government over their handling of flood claims because of this loophole and they also were defrauding the DRP. $100M to buy out 800+ plus people in Longboat vs $85M to buy out only 90 people in Draper? Where is the sense there? City should put its money where its mouth is if they believe in their 'mitigation'. They should buy us out. Insure them, and use them as WBHC to recoup their costs. Realistically, as far as a buyout goes, I'd happily take a loss on my home knowing I wont have a $525,000 dead weight dragging me down for the rest of my life.	22 Aug 2020, 03:55 PM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate "Virtual Open House" Report

11	Idea: Strongly support a property buy out Description: I bought my property new in 2013 and thought it was a wonderful home, but in actuality it has been the worst decision of my life. Had I known that my property was built on a flood plain, and with risk of flooding, and known that I couldn't get the proper insurance for this I would have never purchased it. As everyone in here has been stating, a berm is like a bandaid. Not only is it not guaranteed to solve the problem of potential flooding again, but I'd like to see a massive berm built in time for our next winter break up. Decisions have not been made, as assessments are still be considered and now us homeowners are unable to obtain overland food insurance coverage. Our home values are plummeting, and no one will ever want to purchase them. High condo fees, chance of flooding, no ability to obtain flood insurance, an eye sore of a huge dirt berm out our front windows, and possible structural damage to the foundations. My ideal outcome would be a full purchase price buy out of my property on Fontaine, so I am not forced into bankruptcy, having put all of my hard earned money into a property I was misinformed about. An alternate outcome would be fair market price, as there would at least be a light at the end of the tunnel, but a berm will not be a solution, and will permanently ruin the financial futures of hundreds of people, and out the lives of our families at risk.	22 Aug 2020, 04:04 PM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate "Virtual Open House" Report

12	Idea: Strongly support buyout Description: I strongly support a fair buyout. The proposed recommendation of building a berm is as others here have stated essentially a "bandaid" solution. It does not solve the problem 100% of potential flooding again, and it also does absolutely nothing to fix the issues owners are currently facing in regards to sky rocketing condo fees, the ability to obtain insurance to our homes and belongings, and ever being able to rent or sell in the future as a direct result of this flood. Also the proposed limit of further construction in the area makes no sense. If the berm was going to fix the problem, why limit new construction? It is the negligence of the city led to the current situation we are facing. Their approval to ever allow construction in this area (flood zone) has placed residents at risk of physical and great financial harm. The city knew at the time that flood mitigation was not in place. My recommended outcome would be a fair buyout of the amount owing on my mortgage, so that my family is not forced into bankruptcy by a home that is no longer sustainable. A home that is uninsurable and unsellable. A fair buyout is necessary.	23 Aug 2020, 10:10 AM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate "Virtual Open House" Report

13	Idea: Strongly support a FULL PRICE property buyout Description: I bought my property with a good faith couple years ago. I was not noticed by the developer or municipal government that my property was located in a flood prone area until the happening of the April flood 2020. Otherwise, I definitely would not bought it here. It is totally incredible and unacceptable that the municipal government made mistake to approve the developer to have a residential building in the flood zone in the beginning. The municipal government should be responsible.for buying out the properties as it failed to have an appropriate assessment and approve the developers for residential building here. It will be much harder to find an insurance company for our condo after the serious flood. To make things worst, our condo fee is going sky rocket and even more in the future, it is a much burden for the owners to pay the mortgage with the very high condo fees just because of the mistake made from the municipal government in the beginning. Therefore, I strongly support of the FULL Price buyout but not a market value buyout. It will just asking us to go bankruptcy if the municipal government buy out with the market price. I hope the municipal government do listen to our voice because we are the true victims. it's time to do the right thing for us.	23 Aug 2020, 03:54 PM
14	Idea: We strongly support buyouts, it will be impossible to sell our unit with the current issues. Description: We were some of the first owners in the Rohit units, we are on the park corner, we had enjoyed our time there, but are unable even to help our renters to move as the can't enter the parking area. It would be impossible to either sell or rent the unit under the recent situation. It seems that we purchased unliveable properties at a high cost. We purchased in 2009.	24 Aug 2020, 12:59 PM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate “Virtual Open House” Report

15	Idea: FULLY SUPPORT BUYOUT AT ORIGINAL PURCHASE PRICE Description: The proper assessment and due diligence was not completed when the development was approved by RMWB. We purchased our property in 2011 at market value and it is now valued at less than half of the original purchase price. Residents will see further decline in value going forward because of problematic issues with the area. Properties in Longboat Landing are NOT sell-able or rent-able. The residents of this area will have insurance problems going forward causing further hardship. This development should have never been approved by RMWB, therefore they need to do what is right and offer full buyouts.	24 Aug 2020, 01:25 PM
END OF REPORT		

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate "Virtual Open House" Report

Report generated at: 2020-08-27 13:51:17		
Project: Flood Risk: A Community Conversation		
Ideas: Ptarmigan Court [2020-07-29 to 2020-08-27]		
No.	**Contribution**	**Posted at**
1	Idea: Supporting buy out Description: I own [redacted] pelican drive as rental property and believe the buy out option is a good one as long as the prices paid out are fair	20 Aug 2020, 02:50 PM
2	Idea: Buy out / land swap. Build new trailer park in Parsons creek or Gregoire Description: I support a partial buyout and Land swap. Possibly build a new trailer park in Parsons creek or Gregoire.	21 Aug 2020, 07:46 AM
3	Idea: Options for Ptarmigan Description: I have mixed feelings about all this. I wish I was able to attend the open house but hopefully this will be read/heard. Full Buyout: I would only support this if the buyouts are actually fair and reasonable. I would not accept a buyout for any less than the assessed value of my home/property. Land swap: I don't feel strongly for this for a few reasons. How does this work? Will the RMWB pay for the decommissioning of each property, transportation of the home/any accessories included with the property, hook up costs, and getting the property to the same position as it was on the current piece of land? I will not be digging into my savings further to pay for these items. Who takes control to ensure all the items are complete? I do not want to have to go through the whole process of permitting/getting contractors to get my property back to the way it was just after getting my home to a state where I would say it is fully completed. Partial Buy out: What does this entail? I haven't seen any information on this. Raising homes above 250m: Some what agree to this to a point. But who foots the bill to completing this and all the adjustments along with it? Will flood mitigation still go ahead if this were to happen?	27 Aug 2020, 11:17 AM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate “Virtual Open House” Report

END OF REPORT		

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate “Virtual Open House” Report

Report generated at: 2020-08-27 12:54:23		
Project: Flood Risk: A Community Conversation		
Ideas: Downtown & Taiga Nova [2020-07-29 to 2020-08-27]		
(Showing 5 of total 5)		
No.	**Contribution**	**Posted at**
1	Idea: Continue working on current flood mitigation for downtown.	25 Aug 2020, 03:37 PM
2	Idea: In the spring when break up approaches, have sand bags and pumps ready in the downtown area. Be proactive!	25 Aug 2020, 03:38 PM
3	Idea: Why is there not a way to close the storm drains that empty into the Clearwater River?	25 Aug 2020, 03:39 PM
4	Idea: The municipality gave the okay for development in flood zones. Only offer buyouts or land swaps to people who want them.	25 Aug 2020, 03:40 PM

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

FLOOD RISK: A COMMUNITY CONVERSATION

Participate “Virtual Open House” Report

5	Idea: Back flow prevention lower townsite Sanitary sewer Description: Back flow valves on sanitary sewer need to be mandated in lower townsite. All properties below 250.2 should be required to have them installed under a permit process Bi annual inspection required by certified trades. Cost offset over 3 years through a municipal tax credit scheme. City has done an excellent job on engagement and my hat goes off to the city Taiga nova- no buyout Review integrity of storm sewer Re design and install back flow protection as taiga nova flooded bottom up Area is a slot and will do well if emergency pumping is required, should the back flow protection leak. So if possible check the storm sewer and set up (prior to break up)6 times 12 inch pumps for leakage return. No buyout for taiga nova should be required based on this years flood. As the berm was not breached. Need manual valves and emergency pumps for surface run off in taiga nova. Close 72 hours prior to break up And prepare battery of pumps should surface rain be an issue. Critical stores ie Canadian tire could be protected better by "building design upgrades "to ensure they can block water out with a level increase of 1 meter direct against building. Dyeing to 250.5 should see them with same protection. All buildings left operating in the lower townsite may benefit from enhanced water ingress protection though design/ modification of existing doors/ windows/ sewer back flow protection. No more development in lower townsite would be prudent.	25 Aug 2020, 10:15 PM
END OF REPORT		

Attachment: Flood Risk A Community Conversation Engagement Report for the period July 29 - Sept 1 2020 (Flood Risk: A Community

REGIONAL MUNICIPALITY OF WOOD BUFFALO

COUNCIL REPORT

Meeting Date: September 15, 2020

Subject: Infrastructure Performance During the 2020 Flood and Flood Preparedness for 2021

APPROVALS:

Jamie Doyle

Director	Chief Administrative Officer

Recommended Motion:

THAT the Infrastructure Performance During the 2020 Flood and Flood Preparedness for 2021 report be accepted as information.

Summary:

On May 27, 2020 Council passed the following resolution:

> "THAT Administration bring forward for Council's consideration as soon as possible a potential engineering solution including all costs to implement, to prevent a repetition of the issue that caused the current Boil Water Advisory, taking into consideration the maximum prediction floods within our Region"; and

at the Special Council Meeting on July 28, 2020 the following resolutions were passed:

> "THAT Administration be directed to engage with the Oil Sands Community Alliance (OSCA) and its members on expediting, as part of flood mitigation, a dyke project, for anticipated completion of the potential project by Spring 2021, and report back to Council on September 8, 2020 on the proposed project, and this work shall not delay any ongoing mitigation work"; and

> "THAT Administration explore the backflow preventer program as used by the City of Edmonton and bring information back to Council on this by September 15, 2020."

This report and the accompanying presentation are provided in response to these resolutions and as an update on the performance of infrastructure during the 2020 flood, as well as flood mitigation preparedness for 2021.

Background:

On April 26, 2020 an ice jam on the Athabasca River caused flooding to occur in Taiga

Nova Eco-Industrial Park, Downtown Fort McMurray, Ptarmigan Court, Waterways and Draper causing significant damage to homes, neighbourhoods, local businesses and community organizations. This flooding event has presented an opportunity for Administration to review the performance of municipal infrastructure and identify areas for possible improvement to lessen emerging risks associated with ice jam floods.

1. Flood Mitigation Program

Downtown, Waterways, Ptarmigan Court, Draper and other neighbourhoods have a long history of flooding. Including the 2020 flood, the region has experienced at least 17 floods since 1835, all but one of which were ice jam floods. The Municipality has undertaken several flood mitigation projects during the last decade aimed at reducing potential flooding impact on homes, businesses and other infrastructure, as well as the natural environment.

Following the 2016 Horse River Wildfire, there was uncertainty as to what flood elevation should be applied to the rebuild of more than 200 destroyed homes in Waterways. The Government of Alberta confirmed the minimum design elevation for construction of flood protection berms should be the 1-in-100-year elevation of 250 metres, with an additional 0.5 metres of height or “freeboard”.

In December 2016, Council directed Administration to commission a study to confirm the performance of structural barriers in ice jam flood situations. Based on the outcome of the study, berms, retaining walls, and berm/retaining wall combinations were the recommended risk treatments for structural flood mitigation. The Municipality’s Flood Mitigation Program was revised based on the results of this study and in alignment with the Government of Alberta’s 2016 minimum flood elevation standard.

In February 2018, Council approved the 2018 Capital Budget and 2019-2022 Capital Plan, which included a revised Flood Mitigation Program and an updated Clearwater Drive project designed to the Government of Alberta’s minimum flood elevation standard of 250 metres.

Delivery of the overall Flood Mitigation Program is ongoing and continues. Construction of the berms and retaining walls is progressing, with large sections due to commence in 2020 in the Longboat Landing neighbourhood, along the Hangingstone River behind Heritage Village, and along Saline Creek Drive.

As currently designed, approved, funded and planned, the Flood Mitigation Program is on track to be substantially complete in 2021, with minor landscaping and finishing work to follow in 2022. Administration continues to promptly action tenders and award contracts to complete this work given its existing (and previous) high priority and importance to overall community resilience.

2. Water Treatment Plant

On April 27, 2020, Alberta Health Services (AHS) issued a boil water advisory in response to an infiltration of untreated river water at the Water Treatment Plant in Fort McMurray. The introduction of untreated water into the distribution system automatically triggered the boil water order as a precaution against the potential introduction of pathogens to the system. If pathogens were present, they would be destroyed provided the water is brought to a rolling boil for at least one minute.

The RMWB worked closely with AHS and Alberta Environment & Parks (AEP) to have the boil water advisory lifted as soon as possible. The Municipality and Associated Engineering completed a multi-phase plan to flush, disinfect, and test water in the Water Treatment Plant and the 375-kilometre potable water distribution system, beginning on May 8, 2020. The original, conservative estimate was a boil water advisory for 120 days, or until September 2020, however the work was completed in under 60 days due to simultaneous work and collaboration with the private sector and regulators. Immediately following the lifting of the boil water advisory, Administration underwent a technical review to determine the cause of the infiltration and identify potential engineering solutions to prevent repetition.

The water treatment process consists of pumping water from the river, treating it, storing it in large treated water reservoirs (or holding cells called Clear Wells 1 and 2), then pumping it from those clear wells into the various reservoirs located across the urban area. From there, the water is then pumped into the distribution system to residents' homes. In the event the clear wells are full, they have overflows equipped with flap gates which, in theory, should only allow the water to flow one direction (downstream) and out of the clear well.

Following the water level rise in the Athabasca River, river water entered the outfall and began to flow upstream towards the clear wells. Following several mechanical failures, water entered the clear wells and mixed with treated water. Some valves intended to isolate the clear wells did not function as intended. At this point in time, a boil water advisory was issued. The clear wells and reservoirs were cleaned and disinfected, the entire distribution network was flushed with concentrated chlorinated water, then the boil water advisory was lifted.

3. Storm and Sanitary System

The berms that were completed in previous years as part of the Flood Mitigation Program were designed to protect the downtown area from flooding and were designed to the right elevation. They performed as designed and as expected.

Catch basins (often identified by their visible street-level "grate") collect stormwater such as rainwater or melting snow.

Manholes (often identified by their round street-level covers) are access points for underground services such as storm system maintenance).

Stormwater systems are designed to lead stormwater by way of gravity through underground pipes to our rivers.

Outfalls are structures that release this discharged stormwater to the body of water. Outfalls are designed with flap gates that close when the river reaches a certain level to prevent water from travelling the reverse way and entering the storm system.

During the 2020 flood, some catch basins and manholes located between the berm and outfalls created channels that bypassed the flap gates installed on the outfalls allowing water to flow through the storm system equalizing water levels. These channels were not the only point of infiltration into the storm system. Overland flooding in areas of the Lower Townsite also allowed water to enter manholes, catch basins, outfalls and floor drains. This also resulted in equalization of the flood waters and contributed to the flooding in all the same areas of the Lower Townsite.

The sanitary system is also designed to work by gravity. When one flushes the toilet, the water is moved by gravity into the sanitary system, which flows to a big tank or lift station where the sewage can be pumped into another gravity pipe towards the next lift station, or directly towards the Wastewater Treatment Plant through a pressurized pipe. The sanitary system is deep in many areas and once water breached the underground system, it flowed to it as the lowest elevation pathway.

The entire sanitary system became a channel for the river water from the flooded areas to reach the rest of the downtown areas. For that reason, if an area is flooded, the river water will enter the gravity system through manholes on the street or through toilets and floor drains in flooded basements. The systems are designed to equalize, and with the flood lasting several days, the water would have had the opportunity to equalize.

4. Backflow Preventer Program

As noted above, once an area is flooded, water can and will enter the sanitary system through street manholes and find its natural level; and when it's not blocked, it can flood buildings by entering through the basement plumbing fixtures and floor drains. Due to the downtown area being relatively flat, this situation resulted in the flooding of homes and businesses beyond the limits of the actual overland water.

Currently backflow preventers are required by code to be installed in the sanitary line of all new buildings; however, due to the age of buildings in the downtown most either do not have them or, if they do, they were too old and were not functioning during the 2020 flood. During post-flood inspections, the safety codes inspection

teams found that homes with proper backflow preventers often had little to no water damage even though they were surrounded by homes with flooded basements.

While backflow preventers on their own add a significant measure of protection and are automatic, they are mostly designed for short term backflow prevention from sanitary back-up. A knife valve on the other hand, has to be to be closed manually, but in the event of flooding, a knife valve is designed to provide a 100 percent watertight seal and can easily resist the level of pressure one would see from 8’ to 10’ of water for an extended period. Knife valves, like backflow preventers are a straightforward installation on a sanitary line, the knife valve would typically be installed directly adjacent the backflow preventer, and at the same time.

One way the RMWB Flood Mitigation Program could assist to prevent, or at least limit the chance of flooding of the interior of buildings outside the actual flood zone, is through a program that educates and financially assists property owners with the installation of an automatic backflow preventer and a knife valve in the sanitary line between the home or business and the municipal sanitary system.

5. Spring 2021 Flood Preparedness

Planning is well underway to prepare temporary flood mitigation for river break 2021. While the Flood Mitigation Program (Program) is ongoing, these mitigation measures will be used in areas where the Program has not been fully completed. Temporary berms will be constructed utilizing materials from the current material stockpiles to develop a continuous edge. This is being done as a temporary measure where possible, along similar contours to the planned Flood Mitigation Program, but along a shortened perimeter to expedite the protection of people and property. These temporary berms will be in place for 2021 river break up. Following declaration of river break-up, the materials will be utilized to complete the Flood Mitigation Program.

In areas where temporary berms cannot be accommodated, a variety of temporary flood solutions can be used to achieve a nominal elevation of 250m along the current planned flood mitigation reaches, as well as Ptarmigan Court and Taiga Nova. These would consist of primarily temporary flood wall systems supplemented with inflatable bag flood barrier systems. Industrial bagged systems that hold aggregate and/or water are options being considered.

They would be placed prior to snowfall and inspected in the Spring. The benefit of placing these materials before snowfall ensures they are in position for river break-up and eliminate the need to transport and place frozen materials in the Spring. These temporary materials would be removed once river break is declared and the threat of flooding no longer exists. Costing, sourcing and funding for temporary measures are currently being coordinated and may require the completion of a capital budget request in short order to facilitate readiness for Spring 2021.

Further, Administration is engaged in discussions with the Oil Sands Community Alliance (OSCA) to examine potential partnerships to expedite berm construction. A preliminary meeting occurred, and a follow-up conversation will be scheduled once OSCA has the opportunity to speak with their mutual aid partners.

Alternatives:

1. Flood Mitigation Program

Work to complete the Program remains a high priority. No alternatives are recommended.

2. Water Treatment Plant

Work to address deficiencies is ongoing. No alternatives discovered/recommended.

3. Storm and Sanitary System

Work to address deficiencies is ongoing. No alternatives discovered/recommended.

4. Backflow Preventer Program

A backflow preventer program to assist owners with the installation of a backflow prevention device and a knife or gate valve similar to the drain valve on an RV tank is recommended to be implemented. As an alternative to municipal education and/or funding program, residents may choose to pursue backflow preventers or knife valves at their own volition.

5. Spring 2021 Flood Preparedness

An alternative to implementing temporary flood mitigation measures is to await the completion of the permanent Flood Mitigation Program in 2022. However, this option is not recommended as each year river break poses a risk of flooding and there is potential of a similar event occurring in 2021 and/or 2022.

Budget/Financial Implications:

1. Flood Mitigation Program

Funding to complete the Program was approved, therefore there are no additional financial implications for consideration to progress this Program.

2. Water Treatment Plant

The valves that failed during the 2020 flood event are currently being repaired to prevent the backflow of river water into the treated water reservoirs in the future. Plans are also underway to introduce more automation, enhanced monitoring and alarm systems, as well as increased inspection and maintenance of critical components.

Estimates are currently being prepared to complete all required upgrades and repairs. This project will be included in the 2021 budget request for Council's consideration. Preliminary estimates indicate these costs are approximately $4.2 to 5.2M.

3. Storm and Sanitary System

All areas of potential flooding are being evaluated and in preparation for 2021 river break, they will be exposed and addressed. Sluice gates will be installed on storm lines to control water levels and flow. These are large gate valves that would be closed manually during a flood season to restrict flow from the river side of the berm. They would be placed on or behind the berm to ensure flooding would be prevented through the outfalls. Different manholes will be installed on the river side of the flood mitigation to reduce infiltration. Lastly, plugs for storm and sewer lines for temporary flow restriction will be installed until permanent solutions are complete. Designs and estimates are currently being prepared for inclusion in the 2021 budget request.

4. Backflow Preventer Program

A program with funding to assist property owners with the installation of a backflow preventer and knife valve in all buildings where the lowest fixture is lower than the 250 meter water level represents a cost effective means to substantially reduce the risk of damage and limit the number of buildings affected in a flood. In general, the cost to install the two required valves should be similar to the labour and materials to install a toilet or other plumbing fixture in the basement of a building. To proceed, the scope of eligible properties must be confirmed (i.e. flood affected areas or region-wide) and an average cost could be applied to determine the potential budget impact. The Program could be structured to reimburse the property owner upon successful completion of a safety codes inspection connected to a plumbing permit. Seeking provincial funding support for the Program would be in line with actions by other flood-affected communities/municipalities in the past. Isolating buildings from the sanitary system provides a cost-effective means to potentially to save millions of dollars in property damage and lost possessions and provide some peace of mind.

5. Spring 2021 Flood Preparedness

Designs and estimates are currently being prepared for inclusion in the 2021 budget request. Preliminary estimates indicate these costs are approximately $1.5 to 2M.

Rationale for Recommendation:

The 2020 flood significantly impacted residents throughout the region. Whereas infrastructure performed as designed, the steps being taken by Administration to improve underground infrastructure and temporarily address incomplete areas of the Flood Mitigation Program with structural measures will reduce risk of flood damage and

improve community resilience.

Strategic Priorities:

Responsible Government

Attachments:

Presentation Flood Infrastructure Performance and Preparedness

Attachment: Presentation Flood Infrastructure Performance and Preparedness (Flood

Infrastructure Performance During the 2020 Flood and Flood Preparedness for 2021

Presenter: Matthew Hough

Title: Deputy Chief Administrative Officer

Meeting Date: September 15, 2020

Overview

- Infrastructure Performance
  - Flood Mitigation Program
  - Water Treatment Plant
  - Storm and Sanitary System
  - Backflow Preventer Program
- Spring 2021 Flood Preparedness

Attachment: Presentation Flood Infrastructure Performance and Preparedness (Flood

Flood Mitigation Program

- History of ice jam floods
- Building to 250.5 metre elevation
- Combination of berms and retaining walls
- Ongoing construction
- Timeline

Attachment: Presentation Flood Infrastructure Performance and Preparedness (Flood

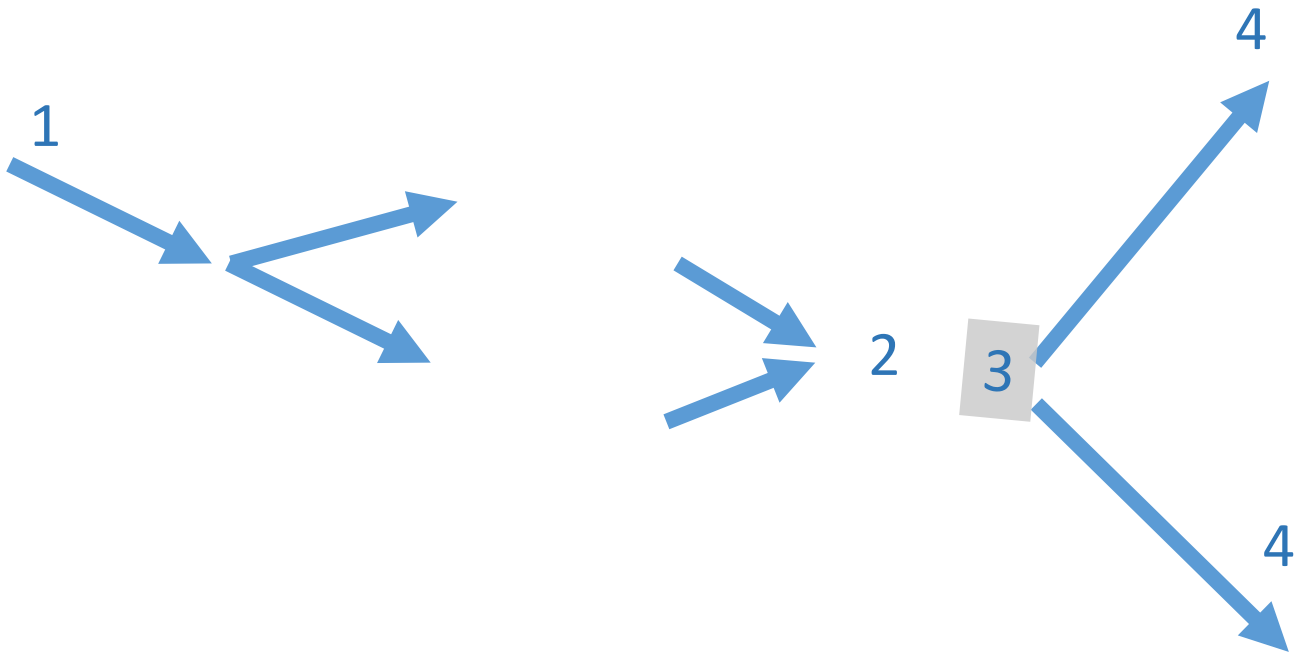
Water Treatment Plant

- Operation
- Performance During the 2020 Flood
- Next Steps

Water Treatment Plant

Operation:

1. Water is pumped from river into raw storage ponds
2. Water is treated
3. Treated water is stored in Clear Wells
4. Water is pumped into reservoirs North and South of the Plant

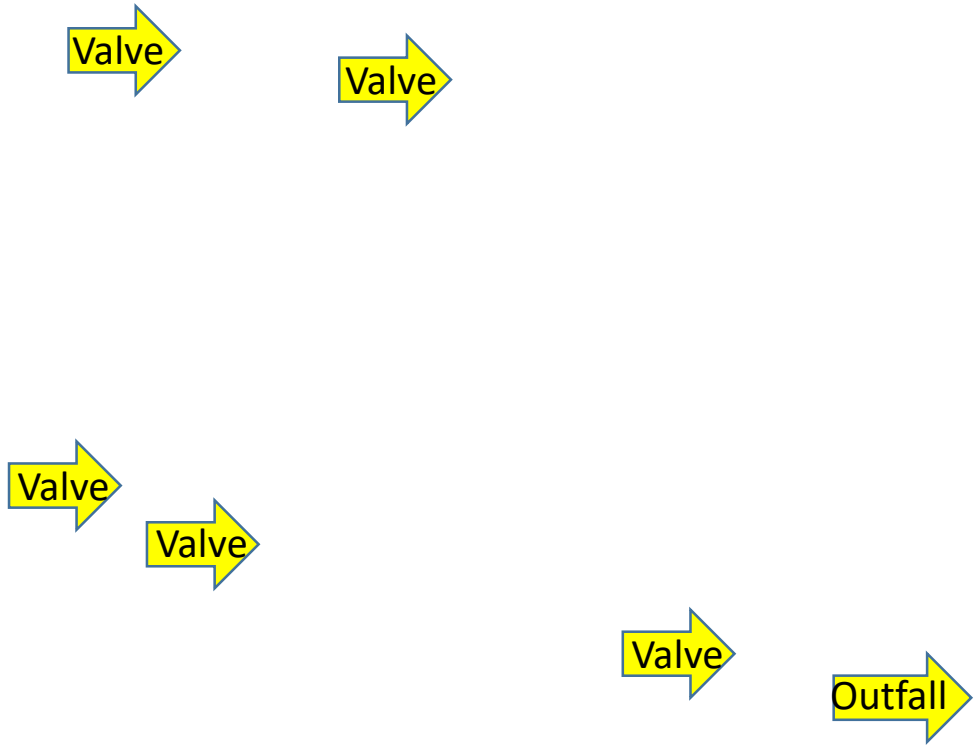


Attachment: Presentation Flood Infrastructure Performance and Preparedness (Flood

Water Treatment Plant

Performance during the 2020 flood:

- River water entered the outfall (overflow), bypassed valves and entered the Clear Wells
- Mechanical valve failure



Water Treatment Plant

Next Steps:

- Repair and replace faulty valves and outfalls
- Increased inspection and maintenance of critical components
- Enhanced monitoring and alarm systems

Attachment: Presentation Flood Infrastructure Performance and Preparedness (Flood

Storm and Sanitary System

- Operations
- What Residents Saw
- Performance During the 2020 Flood
- Next Steps

Attachment: Presentation Flood Infrastructure Performance and Preparedness (Flood

Storm and Sanitary System

Stormwater System Operations:

Manholes

Catch Basins

Outfalls

Attachment: Presentation Flood Infrastructure Performance and Preparedness (Flood

Storm and Sanitary System

Attachment: Presentation Flood Infrastructure Performance and Preparedness (Flood

Storm and Sanitary System

Sanitary System Operations:

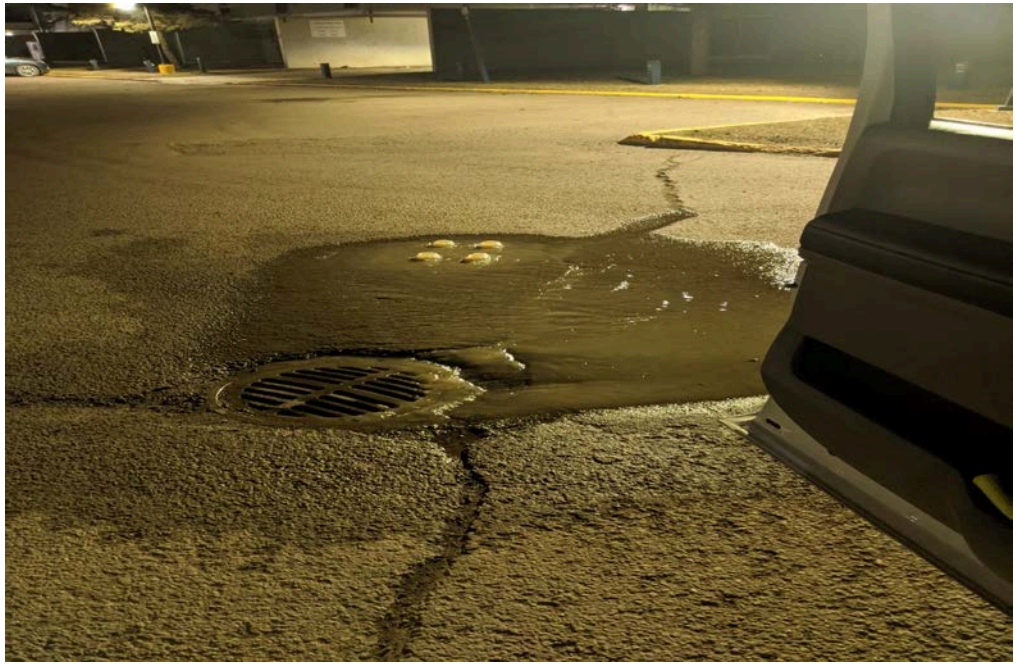
- Gravity directed from home/business to Lift Station
- Deepest underground system
- From Lift Station, pumped to Wastewater Treatment Plant

Lift Station

Storm and Sanitary System

What Residents Saw:

- Water overflowing from manholes (stormwater system) causing flooding in areas where overland flooding was not visible.



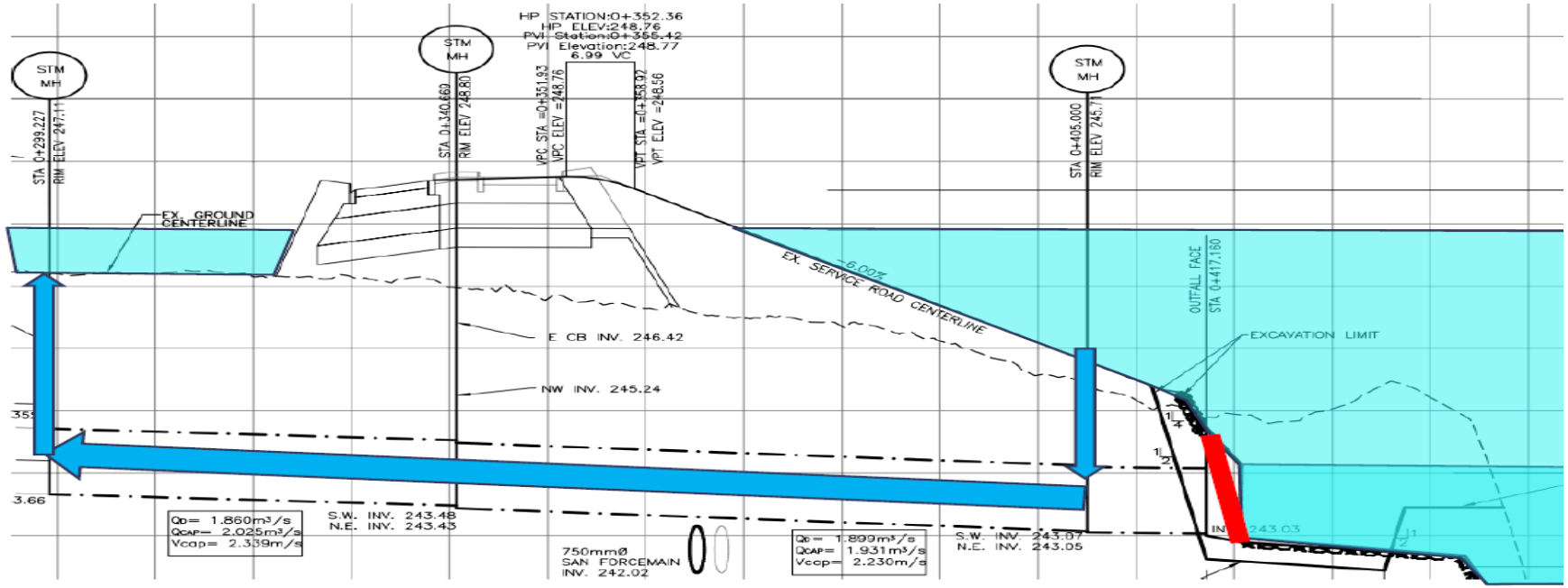
Storm and Sanitary System

What Residents Saw:

Storm and Sanitary System

Performance During the 2020 Flood

- Water entered manholes and catch basins on the river side of the completed berms.

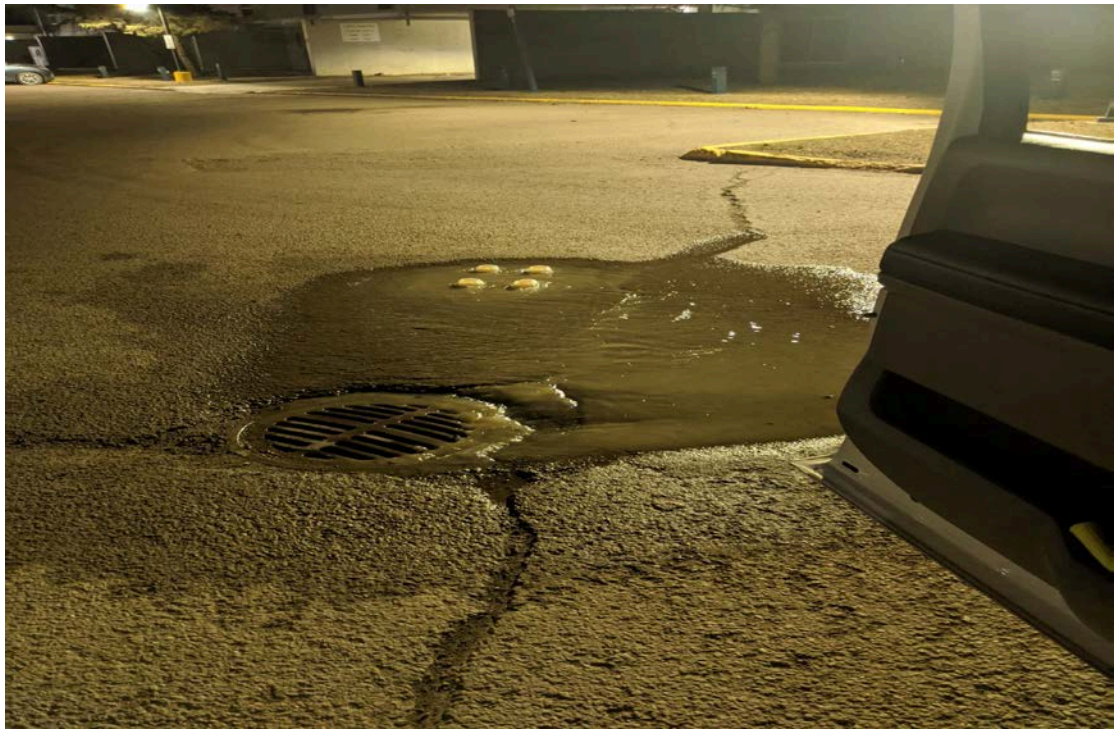


Attachment: Presentation Flood Infrastructure Performance and Preparedness (Flood

Storm and Sanitary System

Performance During the 2020 Flood

- As flood waters rose, water equalized in both systems.

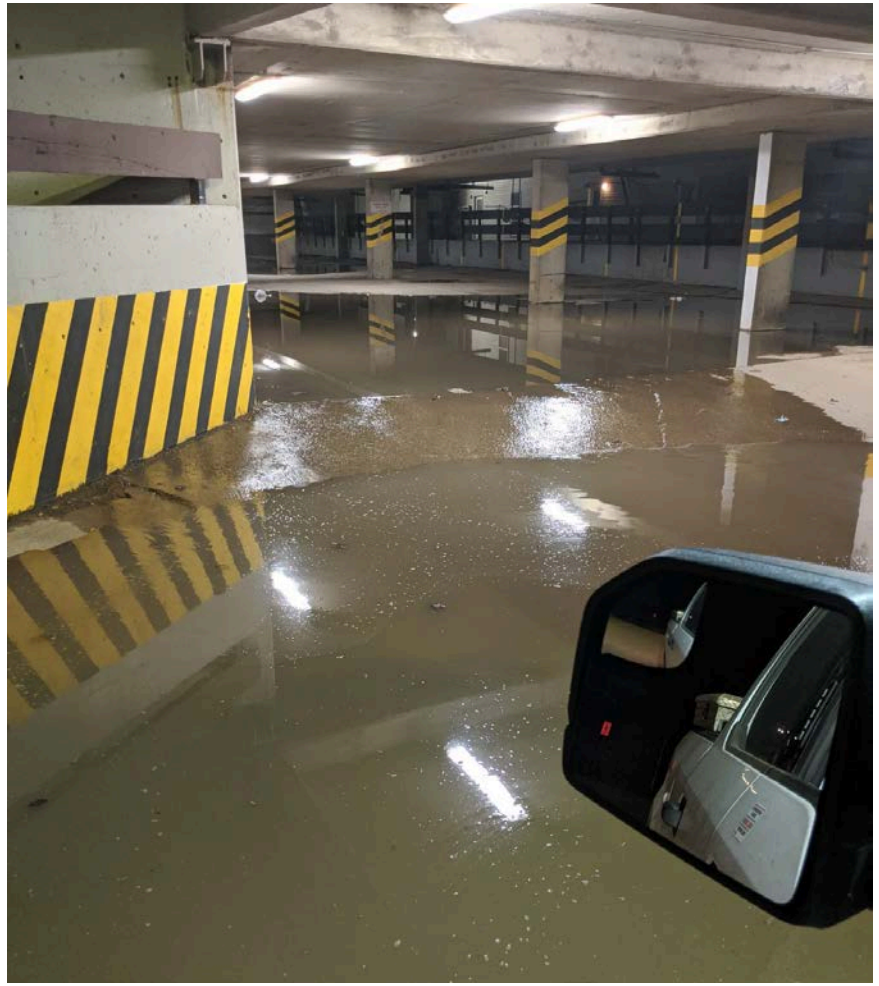


Attachment: Presentation Flood Infrastructure Performance and Preparedness (Flood

Storm and Sanitary System

Performance During the 2020 Flood

- As the systems equalized, water travelled through the systems and pushed up through catch basin drains entering underground parking lots in buildings in the flood zone.



Storm and Sanitary System

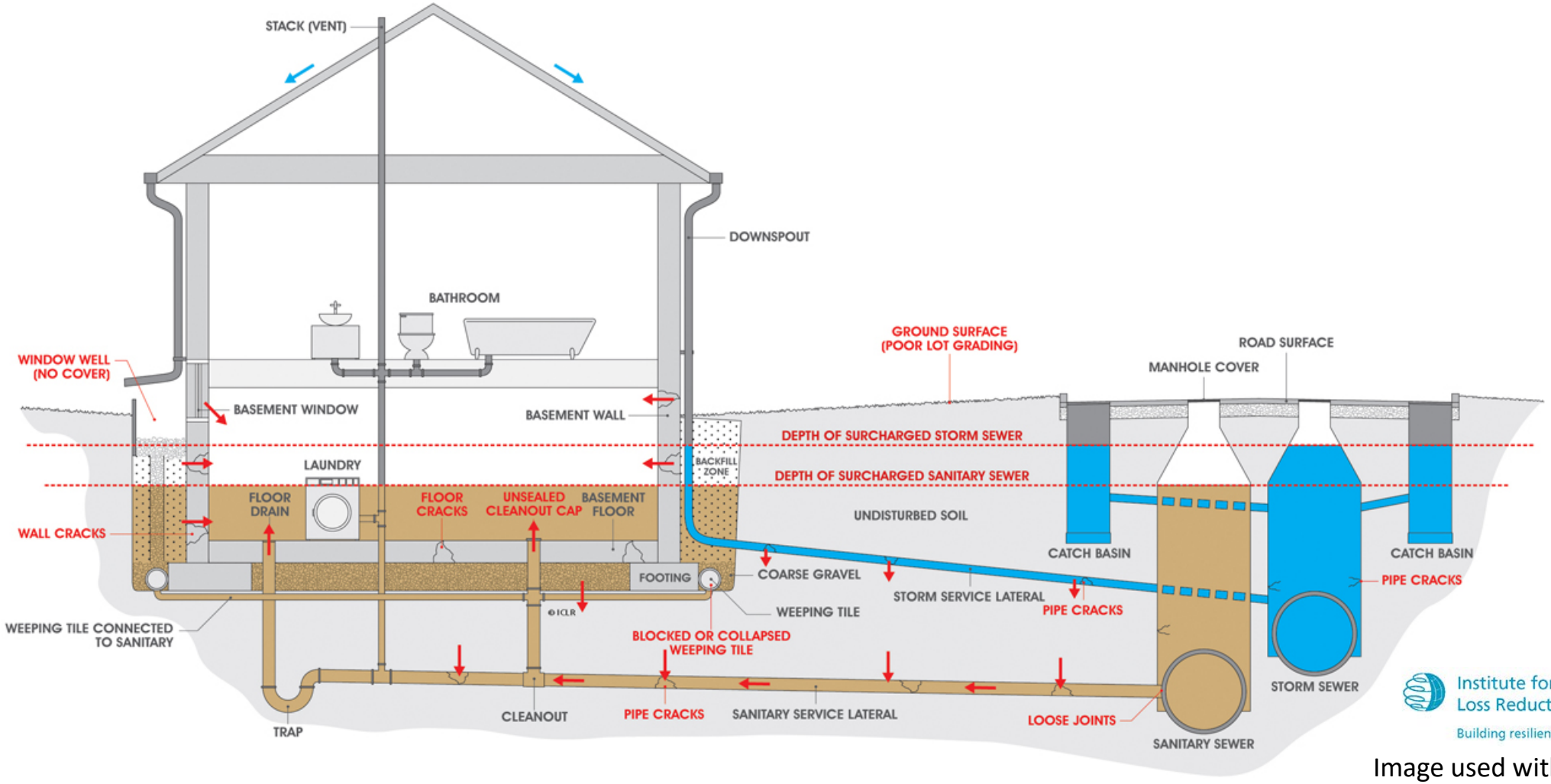


Image used with permission.

Attachment: Presentation Flood Infrastructure Performance and Preparedness (Flood

Storm and Sanitary System

Next Steps:

- Ensure all areas of potential flooding are exposed and addressed permanently or temporarily prior to 2021 River Breakup
- Continued yearly inspections of outfalls
- Replace manholes on the river side to reduce infiltration
- Install plugs for storm and sewer lines for temporary flow restriction until permanent solutions are complete

Storm and Sanitary System

Next Steps:

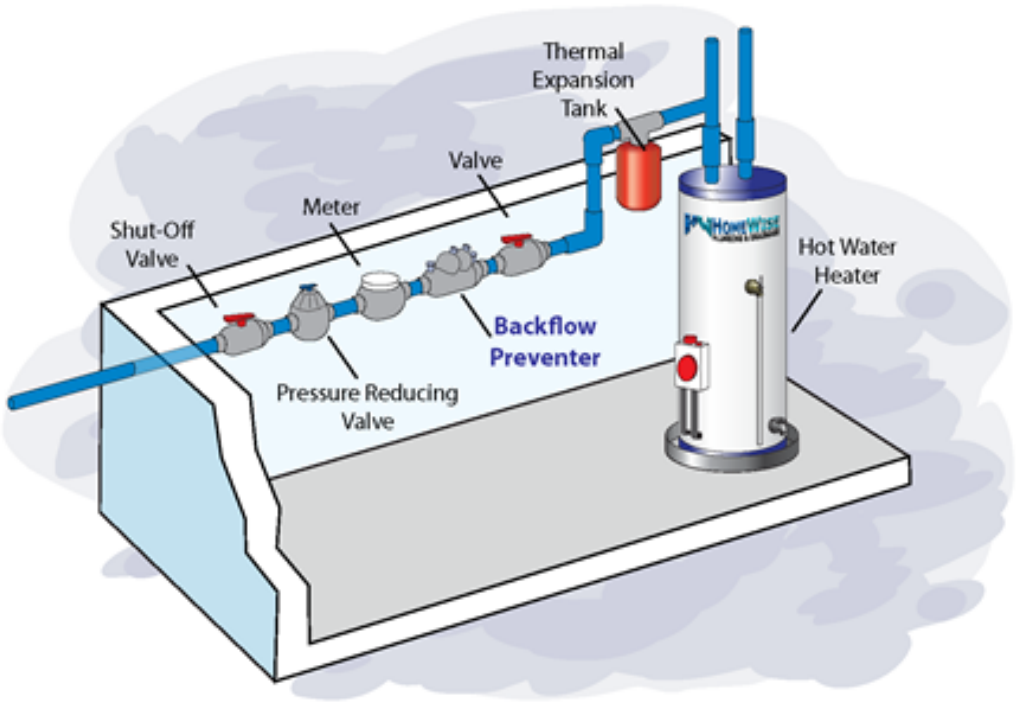
- Install sluice gates on storm lines
  - Large gate valves that would be closed manually during a flood season to restrict flow from the river side of the flood mitigation. They would be placed on or behind the berm

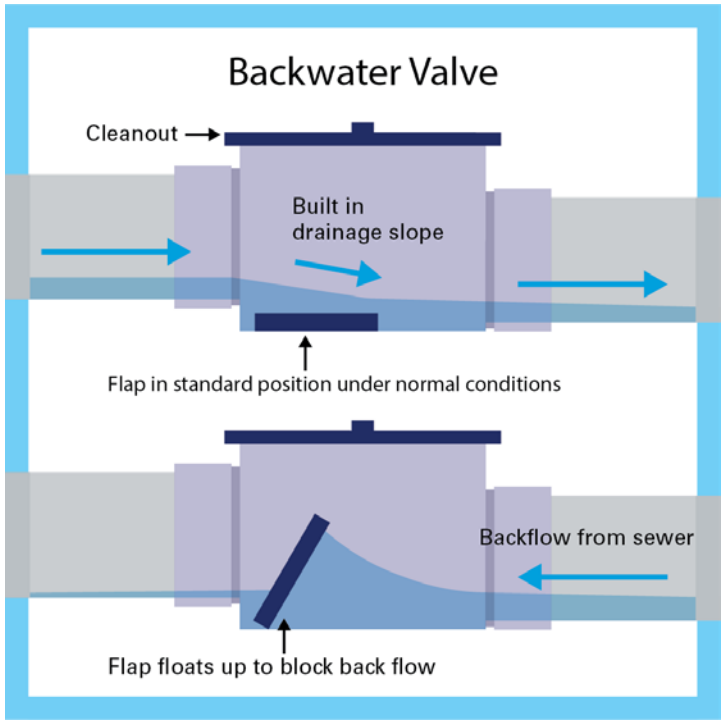
Backflow Preventer Program

- Backflow preventers are currently required by code on all new buildings
- Due to the age of buildings in the Lower Townsite, many did not have them, were too old, or were not functioning
- They are used for short term prevention from sanitary back-up
- Knife valves are closed manually and provide a 100% watertight seal to resist the pressure experienced from 8’-10’ of water for an extended period of time
- Knife valves are typically installed directly adjacent to backflow preventers and at the same time

Backflow Preventer Program

- Opportunity for Municipality to consider financial assistance program for residents
- Encourage residents to explore this option for their properties





Attachment: Presentation Flood Infrastructure Performance and Preparedness (Flood

Spring 2021 Flood Preparedness

- Ongoing Flood Mitigation Program
- Temporary Structural Mitigation
  - Berms
  - Bagged Systems
- Partnership with OSCA

Attachment: Presentation Flood Infrastructure Performance and Preparedness (Flood

Questions

COUNCIL REPORT

Meeting Date: September 15, 2020

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Subject: Flood Mitigation and Community Resiliency Update - Taiga Nova Eco-Industrial Park

APPROVALS:

Jamie Doyle

Director	Chief Administrative Officer

Recommended Motion:

THAT Administration complete flood mitigation for Taiga Nova Eco-Industrial Park, limit development below 250 m, and introduce enhanced flood provisions in the Land Use Bylaw (LUB) for development above 250 m.

Summary:

On July 28, 2020, Council directed Administration to:

> *"Prepare structural flood mitigation options, limit development below 250 m, and introduce enhanced flood provisions in the Land Use Bylaw for development above 250m. Administration shall additionally investigate the cost of higher-level flood protection."*

The following report and presentation are provided as an update on this resolution.

Background:

Following Council's resolution on July 28, 2020, Administration reviewed the technical evaluation for Taiga Nova Eco-Industrial Park and sought public feedback. Minimal feedback was received through the Open House public engagement process regarding the proposed flood mitigation approach. During the technical review, the proposed administrative recommendation achieved the best score as it maximizes the reduction of residual risks short of buying out all properties below 250 metres (m).

Through further assessment, Administration identified an opportunity to complete structural mitigation for the Taiga Nova Eco-Industrial Park by filling in a gap in the existing berm alignment and raising the existing berm to 250.5 m. The estimated cost to fill in the berm gap and raise the overall berm is $4 million.

Administration is also recommending that new LUB provisions for below 250m be written to limit the uses below and at-grade, require flood abatement in new structures,

and require building infrastructure to be raised above 250 m. For properties located at 250m - 253m (where 3m is the typical floor height), and where below-grade development is contemplated, Administration recommends limiting uses, flood abatement below grade and requiring building infrastructure to be raised at or above 250 m.

Alternatives:

Provide a Higher Level of Flood Protection: It is estimated that it would cost an additional $2.4 million to provide flood mitigation to the 1:200 flood level elevation, plus freeboard for the Eco-Industrial Park. Outside the Eco-Industrial Park, Taiga Nova is largely unprotected. Structural mitigation for the area outside the Eco-Industrial Park will be further investigated by Administration this fall. The very high-level cost estimate to build flood mitigation for this surrounding area is $21.2 million.

Buyout: The estimated cost to buy out properties below 250m is $350.5 million, while buying out all properties would be approximately $438.2 million.

Budget/Financial Implications:

$4 million to complete flood mitigation for Taiga Nova Eco-Industrial Park. This request for funding will be included in the 2021 Capital Budget request.

Strategic Priorities:

Responsible Government

Attachments:

1. Technical Analysis Excerpt - Taiga Nova

2. Community Conversation Engagement Report Excerpt - Downtown and Taiga Nova

Presentation - Taiga Nova

Taiga Nova Eco-Industrial Park & Area

Singular and combined risk treatments for Taiga Nova are shown in Table 1 below. For the purposes of this analysis, this area stretches from the Taiga Nova Eco-Industrial Park in the north, to just beyond the Northstar Ford dealership in the south, and covers properties on both sides of Highway 63.

Table 1: Taiga Nova & Area Policy Options (risk treatments and combinations)

Risk Treatments	Policy Options					
	Flood Mitigation Only	Flood Mitigation & LUB Provisions	Flood Mitigation, LUB Provisions, & Limited Development below 250m	Flood Mitigation, LUB Provisions, & Buyout Below 250m / Land Swap	LUB Provisions & Buyout Below 250m / Land Swap	Buyout all properties / Land Swap
Flood Mitigation Strategy	X	X	X	X		
Land Use Provisions		X	X	X	X	
No new (prospective) development below 250 m			X			
Buy out / land swap all properties below 250 m				X	X	
Buy out / land swap all properties in community						X

Key Points

1. Flood mitigation currently exists around the Taiga Nova Eco-Industrial Park, but the broader area along the shoreline of the Athabasca River is not included in the Municipality's current Flood Mitigation Strategy and lacks any structural protection.
2. The stretch of Highway 63 between Taiga Nova and the Confederation Way interchange is also within the 1:100 flood level, presenting a threat to mobility in the event of a significant flood.
3. New berms and enhancement of the existing Taiga Nova berm are expected to cost at least $25.2 million, based on current market conditions.
4. No residential uses, but it consists of 81 private properties and is home to 65 businesses and hundreds of employees. 35 businesses impacted by the flood reported having almost 700 employees pre-flood.
5. 66 private properties (81% of the total) are below the 250m elevation, of which 42 (52%) were affected by the 2020 flood.
6. 15 private properties (19% of the total) are above the 250m elevation, of which none were affected by the 2020 flood.

Attachment: 1. Technical Analysis Excerpt - Taiga Nova (Taiga Nova Flood Update)

Table 2: Taiga Nova & Area Evaluation Matrix

Evaluation Criteria		Weight	Policy Options Evaluation					
			Flood Mitigation only	Flood Mitigation & LUB Provisions	Flood Mitigation, LUB Provisions, & Limited Development below 250m	Flood Mitigation, LUB Provisions, & Buyout Below 250m / Land Swap	LUB Provisions & Buyout Below 250m / Land Swap	Buyout all properties / Land Swap
Minimize Cost		4	1	1	1	7	6	8
Minimize Residual Risk	Social	1	6	5	4	1	2	3
	Built	1	6	5	4	2	3	1
	Economic	1	6	5	4	2	3	1
	Natural	1	6	5	4	3	2	1
Total Score			**28**	**24**	**20**	**36**	**34**	**38**
Total Treatment Cost			**$25.2M**	**$25.2M**	**$25.2M**	**$375.7M**	**$350.5M**	**$463.4M**
Flood Mitigation Costs			$25.2M	$25.2M	$25.2M	$25.2M	~	~
Buyout Costs			~	~	~	$350.5M	$350.5M	$463.4M
Reclamation Costs			~	~	~	***	***	***
Total Cost Saved			**~**	**~**	**~**	**~**	**$25.2M**	**$25.2M**
Flood Mitigation			~	~	~	~	$25.2M	$25.2M
Net Cost			**$25.2M**	**$25.2M**	**$25.2M**	**$375.7M**	**$325.3M**	**$438.2M**
Net Cost Per Capita			**$336**	**$336**	**$336**	**$5,009**	**$4,337**	**$5,843**

*** Note: Reclamation costs were not added owing to the already high costs of all buyout options. Reclamation costs would only cause the (already high) total score of each option to increase and would not change the proposed approach.

Table 3: Taiga Nova & Area Cost Scale

Cost Bracket	Score	Cost Bracket	Score
< $100 million	1	300 – 349 million	6
10 – 149 million	2	350 – 399 million	7
150 – 199 million	3	400 – 449 million	8
200 – 249 million	4	450 – 499 million	9
250 – 299 million	5	500 million +	10

Proposed Approach for Taiga Nova & Area

1. According to Table 1, the proposed approach is to **construct new flood mitigation and enhance existing berms, in addition to limiting development below 250m, while at the same time introducing enhanced flood provisions in the Land Use Bylaw**. The Taiga Nova Eco-Industrial Park is already protected by a berm, and further structural protection and enhancements could be provided. However, as it would only withstand a 1:100-year flood event, it is advisable to resist further intensification of areas below 250m to avoid substantial further increases in damage should the berm fail or be overtopped. The Land Use Bylaw provisions should apply up to a higher flood elevation (such as the 1:200) so that new development above 250m can be afforded a higher degree of protection from a flood event that exceeds the 1:100.

    a. Portions of Taiga Nova and the surrounding area lie below the 250m contour, and a significant amount of investment has been made there in recent years. Existing development would be grandfathered but, to provide owners some flexibility, they could be permitted to make interior changes and minor exterior modifications, provided the exterior modifications do not exceed a maximum threshold (so as to limit future damages). New buildings would not be permitted below the 250m contour.

    b. While buyouts offer greater community resiliency, the extraordinary cost of even a buyout of lands below 250m is very expensive and could place the Municipality in financial risk. Per capita costs of a buyout below 250m amount to at least $4,337 and to almost $6,000 for a full buyout, likely making both objectionable to taxpayers. The CSA 31000-10 requires treatment options to be assessed with a view to whether any new risks arise from the selected option; selecting such an option would present financial risk with potentially negative consequences on the quality of life of all local residents and businesses, not just those in the flood hazard areas.

    c. A full buyout also creates an array of consequences, including a significant change in traffic patterns. The only shovel-ready industrial and commercial land available to accommodate the businesses in Taiga Nova & Area are on the south side of Fort McMurray. This would require employees – many of whom may live in Parsons Creek, Timberlea and Thickwood – to travel south to the other end of Fort McMurray, increasing their commute times and even the chances of a traffic accident.

    d. Since prohibiting new development below 250m will sterilize vacant parcels, it could be viewed as a form of down-zoning. Consequently, the Municipality may have to consider buying out those vacant parcels. Should buyouts be undesirable, the **second proposed approach could be continuing with the flood mitigation project and introducing Land Use Bylaw provisions** that require all new development to adhere to flood-proofing measures (i.e. raising utility rooms, mechanical equipment and habitable or occupiable space) within a prescribed flood level. That flood level could be increased from the minimum 1:100-year standard to a higher standard such as the 1:200 if desired. Doing so would ensure that at least a minimum level of additional protection is offered, reducing full reliance on the berm (deriving too much comfort from the presence of a berm or any other structural protection is known colloquially as the “levee effect”).

1. The proposed policy for Taiga Nova & Area is to maintain the area’s role as northern Fort McMurray’s primary industrial area, home to many industrial support services critical to the success of the oil sands, Fort McMurray and the region. Opportunity exists to set a higher standard for the flood level, i.e. 1:200, which is more in keeping with minimum standards throughout the rest of the country and would increase community resiliency for those areas above the current 1:100.

2. Potential future uses will be more of the same: commercial and industrial.

What degree of residual risk remains from overland flooding?

1. Risk of flooding still remains since no properties are being removed from the hazard area. Flood mitigation is only being constructed to the 1:100-year level, so it is only a matter of time before the berm is overtopped by a higher flood event or suffers a failure. Land Use Bylaw provisions are only intended to protect sensitive mechanical systems, and require habitable floor space to be above the 250m level; they will not necessary protect the building from being flooded, so damage will still likely occur to interior spaces, particularly on the ground level.

What was the cost of the risk reduction?

1. The cost of this treatment option is estimated to be at least $25.2 million. This cost is largely attributable to constructing new flood mitigation along the Athabasca River, and enhancing the existing berm at Taiga Nova. While this estimate considers existing conditions, design and construction work, it is only an estimate and is subject to change once more detailed study has taken place.

What new risks (if any) are generated by the risk treatment?

1. No new known risks are anticipated.

Appendix B: Taiga Nova Eco-Industrial Park & Area

1. Total Number of Properties and Assessment:

Area	Total Number of Properties	% of Total No. of Properties	Assessed Value	% of Assessed Values
Above 250	19	20.21%	$117,959,320.00	22.96%
Below 250	75	79.79%	$395,787,220.00	77.04%
Taiga Nova/Total	94	100%	$513,746,540.00	100%

2. Total Property Assessment

Sr. No.	Type	Number of Properties	Assessment Value	% of Assessment Values
1	Private	81	$463,414,220.00	90.20%
2	Municipal	13	$50,332,320.00	9.80%
Taiga Nova/Total		**94**	**$513,746,540.00**	**100%**

3. Assessment Value for Total Number of Properties

Area	Number of Properties	% of Total No. of Properties	Assessment Value	Total
Private Properties				
Above 250m	15	18.52%	$112,935,160.00	
Below 250m	66	81.48%	$350,479,060.00	
Total	**81**	**100.00%**	**$463,414,220.00**	**$463,414,220.00**
Municipal Properties				
Above 250	4	30.77%	$5,024,160.00	
Below 250	9	69.23%	$45,308,160.00	
Total	**13**	**100.00%**	**$50,332,320.00**	**$50,332,320.00**
Taiga Nova Total	**94**			**$513,746,540.00**

Attachment: 1. Technical Analysis Excerpt - Taiga Nova (Taiga Nova Flood Update)

4. Total Flood Affected Private Properties:

Area	Total Number of properties	Number of Flood Affected Properties	% of Affected Properties in Taiga Nova
Private Properties			
Above 250	15	0	0.00%
Below 250	66	42	51.85%
Total	**81**	**42**	**51.85%**
Municipal Properties			
Above 250	4	0	0.00%
Below 250	9	9	69.23%
Total	**13**	**9**	**69.23%**
Taiga Nova/Total	**94**	**51**	**54.26%**

5. Total Flood Affected Private Properties and Assessment:

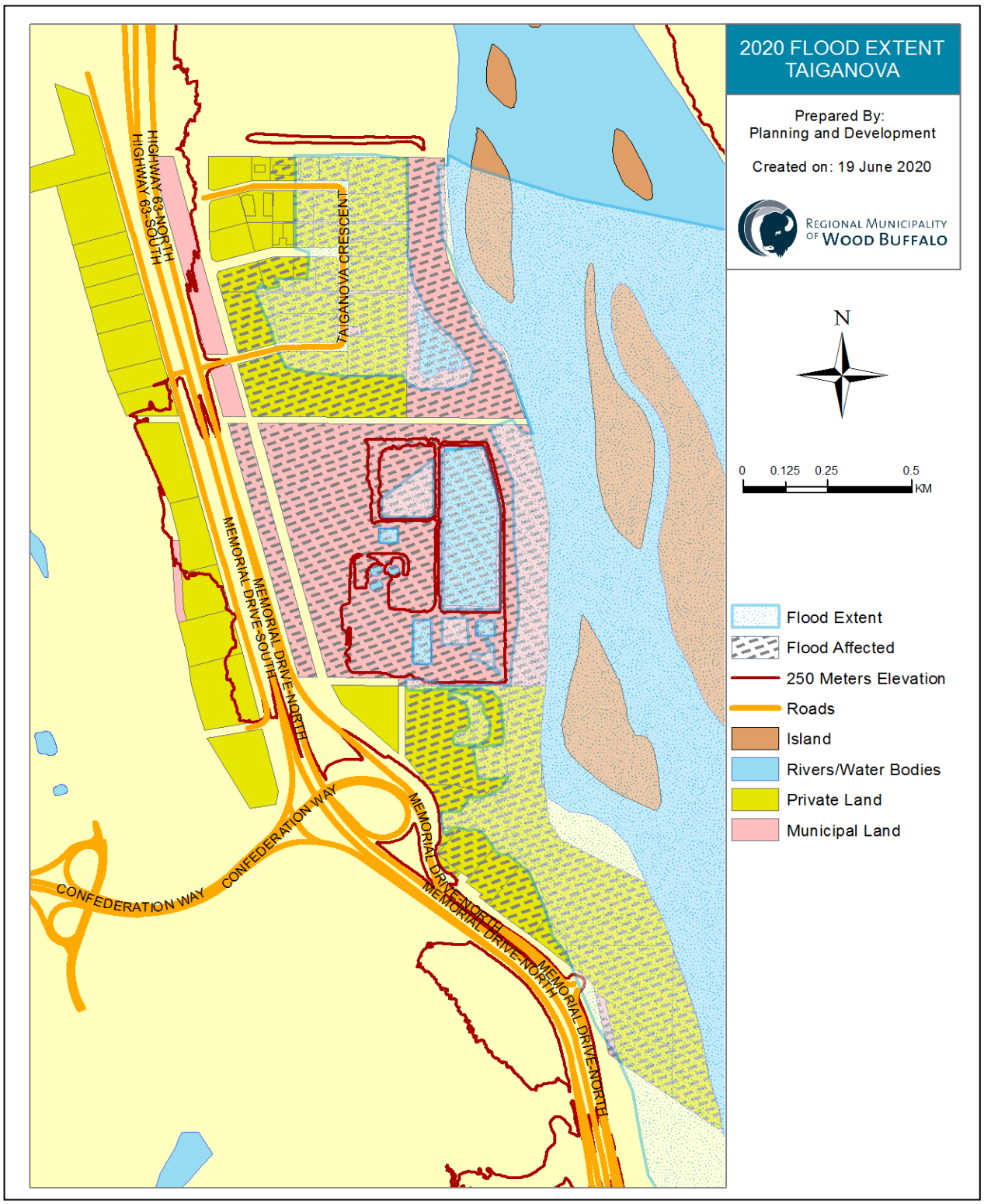
Area	Total Number of Properties Affected by Flood	% of Total No. of Properties affected by Flood	Assessed Value	% of Assessed Values
Above 250	0	**0.00%**	0	**0.00%**
Below 250	42	**100.00%**	$256,479,580.00	**100.00%**
Taiga Nova/Total	**42**	**100.00%**	**$256,479,580.00**	**100.00%**

6. Number of Businesses Affected by Flood:

Area	Total Number of Businesses	% of Businesses	Total Number of Businesses Affected by Flood	% of Businesses Affected by Flood	Total Employees (Pre-Flood)	Total Employees (Post-Flood)
Above 250	15	**23.08**	0	0%	0	0
Below 250	50	**76.92**	35	53.85 % (of total 65 Business)	692	605
Taiga Nova/Total	**65**	**100.00**	**35**	53.85 % **(100% of affected businesses)**	692	605

Attachment: 1. Technical Analysis Excerpt - Taiga Nova (Taiga Nova Flood Update)

FLOOD EXTENT MAP FOR TAIGA NOVA



Attachment: 1. Technical Analysis Excerpt - Taiga Nova (Taiga Nova Flood Update)

FLOOD RISK: A COMMUNITY CONVERSATION

What We've Heard: Downtown & Taiga Nova Eco-Industrial Park

This document is an excerpt from the full report titled *Flood Risk: A Community Conversation Engagement Report for the period from July 29 – September 1, 2020*.

Below are the common themes specific to Downtown & Taiga Nova Eco-Industrial Park that emerged through public engagement. The overarching themes follow.

- Strong sentiment that downtown needs help now more than ever, and that the state of social profit organizations, small businesses must be considered in any decisions to be made.
- Residents expressed desire to have the berm complete, and finish mitigation, because it is considered the most economical option.
- Riverwalk Villa residents expressed uncertainly and concern about how and when structural mitigation will be complete.
- Mixed feedback about buyout option:
    - Phased approach - buy from residents when they are ready to move in 10 or 15 years
    - Buyouts of Longboat Landing, Waterways and Ptarmigan Court would stabilize housing market and be better for community long term
    - Concerns of buyout's economic effects on remaining areas (lost business/investment)
    - Would need to be "made whole" to consider a buyout
- Many residents stated that flood damage was due to sewage back-up/infrastructure failure, not overland flood waters.
- Some residents from the Hill Drive area are confident that flooding in their neighbourhood was the result of storm sewers backing up and creating overland flood issues that were not the result of a breach or failure of the current structural mitigation solution, and have asked to be bought out.
- Some residents expressed concerns about community safety: health impacts of storm/sanitation sewer impact; safety code consistency issues - pre-existing versus new code/ grandfathered; damage to roads due to flood (undermining, sinkholes, etc.); foundations/structural integrity of condos.
- Desire to see full financial impact of proposed recommended approaches to flood risk.
- Frustration about RMWB asking for undamaged property to be brought up to code.
- Ideas for alternate/additional mitigation efforts include:
    - Backflow/sluice gate valves for individual properties downtown
    - Homeowner grant program/support for valves
    - Temporary pumping for open air ditches; clarify flood drains
    - Make sandbags available for public use in flood season

Attachment: 2. Community Conversation Engagement Report Excerpt - Downtown and Taiga Nova (Taiga Nova Flood Update)

FLOOD RISK: A COMMUNITY CONVERSATION

Several overarching themes emerged through public engagement and were grouped in alignment with the primary objective areas of the RMWB 2020 Flood Recovery Campaign Plan:

Social (*enhance the social environment and support regional governance)*

- Many residents had concerns about mental health and their children's mental health.
- There is close to unanimous agreement that decisions must be made promptly and that timelines need to be communicated.
- Firm timelines need to be established and adhered to in order to allow residents to plan for their own future.
- Confusion about possible buyout processes and outcomes.

Built (*enable effective reconstruction of our community, incorporating strategies to increase resilience)*

- Many residents watched water come up through the sewer systems and are very interested in very interested in an investigation about how and why this happened, and what preventative measures will be taken.
- DRP funding is taking too long.
- There is a lack of trust that the RMWB will reclaim bought out properties in a timely manner, which stems from house foundations still being in the ground following the 2017 buyout of slope-impacted homes/downtown expropriations.

Economic (*reinvigorate economic recovery and business resumption)*

- Many residents were very concerned around the devaluation of their property, and the financial implications related to that.
- There is concern about the ripple effect of buyouts on businesses, especially in the Downtown area.
- If buyouts are pursued, 2020 assessment values are not acceptable.
- The perception exists that the release of the report has negatively impacted property values in flood-affected areas, and that realtors will not list properties right now.
- There is a lack of clarity on the availability of insurance (present and future).

Natural (*assess and remediate the environmental impacts of the flood)*

- Many residents are interested in the possible outcome of what would happen to lands if bought out.
- Many residents expressed concerns about health due to storm and sanitary back-up, and safety due to flooding undermining roads and structural foundations.

Attachment: 2. Community Conversation Engagement Report Excerpt - Downtown and Taiga Nova (Taiga Nova Flood Update)

Flood Mitigation and Community Resiliency Update

Taiga Nova Eco-Industrial Park

Presenter: Matthew Hough

Title: Deputy Chief Administrative Officer

Meeting Date: September 15, 2020

Attachment: Presentation - Taiga Nova (Taiga Nova Flood Update)

Council Direction

On July 28, 2020, Council directed Administration to:

*"**Taiga Nova Eco-Industrial Park:** Prepare structural flood mitigation options, limit development below 250m, and introduce enhanced flood provisions in the Land Use Bylaw for development above 250m. Administration shall additionally investigate the cost of higher-level flood protection."*

Attachment: Presentation - Taiga Nova (Taiga Nova Flood Update)

Technical Analysis

- Evaluation of policy options
- Criteria focused on minimizing cost and residual risk
- Recommendation for Taiga Nova and surrounding area:
  - Flood Mitigation,
  - Land Use Bylaw Provisions, and
  - Limited Development below 250m.

Community Engagement

- Desire to have the berm complete and finish mitigation because it is considered the most economical option
- Concerns about community health and safety

Administrative Recommendation

THAT Administration complete flood mitigation for Taiga Nova Eco-Industrial Park, limit development below 250m, and introduce enhanced flood provisions in the Land Use Bylaw for development above 250m.

Alternatives

- Higher level flood protection for Eco-Industrial Park to 1:200 flood level elevation ($2.4 million)
- Structural mitigation for surrounding area ($21.2 million)
- Buy out properties below 250 m ($350.5 million)
- Buy out all properties ($438.2 million)

Attachment: Presentation - Taiga Nova (Taiga Nova Flood Update)

Administrative Recommendation - Rationale

- Cost to complete flood mitigation for Eco-Industrial Park to 250.5 m is $4 million
- Recommendation based on technical analysis score

Attachment: Presentation - Taiga Nova (Taiga Nova Flood Update)

Questions

Flood Mitigations and Community Resiliency Update:

TaigaNova Eco-Industrial Park

Written Submission

- Patricia Misutka, Chief Operating Officer, Imperial Equities Inc.

Attachment: TaigaNova Written Submissions (Written Submissions - TaigaNova Eco-Industrial Park and Surrounding Area)

From: Section 17
To: Legislative Assistants
Cc: Section
Subject: Input on flood mitigation - Taiganova
Date: Friday, September 4, 2020 12:51:12 PM
Attachments: image002.jpg

Thank you for providing us with an opportunity to have input into your discussions about community resilience in flood-affected communities. We have appreciated how well the municipality has responded to the flood and to helping business get back to normal, but there are impacts we would like to bring to your attention.

We are the owners of 140 Taiganova Crescent, a property which was significantly damaged in the flood, and for which restoration work is only now nearing completion. Our property is assessed at $9,198,950 and our property taxes for 2020 are $78,677.52.

There are two items we would like to provide input on, as follows:

1. With respect to flood mitigation, there is no question that the urgency of flood mitigation measures cannot be stressed enough. The damage to our property and our tenants equipment was severe. The business interruption that we have hard to contend with will wipe away a half year of earnings and building access with no ability to recover income from insurance. We were the first industrial developer to locate in Taiganova and it was sold to us on the basis that it was a state of the art eco-industrial park with storm water retention and a major berm to ensure our safety from flooding. Clearly these systems were under-developed and thus, given the scale of the impact from flooding, we stress the urgency of flood mitigation measures.

2. We appreciate that the municipality has provided some tax reduction and an extended payment period on property taxes. But property taxes are to pay for our use of the property and related municipal services. Because of the flood, we have lost close to six months of use of our property, have had our revenue for the year almost cut in half and are incurring additional expenses, beyond what insurance will cover. Paying taxes based upon market rates in a year in which our market was essentially washed away is untenable to us. For this reason, we would request that Council consider an abatement of taxes for the impacted period.

Thank you for your consideration of this input.

Sincerely,

Patricia Misutka, Chief Operating Officer
Imperial Equities

Attachment: TaigaNova Written Submissions (Written Submissions - TaigaNova Eco-Industrial Park and Surrounding Area)

COUNCIL REPORT

Meeting Date: September 15, 2020

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Subject: Flood Mitigation and Community Resiliency Update – Ptarmigan Court

APPROVALS:

Jamie Doyle

Director | Chief Administrative Officer

Recommended Motion:

THAT Administration offer to buy out properties in Ptarmigan Court at 2020 fair market value, until May 31, 2021.

Summary:

On July 28, 2020 Council directed Administration to:

> "E*ngage with property owners regarding buy outs or other options to raise properties to 250m".*

The following report and presentation are provided as an update on this resolution.

Background:

Through the public engagement process, it was clear that there is no single solution that would be satisfactory to all residents as further analysis still has not found a viable structural mitigation solution to protect the community. Administration is recommending to offer to buy out properties in Ptarmigan Court to support overall community resiliency in this area.

For those owners who decline to accept a buyout, they will face continued uncertainty about completion and effectiveness of structural flood mitigation, continued availability of provincial Disaster Recovery Program (DRP) eligibility, and the possibility of notations being registered against title signifying the property is flood susceptible and will be excluded from further disaster recovery compensation.

Alternatives:

Property-Specific Structural Mitigation: Some residents have indicated a preference

for the Municipality to fund individual mitigation solution(s) such as raising structures. Structural mitigation on a property-by-property basis is possible, although it incentivizes staying on a flood plain and does not significantly improve residents' safety, as they would still be obliged to evacuate in the event of a flood.

For individual property structural mitigation, the most viable option would be to raise the individual trailers and place them on extended anchor piles. The extended anchor piles could have soil placed around them so that each trailer is placed on an individual earth mound, or the anchor piles could be freestanding. A very rough initial cost estimate for freestanding anchor piles is $15,000 to $20,000 per unit. This does not include any protection for the extended anchor piles or lot services against flood debris that might flow under the unit. The cost estimate also does not include the cost to raise any add-on structures such as decks and entryways.

Placing the trailers on earth mounds would require retaining walls for each unit, resulting in higher costs. However, this option does provide inherent weather and structural protection for the anchor piles and lot services.

If the trailers are raised, each trailer would also require new entry steps. Sheds and other unattached structures would be left as-is. There is also uncertainty whether the older units could be raised without incurring damage.

Due to how restricted Ptarmigan Court is with regards to space, it would be logistically complicated to raise the trailers. Adjacent trailers would need to be completed at the same time and it's possible that groups of trailers would need to be vacated for at least several days at a time to permit trailer raising.

Administration cannot recommend this alternative in a known flood hazard area where no viable structural flood mitigation solution exists.

Expropriation: While this option would be most effective with regards to increasing resiliency aimed at reducing residual flood risk to the greatest extent, it does not have 100 percent community support. Some residents have indicated that they firmly object to being bought out.

Budget/Financial Implications:

All 69 private properties in Ptarmigan Court lie below the 250m elevation. The cost of buying out these properties at the 2020 assessed value is $14 million. Additional reclamation costs to remove buildings, re-grade and landscape purchased properties and cut and cap unused infrastructure, totaling an estimated $7.8 million. Therefore, the sum of these values is approximately $21.8 million.

Fair market value costs cannot be estimated at this time, as they would be determined through property appraisals. Appraisals would only be conducted pending Council approval to proceed with a buy out.

Strategic Priorities:

Responsible Government

Attachments:

1. Technical Analysis Excerpt - Ptarmigan

2. Community Conversation Engagement Report Excerpt - Ptarmigan

Presentation - Ptarmigan

Ptarmigan Court

Singular and combined risk treatments for Ptarmigan Court are shown in Table 7 below. Structural flood mitigation for the community would require buy out of some properties to create space to construct the flood protection.

Table 7: Ptarmigan Court Policy Options (risk treatments and combinations)

Risk Treatments	Policy Options	
	Flood Mitigation [15]	Buyout all properties / Land Swap
Flood Mitigation Strategy	X	
Land Use Regulations		
No new (prospective) development below 250 m		
Buy out / land swap all properties below 250 m		
Buy out / land swap all properties in community		X

Key Points

1. Studies to-date indicate that there is no structural flood mitigation solution for Ptarmigan Court which does not impact the current footprint of this community.
2. Flood mitigation is estimated to cost at least $22.8 million.
3. Population of Ptarmigan Court is included within Waterways (population 232) in the 2018 Census.
4. 68 private properties (99% of the total) are below the 250m elevation, of which 49 are developed.
5. 1 private property (1% of the total) is above the 250m elevation but is vacant.
6. 51 private properties (74%) were affected during the Horse River Wildfire, of which 33 have rebuilt (48%).

[15] Structural flood mitigation for the community will require buy out of some properties to create space to construct the flood protection.

Attachment: 1. Technical Analysis Excerpt - Ptarmigan (Ptarmigan Flood Update)

Table 8: Ptarmigan Court Evaluation Matrix

Evaluation Criteria		Weight	Policy Options Evaluation	
			Flood Mitigation	Buyout all properties / Land Swap
Minimize Cost		4	5	1
Minimize Residual Risk	Social	1	2	1
	Built	1	2	1
	Economic	1	2	1
	Natural	1	2	1
Total Score			**28**	**8**
Total Treatment Cost			**$22.8M**	**$21.8M**
Flood Mitigation Costs			$22.8M	~
Buyout Costs			~	$14M
Reclamation Costs			~	$7.8M
Total Cost Saved			**~**	**$22.8M**
Flood Mitigation			~	$22.8M
Net Cost			**$22.8M**	**$0.00**
Net Cost Per Capita			**$304**	**$0.00**

Table 9: Ptarmigan Court Cost Scale

Cost Bracket	Score	Cost Bracket	Score
< $5 million	1	15 – 19.9 million	4
5 – 9 million	2	20 – 24.9 million	5
10 – 14.9 million	3		

Attachment: 1. Technical Analysis Excerpt - Ptarmigan (Ptarmigan Flood Update)

Proposed Approach for Ptarmigan Court

1. According to Table 7, the proposed approach is **Buyout of all Properties** and potential land swap. This option sees all 69 private residential properties removed from the flood hazard area. Not only is the installation of flood mitigation more expensive than the minimum buyout costs but installing flood mitigation may require buyout of some riverfront properties regardless. This option provides the maximum community resilience by removing residents from the flood hazard area so that neither they nor the Municipality have to contend with future disaster remediation costs.

2. The proposed policy for Ptarmigan Court is to pursue maximum community resilience by removing residents from the hazard area.

3. Potential future uses are more limited owing to the area's smaller size but may include parkland or a naturalized area.

What degree of residual risk remains from overland flooding?

1. Little residual risk remains, as private properties and structures have been removed from the hazard area. Residual risks would be limited to remediation of any future parkland that may be established in the area.

What was the cost of the risk reduction?

1. Achieving this risk reduction carries no additional cost to taxpayers, owing to the cost-savings realized by not providing flood protection. This does not include the cost of procuring land for a land swap, as this is an optional step which may or may not be pursued; it therefore does not affect the evaluation of this risk treatment.

2. Reclamation costs are estimated to be about $7.8 million, but a significant portion (nearly $3 million) comprises grading and landscaping. These costs would depend on the future use of the area and may not need to be included if the area is allowed to return to its natural state.

3. Minor cost savings would be realized as municipal services (water, sewer, road maintenance, garbage pick-up, etc.) need not be provided in future years.

What new risks (if any) are generated by the risk treatment?

1. No new risks are anticipated by buying out the area.

Appendix E: Ptarmigan Court

1. Demography:

Details	Municipal Census 2015	Municipal Census 2018
Population	667*	232*

Note: * - Total population for Ptarmigan Court is embedded within Waterways census data so exact population cannot be determined.

2. General: Wildfire/Flood affected:

Sr. No.	Task	Total
1	Total Properties Analysed	**80** (100%)
2	Total Private Properties	**69** (86%)
3	Total Municipal Properties	**11** (14%)
4	Wildfire unaffected (Empty Lots + developed)	**29** (36%)
5	Wildfire affected	**51** (64%)
6	Total No. of rebuilds from wildfire affected	**33** (41%)
7	Total No. of properties signed agreements out of Total Rebuilds	**21** (26%)
8	Waivers registered for signed agreements on Titles	**0**
9	Waiver Added in DP Condition	**4** (5%)
10	Change in Ownership for Waiver signed properties since Rebuilt	**1** (1%)
11	Flood Effected (Private Properties)	**59** (74%)

3. Property Assessment:

Private Properties in Ptarmigan Court				Assessment Value
Details	**Developed**	**Vacant**	**Total**	
Total Private Properties	**49 (71%)**	**20 (29%)**	**69 (100%)**	**13,999,980**
Below 250 mt. contour level	49 (71%)	19 (28%)	68 (99%)	13,930,600
Above 250 mt. contour level	0	1(1%)	1 (1%)	69,380
Properties Affected by Wildfire 2016	**33 (48%)**	**18 (26%)**	**51 (74%)**	**10,572,530**
Below 250 mt. contour level	33 (48%)	18 (26%)	51 (74%)	10,572,530
Above 250 mt. contour level	0	0	0	0
Rebuilt	**33 (48%)**	**0 (0%)**	**33 (48%)**	**9,246,650**
Below 250 mt. contour level	33 (48%)	0 (0%)	33 (48%)	9,246,650
Above 250 mt. contour level	0	0	0	0
Properties Affected by Flood 2020	**41 (59%)**	**18 (26%)**	**59 (86%)**	**11,810,430**
Below 250 mt. contour level	41 (59%)	18 (26%)	59 (86%)	11,810,430
Above 250 mt. contour level	0	0	0	0

Note: All % values are in reference of no. of total properties.

4. Total Property Assessment:

Sr No.	Type	Status	Assessment Value	Total Assessment Value
1	Private	Undeveloped	1,734,860	**13,999,980**
		Developed	12,265,120	
2	Municipal		300,510	**300,510**
	Grand Total Assessment Value			**14,300,490**

Reclamation Cost for Properties Below 250M Contour:

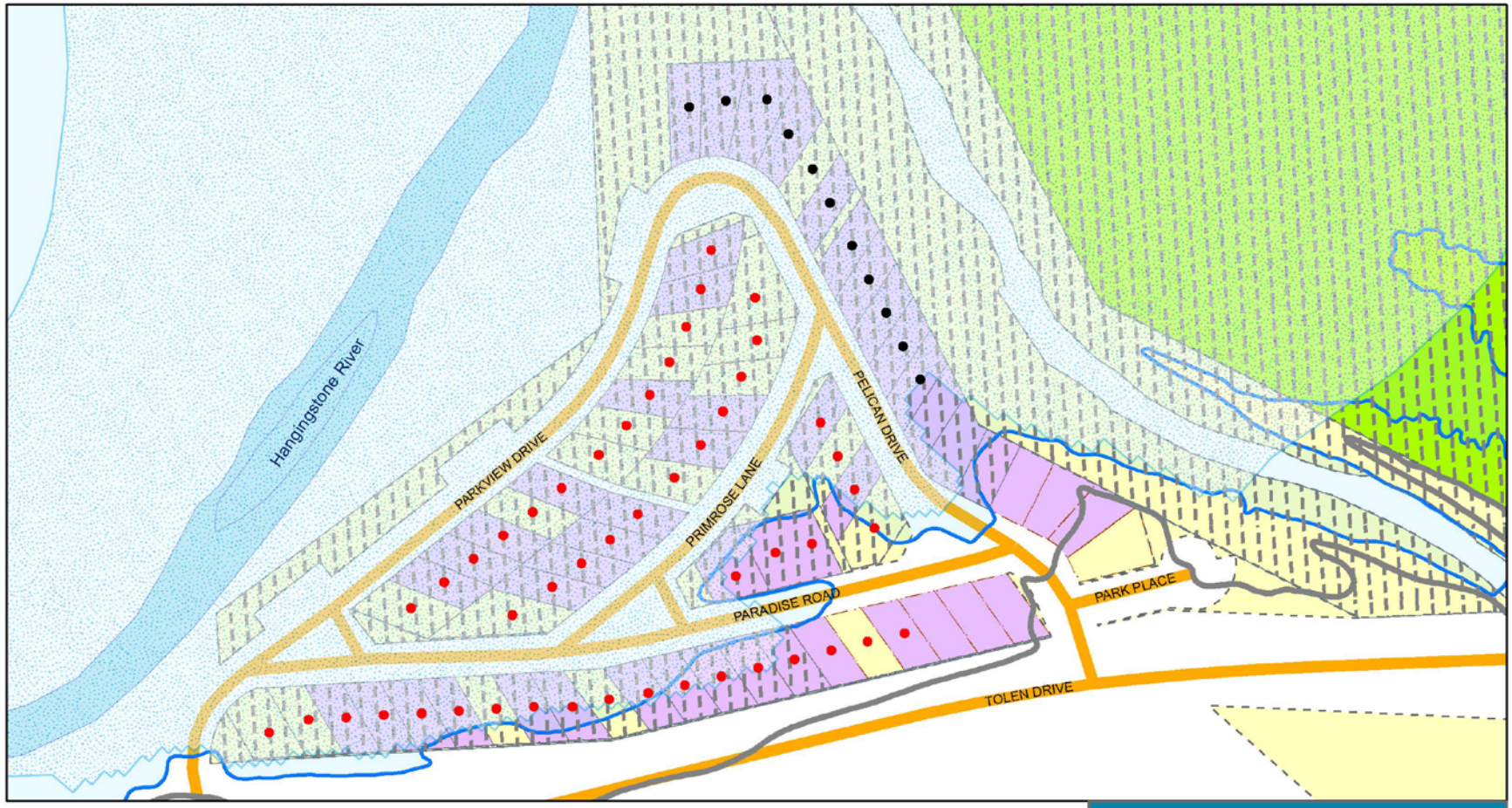
Sr. No	Item	Description	Quantity	Unit Measurement	Unit Rate	Total Cost
1	Mobile Demo	Mobile removal and disposal	49	each	$15,000.00	$735,000.00
2	Cut and Cap	Deep utility cut and capping at property line (Water and Sewer)	49	each	$20,000.00	$980,000.00
3	Pavement Structure Removal and Dispose	Removal of roadway pavement and base	11,960	sq.m	$60.00	$717,600.00
4	Grading/Contouring	Levelling lots post demo, and landscaping	147,000	sq.m	$20.00	$2,940,000.00
	Total					$5,372,600.00
	Engineering Fees	10%				$537,260.00
	Contingency	35%				$1,880,410.00
(D)	**GRAND TOTAL**					**$7,790,270.00**

5. Average Assessment for Private Properties Below 250M Contour Level:

(A) Status	(B) Number of Properties	(C) Assessment Value	(D) Reclamation Cost	(C+D=E) Total Value	(E/B) Average Per Capita Value
Developed	49	$12,265,120.00	$7,790,270.00	$20,055,390.00	$409,293.67
Undeveloped	19	$1,665,480.00	$0.00	$1,665,480.00	$87,656.84
Total	68	$13,930,600.00		$21,720,870.00	$319,424.55

Attachment: 1. Technical Analysis Excerpt - Ptarmigan (Ptarmigan Flood Update)

FLOOD EXTENT MAP FOR PTARMIGAN COURT



Destroyed (Wildfire)
Restricted Use (Wildfire)
Unsafe (Wildfire)
Flood Extent
Flood Affected
250 Meters Elevation
Flood Way
Rivers
Roads
Municipal Land
Private Land
Developed Land
Open-Space/Recreation
Vacant Land

N

0 20 40 80
Meters

2020 FLOOD EXTENT
PTARMINGAN COURT

Prepared By: Planning and Development

Created on: 22 May 2020

Regional Municipality of Wood Buffalo

Attachment: 1. Technical Analysis Excerpt - Ptarmigan (Ptarmigan Flood Update)

6. Reclamation Cost for Private Properties in Ptarmigan Court:

Sr. No	Item	Description	Quantity	Unit Measurement	Unit Rate	Total Cost
1	Mobile Demo	Mobile removal and disposal	49	each	$15,000.00	$735,000.00
2	Cut and Cap	Deep utility cut and capping at property line (Water and Sewer)	49	each	$20,000.00	$980,000.00
3	Pavement Structure Removal and Dispose	Removal of roadway pavement and base	11,960	sq.m	$60.00	$717,600.00
4	Grading/Contouring	Levelling lots post demo, and landscaping	147,000	sq.m	$20.00	$2,940,000.00
	Total					$5,372,600.00
	Engineering Fees	10%				$537,260.00
	Contingency	35%				$1,880,410.00
(D)	**GRAND TOTAL**					**$7,790,270.00**

7. Average Assessment for Private Properties in Ptarmigan Court:

(A) Status	(B) Number of Properties	(C) Assessment Value	(D) Reclamation Cost	(C+D=E) Total Value	(E/B) Average Per Capita Value
Developed	49	$12,265,120.00	$7,790,270.00	$20,055,390.00	$409,293.67
Undeveloped	20	$1,734,860.00	$0.00	$1,734,860.00	$86,743.00
Total	69	$13,999,980.00		$21,790,250.00	$315,800.72

Attachment: 1. Technical Analysis Excerpt - Ptarmigan (Ptarmigan Flood Update)

FLOOD RISK: A COMMUNITY CONVERSATION

What We've Heard: Ptarmigan Court

This document is an excerpt from the full report titled *Flood Risk: A Community Conversation Engagement Report for the period from July 29 – September 1, 2020*.

Below are the common themes specific to Ptarmigan Court that emerged through public engagement. The overarching themes follow.

- Timing is a major concern in this area: residents are wondering what to do to prepare for winter (skirting, plumbing); don't want to continue spending money on remediation and improvements if will be bought out; need a decision now.
- 2013 and 2016 were opportunities to act; allowing people to rebuild post-fire was a big mistake.
- Community is divided – some residents are insisting they want a buyout/land swap, others do not want to live anywhere else.
- Some residents expressed concern that the vocal minority will sway decision-making for the entire community.
- Feeling that any buyout should be optional: if people want to stay, fine but at their own risk.
- Heard feedback that felt flooding isn't dangerous to life as water rises slowly.
- Residents reported that at the border of Ptarmigan Court and Waterways, water was low and no houses flooded, why should they have to leave.
- Many residents expressed a desire to relocate their mobile home to another area; location seems to be the major consideration for land swap.
- Many residents expressed concerns about what the assessed value of a buyout would be, that market value at present is lower than appraised value, it does take into consideration investment in property over last two years (had been willing to be bought out post-fire).

Attachment: 2. Community Conversation Engagement Report Excerpt - Ptarmigan (Ptarmigan Flood Update)

FLOOD RISK: A COMMUNITY CONVERSATION

Several overarching themes emerged through public engagement and were grouped in alignment with the primary objective areas of the RMWB 2020 Flood Recovery Campaign Plan:

Social (*enhance the social environment and support regional governance)*

- Many residents had concerns about mental health and their children's mental health.
- There is close to unanimous agreement that decisions must be made promptly and that timelines need to be communicated.
- Firm timelines need to be established and adhered to in order to allow residents to plan for their own future.
- Confusion about possible buyout processes and outcomes.

Built (*enable effective reconstruction of our community, incorporating strategies to increase resilience)*

- Many residents watched water come up through the sewer systems and are very interested in very interested in an investigation about how and why this happened, and what preventative measures will be taken.
- DRP funding is taking too long.
- There is a lack of trust that the RMWB will reclaim bought out properties in a timely manner, which stems from house foundations still being in the ground following the 2017 buyout of slope-impacted homes/downtown expropriations.

Economic (*reinvigorate economic recovery and business resumption)*

- Many residents were very concerned around the devaluation of their property, and the financial implications related to that.
- There is concern about the ripple effect of buyouts on businesses, especially in the Downtown area.
- If buyouts are pursued, 2020 assessment values are not acceptable.
- The perception exists that the release of the report has negatively impacted property values in flood-affected areas, and that realtors will not list properties right now.
- There is a lack of clarity on the availability of insurance (present and future).

Natural (*assess and remediate the environmental impacts of the flood)*

- Many residents are interested in the possible outcome of what would happen to lands if bought out.
- Many residents expressed concerns about health due to storm and sanitary back-up, and safety due to flooding undermining roads and structural foundations.

Attachment: 2. Community Conversation Engagement Report Excerpt - Ptarmigan (Ptarmigan Flood Update)

Flood Mitigation and Community Resiliency Update

Ptarmigan Court

Presenter: Matthew Hough

Title: Deputy Chief Administrative Officer

Meeting Date: September 15, 2020

Attachment: Presentation - Ptarmigan (Ptarmigan Flood Update)

Council Direction

On July 28, 2020, Council directed Administration to:

*"**Ptarmigan Court:** Engage with property owners regarding buyouts or other options to raise properties to 250m."*

Attachment: Presentation - Ptarmigan (Ptarmigan Flood Update)

Technical Analysis

- Evaluation of policy options
- Criteria focused on minimizing cost and residual risk
- Recommendation for Ptarmigan Court:
    - Buyout all properties/land swap

Attachment: Presentation - Ptarmigan (Ptarmigan Flood Update)

Community Engagement

- Timing is a major concern in this area, residents need a decision now
- Prevalent feeling that 2013 and 2016 were opportunities to act and allowing people to rebuild post-fire was a big mistake
- Community is divided – some residents are insisting they want a buyout or land swap, others do not want to live anywhere else
- Some expressed a desire to relocate their mobile home to another area; location seems to be the major consideration for land swap
- Concerns about what the assessed value of a buyout would be

Attachment: Presentation - Ptarmigan (Ptarmigan Flood Update)

Administrative Recommendation

THAT Administration offer to buy out properties in Ptarmigan Court at 2020 fair market value, until May 31, 2021.

Attachment: Presentation - Ptarmigan (Ptarmigan Flood Update)

Alternatives

- Property-Specific Structural Mitigation ($15,000 - $20,000 per residence; residual risk)
- Status Quo/No buy outs (residual flood risk)
- Expropriation (lack of full community support)

Attachment: Presentation - Ptarmigan (Ptarmigan Flood Update)

Administrative Recommendation - Rationale

- Cost to buy out 69 private properties based on 2020 assessed values + reclamation costs ($21.8 million)
- Recommendation based on technical analysis score and community engagement

Attachment: Presentation - Ptarmigan (Ptarmigan Flood Update)

Questions

Attachment: Presentation - Ptarmigan (Ptarmigan Flood Update)

Flood Mitigations and Community Resiliency Update:

Ptarmigan Court

Written Submissions

- Rivest, Bruce
- Zimmer, Max

Attachment: Ptarmigan Court Written Submissions Intake 1 (Written Submissions - Ptarmigan Court)

Bruce Rivest
Section 17 (1) (Ptarmigan Court)
Fort McMurray, AB

Attn: Mayor Don Scott and City Council

Mr. Mayor;

Thank you for discussing options with us at the August 18th Flood Risk Open House at Snye Park.

As a home owner with a new-since-the-fire mobile home, I would prefer the option of a land swap in order to move my new home to higher ground in the city.

I bought in Ptarmigan Court for the following reasons:

1) I liked the area
2) cheapest home I could buy in Fort McMurray on my own land with(no condo/strata fees in 2015.

An outright buy out would not work for me as I am still paying a mortgage on a home that was valued at approximately 25 to 30% more in 2015 than it is now. I would have pay significantly more for a home anywhere else in the city than what I would get for a buy out.

A buy out would work for the residents that did not rebuild after the fire and who just want to be compensated for their land. With that in mind I think you should consider both options for Ptarmigan Court - a buy out or a land swap.

Staying down here in this area doesn't seem to be a viable option anymore. We will have difficulties get insurance and/ or selling our properties when we do want to move. Also, I personally don't think flood mitigation is going to work if we get another massive flood.

Can you please all come to a decision as soon as possible? We need to know what your decision is so we can make our own plans for the future.

Sincerely
Bruce Rivest

Attachment: Ptarmigan Court Written Submissions Intake 1 (Written Submissions - Ptarmigan Court)

From: Section
To: Legislative Assistants
Subject: Ptarmigan Court - Tiny Home - Sept. 15th Submission
Date: Thursday, September 10, 2020 10:26:51 AM

Hello Mayor Scott and council,

There isn't much left for me to touch on at this point. You have all the information you need in front of you to make an informed decision. So instead, here is a brief rundown of my own personal situation:

I am the last one currently trying to rebuild in Ptarmigan Court. I am the one who asked if I could raise my home higher on piles than what the current by-laws allow for. It is my home that is supposed to be on the way in October. Not only is it in my home in limbo, it is the first legal urban tiny home in the community. This is huge. And now it is your decision, this decision, that is single-handedly determining where the first tiny home in the city, my home, is going to be placed.

I have lived in Fort McMurray since 2006. I bought my home in Ptarmigan in 2014 but have been out of my home since the fire in 2016. Originally, I'm just an adopted Metis from Winnipeg. I once thought about commuting before I bought my home in Ptarmigan, but it's Ptarmigan and being close to the water that kept me from commuting. I fish and I paddleboard. Once I established myself here for good, I decided to call Fort McMurray my home. Since that declaration, I have literally watched my neighbourhood burn down and flood. And now, we are now in the middle of a global pandemic and economic downturn.

After the fire, I waited a year and a half for insurance. I had 3 other separate housing deals fall through in that time. I have already lost one deposit on a home. Since the fire, I have lived at 4 different addresses across the city with 8 different roommates. I have had my car and home broken into once each in that time frame, and at one point I ended up going through a 2 month phase of bed bugs in a downtown apartment (which I vacated in a hurry). As of now, it has taken myself and my current builder a year and half to get everything approved with the city. We have had to go through everything imaginable to make this happen in the RMWB. We have had to get slight modifications on paperwork which has taken months to appease the planners and engineers. My builder has had to obtain new credentials, certificates, stamps, for this home to be legit which itself has taken 8 months. We have had to re-imagine the image of a tiny home. By this, I mean we had to take it off of the trailer frame completely and build it from scratch to Alberta Building Code. On top of that, my underinsured self had to obtain all the funds to make this happen. It has been a mentally taxing journey that I wish upon no one. And now here we are. In the year of a pandemic and a flood, I am on my upswing. And now, at the last leg of my journey, I don't even know what neighbourhood I am going to be living in.

Here is what I think about each proposal:

-Offer partial buy-outs for Ptarmigan. If we stay, we stay at our own risk. For us that do want to stay, we are well aware of the consequences. Even without flood insurance, a tiny home can affordably be re-done if ever needed. You will be saving yourselves a few millions with this choice also. You will also be saving some value of pre-existing homes in Waterways that are not offered a buyout. Do you really want to abandon one of the original communities of this

Attachment: Ptarmigan Court Written Submissions Intake 1 (Written Submissions - Ptarmigan Court)

city?
-If buyouts are offered, you literally can't offer "market value" in the middle of an economic downturn. For example, as I am in the process of dealing with the bank, my appraisal which just happened last week is $200,000 once my home is placed. And you want to offer me $69,000 on last year's value? Excuse me? Someone had mentioned 2016 values. If you truly want the rest of us to cooperate, this is your only option.
-Land swaps. We are basically getting expropriated when it comes down to this. Survey fees, piles, legal fees, hook-ups,. That better all be covered. A lot of us that were under insured went into debt for our rebuilds. I just forked over $3,000 in survey fees. I just spent months getting quotes on utility hook-ups. And now, I have to do this again on a completely random lot before the winter? Is there even a spot ready for us?
-My home is going to be here at the end of next month/start of November. Where am I going? For me and many others, we don't have time to wait. Luckily, for me, I can unscrew my home, pick it up, and move if needed once it is placed. A bit of a process but it is doable. Others unfortunately, do not have this option.

In ending, through this journey that the last 4 and a half years has been for me, something inside of me ignited. Through all of the grief, turmoil, and stress that I have gone through, I have never felt so connected to this city which is going through the same thing I am. I am here to stay regardless of what decision is made. However, I truly feel like this city, my home, is run by paranoia now and not by leaders. I do not trust my future, my friends' future, or my neighbours' future in your hands. I have been emotionally preparing myself for expropriation and that is a hard feeling, even though it may be the most logical one. In the back of my mind, I don't see myself returning to Ptarmigan due to the choices made by others.This city lacks a vision, an identity and a soul. That is why I will see you all at the elections in 2021. If anyone is going to be making choices like this ever again, it's going to be me.

And besides, having a young Metis mayor that lives in a tiny home who lost everything in the fire and then was forced to relocate across the city after the flood has a neat ring to it.

Please, choose wisely. For us.

- sincerely, "Max".

Attachment: Ptarmigan Court Written Submissions Intake 1 (Written Submissions - Ptarmigan Court)

Flood Mitigations and Community Resiliency Update:

Ptarmigan Court

Written Submissions

The following written submissions were read into the record during the Council Meeting:

1. Regional Municipality of Wood Buffalo Builders/Land Developers/Renovators (BILD Wood Buffalo)
2. Shannon and Jamie Kirby
3. Darcy Jenkins
4. Top Church
5. Connie Stevens
6. Michelle Amiot
7. Andrew Thorne

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

BILD WOOD BUFFALO

Sept 14 2020

To: RMWB Mayor and Council

Re: BildWB (RMWB Builders/Land Developers/Renovators) position on Flood Mitigation and Community Resiliency update Sept 15 2020.

The board of BildWB generally supports the position of the report of completing the recommended flood mitigation, we value our community residents, however instead of “Buyouts” we support “Land swaps” (Or physical moves). Our community has the ability to offer similar vacant lots and builders with capacity to accommodate the approximately 227 homes, 94 from Waterways, 64 from Draper and 69 mobiles from Ptarmigan. (This would require RMWB support for zoning changes).

Directors:

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Sonia Soutter

From: Shannon Kirby <Section 17 (1) FOIP [redacted]>
Sent: Monday, September 14, 2020 2:46 PM
To: Legislative Assistants
Cc: Mayor and Councillors; Brad McMurdo; Jamie Doyle; Matthew Hough; Recovery; Jamie Kirby
Subject: Flood Written Submissions - Council Meeting September 15th

Follow Up Flag: Follow up
Flag Status: Flagged

We have lived at Ptarmigan Court since September 28th, 2012. When we purchased this home there was flood mitigation "planned" for our area, the earth works berm and the clearwater bridge, which were built to 1:40 year flood or 248m. -For those unaware, it should be built to 1:100 year or 250m- There was no overland flood in Ptarmigan Court in recorded history at that time, the neighbourhood had been there since the 70s, many of the homes there were original to the area.

When we were evacuated in 2013 the river rose quickly and the city workers on watch were surprised and under prepared. We did not flood that time, but our road was damaged badly. We discovered at the meetings hosted by former Mayor Melissa Blake and the fire department's Perry Gillagm that flood mitigation should be completed to 1:100 year flood for residential developments in flood ways in Alberta. I met with our MLA at the time, now mayor, Don Scott, who explained to me about the DRP and what that meant for the residents in our area. -if a flood were to damage our home, the DRP is a province-wide support that can be used for floodways like ours- it would pay for restoration until the city completed mitigation. The city was asked by the province to mitigate to 1:100 years and in the meantime we would be covered by the DRP if we flooded. **I fully believed that our city would complete the mitigation.** Why wouldn't they? It was announced publicly, there was funding promised to support it and they have a responsibility to keep safe neighbourhoods.The expected completion date at that time was 2016. Because of upcoming flood mitigation, our roads, which are overdue for repair, were put on hold. We were told it would be completed with flood mitigation. The bare minimum was done to repair what the river took of Parkview Drive.

Flash forward to 2016, that fire came roaring down the hill while I waited for my husband to come rescue the kids and I. We had now brought 2 children home to that house and shared other cherished memories within those walls and along the river. When we drove away, our home was already on fire so we knew we wouldn't be returning to it. That was hard, we accepted it and were fairly confident the city wouldn't allow us to rebuild, but if we could we wanted to, **if flood mitigation would be completed**. We went to all the here for you sessions, spoke to councilors and recovery committee members who were fairly condescending and also to the engineers and the city's legal advisor at the time David LeFlar. We were once again promised flood mitigation in the form of a demountable wall, the engineers weren't sure it would work for my community but they were confident the area could be mitigated and David LeFlar confirmed via email that the city was still liable if something happened to us if we flooded. **The new date of completion for flood mitigation was 2019**, altho the engineers seemed surprised by that date when we discussed the walls with them.

If at this time the city said "you must build your land up 8ft to rebuild" our insurance would have covered that. But because it was not a requirement by our city, we had to rebuild as close to status quo or not rebuild and go bankrupt paying a mortgage for a property we couldn't live at and rent.

We rebuilt, with the help of Brad McMurdo and his team, as close to our old home as possible.

The next 4 years we spent listening to the RMWB tell us that regular maintenance and infrastructure updates in our area would have to wait for flood mitigation - or - that we are in a rebuild area so they need to wait for 80% rebuilt. The road

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

would be patched in the spring and a day or two later, the patch would be gone and we would be back to caverns in our roads. Also, every winter melt our roads would flood because the storm drains were frozen over and we would call underground services, who would threaten "if we find roots from your property we will charge you for the call" and they would reluctantly come out to thaw them. After watching how quickly repairs were done in Timberlea where we lived temporarily during the rebuild, this kind of treatment is extremely frustrating for a tax payer. In 2017 we fought for and added "overland water coverage" to our policy. I confirmed with my insurer we qualified being that close to the river and they added the policy.

Enter this flooding. If the wall was completed by 2019 we wouldn't have flooded from the river water. I am not sure how much truth there is to the water coming up the sewer, although I assume that would be fixed when completing flood mitigation as that is what we kept being told when we called the city was the reason for not making permanent repairs to our roads. But in regards to riverwater, and based on the water line on the outside of my home, if there was a wall built to the 1:100 year standards, we would not have sustained any damage. **To confirm, we are a home in Ptarmigan Court who sustained damage.** The water level was about 4inch from our floor boards, our entire underside of our home had to be repaired, central air compressor, shed, pipes, heat trace etc. We sustained damage to the tune of $40,000 and that does not include my car. I recognize that isn't a large number compared to others but it is damage to our home. **Our insurance just renewed and we have been told we are no longer qualified for overland flood insurance. Our broker contacted other companies who have provided insurance for overland water in our area, they also will no longer offer this kind of insurance for our property. We have also, since the last meeting, sought out insurance for our summer home and have been told by 6 of 8 insurance companies we reached out to that they will not offer us insurance because we have 2 "not at fault large losses" in 4 years.**

The reactive approach our city uses is not working. Safety of residents should be a priority and the first thought, not an afterthought. Projects regarding safety should be attended to before all others. Could you image if the oil companies used this approach? Safety should be the priority and it has not been. I have since learned it has been over 40 years of flood mitigation being promised. 40 years of complacency and project deferrals, tax dollars being used over and over again to do studies of the area that lead to no action being taken.

The information provided by admin regarding Ptarmigan Court indicate that it cannot be mitigated with a wall. The only possible mitigation is to physically relocate our homes, build up the land, and then bring them back or use a crane, lift the homes 6-8 feets (in our case) and put extended piles on them, we had our piles 3 feet higher when we rebuilt this house and had to bring it down to where it currently sits (4ft off the ground) because the house would shake with a strong wind, when someone ran through the house or an appliance was running. Neither of these options are ideal and I am surprised anyone could be in favour of this. I cannot imagine how long all that would take to be completed and my family has been through enough of these circuses.

I AM 100% IN FAVOUR OF A BUYOUT

We are not interested in a landswap, we would like to be able to find our own new home together, whether it is within Fort McMurray or Anzac; or elsewhere. We have had a lot of talks as a family and financially we are not in a position to leave Fort McMurray at this time, we will be staying as renters in town for at least 5 years. When Ptarmigan Court is reclaimed to be a berm to protect other parts of Waterways, or to a beautiful greenspace we will be frequent visitors, but we cannot live there and continue to put our family at risk.

Another point brought up by a councilor was protecting young families.
At the time of the first flood we had a 10 month old.
At the time of the fire we had a 3.5yo, and a 10 month old. Our 3.5 year old has been working through PTSD and anxiety since the fire. She is triggered by smells and environments. Some days she has no idea why she is afraid but she is.
At the time of the flood we had 3 children. My oldest is 8, my middle is 5 and my youngest is 1. Now I have 2 children who can't sleep in their own beds because they are worried about flooding and fire. They are spooked by alarms, concerned about the river and lake heights at our camper on Christina Lake (which was flooded and I am so glad they didn't have to evacuate there too).

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Let's talk about "young families", the trauma that has been inflicted on my young family by being residents in Waterways is shameful. We have felt abandoned and less than by the RMWB and are now on a long road to recovery emotionally and mentally thanks to the reactive approach our city has always taken.

So yes, we are in favour of the buyout to get our children out of that environment and into a different one with less triggers, hopefully somewhere they will be able to sleep better.

Reasons we are interested in a buyout

1. Flood mitigation isn't reasonably possible for Ptarmigan Court
2. We are uninsurable for flooding and almost completely uninsurable (6/8 companies wouldn't offer us a policy)
3. Our family's mental health is important
4. We do not feel safe in the area
5. I don't believe mitigation will be completed based on what I now know is 40 years of promising flood mitigation and not following through on it
6. Our homes are now unsellable
7. A few residents with homes listed in other parts of town believe it will help their homes sell
8. According to the reports it will **save** the city **$160 million** to buy us out

In the reports being presented to the council by admin today, I read a note about May 31 2021 regarding buyouts. That date will be in the heart of the flood season and over a year since this flood. Why is it expected to take so long? In the meantime residence lives will be put on hold. Our lives have already been on hold since 2013, why does this need to continue? Residents who are not interested in waiting for flood mitigation should be given the option to be bought out and unpause their lives now. Enough is enough.

--

Shannon & Jamie Kirby

Section 17 (1) FOIP

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

September 14, 2020

Good Day Mayor and Council,

I am writing you today regarding these buyouts that the RMWB is proposing.

First off, I would like to say I do not want a buyout, a land swap or to leave Ptarmigan Park. I have lived in Fort McMurray for 50 years and there is no where in this city I would like to live than where I am now. My wife and I are extremely happy where we are at, do not kick us out of our home.

- Some of the information that has been given to us from the RMWB is misleading. I went to two of the information sessions. I was told that 90% of the residents in my trailer court wanted a buyout. I was actually very surprised at this. I then found out that that was based out of 10 people, 9 people wanted a buyout. There are 69 properties in our trailer court. The RWMB should be talking to everyone individually. I cannot stress this enough and I am not leaving.

- The RMWB is saying we flooded in 2013 (WRONG). Yes, we were evacuated because of the rising water, it did not flood our homes. This again is misleading. The road was eroded but this has now been repaired and hangingstone river has all the big boulders along side of it now.

- As far as I am aware, no actual trailers were flooded on the floor level in our 2020 flood. I know that belly bags were damaged and needed to be replaced, some residents lost items that were stored underneath their homes but as for our homes getting flooded inside, I don't believe that one person had that happen.(If you would come and speak with us you would know for sure though) We were not flooded inside our homes like the downtown core was or some of the waterways and draper residents. We were told after the wildfire that our homes should be at the 250m at floor level. We are at 250.74 and we did not flood. We did not even get water on our lot. It would have taken another 4 feet to get water under our home. Why is the RMWB saying now that it must be 250m ground level. We did what was asked after the fire out of our own pocket and now something different is being said. We are on pilings, lots of homes are above the 250m mark. We know this because we actually hired our own surveyor to do the measurements and we had many of our neighbors measured as well. And you know what, all these people he measured for us were above the 250m, and none of us were impacted by the flood waters. Do your homework and come talk to the residents.

- I was also told at the information session that we would be insurable. Again, this is misleading. I went around yesterday and spoke to 10 residents, just an afternoon stroll. Do you know that 3 people have flood insurance? Yes, it's not even pre-existing flood insurance. Its since the flood. Again, do your homework! Stop scaring people with hearsay! I also didn't ask all the people I spoke to about insurance. But if 3 people have it, you bet that way more can get it.

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

- As far as I am concerned the RMWB is at fault. We have been let down by the RMWB. We were told after the wildfire that these BERMS would be done. What is the hold up? The money is there, we have amazing skilled workers in our city, start using them. Build our berms like you promised and stop stressing everyone out, taking our lives and twisting them inside out once again with this BS. Do what you said you are going to do. We are so sick of this!

- Do you have a contingency plan in place? What about the use of ice breakers like in Red River. Why is it that Fort McMurray used the air-force years ago and it worked and now bombing the ice would not work? Blow up the dam before it gets too big. If you know the ice is thicker than other years and its going to pose a problem, then these things should have been looked at in February and the beginning of March. There is a lot of technology and something should have been done. Why not even try? You can't tell me that you were 100% positive bombing the ice would not work. We have many qualified people in this city, use them! Seriously Shit or get off the pot because this is ridiculous. Do you know that Interpipline have ice cutters on skis that they use to cut the ice in case of a spill on the river? I can even give you their contact info if the city would actually come speak with us. It sure wouldn't hurt to ask them. What harm could it do to get this information

- It would cost 15,000-22,000 for metal piles included the insulated skirting. Section 17 (1) from earthworks Section 17 (1) FOIP did many of the piles after the fire to raise our homes. Again, our home is above the 250. We would have gone higher, but the city would not let us. Why is that?

- RMWB want to kick us out of our homes or expropriate us? Why? To save money on a promised berm? My lawyer told me that expropriation is only used if there is no alternative. There is an alternative and that is a berm, raise our homes, there is other ways than uprooting all of us.

- I am also sick of hearing how the RMWB must remove homes to build the berm. I am pretty sure this wouldn't' have to happen. This may cost the city more but at least the people that want their homes to stay would be able to stay. We have a beautiful community, it would be great to work with the RMWB rather than against them. Please help up build our community up. All this talk is just making everyone scared, the property prices are going down…. Again, come and talk to us. How much money was waisted on the information session that many people did not go to. Call us and make it a priority to speak with us individually. You will see how some want to go, some want to stay, some are undecided because hey the RMWB has not spoke to them.
- Every single family deserves the right to be contacted by mayor and council individually. We are not at fault here, the RMWB is for not doing what was supposed to be done years ago!

I am including a quick list of names (not to be read out loud) of some residents that I went and spoke to yesterday afternoon. It took me no more than an hour to do. Therefore, I can't understand why the

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

RMWB doesn't go directly to the residents. I did this work for you. I will attach the names and phone number, address on another page.

Again, I love where I live. My wife and I are very happy down in Ptarmigan Park. A buy out is not a solution for us. You will be losing residents because they will move away. There is no other area in town besides Ptarmigan, Waterways and Draper that is like these areas. We bought down here for a reason and I do believe there are other solutions and like promised after the wild fire this mitigation should have been done and it should have been finished. Build the berms like promised, all you are doing is making many people very upset and stressed. Everyone is at a standstill because we have to wait for the RMWB to make a decision. This is our lives! I know one thing, I am going to live my life at our home.

Go to people's homes and actually talk to them one on one! PPE up, you'll be fine!

Thank you,

Darcy Jenkins

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

From:	Mat Espinoza
To:	legislative.services@rmwb.ca; Legislative Assistants; Mayor; Mike Allen; Krista Balsom; Keith McGrath; Phil Meagher; Verna Murphy; Jeff Peddle; Bruce Inglis; Claris Voyageur; Sheila Lalonde; Jane Stroud
Cc:	Jamie Doyle; Matthew Hough; Brad McMurdo; Christopher Booth; Section 17 (1) FOIP
Subject:	Land Swap Proposal_TOP Church
Date:	Tuesday, September 15, 2020 11:25:16 AM
Attachments:	Sept15.2020_TOPChurch_ParsonsCreek_PS_proposal-compressed.pdf Letter to RMWB_Land Discussions.pdf

Good Day RMWB Council & Administration,

Our apologies for this late submission as we were actively communicating with residents until late last night. Corcoda has taken the time to read all available information to date from July 14th to todays meeting concerning Community Resiliency and proposed recommendation(s) by RMWB Administration. We wish to share with Council that we had reached out to administration on August 4th via email, advising that our client was supportive of the Community Resilience efforts and wanted to engage in one-on-one discussions regarding the proposed options available for their properties owned in Draper and Waterways. This was done in an effort to ensure that their "voice" was heard and included in the final recommendation(s) to be made to council at todays Milestone meeting. To date, Administration has not yet responded to this request for engagement (see attached letter). We are submitting this email for the following two reasons:

1. **AMENDMENT REQUEST TO RECOMMENDATION FOR WATERWAYS, PTARMIGAN COURT AND DRAPER**

   Per RMWB Council meetings on July 14th it was initially stated that Land Swaps were an available option, and this was later re-affirmed by Administration on July 28th that Land Swaps were still on the table. We've notice that in the recommendations proposed by Administration in today's meeting agenda package, Land Swaps have not been included as either a formal recommendation or alternative consideration. Through our direct communication with residents in Ptarmigan Court and Waterways, and our client in Draper, there are several land owners/residents who favor a land swap option as the other recommended options would impose a financial hardship.

We would like to make a request of Council for there to be an amendment to the recommendations as follows:

1. To include the option of Land Swaps for property below 250m in Ptarmigan Court, Waterways and Draper.
2. To include a directive for Administration to pursue communications with the Government of Alberta as needed to facilitate Land Swaps and any corresponding requests for funding.

This amendment would allow Administration to communicate with and advocate on behalf of residents for suitable Land Swaps as they have voiced a desire for it. In addition, including Land Swaps as a Community Resiliency option will encourage residents to relocate out of the floodplain, and remain in Fort McMurray.

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

2. **LAND SWAP PROPOSAL-PARSONS CREEK**

   On behalf of our client TOP Church, please find attached a Land Swap Proposal for your review and consideration. This [redacted]sal has been prepared in response to the Community Resilience Project and for the purpose of initiating engagement discussions between TOP Church and Administration concerning their property owned in Draper, at [redacted] Garden Lane.

We welcome the opportunity to discuss any of the above in further detail, and look forward to today's council and community conversation.

All the best,

MAT ESPINOZA
PRESIDENT, CORCODA INC
m 780.742.6917 | p 780.713.7745 | e mat.e@corcoda.com
PO Box 30130, RPO Clearwater, Fort McMurray, AB T9H 5P0
CORCODA.COM

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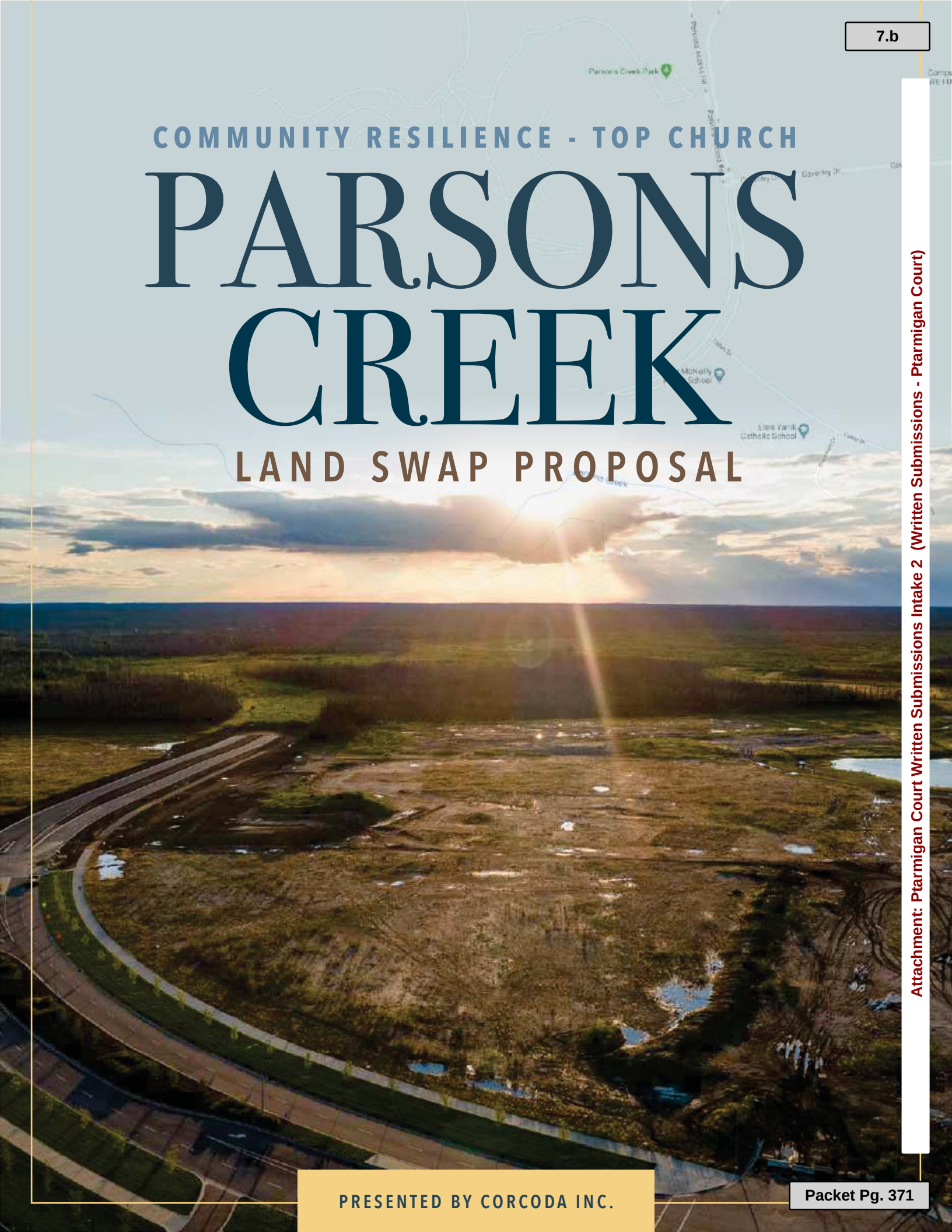
Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

COMMUNITY RESILIENCE - TOP CHURCH

PARSONS CREEK

LAND SWAP PROPOSAL



PRESENTED BY CORCODA INC.

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Introduction

Following the 2020 RMWB Spring flood which inundated parts of Waterways, Draper, and many other areas in our community, RMWB Administration is revisiting how development occurs in flood hazard areas, to increase community resilience and decrease commercial and residential exposure. Further to the special RMWB Council meeting held on Tuesday July 28, 2020, it is our understanding that a motion was approved by Council for Planning & Development Administration to proceed with the following:

> **RMWB Motion for Waterways**
> Engage with property owners in areas under 250m regarding buyouts or other options to raise properties to 250m and introduce enhanced flood provisions in the Land Use Bylaw for development above 250m, investigate a higher level of flood protection and explore and present what commitments were made to Waterways residents in the past.

TOP Church would like to present for your review and consideration, a land swap proposal option in Parsons Creek, Phase 1, Public Service Lands.

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Introduction CONTINUED

IMPORTANT MILESTONE is a sign of how significant our council and community decisions are and how they will affect identified properties resiliency below 250m. Administration will be reporting and sharing findings on public engagement for the period from July 29 – September 1, 2020; and update on flood mitigation options. As a result of this engagement, the September 15, 2020 agenda package recommendations by Administration now include:

RMWB Motion for Waterways

7.5 Offer to buy out properties in Waterways below 250m at 2020 fair market value, until May 31, 2021; Limit new development below 250 m, and introduce enhanced flood provisions in the Land Use Bylaw for development above 250 m; and Re-evaluate structural mitigation concepts for Waterways once the extent of the buyout is confirmed.

RMWB Motion for Ptarmigan Court

7.3. Offer to buy out properties in Ptarmigan Court at 2020 fair market value, until May 31, 2021.

RMWB Motion for Draper

7.6. Offer to buy out properties in Draper below 250m at 2020 fair market value until May 31, 2021; and engage separately with Draper property owners directly impacted by slope stability and report back to Council within 60 days identifying a recommendation for these properties.

SOURCE: FULL MEETING AGENDA PACKAGE
rmwb.ca/council.

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

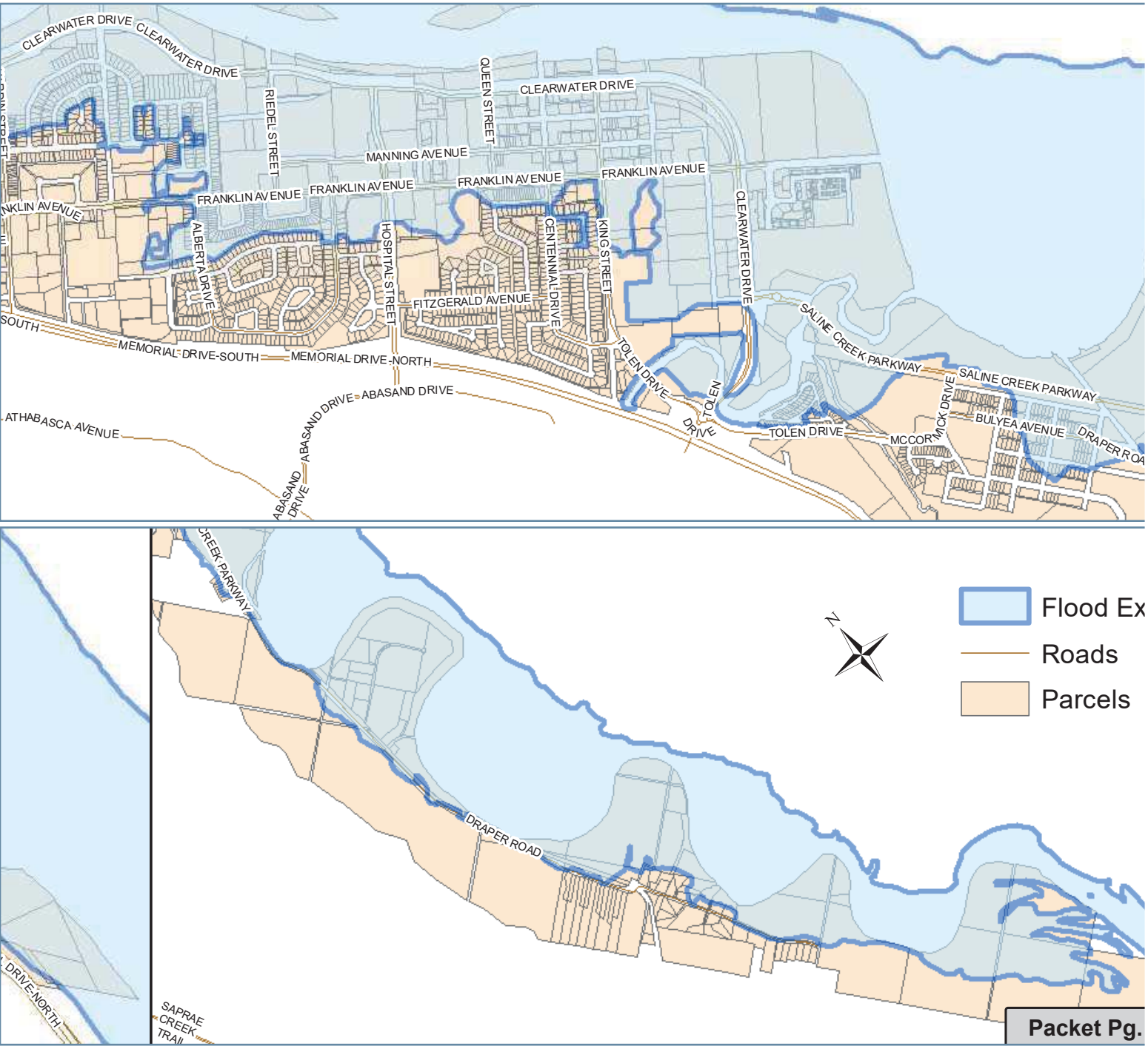
Background

TOP Church is a nonprofit religious assembly organization, residing in the community of Waterways for over 40 years. The church building was lost in the 2016 Wildfire, and the congregation continues to strive to find a place to call "home" and rebuild. Property was purchased in Draper in 2019 to fulfill this hope, but the recent flood has once again put the rebuild on hold. Both the TOP Church properties are below 250m and located in neighborhoods currently under flood risk review.

The church would like to ensure that our proposed development is in line with community resilience, municipal planning and intended use(s) of our individual public services.

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Flood Affected Areas MAPS



SOURCE: FULL MEETING AGENDA PACKAG, Schedule A: Flood Affected Areas
rmwb.ca/council.

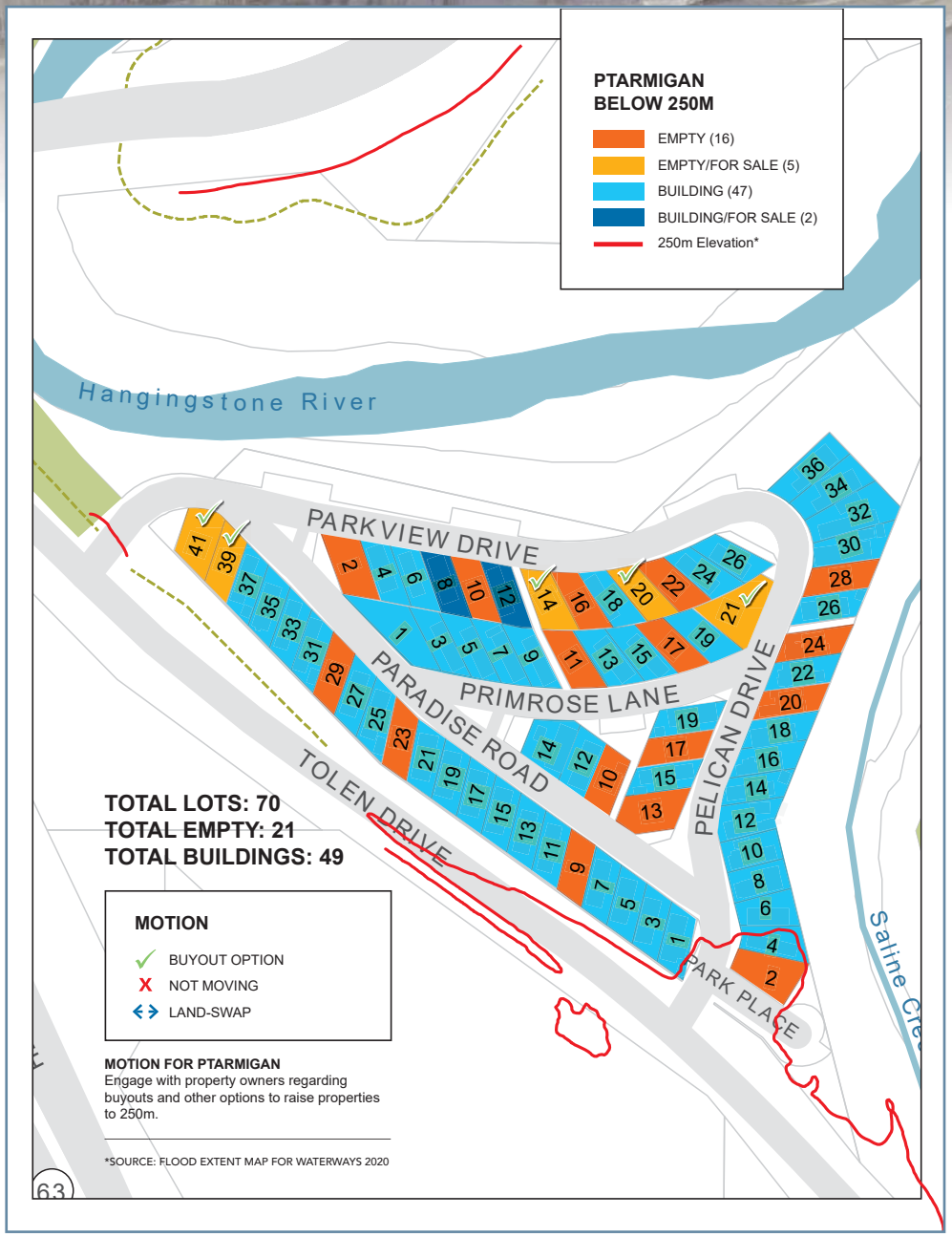
Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)
Attachment: 1. Bylaw No. 20/025 - Flood

Waterways TODAY

The 2016 wildfires destroyed the majority of Waterways and four years later only some homes have been rebuilt.

The Waterways community is still in **recovery mode** and a significant portion of the infrastructure such as sidewalks and curbs are still not repaired.

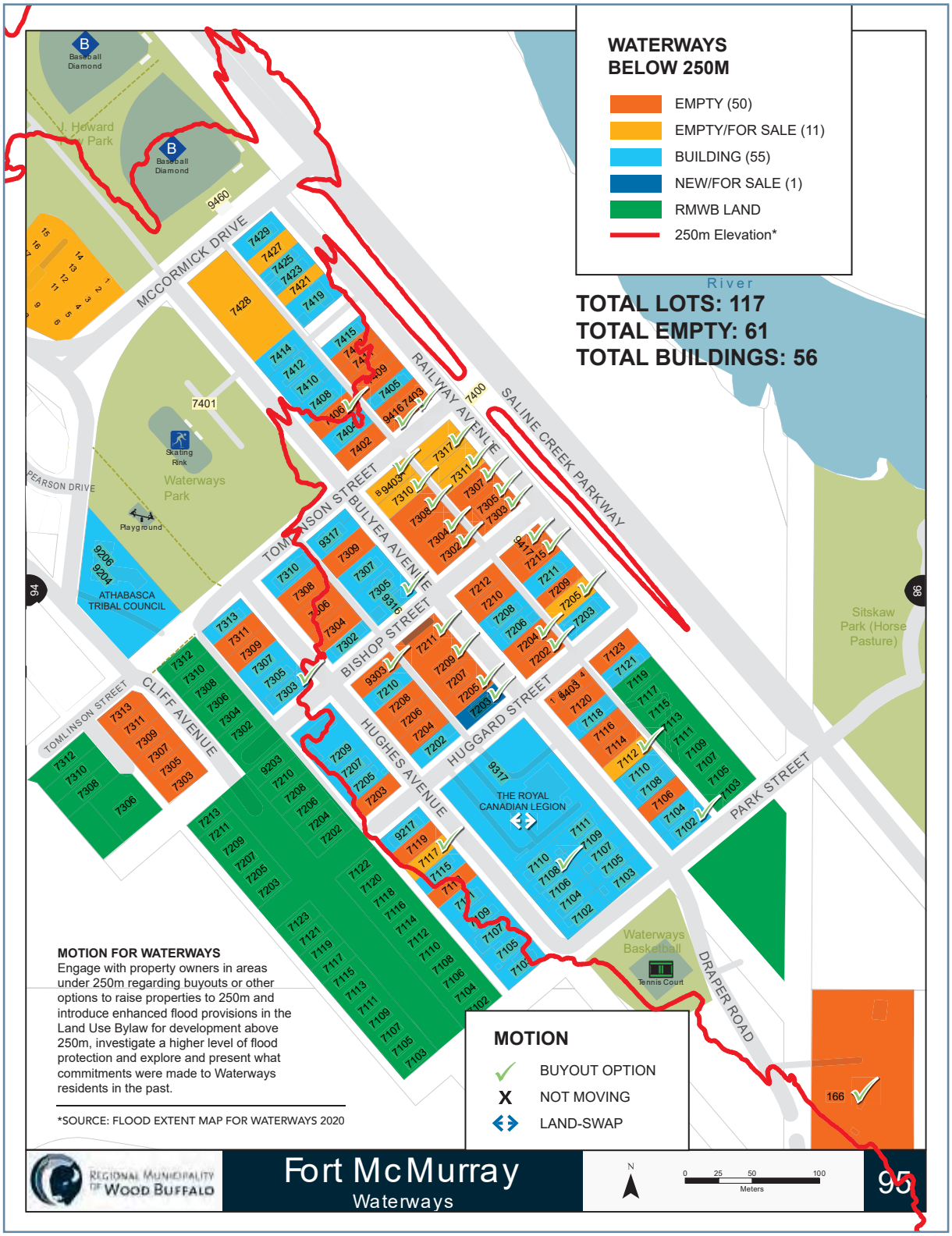
There are no commercial and/or larger developments lost to the 2016 wildfire that have been rebuilt to date.



MAP SOURCE: RMWB.CA, REGIONAL MUNICIPALITY OF WOOD BUFFALO CIVIC ADDRESSING BOOKLET 2020

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Waterways TODAY



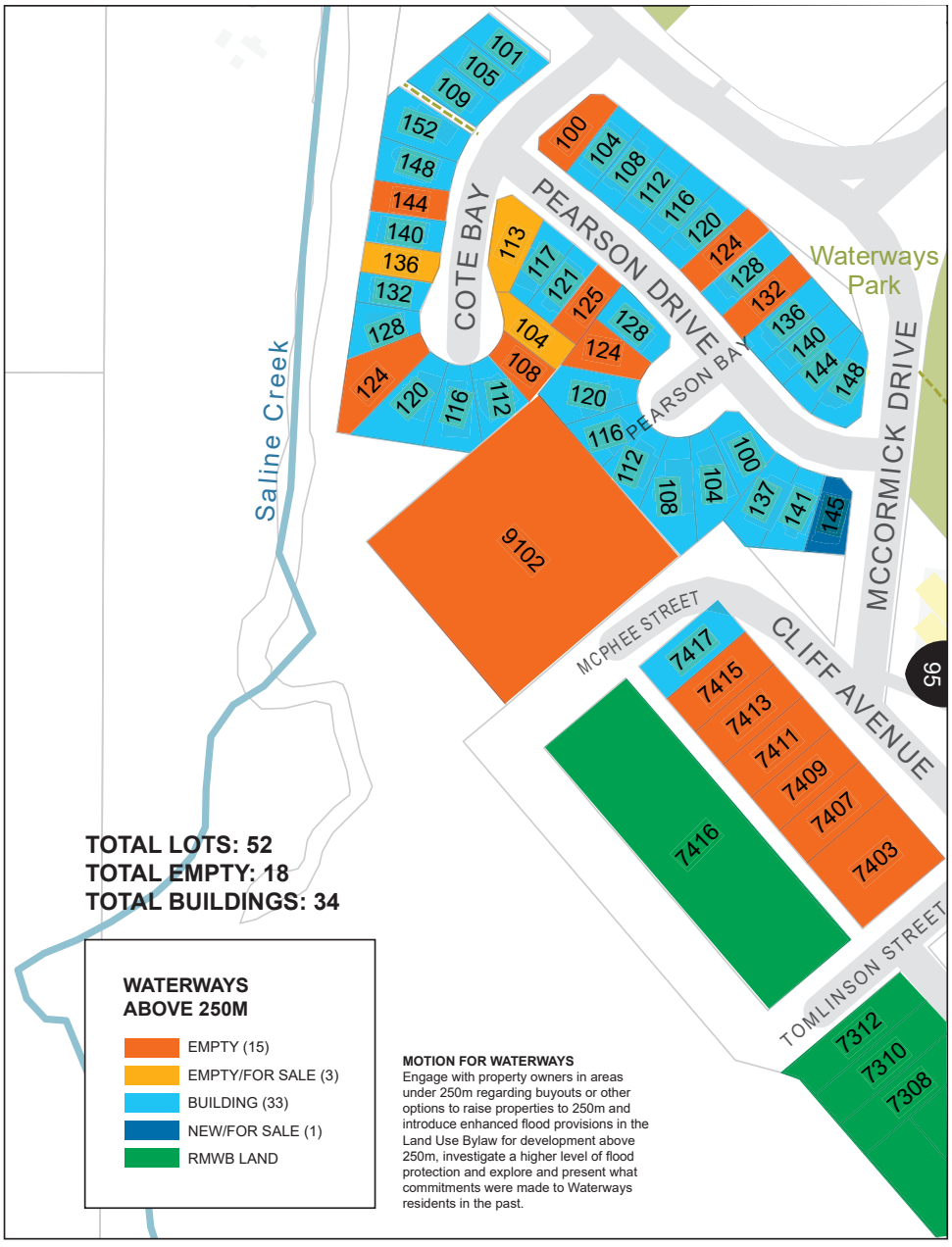
MAP SOURCE: RMWB.CA, REGIONAL MUNICIPALITY OF WOOD BUFFALO CIVIC ADDRESSING BOOKLET 2020

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Waterways TODAY

The 2020 Flood has caused additional duress and damage, hindering rebuild efforts made to date, and further discouraging residents.

It is estimated that more people will likely leave Waterways either by choice or necessity.



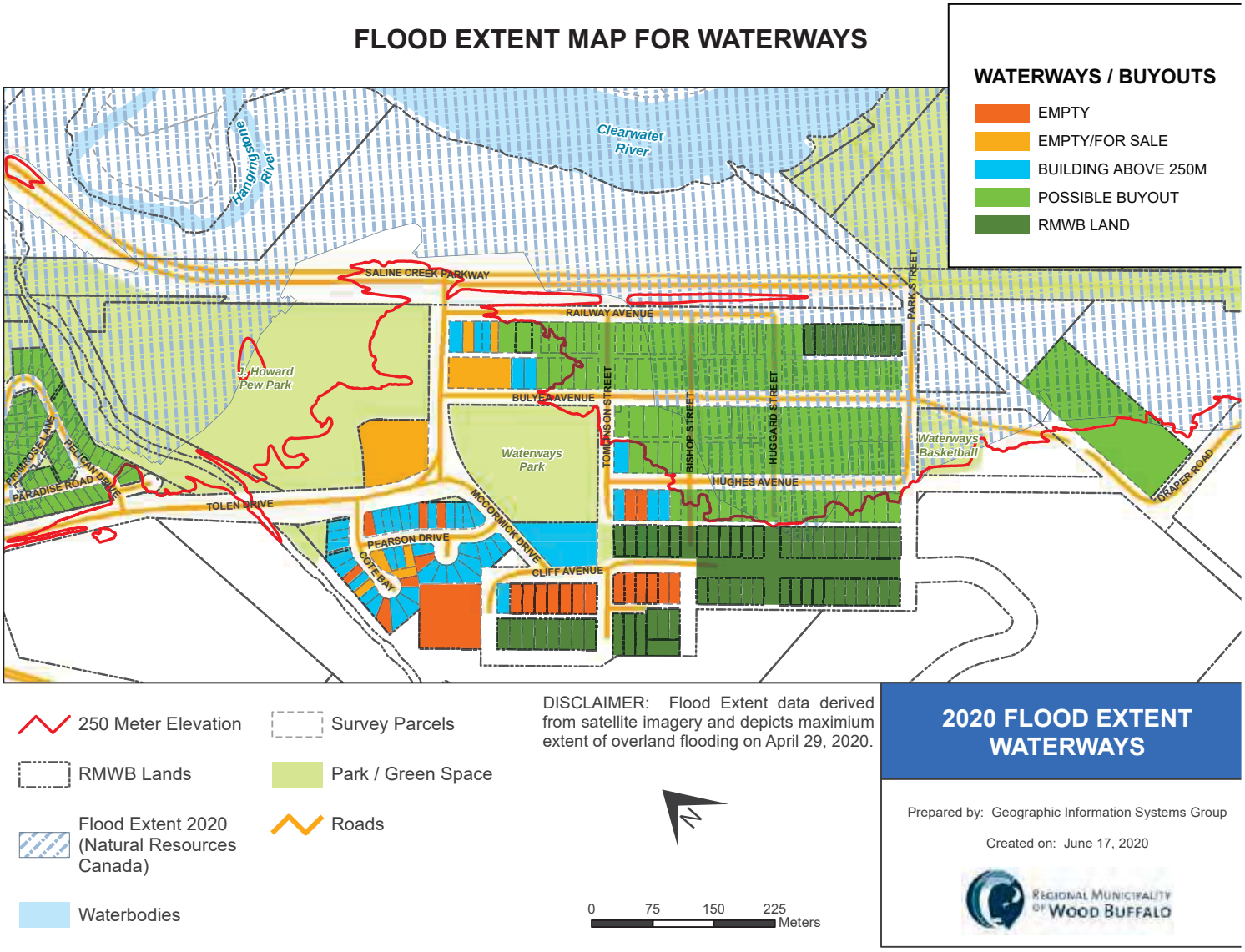
MAP SOURCE: RMWB.CA, REGIONAL MUNICIPALITY OF WOOD BUFFALO CIVIC ADDRESSING BOOKLET 2020

MAP DISCLAIMER: Corcoda Inc. is presenting the above information as per our **direct community engagement** and **feedback** received from property owners/representatives, regarding options presented by Administration and Council. Further community input is still being received but not available for disclosure at this time, and therefore these maps are still a work in progress.

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Waterways BELOW 250M REMOVED

FLOOD EXTENT MAP FOR WATERWAYS



The flood risk conversation process is still underway. Residents overall agree something needs to happen to ensure the safety and resiliency of Waterways and Ptarmigan Court.

The community of Waterways and Ptarmigan Court currently have a combined total of 139 existing buildings, including residential and commercial developments. The map shown above is an example overlay of the application of RMWB Administration's recommendation to **buy out Waterways and Ptarmigan properties below the 250m.**

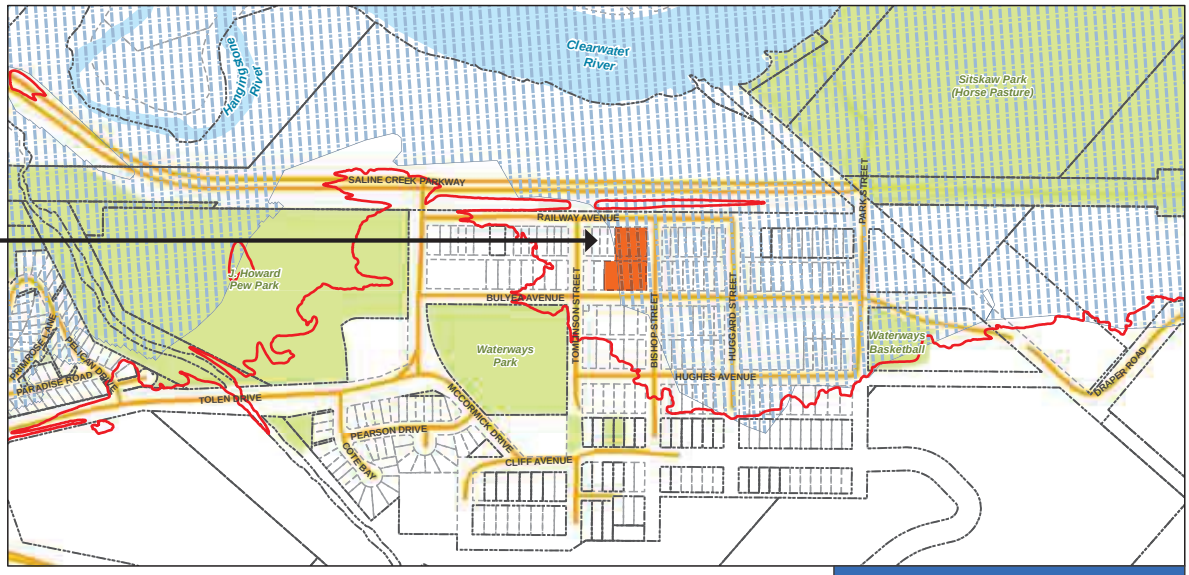
This application could result in only +/- 30% existing buildings remaining in Waterways.

250M MAP SOURCE: FLOOD EXTENT MAP FOR WATERWAYS 2020

Properties TOP CHURCH - WATERWAYS

FLOOD EXTENT MAP FOR WATERWAYS

TOP CHURCH PROPERTY
COMMERCIAL (C2)
BULYEA AVENUE



250 Meter Elevation
RMWB Lands
Flood Extent 2020 (Natural Resources Canada)
Waterbodies
Survey Parcels
Park / Green Space
Roads

DISCLAIMER: Flood Extent data derived from satellite imagery and depicts maximium extent of overland flooding on April 29, 2020.

N

0 75 150 225 Meters

2020 FLOOD EXTENT WATERWAYS

Prepared by: Geographic Information Systems Group

Created on: June 17, 2020

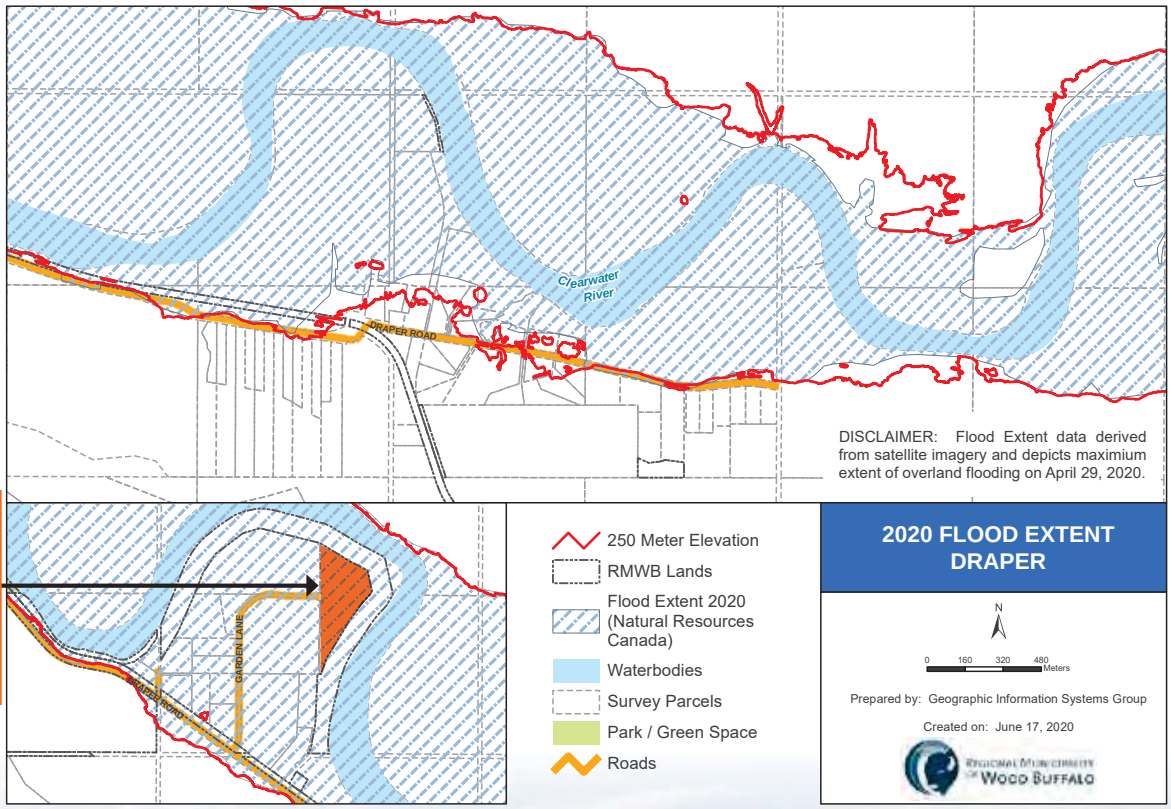
Regional Municipality of Wood Buffalo

*250M SOURCE: FLOOD EXTENT MAP FOR WATERWAYS 2020

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Properties TOP CHURCH - DRAPER

FLOOD EXTENT MAP FOR DRAPER



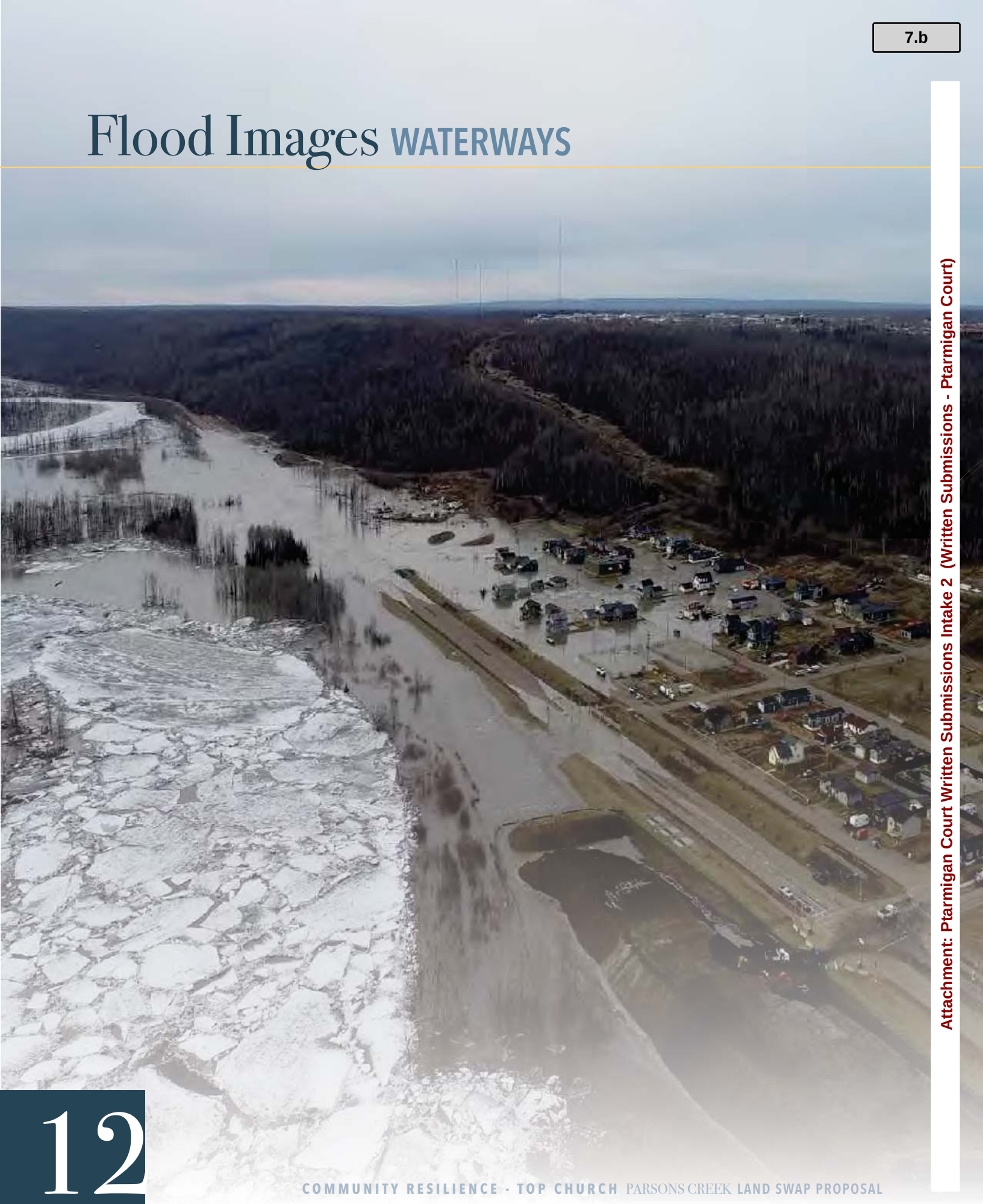
TOP CHURCH PROPERTY
SMALL HOLDING (SH)
128 GARDEN LANE
PLAN 9920950, LOT 6

*250M SOURCE: FLOOD EXTENT MAP FOR DRAPER 2020

PRESENTED BY CORCODA INC.

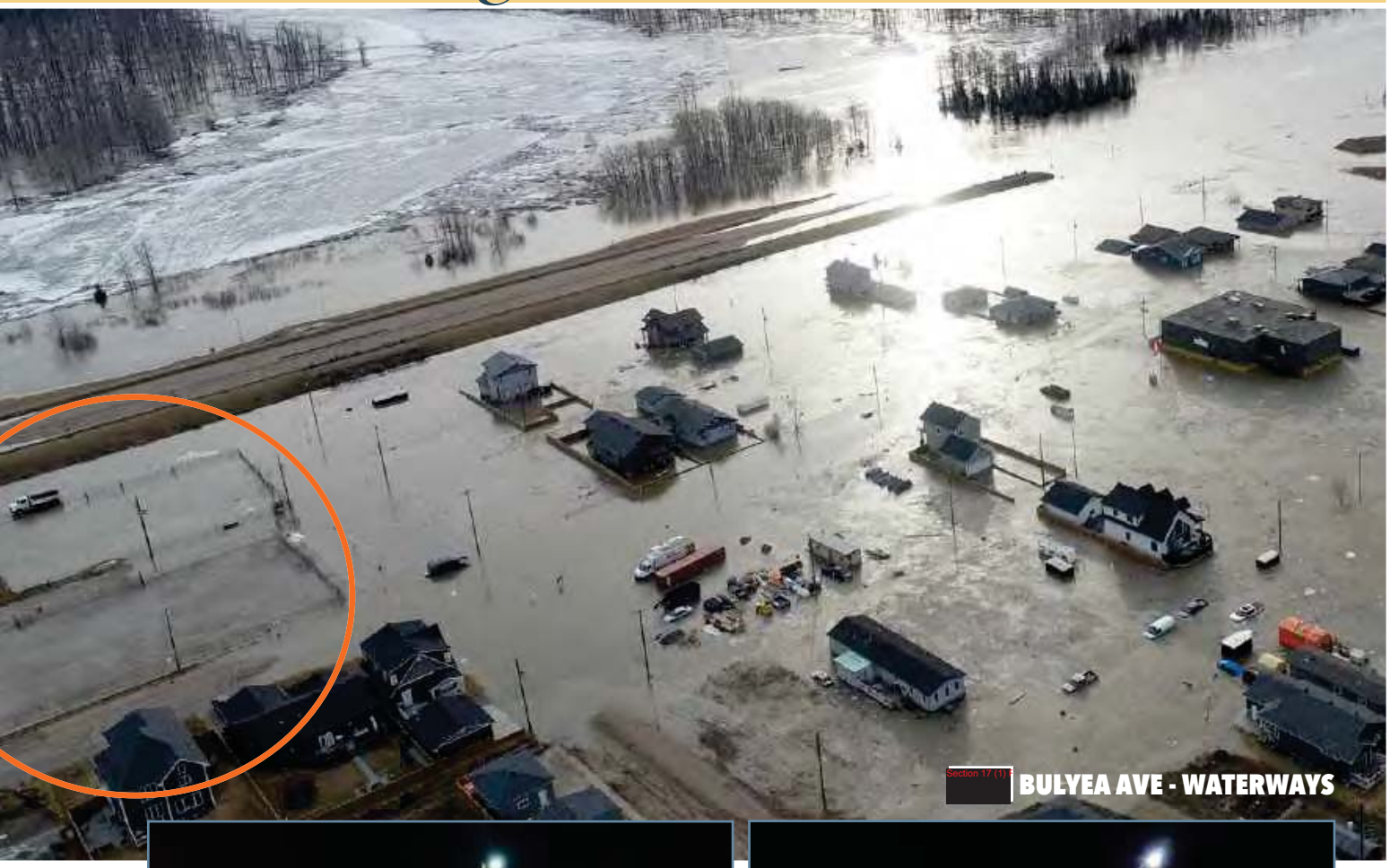
Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

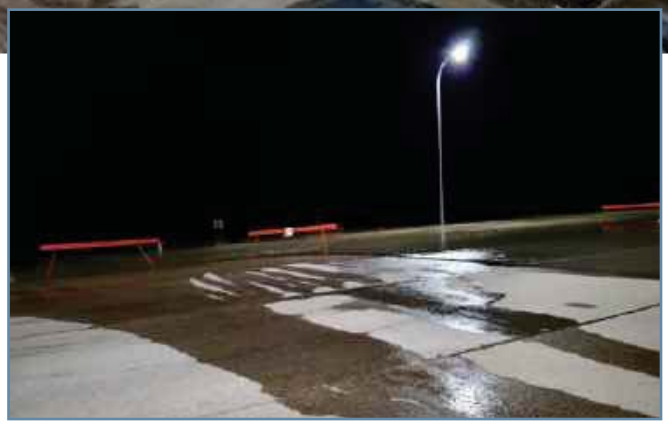
Flood Images WATERWAYS



Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Flood Images TOP CHURCH





Water started going over the Saline Creek Parkway at Park Street on April 26 at 11:45pm. It only took two hours to reach Bishop St. The local fire department quickly responded, alerting and evacuating some residents by boat as the water engulfed the community.

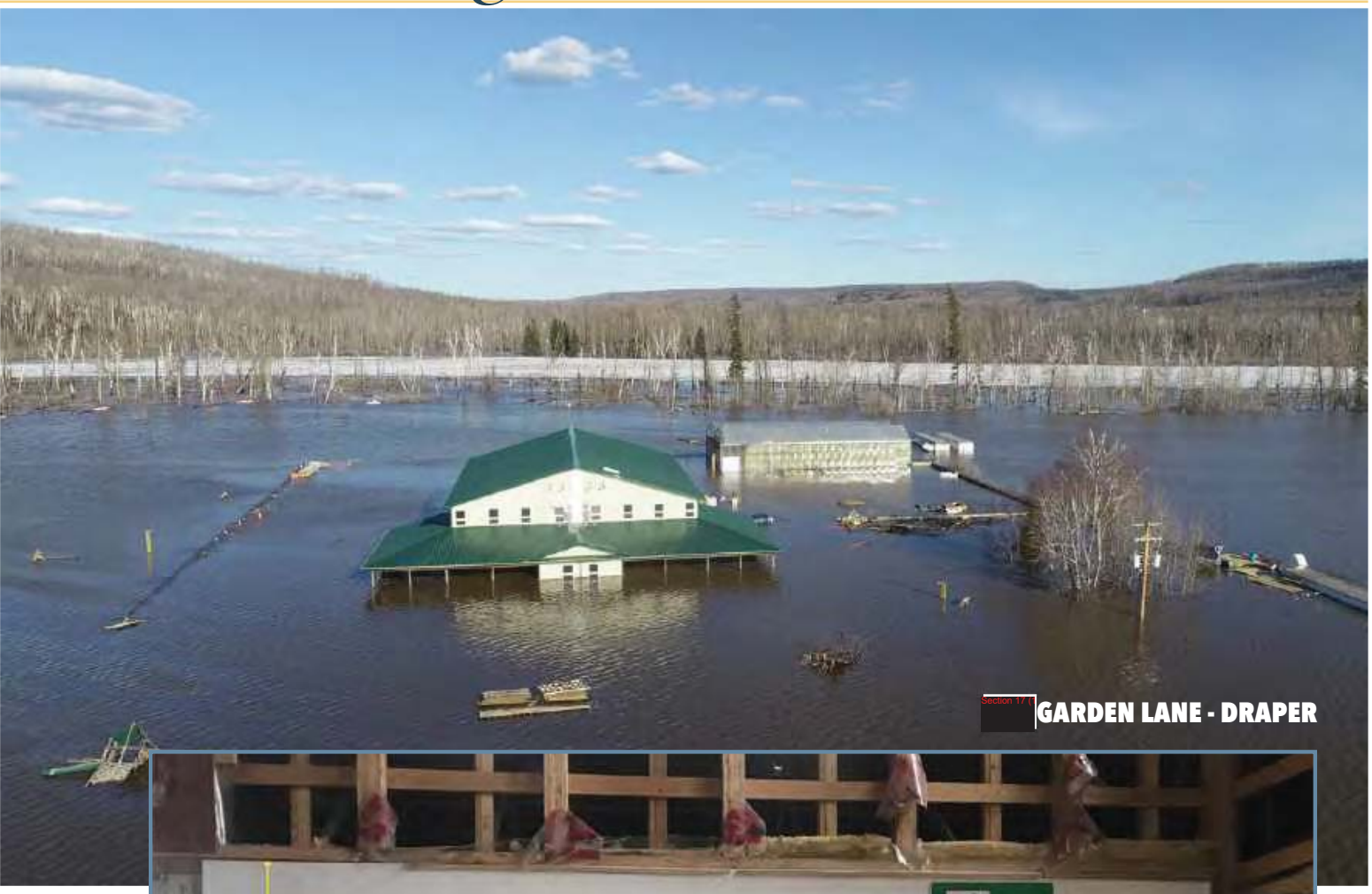
A mandatory evacuation order for Waterways community, including Ptarmigan Court, was issued April 26, 2020. Resident were permitted back on May 1, 2020 as per RMWB.

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Flood Images DRAPER

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Flood Images TOP CHURCH



Section 17 (1) GARDEN LANE - DRAPER

Estimated flood elevation surveyed at Section 17 (1) Garden Lane was 248.94m

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

TOP Church COMMUNITY

TOP CHURCH IN THE COMMUNITY FOR 40 YEARS

TOP CHURCH
TABERNACLE OF PRAISE

1980 : Dr. & Mrs. Neil arrived in Fort McMurray

1986 : Donated original church building to Heritage Park

Built new building on existing lot

1996 : Purchased large building at 7308 Bulyea Ave

1998 : Gym and Family Life Centre addition

2014 : Updated exterior of building

2016 : Fort McMurray Wildfire

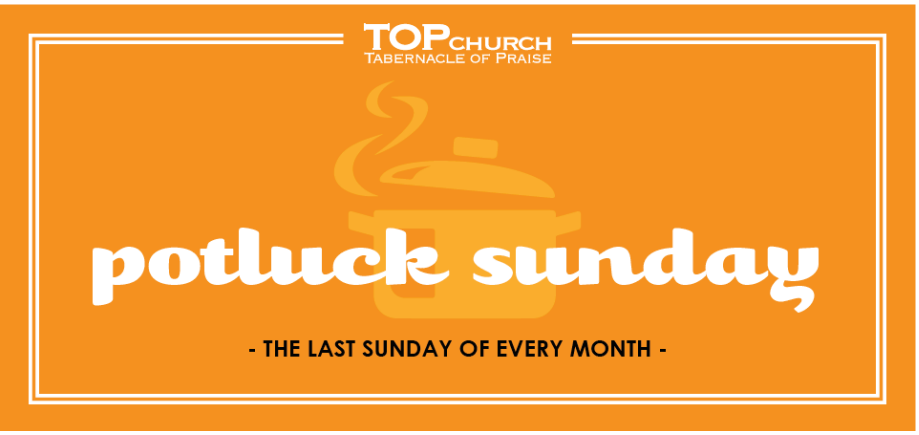
2019 : Bylaw Amendment Process and purchased of [redacted] Garden Lane

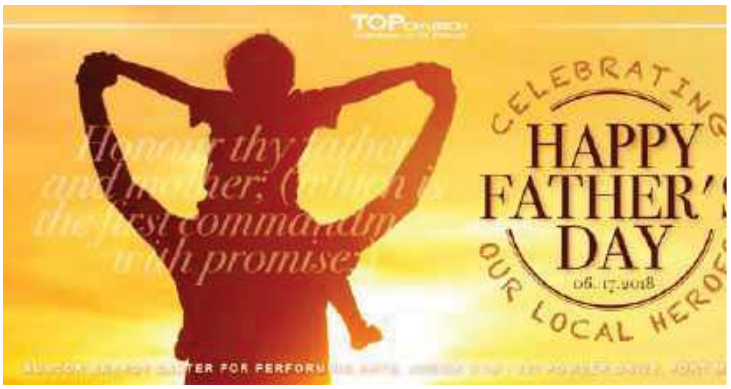
2020 : Ice Jam/Flood

Community Resilience/Flood Risk

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

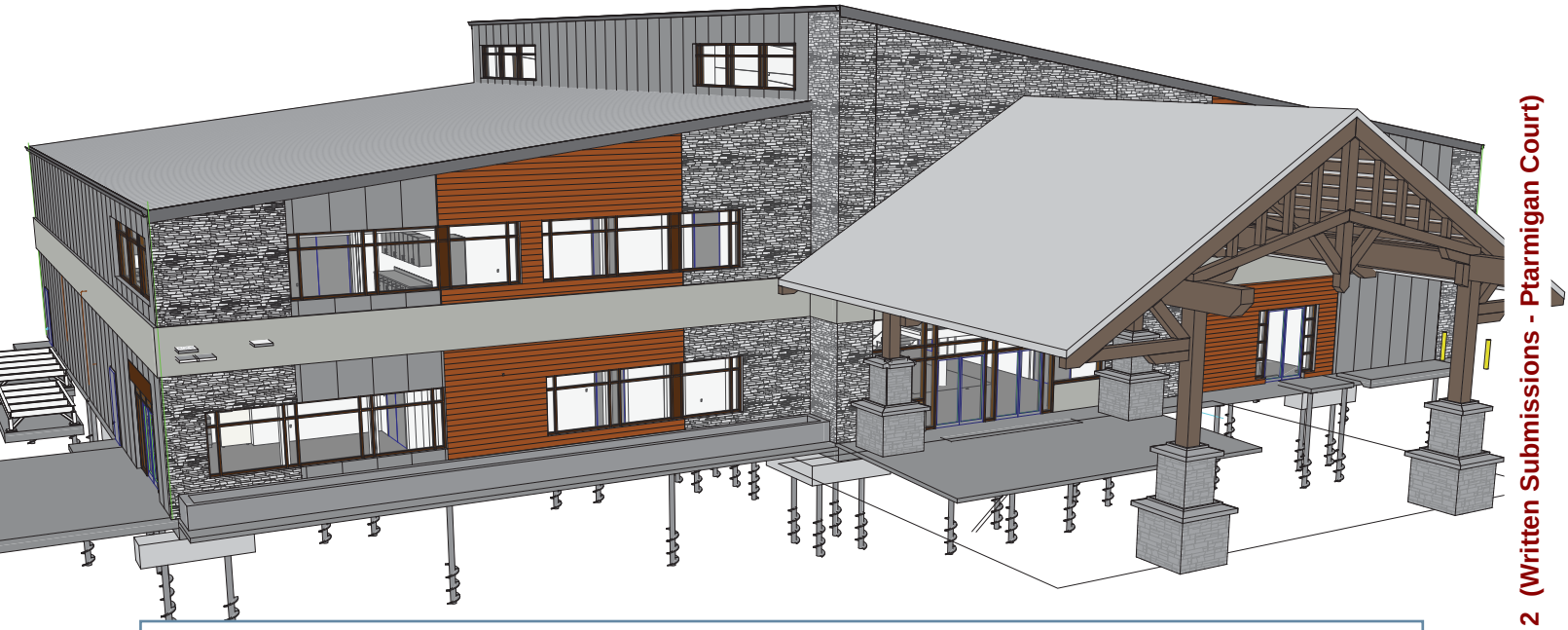
TOP Church COMMUNITY





Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

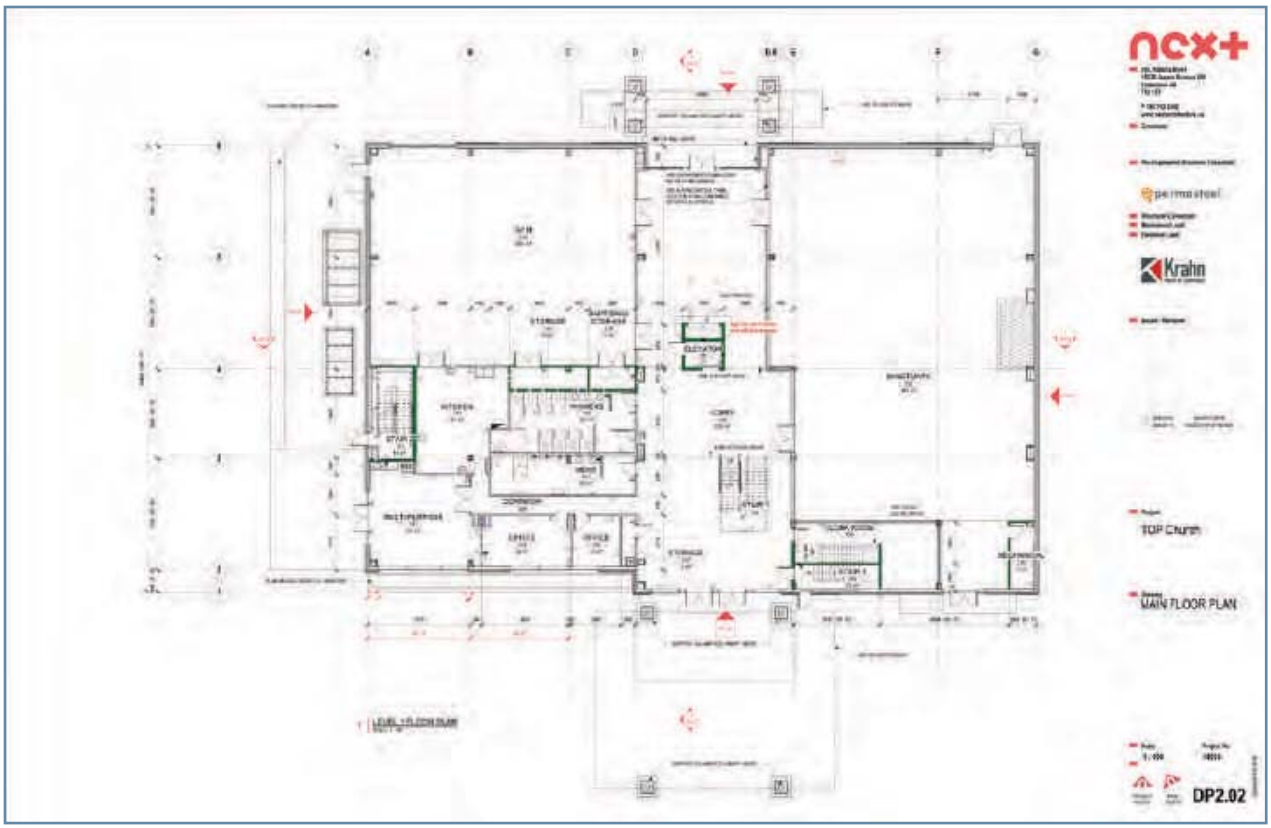
TOP Church REBUILD

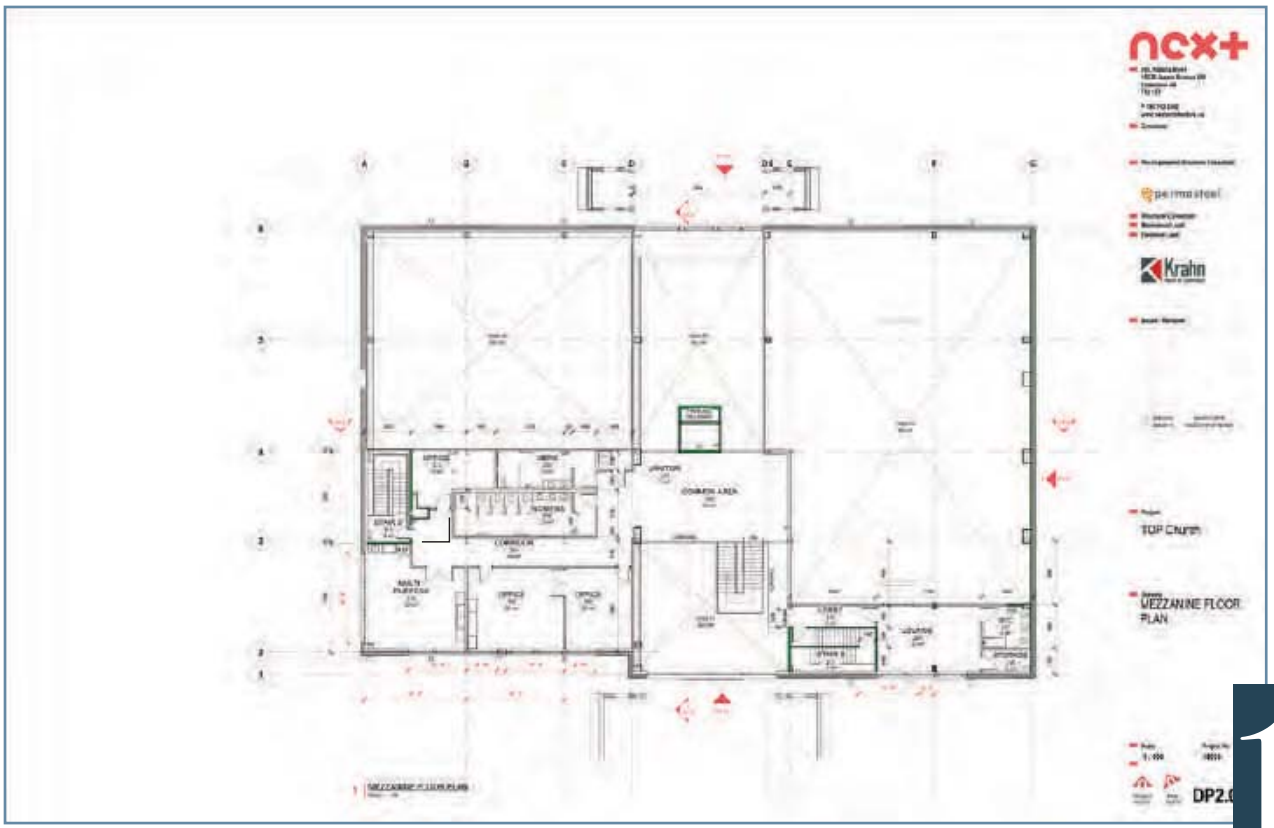


Since 2016, TOP Church has been working with RMWB Planning & Development to rebuild in the community. The 22,00 square ft facility rebuild design beautifully depicts a merge of past with present, featuring the well beloved Sawridge Canopy as the entry focal point.

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

TOP Church REBUILD





Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Land Swap PROPOSAL

The Community Resiliency Report presented by RMWB Administration included the following options for Waterways, Ptarmigan Court and Draper:

- Enhanced LUB Provisions
- Buyouts
- Land Swaps

At the Special Meeting of the Council of the RMWB, it was restated by RMWB Administration that Land Swaps were still an option for Community Resiliency.

The Tabernacle of Praise Church presents this proposal with a heavy heart, as the community of Waterways has been home for decades. However as a non profit organization, it recognizes the necessity of this proposed move in order to ensure a safe and sustainable future.

The authority to offer land swaps is vested with Council under the Municipal Government Act. We kindly ask that Council and Administration review and provide feedback on the development proposal and a recommended motion as it relates to ongoing community flood risk solutions.

SOURCE: July 14, 2020 & July 28,2020 RMWB Council Meeting

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Land Swap PROPOSED DEVELOPMENTS

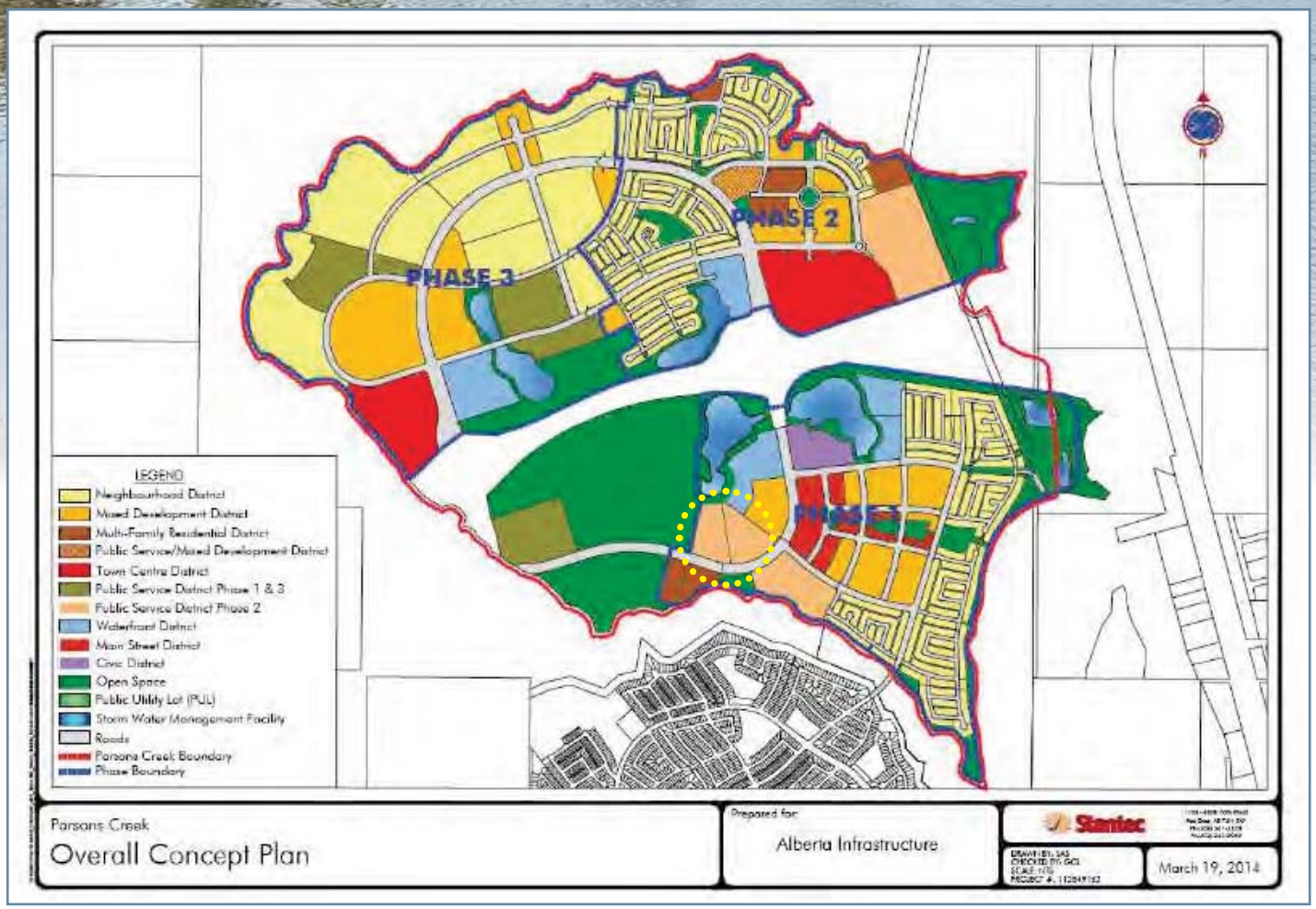
TOP CHURCH PROPOSAL

Land Swap of existing 22.9 acres of property in Draper for applicable PS Zoned Land in Parsons Creek.

Corcoda understands that the Royal Canadian Legion and RMWB administration have already began communications with respect to Parsons Lands/Land Swap.

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Parsons Creek DEVELOPMENT PLAN



AREA OF INTEREST

SOURCE: Parsons Creek Town Centre Information Package - RMWB

LUB REFERENCE: 113. PS PUBLIC SERVICE DISTRICT

The purpose of this district is to provide for the development of buildings and uses for the delivery of educational, health, government, and other institutional services.

SOURCE: Land Use Bylaw 99/059

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Parsons Creek DISTRICTS

The Design Plan for Parsons Creek prepared by Stantec, dated July 2011, was accepted by all applicable stakeholders on August 22, 2011. The Design Plan for Parsons Creek includes "Character Areas", or Districts that share a unique or common purpose, usually centered on a mix of land uses that are envisioned to service a specific purpose. The intended uses of TOP Church integrates seamlessly with the Neighbourhood District Development in the proposed PS Zoned Land, adjacent to two existing schools.

SOURCE: Parsons Creek Design Guidelines pg. 7

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Parsons Creek FEATURES

Located in the Urban Service Area of the Regional Municipality of Wood Buffalo, Parsons Creek is a master planned community of uncompromising quality, refreshing distinctiveness, and compelling character. Offering a premier community with integrated amenities, this 2,000 acre development occupies a scenic setting atop a plateau overlooking the Athabasca River. Phase One offers a well-designed complete community promoting a high quality of life by offering a pedestrian friendly environment and a variety of transportation choices.

SOURCE: Parsons Creek Town Centre Information Package - RMWB

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

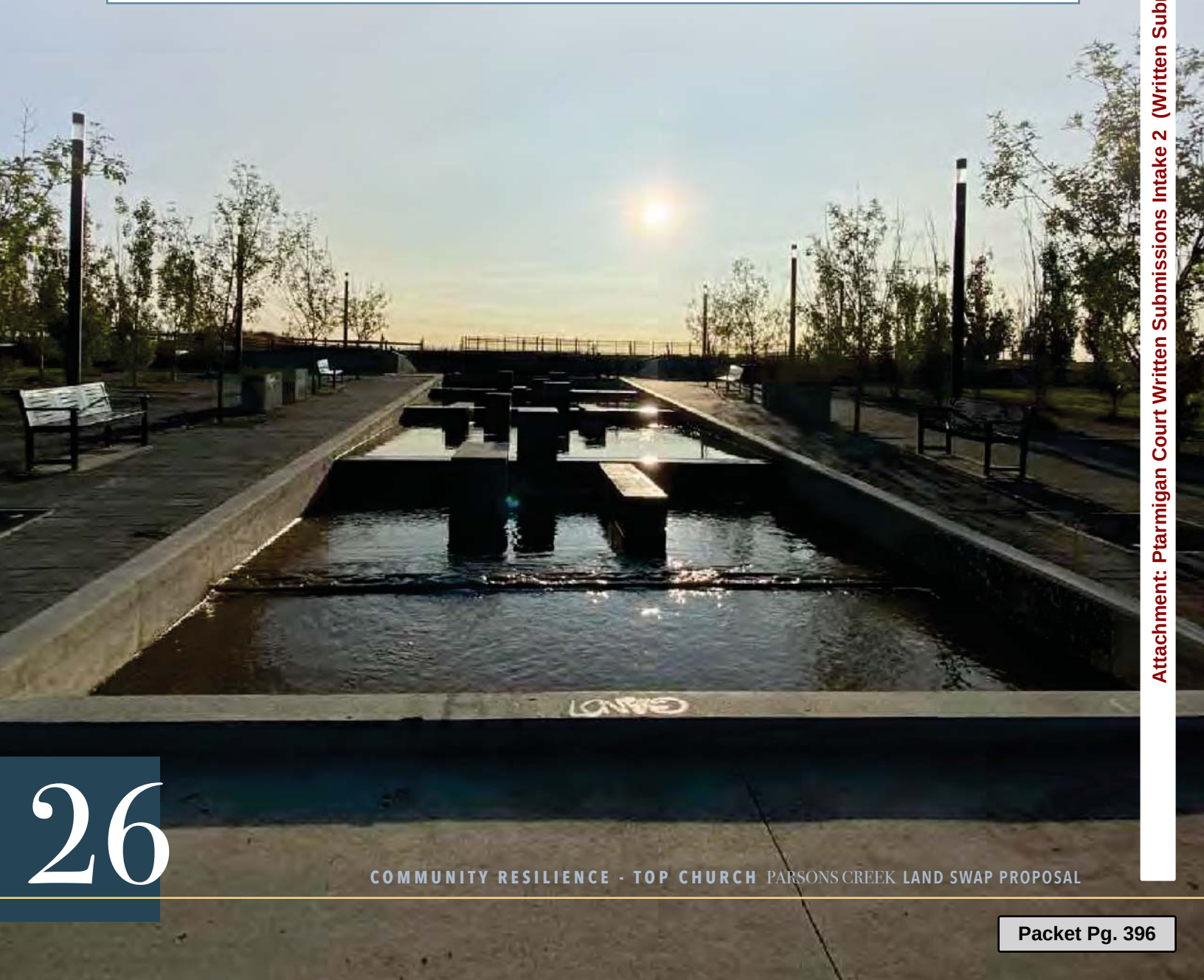
Parsons Creek FEATURES

The site has been designed to be **accessible** by all. The Waterfront District is readily accessible open to the public with its vibrant amenities and natural features already impacting local residents Mental Wellness with the large storm-water ponds centrally located for gathering spaces, and outdoor activities.

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Harmony

The proposed TOP Church placement is compatible and harmonizes between the permitted uses, landscape areas, open spaces, and adjacent properties. It is **centrally** located between schools, green spaces and a network of trails. The adjacent large open space areas allow for the church to host a variety of yearly celebrations and provide active and passive public services promoting a healthy and safe environment for all stages of life.



Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

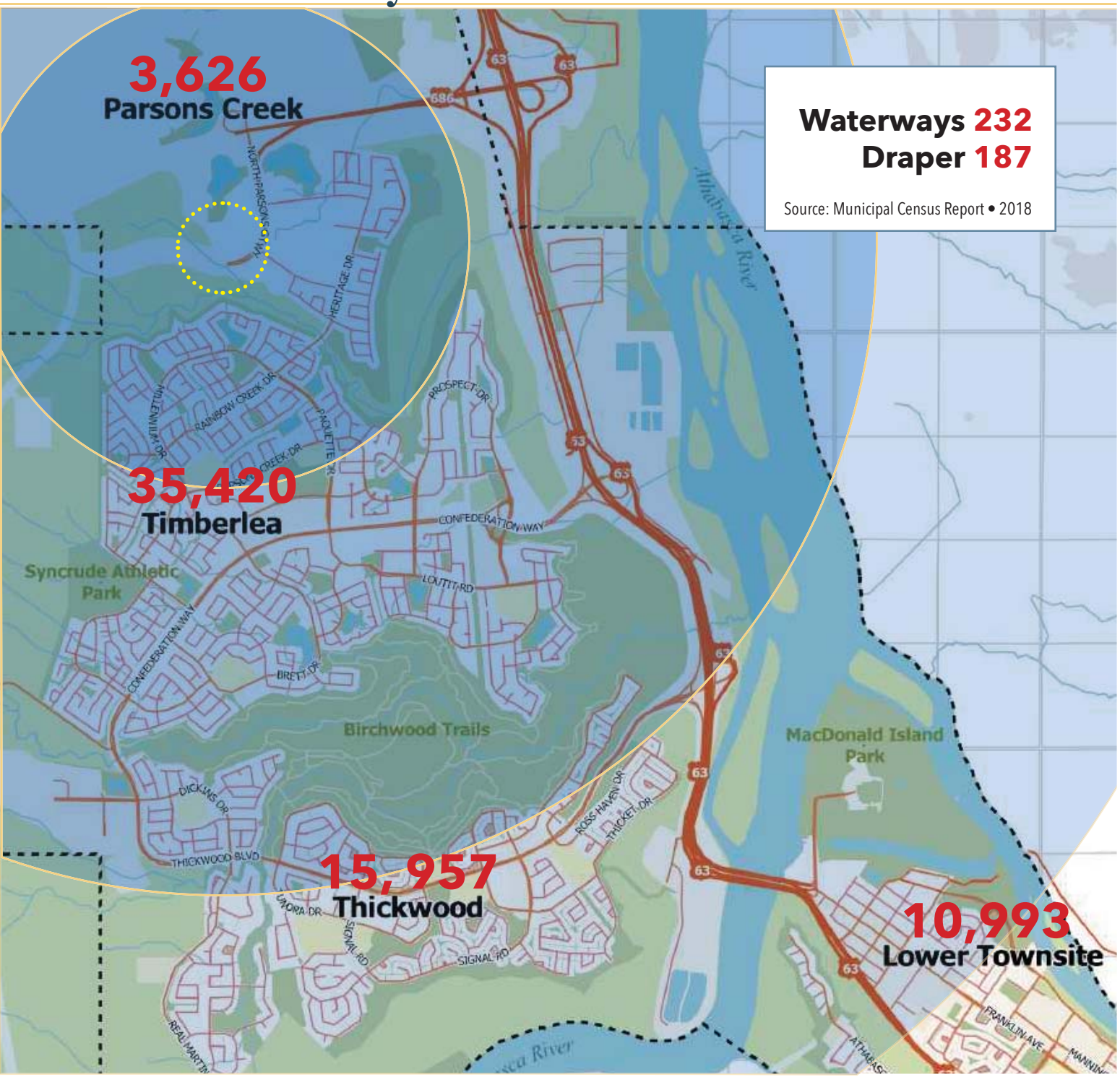
Parsons Creek ALIGNMENT

As the proposed developments do not require changing the designated land-use from PS this aligns with:

- Master Agreement (Municipality and the Province of Alberta)
- Urban Design Plan "Character Areas"
- Regional Municipality of Wood Buffalo's MDP
- Bylaw 99/059 Land Use Bylaw
- Parks and Outdoor Recreation Master Plan
- Engineering Servicing Standards and Development Procedures

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

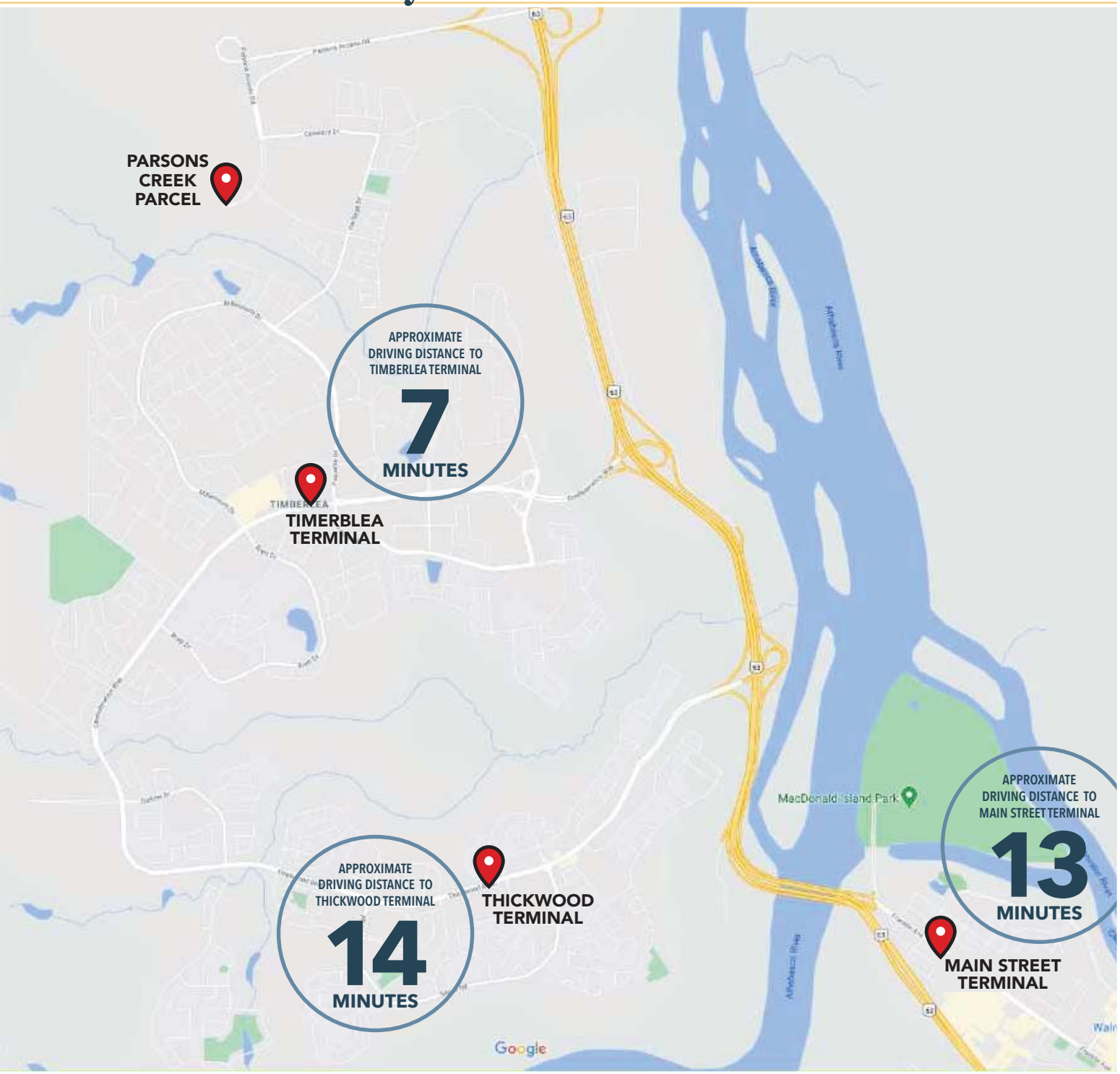
Community CONNECTIONS



Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Placement of all public service facilities is key to servicing the needs of our community. With 64% of residents occupancy being north of the bridge, the proposed land swap relocation to Parsons Creek would allow TOP Church public services to be located within reach of more residents.

Community ACCESSIBILITY



The majority (44%) of dwelling units in the Municipality are found in Timberlea, followed by Thickwood (20%) and then the Lower Townsite (18%)

SOURCE: Municipal Census Report • 2018

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

Summary

This Land Swap Proposal is in response to the Community Resilience Report presented by Administration to RMWB Council. TOP Church is a long standing nonprofit organization who has serviced the residents of Fort McMurray for decades and is committed to working with Planning & Development on strengthening Community Resilience. The applicant favors the land swap proposed as it would mean that they will no longer be in an area susceptible to flooding and be in a position where they can best service the residents of Fort McMurray.

The proposed PS land featured in this proposal is "shovel ready" with access and egress roads and deep services utilities including water, storm and sanitary sewer completed in 2020 to limits of property. The sidewalks are currently being completed along with landscaping along North Parsons Gateway Boulevard.

Parsons Creek is attractive for its amenities and community serviceability. The vision of the land swap is to strengthen and compliment the existing and future developments, enhancing the available services, gathering and recreational opportunities.

Thank you for your consideration of our proposal and collaborative effort to move forward and build a strong community. TOP Church is looking forward to finding a place to finally call "home".

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

References

Municipal Census Report • 2018
Parsons Creek Town Centre Information Package - RMWB
Parsons Creek Design Guidelines prepared by Stantec Consulting Ltd July 2011
Waterways Report Proposed Land Accusitions Drawing Number ENG0212
https://fortmc.ca/d/18541-waterways-slope-stability-land-acquisition-approved-for-21-properties
Phase 1-Parsons Creek Outline Plan prepared by Stantec Consulting Ltd April 2013
Parsons Creek Urban Design Plan Phase 1 and 2 prepared by Stantec Consulting Ltd April 2013
Parsons Creek Town Centre Information Package Prepared by RMWB October 2015
July 14, 2020 & July 28,2020 RMWB Council Meeting
fortmcmurraytoday.com
Master Agreement (Municipality and the Province of Alberta)
Urban Design Plan "Character Areas"
Regional Municipality of Wood Buffalo's MDP
Bylaw 99/059 Land Use Bylaw
Parks and Outdoor Recreation Master Plan
Engineering Servicing Standards and Development Procedure
Regional Municipality of Wood Buffalo Civic Addressing Booklet 2020
rmwb.ca

Contacts

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admin@corcoda.com

Attachment: Ptarmigan Court Written Submissions Intake 2 (Written Submissions - Ptarmigan Court)

TOP CHURCH
TABERNACLE OF PRAISE

August 4, 2020

Regional Municipality of Wood Buffalo
309 Powder Drove
Fort McMurray, AB T9K 0P5

Attention: Planning & Development

Re: 2020 Community Resilience Report
Community Engagement for Waterways & Draper
[redacted] Garden Lane
[redacted] Bulyea Ave

Further to the special RMWB Council meeting held on Tuesday, July 28, 2020 it is our understanding that a motion was approved by Council for Planning & Development Administration to proceed with the following:

> ***Motion for Waterways***
> *Engage with property owners in areas under 250m regarding buyouts or other options to raise properties to 250m and introduce enhanced flood provisions in the Land Use Bylaw for development above 250m, investigate a higher level of flood protection and explore and present what commitments were made to Waterways residents in the past.*
>
> ***Motion for Draper***
> *Engage with property owners regarding buyouts or other options to raise properties to 250m and for admin to report back separating flood issues from slope stability issues and to investigate a higher level of flood protection.*

The Tabernacle of Praise Church owns the following property in Waterways and Draper.

WATERWAYS [redacted] Bulyea Ave
Plan 1821781, Block 2, Lot 15 & 16
Combined Land Size: 0.9 acres
LUB Zoning: C2

DRAPER [redacted] Garden Lane
Plan 9920950, Lot 6
Land Size: 22.9 acres
LUB Zoning: SH-Bylaw 20/001

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As you are aware, our congregation has been trying to rebuild “like and kind” of our church building that was lost in the 2016 Wildfire. There have been numerous challenges that we have had to work through causing delay after delay. We were finally in the process of submitting a Development Permit for the adaptive reuse of the existing building at 128 Garden Lane when the Flood occurred April 26th. After the flood it was determined that the structural integrity of the existing building had been compromised and so our development plans had to be revised. Our project partners have been working with us and again were just about ready to submit for a Development Permit that incorporated a Pre-Engineered Building, previously approved for DP at 7308 Bulyea Ave, at a raised elevation of 250m.

With the latest recommendation presented to RMWB Council from Planning & Development Administration our development plans are now once again on hold. The Tabernacle of Praise Church would like to initiate engagement with Planning & Development at the earliest opportunity to discuss what our options are. The Construction season in Fort McMurray is very short and winter construction drives the costs up significantly. As you can image, having a project delayed once again after a 4-year wait puts significant strain on the congregation and related project budgets. TOP Church has been in the community for 40 years and continues to strive to find a place to call “home”.

We want to ensure that our proposed development is in line with community resilience, municipal planning and intended use(s) of our congregation. TOP Church is here to serve.

Thank you for your consideration, and we look forward to hearing from you.

CONTACT INFORMATION:

Pastor Marlon Alexander Section 17 (1) FOIP [redacted]

Cheryl Alexander Section 17 (1) FOIP [redacted]

TABERNACLE OF PRAISE CHURCH

Section 17 (1) FOIP

MARLON ALEXANDER
Pastor

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From: Connie Stevens
To: Legislative Assistants
Subject: Revision - Floor Mitigation Discussion Item 7.2- Council meeting Sept 15th, 2020.
Date: Tuesday, September 15, 2020 7:08:27 PM

Good Evening.
I have noticed an error in my submission and not sure if it is too late. I have corrected below.
Thank you

On Tuesday, September 15, 2020, 12:17:23 p.m. MDT, Connie Stevens <Section 17 (1) FOIP > wrote:

Good morning

I wish to have the following considered regarding Flood Mitigation.

I am a 12 year resident of the RMWB and have loved every moment in this community. I have done a cursory review of the flood related information included within the council packet - and it is very exhaustive. It would have been beneficial to have had a one or 2 page summary (maybe I missed it in the almost 600 pages - so I apologize in advance if I have mis-stated some of the $ below).

I did participate in some of the community engagement - but noticed that many participating were those that were directly impacted. Perhaps those that were not directly impacted were not fully aware of the potentially significant financial implications to them (through property tax implications). I am therefore not entirely confident that the entire community is adequately involved (for all citizens regardless of impact) and hope that there is some sort of recap on the "recommended" solutions as part of the final vote. Perhaps it would be beneficial to have a breakdown of who has been involved in the discussion - so that decisions represent the entire community.

I will also say that while there is significant information - it is not always easy to find and without a lot of time for review. We have had a number of significant events over the past few years - so we cannot risk continuing with so-called "mis-steps" of past decisions.

I reside in Timberlea so was not impacted by the flood but I am very concerned that a decision with such large impacts to the taxpayers of our region would be made by solely by council. I believe that when you are talking of potentially hundreds of millions of $ of impacts - that the ultimate costs to taxpayers - that council should make endorse what they feel is the best solution as presented by staff - and that should be relayed to taxpayers - prior to a final decision.

I will commend staff for their work on this file - and would have liked to have a better understanding of the values presented - especially in terms of taypayer impacts. I did notice that Ptarmigan court did not appear to have a net cost/capita (packet page 339), while for longboat landing - there were 2 values $315,800 and $1429.54 per capita. Exactly what is the impact these represent. Full disclosure and understanding is key.

Some general comments
1. Many community's throughout the world develop in flood zones to the appropriate standards - whether for storm surge, hurricanes, or just rising water levels (check out the million $ properties in Hawaii and Florida for example). Normally this involves the bottom level being a space where you have stairs to the main living area (2nd floor), with garages on the ground level and no finished basements. Also with this construction, the utilities (electrical, hvac and hot water tanks are on the upper level so minimize impact. As well - the bottom level often is finished with materials that are less likely to be impacted by water (such as cement board - and not drywall). In these cases there is a minimal cost to get the bottom level of the structure back to liveable conditions - and the upper levels are not normally impacted. This could

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potentially apply to Longboat landing.
2. Overall - the RMWB needs to do a better job of putting standards in place to limit risk when a citizen purchases or builds in any area to be developed. Many areas were developed after the fire and within the past 10 years with full understanding of flood risk. We cannot have staff and council continuing to make decisions that have high risk and potential costs to the taxpayers. Safeguards need to be put in place by the RMWB and unfortunately residents that take these risks may face consequences for their decisions.
3. The RMWB has suffered from declining property value for the past 5 years - to the tune of 40% to 50% reduction. Bankruptcies are very prevalent and we have had some very significant issues associated with so condos - such as those at Penhorwood and recently at Hillside in Abasand. Condo fees have increased throughout the RMWB which has also led to decreases in condo values. There are many in the flood zone who wish buyouts for their properties and they want these buyouts to be at a potentially inflated level - either to pay off their mortgage or to buy another property in another area, or just to take the money and run. Many homeowners in town suffer the same hardship where they have to pay money to buy out their mortgage (where the house sells for less than the mortgage value and they took out loans to pay off the morgage) - unfortunately flood impacted homeowners may be financially impacted as well. It will be a fine line to balance out what a property is worth - especially since property values have not yet stabilized. Flood impacted residents should be aware that many of the properties in the RMWB have mortgages that are in excess of their value and that homeowners in general especially who came in the past 12 years have significantly decreased property values. In this environment - buyouts at a fair price are very challenging. Most flood impacted residents wishing a buyout will want full value - often much greater than what the market will bear. Dealings must be fair to all residents (whether flood impacted or not) and reflect the decreasing values of homes. The existing homeowners are absorbing the shortfalls in the decreased values of their own real estate - so asking them to take on the costs for buyouts for impacted residents is challenging.
4. The local unemployment rate is fairly significant at 11.8% and layoffs continue. Property values continue to decrease so when you stay in the community you know that there is a good possibility that you will lose money on your residence. Growth projections are not anticipated - so the costs for the buyouts are borne by those that stay to support the community. Let's not make the burden too great for those that live in the RMWB. And let's only use the municipal reserves where absolutely essential.

Development in the Flood Zone
- Taiganova is a new development - within the last 10 years - in a flood zone. I would presume that there was a flood mitigation plan as part of the development - and this should be enhanced to assist those in this area reducing the risk of this happening again.
- Waterways - this area was significantly impacted during the fire and residents were told of flood risks before re-building and offered buyouts in 2016. The redevelopment should not have been permitted - but residents did so with full knowledge of the risks! Taxpayers should not be responsible for anything other than flood mitigation work - and no buyouts. Had the homes been built to flood standards as they are required to throughout North America - the damage would have been to an unoccupied area of the basement/garage with minimal costs to repair. Not withstanding this opinion - it appears that the cost to buy out this area of properties below 250M would be $25.2 million with a per capita cost of $417.
(though as discussed above I'd love to better understand if this is a one time impact to residential taxes of $417.
- Ptarmigan Court - similar to Waterways - affected by the fire - Residents made a conscious decision to stay here - after already having been flooded in 2013 and the fire of 2016. I do understand that to do flood mitigation of this area is a cost of $22.8 M, and that the buyout would be $21.8 M. However, I am unsure of whether there is a residual value to the modular homes themselves that should be taken into account - or whether every modular home was a 100% writeoff. Insurance should pay for disposal fees I would expect.
- Longboat Landing - There has been development in this area within the last 10 years - and in a flood zone. The bottom level was to be minimal development to mitigate risk. No buyouts should be completed. It is understood that these properties have garages and foyers only on the ground level - so is there a costed option to retrofit to flood standards for the bottom level.
- Downtown - these residents built prior to real understanding of flood plains so didn't have the same standards in place. This is tougher situation and long standing issue. From the data presented it

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appeared that this had a buyout cost with flood mitigation work of $70M or $933 per capita.
- Draper Road - Again - many homes developed on a flood plain. This has a buyout cost of $60.4M and if offset by reducing other expected work in the area. This has no reported net cost per capita (page 415).

Migration out of the community
We continue to see many residents leave the community due to lack of work, loss of value of homes, and quality of life declines. The tax implications of Bill 21 - reducing the ratio for large company contributions to the tax rate (18 to 1 for RMWB down to 5:1) also weighs heavily on the minds of taxpayers. Costs continue to grow, our services are declining, we have many added expenses to travel south for medical care, and business is declining as well. Many buyouts will be the key to have more residents leave the area - for a fresh start elsewhere. We make it far too easy for residents to become Fly in Fly out - without having to live here. Declining population hurts everyone - and continues the downward spiral of business closures/reductions etc. which limit our quality of life.

It is especially concerning to have some advocate that Longboat landing be bought out and made into short and long term accomodation. Wood Buffalo housing, apartment owners and homeowners are operating with approximately a 20% vacancy rate and with reduced rents that often don't cover expenses. Adding these properties to the rental market would most likely impact all other businesses/residents and non profits that offer these services.

The flood issue is a very serious one and we one that has significant cost to the taxpayers who continue to reside here. I recognize there are no easy answers but please ensure that all citizens are represented prior to any decisions being made. I am sure that if you provide full disclosure and tell citizens that the buyout costs will raise taxes by $XX/year for xx years - they will have an opinion.

Thank you for considering my concerns. As a side note - I appreciate that the RMWB has many Boards that do alot of volunteer work to assist in the community. Perhaps some focus groups or committees could be established to provide some diversity to many of the discussions.

Thank you
Connie Stevens

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September 16, 2020

Good day Mayor and Council,

I wasn't going to write a letter as I feel I wrote a few and you know where I stand with the buyouts in Ptarmigan Court, but I had a memory pop up on facebook this morning. Exactly 3 years ago today was the day that we got our new home. This day was one of the happiest days of my life. We had gone through the devastation of losing everything in the wildfire and it was so hard emotionally to recover from this. Getting our home delivered on this day gave my husband and I so much happiness and hope for the future. I just can't believe it may be taken away with a vote.

Again, I feel that you can do the mitigation in our area like promised, and or lift our homes, build up our properties. There is another solution, one that does not involve taking away what we love, just to save the city money.

That's all I have to say about this. We are not leaving so figure something out please

Thank you for your time today,

Michelle Amiot-Jenkins

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From:	Jade Brown
To:	ANDREW THORNE
Cc:	Legislative Assistants
Subject:	RE: Flood Mitigation concerning Ptarmigan Park to be read at the Public Hearing that commences on September 16th
Date:	Wednesday, September 16, 2020 1:18:59 PM

Thank you; I'll get this written submission to our team in advance of today's meeting.

Jade Brown
Chief Legislative Officer
Legislative Services Department
Regional Municipality of Wood Buffalo

T 780-588-4720
C 780-714-0179
jade.brown@rmwb.ca
www.rmwb.ca

9909 Franklin Avenue, Fort McMurray, AB T9H 2K4

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Please consider the environment before printing this email.

From: ANDREW THORNE Section 17 (1) FOIP >
Sent: September 16, 2020 1:16 PM
To: Jade Brown <Jade.Brown@rmwb.ca>
Subject: Fwd: Flood Mitigation concerning Ptarmigan Park to be read at the Public Hearing that commences on September 16th

Hello Mayor and Council and Members of Administration,

I am not scheduled to speak to this matter and did not intend on speaking on any matter related to flood mitigation this month as I have already done so in the past meeting on this issue and in a subsequent email I sent to you in August.

However, I feel compelled, after hearing the Council meeting last night, to speak now, even if it is only in writing. I have a major concern with what I am hearing and what is in the report related to Ptarmigan Court and the other motions to be heard at a later date

I have reviewed the documentation that Administration has put forward, I have talked to residents in all affected areas and I have heard the way in which information is being presented to Council. I know of many people in Ptarmigan who did not flood and who do not want to move, and I don't think that this is properly identified in that report. Many of these properties can be mitigated at a very small cost through elevation.

I am a firm believer that we have a great Municipal democratic system. Administration is supposed to administer, Council are supposed to be given all the relevant facts and make an informed decision, based on all the relevant information, including costs. Hopefully, it is a good decision and I think usually it is, if

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this process is followed.

But what I heard last night was not in line with this process. Many Counsellors and the Mayor asked relevant and good questions and were not provided with good answers or answers at all at times.

This next part gets a bit personal, but I am sorry, I do not know how to do it any other way under these circumstances.

When a Counsellor asks a question, especially when it involves something of this magnitude, it is not appropriate to deflect an answer. It is not appropriate to spin an answer. It is not appropriate to bully a Counsellor into feeling stupid for not accepting an answer you have given them, especially when it is no answer at all. It is not professional for you to get emotional or mad when they, or a member of the public, challenge your opinion. And it is not appropriate for you to refuse to produce the information that is requested by them. You, as an administrator, are not supposed to be the decision maker. You are the information gatherer, the explainer and the facilitator between facts and the Council decision.

In my profession, I have a similar role. I provide information and as many viable options as I can think of within the confines of the law. I do not make any decisions for my clients. That is unethical in my profession to do so. I want them to be able to make an informed decision, whether I agree with it or not. If they do that, I am happy.

I am aware that a member of the public has FOIP'ed a document written by a professor about the option of cutting ice on the Athabasca in contemplation of bringing forward another option that may not be as expensive and more effective. He had to FOIP it because the person in Administration who referenced it in this matter has refused to make it public and has if I am not mistaken, also not produced it for Council, even though, one or more of you may requested it publically in July. Since when is it the role of members of Administration to hide information to anyone about things like this?

I have purposely not mentioned any names here, because If I am correct in my opinion, some of the Counsellors may agree with me that they have been mistreated in this matter thus far by one member of Administration in particular, and they already know who I am talking about and I do not need to say any more. Other than this is not right.

I have known Jamie Doyle since he arrive in Fort McMurray in 2007 and worked at the planning department. We did not always seen eye to eye as we have had many files together over the years. But we usually did. And I believe I know Jamie well enough to say that I think Jamie wants to do things correctly, ethically and properly in his role as the CAO. I do not want to put words in his mouth, but I expect that whatever decision is made here in these flood mitigation matters, I think he also wants the process followed properly and that he wants a decision based on fact, actual costs and effectiveness.

Now, if Jamie and the Council have no idea what or who I am talking about, then I guess I have made a mistake concerning what I have seen and heard and I will have to live with the embarrassment of writing this letter. But I can live with that. Because the way I see it, it is appalling to me and I cannot remain silent. To me, any embarrassment this letter causes me is far outweighed by the damage I would do to myself by remaining silent.

In my opinion, this is going to be your defining moment as a Council during this term. The decision before you is not easy and could result in unintended results at a great cost.

My suggestion is that you make a motion to immediately hire an independent individual who is specialized in all matters relating to flood mitigation and at the same time, continue with haste the mitigation that was already scheduled this summer to occur. Other communities in Canada have had similar issues and have solved their issues. Seek out and use their experience in an effort to find the best solution for this region. This is a very complicated matter that requires a great deal of data to be collected, if is to be done properly. And this must be done properly. There is too much at stake to rush this in my opinion.

Thank you for your time,

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Andrew Thorne

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COUNCIL REPORT

Meeting Date: September 15, 2020

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Subject: Flood Mitigation and Community Resiliency Update – Downtown

APPROVALS:

Jamie Doyle

Director | Chief Administrative Officer

Recommended Motion:

THAT Administration continue with the Municipality's approved structural flood mitigation project for Downtown, limit development below 250 m, and introduce enhanced flood provisions in the Land Use Bylaw for development above 250 m; and

THAT Council advocate on behalf of Downtown property owners to the Government of Alberta and Insurance Bureau of Canada.

Summary:

On July 28, 2020 Council directed Administration to:

> "*Continue with the Municipality's approved structural flood mitigation project, limit development below 250m, and introduce enhanced flood provisions in the Land Use Bylaw for development above 250m. Administration shall additionally investigate the cost of higher-level flood protection.*"

The following report and presentation are provided as an update on this resolution.

Background:

Administration recommends completing the flood mitigation program as planned for Downtown to increase overall community resiliency. Administration is also recommending that new Land Use Bylaw provisions for development below 250m be written to limit land uses below and at-grade, require flood abatement in new structures, and require building infrastructure to be raised above 250m. For properties located at 250m - 253m (3m is typical floor height), and where below-grade development is contemplated, Administration recommends limiting uses, completing flood abatement below grade, and requiring building infrastructure to be raised at or above 250m.

Additionally, during public engagement sessions, Administration heard from some residents in the Hill Drive area about major impacts to their properties. The Alberta

Emergency Management Agency has corroborated that there are homes being considered as full rebuilds in this area. As such, Administration is recommending advocacy to the Government of Alberta and Insurance Bureau of Canada to bring further attention to the challenges in this area.

Alternatives:

Provide Higher Level of Flood Protection: The recent provincial flood hazard study puts the 1:200 ice jam flood elevation at 250.43m - the RMWB's flood mitigation program design elevation is 250.5m (1:100 plus freeboard). The high-level cost difference between 1:200 plus freeboard (250.9 m) and 1:100 plus freeboard (250.5 m) is approximately $10.3 million.

Budget/Financial Implications:

The capital funding required to complete planned structural flood mitigation to the 1:100 year level is and will continue to be identified in the Capital Plan.

Rationale for Recommendation:

Actions recommended in this report to complete the 1:100 year flood mitigation for Downtown are intended to support the resiliency of this community and help in practical matters such as insurance renewals and mortgage financing and renewals.

Strategic Priorities:

Responsible Government

Attachments:

1. Technical Analysis Excerpt - Downtown

2. Community Conversation Engagement Report Excerpt - Downtown and Taiga Nova

Presentation - Downtown

Downtown

Singular and combined risk treatments for Downtown are shown in Table 4 below.

Table 4: Downtown Policy Options (risk treatments and combinations)

Risk Treatments	Policy Options					
	Flood Mitigation Only	Flood Mitigation & LUB Provisions	Flood Mitigation, LUB Provisions, & Limited Development below 250m	Flood Mitigation, LUB Provisions, & Buyout Below 250m / Land Swap	LUB Provisions & Buyout Below 250m / Land Swap	Buyout all properties / Land Swap
Flood Mitigation Strategy	X	X	X	X		
Land Use Provisions		X	X	X	X	
No new (prospective) development below 250 m			X			
Buy out / land swap all properties below 250 m				X	X	
Buy out / land swap all properties in community						X

Key Points

1. Flood mitigation is significantly underway (Reaches 1 – 9), with plans to protect the entire Downtown area. Some reaches have been completed, some are under construction or construction will start in summer 2020, and some are still in the design stage.
2. Remaining components of flood mitigation are currently expected to cost $70 million, based on current market conditions. Costs have been decreasing compared to initial budgeted amount.
3. Population of Downtown is 10,993 as of the 2018 Census and consists of 6,231 private properties.
4. 4374 private properties (70% of the total) below 250m, of which 2582 (41.44%) were affected by the flood.
5. 1857 private properties (30% of the total) above 250m, of which 44 (0.71%) were affected by the flood
6. Very few private properties were damaged or destroyed during the Horse River Wildfire, none of which were in the flood affected area.
7. In our region, this is an area that presents the greatest degree of concern with respect to the “levee effect” whereby residents and businesses behind the berm may feel a false sense of security. This confidence may lead to further investment in the flood hazard area, ultimately increasing damages and costs arising from a future flood that the berm was unable to withstand.

Attachment: 1. Technical Analysis Excerpt - Downtown (Downtown Flood Update)

Table 5: Downtown Evaluation Matrix

Evaluation Criteria		Weight	Policy Options Evaluation					
			Flood Mitigation	Flood Mitigation & LUB Provisions	Flood Mitigation, LUB Provisions, & Limited Development below 250m	Flood Mitigation, LUB Provisions, & Buyout Below 250m / Land Swap	LUB Provisions & Buyout Below 250m / Land Swap	Buyout all properties / Land Swap
Minimize Cost		4	2	2	2	10	9	14
Minimize Residual Risk	Social	1	6	5	4	2	3	1
	Built	1	6	5	4	2	3	1
	Economic	1	6	5	3	2	4	1
	Natural	1	6	5	4	3	2	1
Total Score			**32**	**28**	**23**	**49**	**48**	**60**
Total Treatment Cost			**$70M**	**$70M**	**$70M**	**$1.37B**	**$1.3B**	**$1.9B**
Flood Mitigation Costs			$70M	$70M	$70M	$70M	~	~
Buyout Costs			~	~	~	$1.3B	$1.3B	$1.9B
Reclamation Costs			~	~	~	***	***	***
Total Cost Saved			**~**	**~**	**~**	**~**	**$70M**	**$111.4M**
Flood Mitigation			~	~	~	~	$70M	$70M
Jubilee Maintenance			~	~	~	~	~	$2.3M
Clearwater Design & Const.			~	~	~	~	~	$36M
4-Laning Franklin Ave.			~	~	~	~	~	$1.5M
Infrastructure Rehab			~	~	~	~	~	$1.6M
Net Cost			**$70M**	**$70M**	**$70M**	**$1.37B**	**$1.23B**	**$1.79B**
Net Cost Per Capita			**$933**	**$933**	**$933**	**$18,267**	**$16,400**	**$23,867**

*** Note: Reclamation costs were not added owing to the already high costs of all buyout options. Reclamation costs would only cause the (already high) total score of each option to increase and would not change the proposed approach.

Table 6: Downtown Cost Scale

Cost Bracket	Score	Cost Bracket	Score
< 50 million	1	1.4 – 1.49 billion	11
50 – 99 million	2	1.5 – 1.59 billion	12
100 – 199 million	3	1.6 – 1.69 billion	13
200 – 399 million	4	1.7 – 1.79 billion	14
400 – 499 million	5	1.8 – 1.89 billion	15
500 – 699 million	6	1.9 – 1.99 billion	16
700 – 899 million	7	2 – 2.29 billion	17
900 – 999 million	8	2.3 – 2.39 billion	18
1 – 1.29 billion	9	2.4 – 2.49 billion	19
1.3 – 1.39 billion	10	2.5 billion +	20

Proposed Approach for Downtown

1. According to Table 4, the proposed approach is to **continue with the Municipality's structural flood mitigation project, in addition to limiting development below 250m, while at the same time introducing enhanced flood provisions in the Land Use Bylaw**. The flood mitigation program is already substantially underway, but since it is only being built to withstand a 1:100 year flood event, it is advisable to resist further intensification of areas below 250m so as to avoid substantial further increases in damage should the berm fail or be overtopped. The Land Use Bylaw provisions should apply up to a higher flood elevation (such as the 1:200) so that new development above 250m can be afforded a higher degree of protection from a flood event that exceeds the 1:100.

    a. Substantial portions of Downtown lie below the 250m contour, and a significant amount of investment has been made there in recent years. Existing development would be grandfathered but, to provide owners some flexibility, they could be permitted to make interior changes and minor exterior modifications, provided the exterior modifications do not exceed a maximum threshold (so as to limit future damages). New buildings would not be permitted below the 250m contour.

    b. While buyouts offer greater community resiliency, the extraordinary cost of even a buyout of lands below 250m is prohibitively expensive and could place the Municipality in financial risk. Per capita costs of a buyout below 250m amount to at least $16,400 and to almost $24,000 for a full buyout, likely making both objectionable to taxpayers. The CSA 31000-10 requires treatment options to be assessed with a view to whether any new risks arise from the selected option; selecting such an option would present an unacceptable financial risk with negative consequences on the quality of life of all local residents and businesses, not just those in the flood hazard areas.

    c. A full buyout also creates an array of consequences, including drastically altering Fort McMurray's traffic patterns. There exist two locations that could potentially accommodate a relocated downtown: Parsons Creek to the north and Saline Creek to the south. Both areas contemplate a full range of land uses, from residential to institutional, to commercial (including small scale retail and big box). A significant shift in the location of downtown services and employment lands will require employees and patrons to utilize the transportation network in different ways, likely creating additional stresses on roadways in other parts of the city.

    d. Since prohibiting new development below 250m will sterilize some vacant parcels downtown, it could be viewed as a form of down-zoning. Consequently, the Municipality may have to consider buying out those vacant parcels. Should buyouts be undesirable, the **second proposed approach could be continuing with the flood mitigation project and introducing Land Use Bylaw provisions** that require all new development to adhere to flood-proofing measures (i.e. raising utility rooms, mechanical equipment and habitable or occupiable space) within a prescribed flood level. That flood level could be increased from the minimum 1:100-year standard to a higher standard such as the 1:200 if desired. Doing so would ensure that at least a minimum level of additional protection is offered, reducing full reliance on the berm (deriving too much comfort from the presence of a berm or any other structural protection is known colloquially as the "levee effect").

2. The policy for Downtown will be to maintain its central role and function in Fort McMurray and the RMWB while implementing as many structural and non-structural safety precautions as possible to protect lives and property. Opportunity exists to set a higher Land Use Bylaw standard for the flood level, i.e. 1:200, which is more in keeping with minimum standards throughout the rest of the country, and would increase community resiliency for those areas above the current 1:100.

3. Potential future uses will be more of the same: commercial, residential and institutional development.

What degree of residual risk remains from overland flooding?

1. Risk of flooding still remains since no properties are being removed from the hazard area. Flood mitigation is only being constructed to the 1:100-year level, so it is only a matter of time before the berm is overtopped by a higher flood event or suffers a failure. Land Use Bylaw provisions are only intended to protect sensitive mechanical systems, and require habitable floor space to be above the 250m level; they will not necessary protect the building from being flooded, so damage will still likely occur to interior spaces, particularly on the ground level.

What was the cost of the risk reduction?

1. The cost of this treatment option is estimated to be up to $70 million. This cost is largely attributable to the remaining work on the unfinished portions of the flood mitigation project. Implementing regulatory changes through the Land Use Bylaw carries minimal costs and are carried out during Administration's typical operations.

What new risks (if any) are generated by the risk treatment?

1. No known new risks are created.

Appendix C: Downtown

1. Demography:

Details	Municipal Census 2015	Municipal Census 2018
Population	10983*	10273*
No. of dwellings	4676*	4657*

Note * - *The information for Downtown neighborhood excludes the information for the Longboat Landing neighborhood.*

2. Total Number of Properties and Assessment:

Area	Total Number of Properties	Assessed Value	Number of Private Properties Affected by Flood	Assessed Value for Private Properties Affected by Flood
Private Properties				
Above 250	1857	$ 633,359,070.00	44	$ 7,528,360.00
Below 250	4014	$ 1,177,654,300.00	2222	$ 733,547,190.00
Total Private Properties	**5871**	**$ 1,811,013,370.00**	**2266**	**$ 741,075,550.00**
Properties without Classification*	5	$ 2,451,890.00	0	0
Municipal Properties				
Above 250	**247**	**$ 75,427,310.00**	**0**	**0**
Below 250	**184**	**$ 207,311,120.00**	**127**	**$ 170,565,290.00**
Total Municipal Properties	**431**	**$ 282,738,430.00**	**127**	**$ 170,565,290.00**
Downtown/Total	**6307**	**$ 2,096,203,690.00**	**2393**	**$ 911,640,840.00**

Note: * - *5 properties are without classification*

Attachment: 1. Technical Analysis Excerpt - Downtown (Downtown Flood Update)

3. Total Number of Private Properties and Assessment:

Area	Total Number of Properties	% of Total No. of Properties	Assessed Value	% of Assessed Values
Above 250	1857	31.63%	$ 633,359,070.00	34.97%
Below 250	4014	68.37%	$ 1,177,654,300.00	65.03%
Downtown/Total	**5871**	**100%**	**$ 1,811,013,370.00**	**100%**

4. Total Flood Affected Properties and Area:

Area	Total Number of properties	Number of Flood Affected Properties	% of Affected Properties in Downtown	Total Downtown Area (Ha)	Total Flood Affected Area (Ha)	% of Flood Affected Area in Downtown
Above 250	1857	44	0.75 %	166	0	0.00 %
Below 250	4014	2222	37.85 %	471	342	53.69 %
Downtown/Total	**5871**	**2266**	38.60 %	637*	342*	53.69 %

5. Total Flood Affected Properties and Assessment:

Area	Total Number of Properties Affected by Flood	% of Total No. of Properties affected by Flood	Assessed Value	% of Assessed Values
Above 250	44	1.94 %	$ 7,528,360.00	1.02 %
Below 250	2222	98.06 %	$ 733,547,190.00	98.08 %
Downtown/Total	**2266**	100.00 %	**$ 741,075,550.00**	100.00 %

Attachment: 1. Technical Analysis Excerpt - Downtown (Downtown Flood Update)

6. Type of Residential Classification:

Area	Total	Type of Residential Properties Affected by Flood					
		Single Detached Dwelling	Manufactured Home/Mobile	Semi-detached/Duplex	Multiplex (fourplex, triplex)	Townhome/Row Housing	Apartment/Condo
Above 250	24	0	0	0	0	0	24
Below 250	1811	187	3	87	3	263	1268
Downtown/Total	**1835**	**187**	**3**	**87**	**3**	**263**	**1292**

Note: - Out of Total 6667 properties, Typology Data for flood affected properties is only available for 1391 properties.

Note: - Additional 444 flood affected apartment/condo properties were identified through desktop analysis.

7. Number of Flood Affected Multifamily and Mixed-Use Properties:

Area	Total number of Multifamily Residential and Mixed-Use Buildings	Total Number of Multifamily Residential Buildings	Total number of Multifamily Mixed-Use Buildings	Number of Residential Units in Multifamily and Mixed-Use Buildings Affected by Flood (Apartment/Condo)		Total Number Residential Units in Multifamily and Mixed-Use Buildings Affected by Flood (Apartment/Condo)
				Residential	Mixed Use	
Above 250	1	1	0	24	**0**	24
Below 250	22	11	11	550	**718**	1268
Downtown/Total	**23**	**12**	**11**	574	**718**	**1292**

Attachment: 1. Technical Analysis Excerpt - Downtown (Downtown Flood Update)

8. Number of Businesses Affected by Flood:

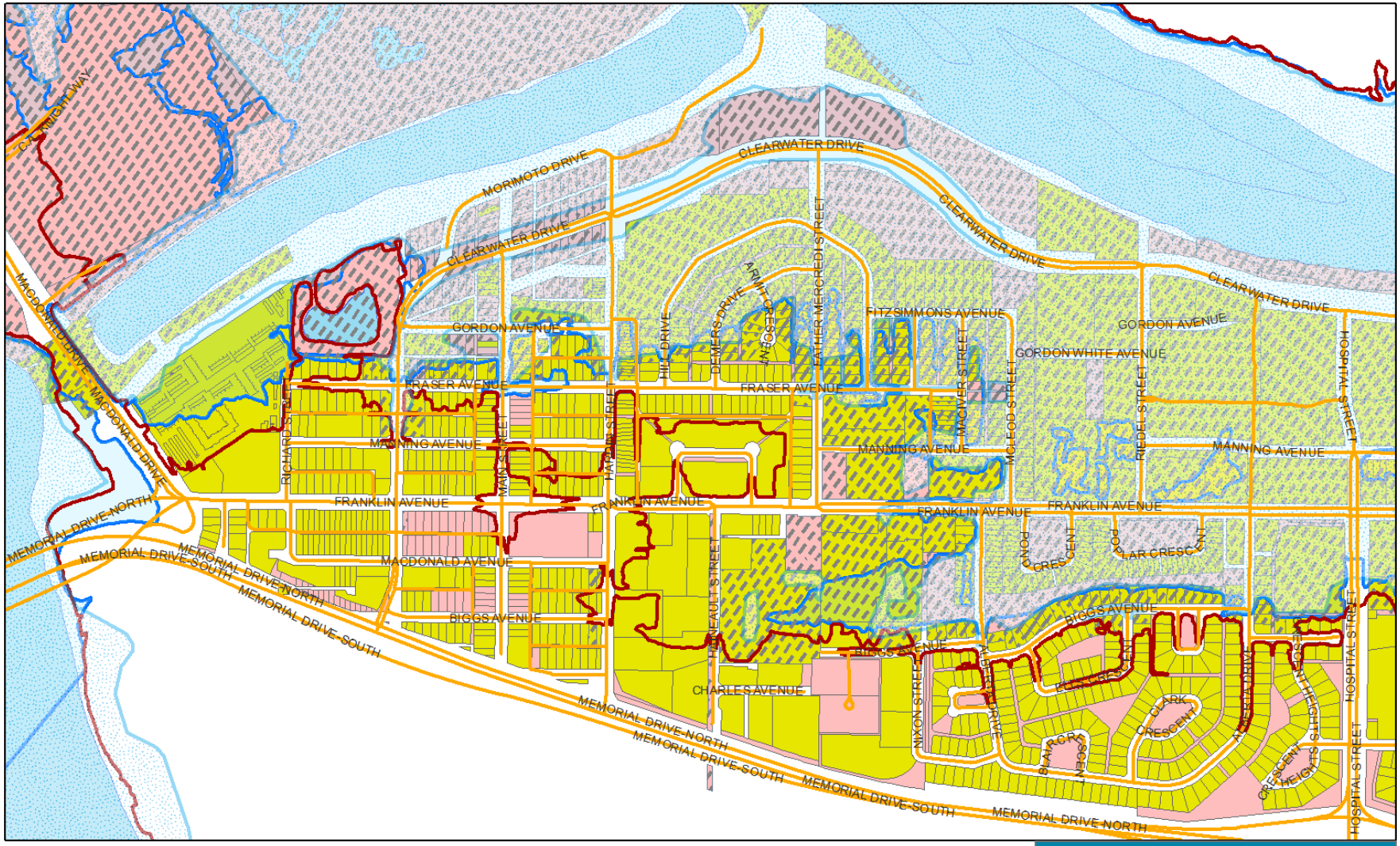
Area	Total Number of Businesses	% of Businesses	Total Number of Businesses Affected by Flood	% of Businesses Affected by Flood	Type of Businesses Affected by Flood		
					Commercial	Home Business	Home Occupation
Above 250	160	29.3%	0	0%	0	0	0
Below 250	386	70.7%	229	41.94% (of total 546 Business)	191 (83%)	2 (1%)	36 (16%)
Downtown/Total	**546**	**100%**	**229**	41.94% **(100% of affected businesses)**	**191 (83%)**	**2 (1%)**	**36 (16%)**

9. Overall Assessment Value of Flood Affected Areas:

Area	(A) Total Number of Properties Affected by Flood	Type		Assessed Value			Per Capita Cost	
		(B) Residential	(C) Commercial	(D) Residential	(E) Commercial	(F=D+E) Total Cost	(D/B) Residential	(E/C) Commercial
Above 250	44 (1.94%)	44 (1.94%)	0	7,528,360.00 (1.02%)	0	7,528,360.00 (1.02%)	171,099	0
Below 250	2222 (98.06%)	1929 (85.13%)	293 (12.93%)	339,398,580.00 (45.80%)	394,148,610.00 (53.19%)	733,547,190.00 (98.98%)	175,945	1,345,217
Downtown/Total	**2266 (100%)**	**1973 (87.07%)**	**293 (12.93%)**	**346,926,940.00 (46.81%)**	**394,148,610.00 (53.19%)**	**741,075,550.00 (100%)**	**175,837**	**1,345,217**

Attachment: 1. Technical Analysis Excerpt - Downtown (Downtown Flood Update)

FLOOD EXTENT MAP FOR DOWNTOWN WEST



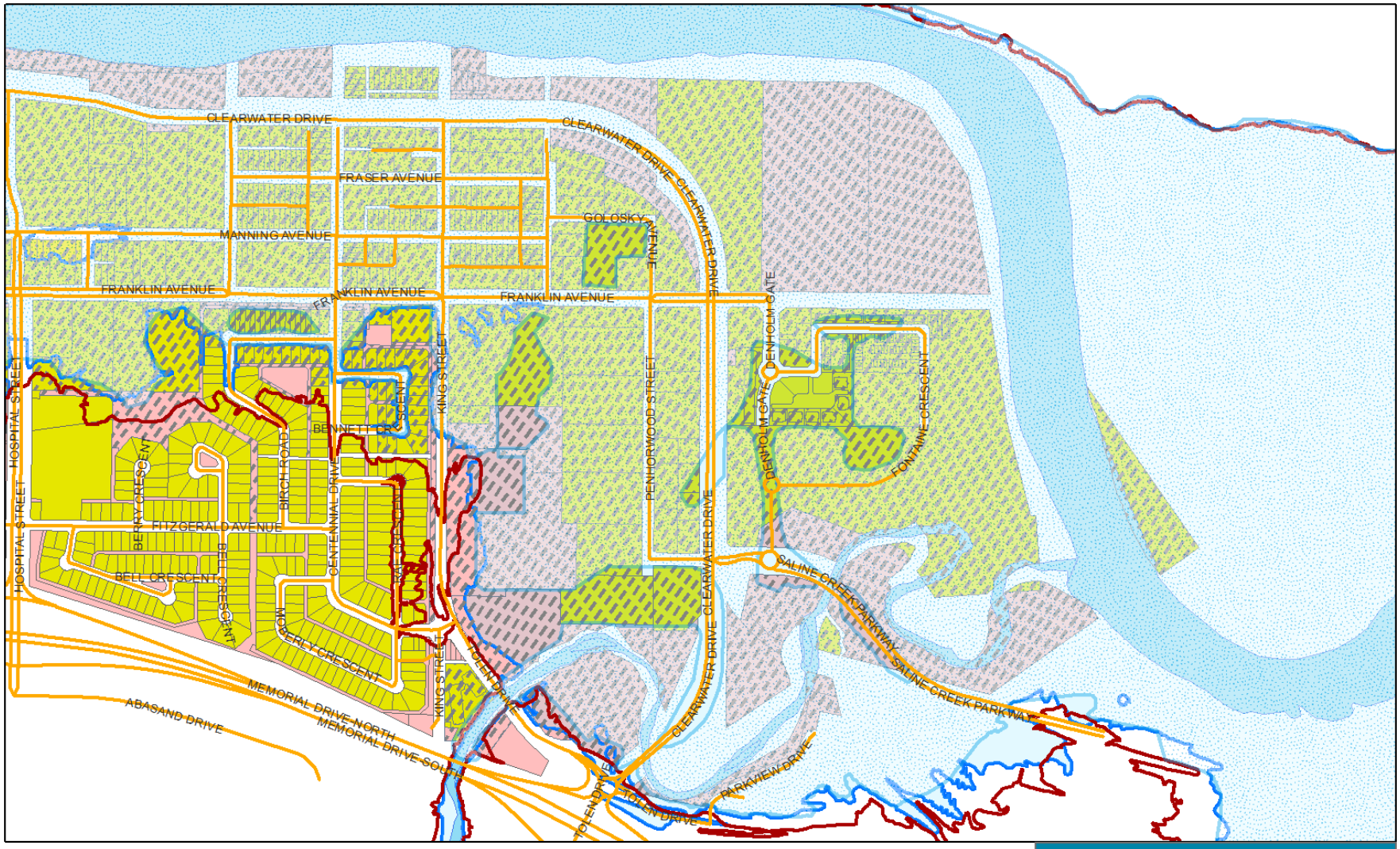
2020 FLOOD EXTENT DOWNTOWN

Prepared By: Planning and Development

Created on: 08 June 2020

REGIONAL MUNICIPALITY OF WOOD BUFFALO

FLOOD EXTENT MAP FOR DOWNTOWN



2020 FLOOD EXTENT DOWNTOWN

Prepared By: Planning and Development

Created on: 08 June 2020

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Attachment: 1. Technical Analysis Excerpt - Downtown (Downtown Flood Update)

FLOOD RISK: A COMMUNITY CONVERSATION

What We've Heard: Downtown & Taiga Nova Eco-Industrial Park

This document is an excerpt from the full report titled *Flood Risk: A Community Conversation Engagement Report for the period from July 29 – September 1, 2020*.

Below are the common themes specific to Downtown & Taiga Nova Eco-Industrial Park that emerged through public engagement. The overarching themes follow.

- Strong sentiment that downtown needs help now more than ever, and that the state of social profit organizations, small businesses must be considered in any decisions to be made.
- Residents expressed desire to have the berm complete, and finish mitigation, because it is considered the most economical option.
- Riverwalk Villa residents expressed uncertainly and concern about how and when structural mitigation will be complete.
- Mixed feedback about buyout option:
    - Phased approach - buy from residents when they are ready to move in 10 or 15 years
    - Buyouts of Longboat Landing, Waterways and Ptarmigan Court would stabilize housing market and be better for community long term
    - Concerns of buyout's economic effects on remaining areas (lost business/investment)
    - Would need to be "made whole" to consider a buyout
- Many residents stated that flood damage was due to sewage back-up/infrastructure failure, not overland flood waters.
- Some residents from the Hill Drive area are confident that flooding in their neighbourhood was the result of storm sewers backing up and creating overland flood issues that were not the result of a breach or failure of the current structural mitigation solution, and have asked to be bought out.
- Some residents expressed concerns about community safety: health impacts of storm/sanitation sewer impact; safety code consistency issues - pre-existing versus new code/ grandfathered; damage to roads due to flood (undermining, sinkholes, etc.); foundations/structural integrity of condos.
- Desire to see full financial impact of proposed recommended approaches to flood risk.
- Frustration about RMWB asking for undamaged property to be brought up to code.
- Ideas for alternate/additional mitigation efforts include:
    - Backflow/sluice gate valves for individual properties downtown
    - Homeowner grant program/support for valves
    - Temporary pumping for open air ditches; clarify flood drains
    - Make sandbags available for public use in flood season

Attachment: 2. Community Conversation Engagement Report Excerpt - Downtown and Taiga Nova (Downtown Flood Update)

FLOOD RISK: A COMMUNITY CONVERSATION

Several overarching themes emerged through public engagement and were grouped in alignment with the primary objective areas of the RMWB 2020 Flood Recovery Campaign Plan:

Social (*enhance the social environment and support regional governance)*

- Many residents had concerns about mental health and their children's mental health.
- There is close to unanimous agreement that decisions must be made promptly and that timelines need to be communicated.
- Firm timelines need to be established and adhered to in order to allow residents to plan for their own future.
- Confusion about possible buyout processes and outcomes.

Built (*enable effective reconstruction of our community, incorporating strategies to increase resilience)*

- Many residents watched water come up through the sewer systems and are very interested in very interested in an investigation about how and why this happened, and what preventative measures will be taken.
- DRP funding is taking too long.
- There is a lack of trust that the RMWB will reclaim bought out properties in a timely manner, which stems from house foundations still being in the ground following the 2017 buyout of slope-impacted homes/downtown expropriations.

Economic (*reinvigorate economic recovery and business resumption)*

- Many residents were very concerned around the devaluation of their property, and the financial implications related to that.
- There is concern about the ripple effect of buyouts on businesses, especially in the Downtown area.
- If buyouts are pursued, 2020 assessment values are not acceptable.
- The perception exists that the release of the report has negatively impacted property values in flood-affected areas, and that realtors will not list properties right now.
- There is a lack of clarity on the availability of insurance (present and future).

Natural (*assess and remediate the environmental impacts of the flood)*

- Many residents are interested in the possible outcome of what would happen to lands if bought out.
- Many residents expressed concerns about health due to storm and sanitary back-up, and safety due to flooding undermining roads and structural foundations.

Attachment: 2. Community Conversation Engagement Report Excerpt - Downtown and Taiga Nova (Downtown Flood Update)

Flood Mitigation and Community Resiliency Update

Downtown

Presenter: Matthew Hough

Title: Deputy Chief Administrative Officer

Meeting Date: September 15, 2020

Attachment: Presentation - Downtown (Downtown Flood Update)

Council Direction

On July 28, 2020, Council directed Administration to:

*"**Downtown**: Continue with the Municipality's approved structural flood mitigation project, limit development below 250m, and introduce enhanced flood provisions in the Land Use Bylaw for development above 250m. Administration shall additionally investigate the cost of higher-level flood protection."*

Attachment: Presentation - Downtown (Downtown Flood Update)

Technical Analysis

- Evaluation of policy options
- Criteria focused on minimizing cost and residual risk
- Recommendation for Downtown:
  - Flood Mitigation,
  - Land Use Bylaw Provisions, and
  - Limited Development below 250m.

Attachment: Presentation - Downtown (Downtown Flood Update)

Community Engagement

- Strong sentiment that downtown needs help now more than ever
- Many residents, notably in the Hill Drive area, are confident that flood damage was due to infrastructure failure not overland flood waters
- Desire to have the berm complete and finish mitigation, because it is considered the most economical option
- Riverwalk Villa residents expressed uncertainly and concern about how and when structural mitigation will be complete
- Concerns about community health and safety

Attachment: Presentation - Downtown (Downtown Flood Update)

Administrative Recommendation

THAT Administration continue with the Municipality's approved structural flood mitigation project for Downtown, limit development below 250 m, and introduce enhanced flood provisions in the Land Use Bylaw for development above 250 m; and

THAT Council advocate on behalf of Downtown property owners to the Government of Alberta and Insurance Bureau of Canada.

Attachment: Presentation - Downtown (Downtown Flood Update)

Alternatives

- Higher level flood protection to 1:200 flood level elevation ($10.3 million)
- Buy out all Downtown properties ($1.3 billion)

Attachment: Presentation - Downtown (Downtown Flood Update)

Administrative Recommendation - Rationale

- Cost to complete flood mitigation for Downtown is $70 million.
- Recommendation to continue structural flood mitigation and implement Land Use Bylaw provisions is based on technical analysis score.
- Recommendation to advocate to the Government of Alberta and Insurance Bureau of Canada is based on community engagement.

Questions

Attachment: Presentation - Downtown (Downtown Flood Update)

Flood Mitigations and Community Resiliency Update:

Downtown Fort McMurray

Written Submissions

- Al Madhoun, Waleed
- Hachem, Sami

Attachment: Downtown Fort McMurray Written Submissions Intake 1 (Written Submissions - Downtown Fort McMurray)

From: Section 17 (1) FOIP
To: Legislative Assistants
Subject: FW: My impacts due to the Fort McMurray flood
Date: Wednesday, August 26, 2020 2:34:24 PM

Hello Legislative Assistants,

Could you please confirm that you've received this email and that it will be included in the Sept. 15 council packet?

I had mentioned to the resident to CC me and I'd ensure it was included. I can then close the loop on my end.

Thank you!

Kevin Meacher
Situation Officer, Recovery Program Management Team
Office of the Deputy Chief Adminstration Officer
Regional Municipality of Wood Buffalo

T: 780-793-1025
C: 780-713-1817
Kevin.meacher@rmwb.ca
www.rmwb.ca

9909 Franklin Avenue, Fort McMurray, AB, T9H 2K4

NOTE: This email message contains confidential and privileged information intended only for the addressee. Reading, copying, disseminating or distributing this message is strictly prohibited. If you have received this email message in error, please email the sender at kevin.meacher@rmwb.ca to confirm the error and then delete the original message. Thank you.

Please consider the environment before printing this email.

From: Waleed Al Madhoun Section 17 (1) FOIP
Sent: August 24, 2020 2:30 PM
To: legislative.assisstants@rmwb.ca
Cc: Recovery <Recovery@rmwb.ca>
Subject: My impacts due to the Fort McMurray flood

Hello,

Please forward this email to the correct parties that are handling the Fort McMurray flood council meeting on September 15, 2020.

My name is Waleed Al Madhoun and I am a downtown homeowner that has been evacuated by the Fort McMurray flood. I am not currently residing in town because my home is still not restored for occupation. My condo is located in WatersEdge which suffered from extreme damages, and based

Attachment: Downtown Fort McMurray Written Submissions Intake 1 (Written Submissions - Downtown Fort McMurray)

on recent maintenance updates I may be potentially back in October (with temp/intermittent power) with full power not likely being restored by December this year. That means I have been displaced for ~7 months... that's more than half the year.

I see the discussions that are happening with the downtown communities and, to say the least, I am disappointed in the attention that my area is receiving. WatersEdge condos and the other nearby residential units along Prairie Loop Blvd (i.e. River Station District) CANNOT be generalized into a "downtown category". How is it fair to include some of the most impacted buildings along the river, with a group of other buildings far in from the river? That doesn't make any sense to me! You can't cast a net that wide and expect meaningful assessments across ALL buildings. That is not a proper assessment of the situation. How has the city not reached out to me to discuss these decisions? How are you not engaging residents that are directly impacted with unique challenges like myself and other WatersEdge owners?

How can Longboat Landing get a separate council decision that is considering buyouts, when there are buildings less impacted from the flood, or weren't affected at all; whereas I am still displaced **to date** and cannot even attend the town halls in person. In fact, my condo building has a lower elevation than Longboat Landing. How can this not be considered for buyouts? How can my home only have the false security of an improved berm that should have been finished prior to the flood. The city's engagement with the impacted community, the generalized assessment of downtown properties, and lack of understanding of what extent our buildings (WatersEdge + River Station District) that have been impacted is disappointing and shows negligence from the council.

Although the community in my area is small, that does not mean our voices are negligible and excluded! There is a lot more I would like to say but I will keep this email short and hope to find some engagement or follow-up from the city.

Thank you for reading - I hope you understand my frustration.

Regards,
Waleed Al Madhoun

Attachment: Downtown Fort McMurray Written Submissions Intake 1 (Written Submissions - Downtown Fort McMurray)

From: Section 17 (1) FOIP
To: Legislative Assistants
Cc: Recovery; Kevin Meacher
Subject: Letter Submission for Sep 15 Meeting
Date: Friday, August 28, 2020 1:17:11 PM

Letter is for submission to the September 15, 2020 Flood Considerations meeting.

Mayor/City Councilors,

My name is Sami Hachem, I'm a resident of WatersEdge in downtown Fort McMurray. And I continue to be displaced from the flood that happened in April 2020. And WatersEdge is not expecting re-occupancy until Oct 1st. So it will be OVER half a year before I can return to the comfort of my own home... And things still won't be comfortable upon return either. We were cautioned that we will be experiencing power outages due to the 'temporary' power supply installed, as we await electrical components for power to be permanently restored. Those components are not coming until December 2020. And then they need to be installed. This is of course assuming they're not delayed, which the track record has shown so far that these times lines were provided are loose and cannot be trusted. Not to mention, you need to add installation time on top of that as well. Needless to say, I don't expect full power restoration will occur until the new year.... which means the intermittent power loss will be occurring in the middle of winter!!!! (As a side note: Someone from the city needs to investigate what is going on with WatersEdge, and how to expedite the shipment of the electrical components.)

I have been patient, I have tried to allow the City/councilors/recovery officers to do the diligent work that's required to properly assess the situation - and you have failed us! And I'll speak for myself here and specifically say you have failed me! I can't find heavier words to say how disappointed I am, to express how I feel for the level of negligence on the city's part to engage with the community to complete a proper and FAIR assessment. For a city that prides itself on being the economic engine of Canada you're not enticing people to come here. You have shown Canada that you have no respect for the pain and suffering of the citizens of Fort McMurray. I sent out an email on July 28th and didn't hear back until I had to follow up 3 weeks later! You guys just don't care. As mentioned, I'm displaced. I don't have the opportunity to have a face-to-face discussion.

I continue to look for answers as to why I'm less important. Why my pain and suffering is any less 'real' or 'valid' when compared to members of the community in Longboat Landing, Ptarmigan Court, Draper or Waterways. Why I haven't been offered a buyout when most residents in these mentioned communities have moved back into their homes. And yet I continue to be displaced, and the city has offered me no answers as to why I don't qualify for a buyout. WatersEdge is in lower elevation than most homes that have qualified for a buyout, and is closer to the river than most homes that have qualified for a buyout as well. Likewise for how you've separated out Longboat Landing, you MUST separate WatersEdge from downtown. Either merge us with Longboat Landing or create a new zone for us. You have repeatedly said that completion of the berm will not be a silver bullet in preventing flooding. It's great that you've recognized your failure in proper residential zoning and offered buyout options to people that deserve it. But it's time you did so fairly, for ALL people that deserve it. It's time you recognized that not all areas of Downtown are equal either! And WatersEdge is equally as deserving for a buyout option as Longboat Landing, Ptarmigan Court, Draper and Waterways.

From a cost perspective, I live in a 1bedroom condo. Not everyone that has been offered a buyout wants one for their houses. Then give those allocated dollars to people that do want them and should qualify for them anyways! Like myself! Not to mention you'll still be saving money considering the fraction of the cost my 1bd condo is compared to a house!

I waited enough for the right decisions to be made, and I've had enough. I demand fair and equal treatment to the other equally impacted areas! Again, the mayor and councilors have repeatedly said that the completion of the berm is not going to stop the city from flooding. And I don't qualify for flood insurance because I'm on the flood plane. I didn't worry about it when I purchased my condo, because my real estate agent told me that the last flood happened a really long time ago and she made it seem like this isn't something I should be concerned with... Clearly it is!

Attachment: Downtown Fort McMurray Written Submissions Intake 1 (Written Submissions - Downtown Fort McMurray)

I want a buyout. And you had previously asked a concerned member from WatersEdge if they would consider a partial buyout, and the answer is NO. It's not fair. You haven't offered that to the other equally impacted areas! I want a FULL buyout. Again, you are failing to do a proper and FAIR assessment. And in my situation, a hasty buyout is critical and needs to happen before the cold months set in, so I don't freeze to death in my home due to the temporary power installed which is expected to be less than 100% reliable!!

-Sami Hachem

Attachment: Downtown Fort McMurray Written Submissions Intake 1 (Written Submissions - Downtown Fort McMurray)

Flood Mitigations and Community Resiliency Update:

Downtown

Written Submissions

The following written submissions were read into the record during the Council Meeting:

1. Barry Cooper
2. Christian Hansen
3. Keith Plowman, Fort McMurray Construction Association
4. Katie Ekroth, 20/20 Management
5. Randy and Linda Houston

Attachment: Downtown Fort McMurray Written Submissions Intake 2 (Written Submissions - Downtown Fort McMurray)

From:	Cheryl Cooper
To:	Legislative Assistants
Cc:	Cheryl Cooper
Subject:	Flood recovery - September 15, 2020 Council meeting.
Date:	Saturday, September 12, 2020 6:15:53 PM

Please read this for me at the meeting. These are my comments for September 15 council meeting.
I am a 41 year resident of downtown. And the only time water came to my street was last year. The incomplete berms were the main reason for water on the street. They actually created a lake situation in the downtown.

Finish the berm.

Give all residents affected by the flood equal opportunity and the same options.

Purchase properties over time. Example if a resident is a senior purchase property immediately if they choose the buy out option. If a resident is younger than senior properties can be purchased over a ten year period. No pressure on Municipality to purchase all at one time.

People should not be able to sell their properties on the open market, they should only be able to sell their properties for open market prices back to the Municipality. This should only apply to residents in the flood zones.

There should no pressure on the residents to stay, leave or otherwise. They should have freedom of choice.

The Municipality should adopt an insurance plan for residents in the flood zone at the going rate. It is not that people don't want to pay for insurance it is that they cannot get it because of the flood zone. People cannot get sewer back up or overland, it is not offered to them. Once the berms are complete it is a risk mitigation and the Municipality could take on residents who cannot get flood insurance.

Mitigation should be a priority to include:
Completion of the berm
Installation of automatic/manual gates on all culverts on the river
Purchase of ice breakers
Secure a method of breaking up the ice (try all avenues) Do not stand by and let the water take the path of least resistance
Do not shut down lift station pumps (which are the sump pumps for all the homes in the downtown) ever in a flood. It is important to keep the pumps running. If you are in fear of the motors burning out then raise the motors and have longer shafts above the water level.
Back up system required for the pumps.
Secure all construction companies in an MOU for any breaches in a flood emergency.
Any new construction of streets should include check valves or back flow preventers.
Should be back flow preventers on all properties in the downtown. Immediate solution is to have back flow preventers installed in partnership with the residents and the Municipality. Even if we have to bring in contractors from outside of the region. It will create work for people.
Secure a method of melting the ice bridges before the river break-up season starts.

Could pump more water into the river to move the ice. Like fighting fire with fire.

Do not stop development under 250 meters. We should deal with the issue of the water. Development should not stop in a downtown core. It sends a bad message to businesses and developers.

The flood challenges have not been dealt with in a manor that they were dealt with in time past. There should be no fear of living in the downtown core if mitigation is complete. We should not run away from the issue, but find the way to handle it.

More action is required because the river is high now. We need to be prepared for this spring.

Attachment: Downtown Fort McMurray Written Submissions Intake 2 (Written Submissions - Downtown Fort McMurray)

Thank you so much for letting me participate. I can be reached for any questions following this meeting at Section 17 (1) FOIP

Barry Cooper

Sent from my iPad

Attachment: Downtown Fort McMurray Written Submissions Intake 2 (Written Submissions - Downtown Fort McMurray)

From: C. A. Hansen
To: Legislative Assistants
Subject: Sept 15 meeting - downtown near Hill
Date: Saturday, September 12, 2020 12:30:16 AM

Please excuse the previous email, it was sent in error trying to save the draft before completing it.

Hello,

Please forward this email to the correct parties that are handling the Fort McMurray flood council meeting on September 15, 2020. I attended the open house at the Snye park where there were many questions and few answers.

My name is Christian Hansen my home on Armit Cres was effected by the flood. I've had nothing but headaches all summer trying to deal with the clean up and restoration.
The insurance company says that the damages are due to overland flooding, the DRP says it's sewer back up and neither wants to provide assistance leaving me paying 40000+ for repairs.

I've gone over the "flood mitigation and resiliency update" document in the meeting agenda. There is a section that says, "Many residents, notably in the Hill Drive area, are confident that flood damage was due to infrastructure failure not overland
flood waters". This would indicate that by many accounts the water in the area was a sewer infrastructure failure that filled basements and over flowed into the street. So why would the DRP cover homes where the water touched the outside of the building but not those that only had water in the basement?

During the open house it was made clear that there won't be a consideration for full or partial buyouts in the downtown area. I understand why this would be the case. I don't like it, but I do understand. My concern is that property values have dropped significantly in the past 5 years, the flood is going to bring them down further. This combined with loosing my renters and no one wanting to buy or rent downtown is leaving me and many others with more financial burden. Is there anything that can be done to help with this? Is there any possible scenarios that a development bylaw will effect homeowners?

There is a document titled "wastewater master plan strategy report summary" from sept 2014. In the document(page 17), "In older areas, the system was designed to a lower standard than is required today, so these areas do not meet all the Municipality's current design criteria for drainage and flood control during major events..... During ice jam conditions in the Athabasca River, drainage in the Lower Townsite is impeded and pumping of local runoff will be required to prevent flooding of low-lying areas. A rain event, in combination of an ice jam, makes this condition more severe". (Page 18), "Several outfalls are in poor condition or have safety concerns requiring immediate attention (replacing or installing gates, flap gates, locks and hand rails). These have been identified to
the Municipality for immediate action."
It looks like the person that completed the assessment had this exact scenerio in mind. Were the recommendations from this document addressed?
There was water and sewer line upgrades done recently and now several sections of Demers are being dug up again. What is being redone on Demers? Why wasn't there something done during the upgrades to help isolate the sewer from back flowing into basements?

Attachment: Downtown Fort McMurray Written Submissions Intake 2 (Written Submissions - Downtown Fort McMurray)

I have heard talk of possible assistance having sewer back up valves installed in homes. Given the amount of pressure in the system I don't see this being an effective preventative measure. I believe that having what I would call a "sewer shut off valve" that can be closed during an evacuation procedure would be effective.

At the end of the day, I would like the DRP to come through and also assist the small percentage of people that are currently being considered "sewer back up". This is just more money/work/employment that will be distributed back into the community.

Thank you.

Attachment: Downtown Fort McMurray Written Submissions Intake 2 (Written Submissions - Downtown Fort McMurray)

Sent Via Email: Legislative.Assistants@rmwb.ca

FMCA
FORT MCMURRAY
CONSTRUCTION ASSOCIATION

September 14, 2020

Mayor & Council
Regional Municipality of Wood Buffalo
9909 Franklin Avenue
Fort McMurray, AB T9H 2K4

Re: September 15, 2020 Agenda Item 7: Flood Mitigation & Community Resiliency for All Areas

Dear Mayor and Council,

Downtowns are iconic and powerful symbols for a city and often contain the most iconic landmarks, distinctive features, and unique neighborhoods. Given that most downtowns were one of the oldest neighborhoods citywide, they offer rare insights into their city's past, present, and future.

Revitalization of downtowns and central city neighborhoods can be challenging at best. They can be gritty, cranky, often struggling, and contentious -- but are always exciting. They are also often the hotbeds of business creativity, neighborhood activism, non-profit entrepreneurs, economic diversity, and an attraction for visitors, seniors, and young talent.

Downtowns throughout North America are making a major contribution to the bottom line of their municipalities. In most cases downtowns serve as the engine for local economies. However, downtowns are much more than a profit center to cities. They also represent the image and character of a city to the rest of the world. Downtowns are unique in that they are typically the only neighborhood that belongs to and is shared by everyone in the region.

Natural hazards and flood events are part of nature. They have always existed and will continue to exist. As far as possible, human interference into the processes of nature should be reversed, compensated and, in the future prevented. It is necessary to promote and harmonise changes in water policies and land-use practices, to improve flood management.

Attachment: Downtown Fort McMurray Written Submissions Intake 2 (Written Submissions - Downtown Fort McMurray)

#200, 9715 Main Street, Fort McMurray, AB T9H 1T5
P: 780-791-9288 E: ed@fmca.net W: www.fmca.net

Sent Via Email: Legislative.Assistants@rmwb.ca

Mitigation and non-structural measures tend to be potentially more efficient and long term more sustainable solutions to water-related problems and should be enhanced, in particularly to reduce the vulnerability of human beings and goods exposed to flood risk. Nevertheless, structural measures (defence structures) will remain important elements and should primarily focus on the protection of human health and safety, and valuable goods and property. In addition, everyone who may suffer from the consequences of flood events should also take –if possible- his/her own pre-cautions. To this end, appropriate information and forecasting systems should be established by the competent authority.

We encourage Mayor & Council to continue to work with the Province and Canadian Governments to expedite the completion of structural mitigation in all reaches, as well as develop a plan moving forward to assess threats and short- & long-term mitigation measures based on the river changes that naturally occur. In addition, we would also recommend that a communication strategy be developed to educate homeowners and business on what they can do to mitigate the risk of flooding to their properties.

Sincerely,

Section 17 (1) FOIP

Keith Plowman
President

cc. FMCA Members
Premier Jason Kenny
MLA Tany Yao
MLA Laila Goodridge
Hon. Catherine McKenna
Hon. Bill Blair

Attachment: Downtown Fort McMurray Written Submissions Intake 2 (Written Submissions - Downtown Fort McMurray)

#200, 9715 Main Street, Fort McMurray, AB T9H 1T5
P: 780-791-9288 E: ed@fmca.net W: www.fmca.net

September 15, 2020

Re: RMWB Flood Discussion

Good Evening Mayor and Council.

I am writing to you today on behalf of the condo buildings I represent in the downtown core of Fort McMurray. Many of these buildings impacted by the 2020 Flood. Of the buildings that I represent some were insured against over land flood and others that were not. Those with insurance face deductibles of up to $500,000.

Those buildings who had overland flood coverage are now finding that as they renew their insurance policies that they are being denied overland flood coverage putting them in a position that if this happens again in the future the corporation and its OWNERS will bare the cost of repairs on top of facing huge increases to insurance premiums.

I write today looking for answers and to know if the condominium properties along the river are going to be considered in the buy out process and if they are not what is going to done by the RMWB to protect these buildings from future flooding.

Now speaking specifically, I would like to bring attention to 38 Riedel St, property commonly know as Riverwalk Villas. This property is located right along the riverbank.

These are the questions my ownership would like answers or clarification on is as follows;

1. Is their property the closest to the River?
2. If so has it been considered for a buyout
3. If they are not considered how is the RMWB going to protect their property in the flood migration plan.
6. Why did the RMWB ever approve this property to be built on the river?
7. Why has the flood migration not completed by now.

Thank you for your time and consideration this evening.

Katie Ekroth, Manager
20|20 Management
Section 17 (1) FOIP
[redacted]

Attachment: Downtown Fort McMurray Written Submissions Intake 2 (Written Submissions - Downtown Fort McMurray)

From: Linda houston
To: Legislative Assistants
Subject: 7.4 Flood Mitigation and Community Resiliency Update-Downtown
Date: Wednesday, September 16, 2020 11:01:07 AM

Our names are Randy and Linda Houston.

Good Evening Your Honourable Mayor and Council Members

The questions and concerns we have are:

1. The level of the Clearwater River is VERY high this fall. From the past recent years, with consideration for snowfall this winter and rainfall this spring, what can this information possibly indicate for Spring 2021?

2. Will our area downtown (Fitzsimmons) have the same height/grade as considered last night for the Taiga Nova Industrial Park, 1:100 year of 250.9? Also, what kind of view and what amount of noise will this create for us?

3. It shows on the map that our property is below the 250 meters already. The considerations last nite about a Tiger Dam and sandbagging seems to be a long shot in hopes of keeping us dry next spring? We have an open area on the south side of our property and this should be a huge consideration of how this would impact our property directly?

4. When and how will Council Advocate on behalf of the residents Downtown to the Government of Alberta and the Insurance bureau of Canada?

5. We are Very Very concerned about not having our property back to pre flood standards before next spring! AND the thought of having to deal with this next spring AGAIN!!, is so very stressful and concerning to us! We have spent our whole spring, summer and now fall dealing with this terrible situation, believe it or not, COVID-19 seems to be a side distraction to us these days.

In closing, We are a semiretired couple and we are still dealing with our insurance regarding the flooding in our home, garage and backyard since May! We had planned for this property to be a huge part of our retirement. In the past 18 years it has been our focus to create and enhance it to be a very unique resale property because of it's land size and it's location.

Sincerely,
Randy and Linda Houston
[redacted] Fitzsimmons Ave

Sent from my iPad

Attachment: Downtown Fort McMurray Written Submissions Intake 2 (Written Submissions - Downtown Fort McMurray)

COUNCIL REPORT

Meeting Date: September 15, 2020

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Subject: Flood Mitigation and Community Resiliency Update – Waterways

APPROVALS:

Jamie Doyle

Director	Chief Administrative Officer

Recommended Motion:

THAT Administration:

- Offer to buy out properties in Waterways below 250m at 2020 fair market value, until May 31, 2021;
- Limit new development below 250 m, and introduce enhanced flood provisions in the Land Use Bylaw for development above 250 m; and
- Re-evaluate structural mitigation concepts for Waterways once the extent of the buyout is confirmed.

Summary:

On July 28, 2020 Council directed Administration to:

> *"Engage with property owners in areas under 250m regarding buy outs or other options to raise properties to 250m and introduce enhanced flood provisions in the Land Use Bylaw for development above 250 m. Administration shall additionally investigate the cost of higher-level flood protection. Administration determine what commitments were made to the residents of Waterways*".

The following report and presentation are provided as an update on this resolution.

Background:

Through the public engagement process, it was clear that there is no single solution that would be satisfactory to all residents. Administration suggests that a voluntary buy out below 250m is the best solution for this community as it provides property owners with a choice. Additionally, Administration is recommending re-evaluation of structural mitigation concepts following the buy out process.

As this approach presents the option for private properties to remain in the flood hazard area, enhanced Land Use Bylaw (LUB) provisions are recommended to ensure any new development is afforded a greater level of protection. New LUB provisions for properties below 250m could be written to limit the available land uses below and at-grade, require flood abatement in new structures, and require building infrastructure to be raised above 250m. For properties located between 250m and 253m (3m is a typical floor height), and where below-grade development is contemplated, uses could be limited alongside flood abatement below grade and requiring building infrastructure to be raised at or above 250 m.

For those owners who decline to accept a buy out, they will face continued uncertainty about availability of provincial Disaster Recovery Program (DRP) eligibility, and the possibility of notations being registered against title signifying the property is flood susceptible and will be excluded from further disaster recovery compensation.

Alternatives:

Enhanced Land Use Bylaw Provisions for all Properties: If no buy outs occur, enhanced Land Use Bylaw (LUB) provisions could be introduced to provide greater protection for all properties within the flood hazard area. New LUB provisions for properties below 250m could be written to limit the available land uses below and at-grade, require flood abatement in new structures, and require building infrastructure to be raised above 250m. For properties located between 250m and 253m (3m is a typical floor height), where below-grade development is contemplated, uses could be limited alongside flood abatement below grade and requiring building infrastructure to be raised at or above 250 m.

Complete Flood Mitigation as Currently Planned: Complete the planned flood mitigation for an estimated cost of $40 million. The proposed flood mitigation concept for Waterways is to raise Saline Creek from the Saline Creek bridge to Tomlinson Street, where it will connect with the planned Saline Creek Egress Road. McCormick Drive would also be raised.

Provide Higher Level Flood Protection: The current estimated cost to provide flood mitigation for this community to the 1:100 year flood elevation level is $20M. To provide a higher level of flood protection to the 1:200 year flood elevation, the estimated cost is an additional $4M. This is inclusive of Reach 10 and an additional segment described as Reach10JHP for J. Howard Pew Park. The cost to incorporate 1:200 plus freeboard into the design for the Saline Creek Secondary Egress Road (Reach 11) is still being investigated.

Property-Specific Structural Mitigation: We also heard from some residents about requests to fund individual mitigation solutions, such as raising structures for those currently below 250m. However, Administration cannot recommend this approach as it incentivizes remaining in a known flood hazard area at a significant cost with a negligible impact on resiliency. Residents would also still need to evacuate in the event of a flood.

Expropriation: While this option would be most effective with regards to increasing resiliency aimed at reducing residual flood risk to the greatest extend, it does not have 100 percent community support. Some residents have indicated that they firmly object to being bought out. In the event expropriation is pursued, consideration should be given to eliminating the flood mitigation program for Waterways which would result in a $20 million reduction in total cost.

Budget/Financial Implications:

There are 94 private properties in Waterways that lie below the 250m elevation. The cost of buying out these properties at the 2020 assessed value is $25.2 million. Additional reclamation costs to remove buildings, re-grade and landscape purchased properties and cut and cap unused infrastructure, totaling an estimated $10 million. Therefore, the sum of these values is approximately $35.2 million.

Fair market value costs cannot be estimated at this time, as they would be determined through property appraisals. Appraisals would only be conducted pending Council approval to proceed with a buy out.

Strategic Priorities:

Responsible Government

Attachments:

1. Technical Analysis Excerpt - Waterways

2. Community Conversation Engagement Report Excerpt - Waterways

Presentation - Waterways

Waterways

Singular and combined risk treatments for Waterways are shown in Table 10 below.

Table 10: Waterways Policy Options (risk treatments and combinations)

Risk Treatments	Policy Options					
	Flood Mitigation Only	Flood Mitigation & LUB Provisions	Flood Mitigation, LUB Provisions & Limited Development below 250m	Flood Mitigation, LUB Provisions & Buyout Below 250m / Land Swap	LUB Provisions and Buyout Below 250m / Land Swap	Buyout all properties / Land Swap
Flood Mitigation Strategy	X	X	X	X		
Land Use Provisions		X	X	X	X	
No new (prospective) development below 250 m			X			
Buy out / land swap all properties below 250 m				X	X	
Buy out / land swap all properties in community						X

Key Points

1. Structural flood mitigation is planned for this community (Reaches 10 & 11) but construction has not begun.
2. Flood mitigation is estimated to cost at least $20 million. It is part of a larger project to tie into the Saline Creek Secondary Egress Road which is also anticipated to cost $20 million, bringing the total cost of this project to approximately $40 million.
3. Population is 232 as of the 2018 Census and consists of 164 private properties.
4. 94 private properties (48% of the total) are below the 250m elevation, of which 43 are developed.
5. 68 private properties (42% of the total) are above the 250m elevation, of which 48 are developed.
6. 140 private properties (90%) were affected during the Horse River Wildfire, of which 73 have rebuilt (45%).

Attachment: 1. Technical Analysis Excerpt - Waterways (Waterways Flood Update)

Table 11: Waterways Evaluation Matrix

Evaluation Criteria		Weight	Policy Options Evaluation					
			Flood Mitigation Only	Flood Mitigation & LUB Provisions	Flood Mitigation, LUB Provisions, & Limited Development below 250m	Flood Mitigation, LUB Provisions, & Buyout Below 250m / Land Swap	LUB Provisions & Buyout Below 250m / Land Swap	Buyout all properties / Land Swap
Minimize Cost		4	5	5	5	8	1	4
Minimize Residual Risk	Social	1	6	5	4	2	3	1
	Built	1	6	5	4	2	3	1
	Economic	1	6	5	4	2	3	1
	Natural	1	6	5	4	3	2	1
Total Score			**44**	**40**	**36**	**41**	**15**	**20**
Total Treatment Cost			**$40M**	**$40M**	**$40M**	**$75.5M**	**$35.5M**	**$72.3M**
Flood Mitigation			$20M	$20M	$20M	$20M	~	~
Secondary Egress Road			$20M	$20M	$20M	$20M	~	~
Buyout Costs			~	~	~	$25.5M	$25.5M	$56.7M
Reclamation Costs			~	~	~	$10M	$10M	$15.6M
Total Cost Saved			**~**	**~**	**~**	**~**	**$40M**	**$41M**
Flood Mitigation			~	~	~	~	$20M	$20M
Secondary Egress Road			~	~	~	~	$20M	$20M
Landscaping Improvements			~	~	~	~	~	$1M
Net Cost			**$40M**	**$40M**	**$40M**	**$75.5M**	**$0.00**	**$31.3M**
Net Cost Per Capita			**$533**	**$533**	**$533**	**$1,007**	**$0.00**	**$417**

Table 12: Waterways Cost Scale

Cost Bracket	Score	Cost Bracket	Score
< $10 million	1	50 – 59 million	6
10 – 19 million	2	60 – 69 million	7
20 – 29 million	3	70 – 79 million	8
30 – 39 million	4	80 – 89 million	9
40 – 49 million	5	90 million +	10

Proposed Approach for Waterways

1. According to Table 10, the proposed approach is **enhanced Land Use Bylaw Provisions and Buyout Below 250m** with the opportunity for a land swap. This option sees 94 properties removed from the flood hazard area, while 68 would remain on land that is above the 1:100 flood level. This option removes the properties most at risk of flooding. The Land Use Bylaw provisions should apply to a higher flood elevation (such as the 1:200) so that new development above the 250m can be afforded a higher degree of protection from a flood event that exceeds the 1:100.

2. Should the decision be made to proceed with the secondary egress road (which forms half of the $40 million cost of flood mitigation for Waterways), then it would be fiscally responsible and still improves resilience to complete the other half of the flood mitigation at a cost of $20 million. Therefore, a buyout would no longer be the proposed approach, and it may instead be prudent to **continue with the Municipality's structural flood mitigation project, in addition to limiting development below 250m, while at the same time introducing enhanced flood provisions in the Land Use Bylaw**.

3. Another proposed option is a **complete buyout of all properties**. This option may be considered for the following reasons:

    i. It is the safest solution from a life-safety perspective. If the area was not fully bought out, residents on higher land would be without road access during a future 1:100 or higher flood event (roads leading to some portions of the community are below 250m and would be inundated by floodwaters). First responders would have difficulty accessing properties and would be putting their own lives in danger if the need to access a flooded property arose.

    ii. The RMWB may choose not to proceed with the remainder of the planned flood mitigation in Waterways, budgeted at about $20 million. **This would offset a portion of the buyout cost**. This cost saving excludes the tie-in to the Saline Creek Secondary Egress Road. Were this egress road to also be terminated, the cost savings would rise to $40M, as the tie-in to that road would no longer be required.

    iii. Existing underground infrastructure has outlived its life cycle and needs to be replaced. Further, after the 2016 Horse River Wildfire, there was discussion regarding the possibility of burying overhead power lines as is commonplace in other areas of Fort McMurray. Costs for this work have not been determined.

    iv. Existing infrastructure will not need to be continually maintained to service the remaining population. Further, a partial buyout of the community may increase servicing and maintenance costs for underground infrastructure, as the current infrastructure is designed for larger volumes and may not adequately perform with lesser volume/flows.

    v. A patchwork of remaining houses could be avoided, along with the associated disjointed appearance.

4. The proposed policy for Waterways is partial avoidance of flood risk by removing those exposed to 1:100-year flood events from the hazard area.

5. Potential future use of the areas bought out below 250m may include parkland. This new park space could be integrated into the current riverfront parkland.

6. If a complete buyout of all properties is pursued, opportunity exists for the Municipality to establish a sizeable festival ground or park space. Further opportunity exists to incorporate historical sites commemorating the shipping, rail and industrial heritage of Waterways.

What degree of residual risk remains from overland flooding?

1. Remaining residents will still be at risk from future floods, particularly if a flood event larger than a 1:100 occurs. Risk to property above 250m remains, and those residents may still experience difficulty obtaining flood insurance.

2. Little residual risk remains if a full buyout is pursued, as people and property would not be present in the hazard area.

What was the cost of the risk reduction?

1. Achieving this risk reduction carries a net $15.5 million cost to taxpayers. The cost to implement the proposed option is a minimum of $35.5 million to buy out properties below 250m and remediate the area, but this is offset by cost-savings in other areas. The buyout cost is based on 2020 assessed values only, not fair market value. This figure does not include the cost of procuring land for a land swap, as this is an optional step which may or may not be pursued; it therefore does not affect the evaluation of this risk treatment.

2. The net cost to implement the second proposed option is a minimum of $51.3 million. This also does not include the cost of procuring land for a land swap as this is an optional step.

3. Reclamation costs are estimated to be about $10 million, but one-third (nearly $3 million) includes grading and landscaping. The grading and landscaping costs would depend on the future use of the area and could be avoided if the area were allowed to return to its natural state.

4. Reclamation costs for the second proposed option are estimated to be about $15.5 million, but nearly $3 million comprises grading and landscaping. Again, these costs would depend on the future use of the area and could be avoided if it were allowed to return to its natural state.

5. Cost savings would be realized as municipal services (water, sewer, road maintenance, garbage pick-up, etc.) need not be provided in future years.

What new risks (if any) are generated by the risk treatment?

1. No known new risks are created.

Appendix F: Waterways

1. Demography:

Details	Municipal Census 2015	Municipal Census 2018
Population	667*	232*

Note: * - Exact population of Waterways cannot be determined as the census data includes Ptarmigan Court.

2. General: Wildfire/Flood affected:

Sr. No.	Task	Total
1	Total Properties Analysed	224 (100%)
2	Total Private Properties	162 (72%)
3	Total Municipal Properties	62 (27%)
4	Wildfire unaffected (Empty Lots + developed)	55 (25%)
5	Wildfire affected	169 (75%)
6	Total No. of rebuilds from wildfire affected	73 (33%)
7	Total No. of properties signed agreements out of Total Rebuilds	16 (7%)
8	Waivers registered for signed agreements on Titles	0
9	Waiver Added in DP Condition	14 (6%)
10	Change in ownership for Waiver signed properties since Rebuilt	2 (1%)
11	Flood Effected	64 (29%)

3. Property Assessment:

Private Properties in Waterways Neighborhood				Assessment value
Details	Developed	Vacant	Total	
Total Private Properties	**91 (56%)**	**71 (44%)**	**162 (100%)**	**56,745,040**
Below 250 mt. contour level	43 (27%)	51 (31%)	94 (48%)	25,505,190
Above 250 mt. contour level	48 (30%)	20 (12%)	68 (42%)	31,239,850
Properties Affected by Wildfire 2016	**77 (48%)**	**68 (42%)**	**145 (90%)**	**50,781,330**
Below 250 mt. contour level	29 (18%)	48 (30%)	77 (48%)	19,541,480
Above 250 mt. contour level	48 (48%)	20 (12%)	68 (42%)	31,239,850
Rebuilt	**73 (45%)**	**0**	**73 (45%)**	**38,617,000**
Below 250 mt. contour level	28 (17%)	0	28 (17%)	13,068,930
Above 250 mt. contour level	45 (28%)	0	45 (28%)	25,548,070
Properties Affected by Flood 2020	**32 (20%)**	**32 (20%)**	**64 (40%)**	**18,397,830**
Below 250 mt. contour level	32 (20%)	32 (20%)	64 (40%)	18,397,830
Above 250 mt. contour level	0	0	0	0

Note: All % values are in reference of no. of total properties.

4. Total Property Assessment:

Sr. No.	Type	Status	Assessment Value	Total Assessment Value
1	Private	Undeveloped	10,053,610	**56,745,040**
		Developed	46,691,430	
2	Municipal		13,915,310	**13,915,310**
	Grand Total Assessment Value			**70,660,350**

Attachment: 1. Technical Analysis Excerpt - Waterways (Waterways Flood Update)

5. Reclamation Cost for Properties Below 250M Contour:

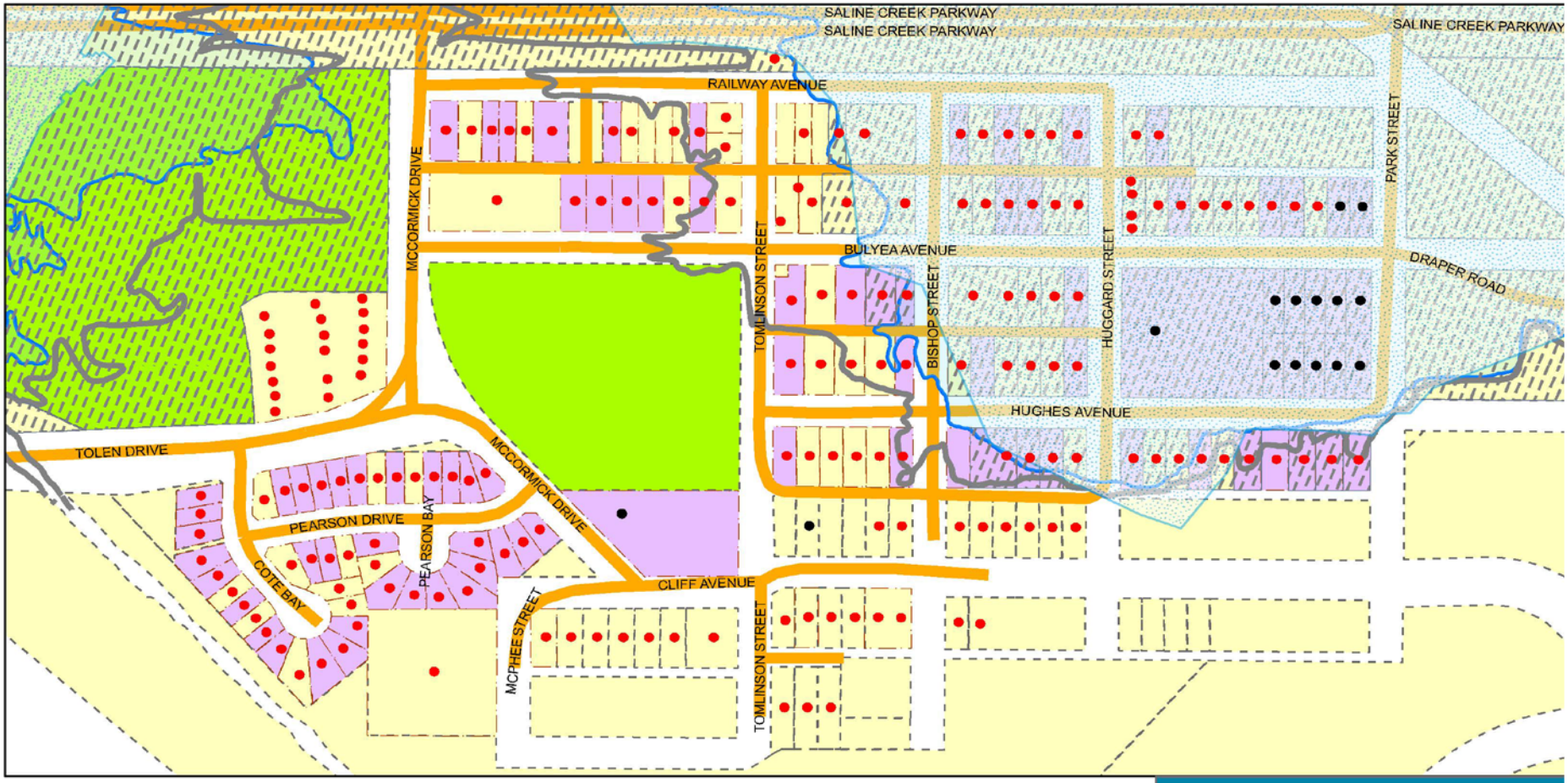
Sr. No	Item	Description	Quantity	Unit Measurement	Unit Rate	Total Cost
1	House Demo	House removal and disposal	38	each	$60,000.00	$2,280,000.00
2	Accessory/Building	Removal of accessory building	5	each	$20,000.00	$100,000.00
3	Cut and cap	Deep utility cut and capping at property line (Water and Sewer)	42	each	$20,000.00	$840,000.00
4		Cut and Cap for commercial at property line (Water and Sewer)	1	each	$30,000.00	$30,000.00
5	Pavement Structure Remove and Dispose	Removal of roadway pavement and base	14,000	sq.m	$60.00	$840,000.00
6	*Grading/Contouring	Levelling lots post demo and landscaping	141,000	sq.m	$20.00	$2,820,000.00
	TOTAL					$6,910,000.00
	Engineering Fees	10%				$691,000.00
	Contingency	10%				$2,418,500.00
(D)	GRAND TOTAL					$10,019,500.00

6. Average Assessment for Private Properties Below 250M Contour Level:

(A) Status	(B) Number of Properties	(C) Assessment Value	(D) Reclamation Cost	(C+D=E) Total Value	(E/B) Average Per Capita Value
Developed	43	$19,284,330.00	$10,019,500.00	$29,303,830.00	$681,484.42
Undeveloped	51	$6,220,860.00	$0.00	$6,220,860.00	$121,977.65
Total	94	$25,505,190.00		$35,524,690.00	$377,922.23

Attachment: 1. Technical Analysis Excerpt - Waterways (Waterways Flood Update)

FLOOD EXTENT MAP FOR WATERWAYS



- Destroyed (Wildfire)
- Restricted Use (Wildfire)
- Unsafe (Wildefire)
- Flood Extent
- Flood Affected
- 250 Meters Elevation
- Flood Way
- Roads
- Municipal Land
- Private Land
- Developed Land
- Open-Space/Recreation
- Vacant Land

N

0 37.5 75 150 Meters

2020 FLOOD EXTENT WATWERWAYS

Prepared By: Planning and Development

Created on: 22 May 2020

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Attachment: 1. Technical Analysis Excerpt - Waterways (Waterways Flood Update)

7. Reclamation Cost for Private Properties in Waterways:

Sr. No	Item	Description	Quantity	Unit Measurement	Unit Rate	Total Cost
1	House Demo	House removal and disposal	86	each	$60,000.00	$5,160,000.00
2	Accessory/Building	Removal of accessory building	5	each	$20,000.00	$100,000.00
3	Cut and cap	Deep utility cut and capping at property line (Water and Sewer)	90	each	$20,000.00	$1,800,000.00
4		Cut and Cap for commercial at property line (Water and Sewer)	1	each	$30,000.00	$30,000.00
5	Pavement Structure Remove and Dispose	Removal of roadway pavement and base	14,000	sq.m	$60.00	$840,000.00
6	*Grading/Contouring	Levelling lots post demo and landscaping	141,000	sq.m	$20.00	$2,820,000.00
	TOTAL					$10,750,000.00
	Engineering Fees	10%				$1,075,000.00
	Contingency	10%				$3,762,500.00
(D)	GRAND TOTAL					$15,587,500.00

8. Average Assessment for Private Properties in Waterways:

(A) Status	(B) Number of Properties	(C) Assessment Value	(D) Reclamation Cost	(C+D=E) Total Value	(E/B) Average Per Capita Value
Developed	91	$46,691,430.00	$15,587,500.00	$62,278,930.00	$684,383.85
Undeveloped	71	$10,053,610.00	$0.00	$10,053,610.00	$141,600.14
Total	162	$56,745,040.00		$72,332,540.00	$446,497.16

Attachment: 1. Technical Analysis Excerpt - Waterways (Waterways Flood Update)

FLOOD RISK: A COMMUNITY CONVERSATION

What We've Heard: Waterways

This document is an excerpt from the full report titled *Flood Risk: A Community Conversation Engagement Report for the period from July 29 – September 1, 2020*.

Below are the common themes specific to Waterways that emerged through public engagement. The overarching themes follow.

- Some residents expressed lack of faith in the Municipality taking action to protect residents from future disaster, citing 2013 flood and 2016 wildfire as "missed opportunities".
- Mixed feelings on buyout option were heard:
    - many residents are opposed to offering buyouts above 250 m
    - frustration with being included in buyout if homeowners have flood mitigation measures in place
    - questioning why property owners who did not rebuild after the fire would be offered buyout
- Many residents are concerned about what the ripple effects of partial buyout would be in terms of service levels (e.g. emergency, utilities, parks and recreation), property value and taxes.
- Concern that people will leave the region altogether if they choose/are forced to take a buyout.
- Residents want to feel confident that a berm will be built, in a timely manner, and will be protect as promised.
- Numerous ideas about alternate/additional mitigation efforts, including:
    - mobile cannons to break up the ice (as used in Winnipeg)
    - get rid of Park Road and expand the flood mitigation program
    - water control dam (temporarily inflatable)
    - dredging in summer
    - destroy the ice bridges ahead of time
- Should there be buyouts, there is support to turn those areas into parks/festival spaces.
- Concerns about emotional health and impact, particularly on children, whose families are still recovering from 2016 wildfire.

Attachment: 2. Community Conversation Engagement Report Excerpt - Waterways (Waterways Flood Update)

FLOOD RISK: A COMMUNITY CONVERSATION

Several overarching themes emerged through public engagement and were grouped in alignment with the primary objective areas of the RMWB 2020 Flood Recovery Campaign Plan:

Social (*enhance the social environment and support regional governance)*

- Many residents had concerns about mental health and their children's mental health.
- There is close to unanimous agreement that decisions must be made promptly and that timelines need to be communicated.
- Firm timelines need to be established and adhered to in order to allow residents to plan for their own future.
- Confusion about possible buyout processes and outcomes.

Built (*enable effective reconstruction of our community, incorporating strategies to increase resilience)*

- Many residents watched water come up through the sewer systems and are very interested in very interested in an investigation about how and why this happened, and what preventative measures will be taken.
- DRP funding is taking too long.
- There is a lack of trust that the RMWB will reclaim bought out properties in a timely manner, which stems from house foundations still being in the ground following the 2017 buyout of slope-impacted homes/downtown expropriations.

Economic (*reinvigorate economic recovery and business resumption)*

- Many residents were very concerned around the devaluation of their property, and the financial implications related to that.
- There is concern about the ripple effect of buyouts on businesses, especially in the Downtown area.
- If buyouts are pursued, 2020 assessment values are not acceptable.
- The perception exists that the release of the report has negatively impacted property values in flood-affected areas, and that realtors will not list properties right now.
- There is a lack of clarity on the availability of insurance (present and future).

Natural (*assess and remediate the environmental impacts of the flood)*

- Many residents are interested in the possible outcome of what would happen to lands if bought out.
- Many residents expressed concerns about health due to storm and sanitary back-up, and safety due to flooding undermining roads and structural foundations.

Attachment: 2. Community Conversation Engagement Report Excerpt - Waterways (Waterways Flood Update)

Flood Mitigation and Community Resiliency Update

Waterways

Presenter: Matthew Hough

Title: Deputy Chief Administrative Officer

Meeting Date: September 15, 2020

Attachment: Presentation - Waterways (Waterways Flood Update)

Council Direction

On July 28, 2020, Council directed Administration to:

*"**Waterways:** Engage with property owners in areas under 250 m regarding buyouts or other options to raise properties to 250 m and introduce enhanced flood provisions in the Land Use Bylaw for development above 250 m. Administration shall additionally investigate the cost of higher-level flood protection. Administration determine what commitments were made to the residents of Waterways."*

Attachment: Presentation - Waterways (Waterways Flood Update)

Technical Analysis

- Evaluation of policy options
- Criteria focused on minimizing cost and residual risk
- Recommendation for Waterways:
  - Land Use Bylaw Provisions
  - Buyout Below 250m/Land Swap

Attachment: Presentation - Waterways (Waterways Flood Update)

Community Engagement

- Mixed feelings about buyout
- Concerns about the ripple effects of partial buyout
- People may leave the region altogether if they choose or are forced to take a buyout
- Should there be buyouts, there is support to turn those areas into parks/festival spaces

Community Engagement

- Lack of faith that there will be action to protect residents from future disaster, citing 2013 flood and 2016 wildfire as “missed opportunities”
- Residents want to feel confident that a berm will be built, in a timely manner, and will protect as promised
- Concerns about emotional health and impact, particularly on children, whose families are still recovering from 2016 wildfire

Attachment: Presentation - Waterways (Waterways Flood Update)

Administrative Recommendation

THAT Administration:

- Offer to buy out properties in Waterways below 250m at 2020 fair market value, until May 31, 2021; and
- Limit new development below 250m, and introduce enhanced flood provisions in the Land Use Bylaw for development above 250m; and
- Re-evaluate structural mitigation concepts for Waterways once the extent of the buyout is confirmed.

Attachment: Presentation - Waterways (Waterways Flood Update)

Alternatives

- Enhanced Land Use Bylaw Provisions for all properties
- Complete Flood Mitigation as Planned/Status Quo/No buy outs (residual risk)
- Higher Level Flood Protection to 1:200 year flood elevation ($4 million)
- Property-Specific Structural Mitigation (residual risk)
- Expropriation (lack of full community support)

Attachment: Presentation - Waterways (Waterways Flood Update)

Administrative Recommendation - Rationale

- Cost to buy out 94 private properties below 250m based on 2020 assessed values + reclamation costs ($35.2 million)
- Recommendation based on technical analysis score and community engagement

Attachment: Presentation - Waterways (Waterways Flood Update)

Questions

Flood Mitigations and Community Resiliency Update:

Waterways

Written Submissions

- Coutu, Michelle

Attachment: Waterways Written Submissions Intake 1 (Written Submissions - Waterways)

Begin forwarded message:

From: "Coutu, Michelle /J" [redacted]
Date: August 27, 2020 at 3:34:44 PM MDT
To: [redacted]
Subject: [redacted] **- Water Ways Flood**

RE: Water Ways Residence; [redacted] Fort McMurray, Alberta T9H5J2

I was raised in Fort McMurray and have been a resident since 1976.

My family and I are overwhelmed and defeated.

I purchased our home in Waterways 2015. It did not burn down, but was condemned requiring a complete rebuild. Complications ranging from, utilities disconnect, demolition, fighting nonstop with insurance, slow permits from the city, lack of communication with the city due to employee turnover. You name it, it went wrong. That being said, we were unable to move into our brand new home until March 2020. Just getting settled, a month and a half later; and then the flood. Rendering our home completely unlivable.

I will not bore you with my complaints of lack of insurance support (again). Difficulties in finding quality contractors to even give us estimates because they can make a quicker turnover doing smaller jobs. The mental anguish we feel looking at all the destruction in photos trying to deal with insurance. I won't complain about all people who seem to have an opinion on my overall intelligence for purchasing a home in Water Ways. At the time it was what I could afford that suited our needs.

During the evacuation of the flood, I was on heavy pain medications awaiting a surgery. My spouse was unable to assist until the late evening. I did notify the RCMP at the time we would still be in our home until I could get assistance.

12:30 pm, I checked the street towards the boat launch, it was dry. Earlier they had security posted, which were then gone. Word throughout, was that some ice down river had let go and things were moving. I set an alarm for 1:30 am to re check.

1:10 am, I woke up to my equilibrium distorted, the house was a complete vacuum, shaking and my dogs were howling. I found my largest of 3 dogs (220 lbs) stuck in an eddy in the back yard. That's how fast the water came over the berm! The water at that time was 5 feet deep in the back yard, much deeper in the front and rising fast. We left with a boat up Bulyea Ave.

The end of Bulyea Ave. and Park Street, across from the boat launch formed a complete bowl. I was witness to how fast that water came rushing in, smashing windows etc.

Yes, I have some PTSD, stress, and anxiety, depression along with all the other issues associated with the past and recent events. I have a very difficult time even showing up for work every day without feeling like I am going to break down. And yes, I am using the resources for Mental Health. But Mental Health and Aid can only give me suggestions on coping. They don't fix things or make it better. You can.

I read and hear all this talk about; why didn't Water Ways residence take a Buy-out after the fire? In retrospect, I was never given that option! And I pray every day that you will give us the option now. I cannot imagine what my insurance is going to cost, if I am even able to get it. I cannot fathom even being able to financially crawl out of the hole and recover. And even if I could get the house to selling standards, who will ever buy our house? Please, please hear our prayers.

Thank You,

Michelle Coutu & Bill Armstrong [redacted]

Attachment: Waterways Written Submissions Intake 1 (Written Submissions - Waterways)

Flood Mitigations and Community Resiliency Update:

Waterways

Written Submissions

The following written submissions were read into the record during the Council Meeting:

1. Joyce Walker
2. Gee Young
3. Tracy and Tom Holland
4. Anne Simpson
5. R Hansen
6. Candace Polny and Logan McRobb,
7. BILD Wood Buffalo
8. Mat Espinoza, Corcoda Inc, on behalf of Top Church

Attachment: Waterways Written Submissions Intake 2 (Written Submissions - Waterways)

From: Joyce Walker
To: Legislative Assistants
Subject: Expropriation/ buyout Waterways
Date: Saturday, September 12, 2020 10:14:29 PM

I have lived in Waterways area most of 64 years of life. I am living on my family plot at [redacted] Bulyea Ave. Never experienced flood waters in my area before. Why wasn't the project/ work completed?? That TRAIN trestle that was dug out acted as a berm since Northern National Railway put in back in the day, and not up to the height/ level it was once before. But for years now, there still sits huge piles of material/ dirt barricaded on Railway Ave that was suppose to be part of the berm. Job not completed. How come in 2016 after the fire my property [redacted] Bulyea Ave was not in the flood zone, now this map for 2020 it is? IN 2016 CITY MAP was used.. Now using Provincial Map for flood zone for 2020!!! This question was put forward in one of your gatherings on the Snye, and that was the answer. Two different maps!! Note City issued permit In 2016 for my home to be rebuilt using the City Flood Zone Map. How convenient!! How come Building ICE Bridges over the Athabasca River has not been addressed?? Why haven't the Provincial/ or Municipal ensured these ICE Bridges before spring breakup are dug out with the appropriate equipment or blasted? Backup of the Athabasca River came close to taking out the Bridges . Hopefully someone in Municipal Organization will be proactive and ensure Procedures are put in place to Prevent Backup. (ex: blasting program in place, backhoes/ excavators digging up ice, measuring to see ice depths,shutting off the valves in the storm manholes along the Clearwater. Shutting off the valve that exists from Athabasca to the Snye. Etc etc.)
Why is Waterways/Draper only area being targeted for buyout or expropriation? What is the city ulterior motives after expropriating people out of there homes? Selling to Developers after?? I know Waterways Bulyea and Railway Ave have been a target in the past to be Zoned Commercial. How many residents will be homeless / destitute/ bankrupt after paying off money owing to the banks?? No one I know in their right mind buys a home or builds a home, then sells it when market values are at a all time low, to go bankrupt, homeless, . Homes are an investment.
My expectation is that I will be offered money that considerably exceeds what is on my tax assessment. Which will be all the cost I put into rebuilding my home plus the land.

In regards
Joyce Walker
[redacted]
Waterways, Ab
Sent from my iPhone

Attachment: Waterways Written Submissions Intake 2 (Written Submissions - Waterways)

From: Gee Young
To: Legislative Assistants
Subject: RE: Council Meeting-2020-Sept-15
Date: Monday, September 14, 2020 4:23:24 AM

Good morning Heather,
Thank you for your prompt reply to my submission.
Please ignore my earlier comments and submit my following revised comment to Council as written submission:
One of the vacant lots I owned in the affected area in Waterway is a commercial lot where my Markettowwn Convenient Store was (Civic Address: 7310 Bulyea Ave.) Because of the insurance requirement I had to rebuild the commercial building on the same site. Presently my contractor already started the re-building process. In fact it has got development permit approved. So far for the rebuilding, I have spent about $100,000.00 on preparation for the rebuilding(design, survey, and geotechnical testing etc). My questions are:
1)In case of buyout, will RMWB reimburse me the expenses that I already incurred plus the fair market value of the land? This is similar to buyout of a partially built property which is different than just a vacant land; and
2)Will building permits be approved for the properties in the affected area of Waterway under 250M elevation? Since Development Permit for my commercial building has just been approved, would the Permit Department inform my contractor of the decision of Council not to permit any more development in the area so my contractor would cease any work relating to the rebuilding.

Thank you.

Gee Young,
Markettown Convenience /Innovative Electronics & Devices
Section 17 (1) FOIP
[redacted]

From: Heather Fredeen [mailto:Heather.Fredeen@rmwb.ca] **On Behalf Of** Legislative Assistants
Sent: Sunday, September 13, 2020 10:23 AM
To: Section 17 (1) FOIP [redacted]
Cc: Legislative Assistants <Legislative.Assistants@rmwb.ca>
Subject: RE: Council Meeting-2020-Sept-15

Good morning Gee and thank you for your inquiry.

There are two options for your participation in the September 15, 2020 Council Meeting. We can submit your comments as a written submission which will be read into the record by a member of our Legislative Services team or you can register to make a verbal submission via teleconference in which you will have 5 minutes to address Council. To register, we will require your full name, email address in which to send the call in details, and the telephone number you will be calling from.

The September 15, 2020 Council Meeting will be facilitated via electronic communications and will be streamed live for public viewing at the following link

https://nam01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.rmwb.ca%2FMunicipal-Government%2Fcouncil_meetings%2FLive-Video--Council-and-Committee-Meetings.htm&data=02%7C01%7C%7C619a297dff9d4ab595e708d856b83594%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637354696451906607&sdata=a%2FMvBQ0Wu7%2BF6PD2gRbsv8bsOGXwvYsP9JPWeuSqwrQ%3D&reserved=0

Please confirm if you would like to participate in the Council Meeting to make a verbal presentation or if you would like us to submit your written submission.

Thank you.

Regards,

Heather Fredeen
Legislative Officer
Legislative Services
Regional Municipality of Wood Buffalo

T : 780.743.7871
heather.fredeen@rmwb.ca
www.rmwb.ca
9909 Franklin Avenue, Fort McMurray, AB, T9H 2K4

Note: This email message contains confidential and privileged information intended only for the addressee. Reading, copying, disseminating or distributing this message is strictly prohibited. If you have received this email message in error, please email the sender at heather.fredeen@rmwb.ca to confirm the error and then delete the original message. Thank you.

Please consider the environment before printing this email.

Tom and Tracy Holland
[redacted] Railway Avenue
Fort McMurray, AB T9H 1C3

September 14, 2020

Regional Municipality of Wood Buffalo
9909 Franklin Ave.
Fort McMurray, AB T9H 2K4

Attention: Mayor, Council and Planning and Development

Good Afternoon Mayor, Council and Administration,

RE: [redacted] Railway Avenue Request for Buyout

As a property owner in Waterways, I am writing today in support of recommendations for buyouts of all properties in all flood risk areas of Waterways below **251m** at a fair price prior to the beginning of next flood season as well as to support recommendations to increase the flood mitigation berm height to 250.9m or 1:200 year flood height for the respective reach at an increased cost of $10.3 m for reaches 1 thru 6 , an increased cost of $3.1 million for reaches 7 & 8 and an increased cost of $4 million for reach 10 and it's sub-phases regardless if buyouts below 251m take place. This berm should have been built many, many years ago and would have paid for itself had past recommendations been implemented. High-level protection/structural mitigation for all reaches is required and expert-recommended for the remaining properties downtown.

From *The Conversation* article "*Fort McMurray's Flood Disaster Was Foreseeable and Preventable*" of May 21, 2020 ".... **disasters are often the result of planning decisions that put people and property in harm's way**."[1] I believe it is long past due to put an end to repeating prior mistakes and to plan proactively leaving emotions out of the equation to allow for clear, safety-focused, economically feasible, future forward and common-sense thinking resulting in safer and more viable communities that are your duty to provide. Protect life first, then property.

CAO, Jamie Doyle's September 15, 2020 recommended motion in the *Council Report – Flood Mitigation and Community Resiliency Update – Waterways*, declares the strategic priority is "Responsible Government". However, the motion states "Administration suggests that a voluntary buy out below 250m is the best solution for this community as it provides property owners with a choice. Additionally, Administration is recommending re-evaluation of structural mitigation concepts following the buy out process. As this approach presents the option for private properties to remain in the flood hazard area, enhanced Land Use Bylaw (LUB) provisions are recommended to ensure any new development is afforded a greater level of protection. New LUB provisions for properties below 250m could be written to limit the available land uses below and at grade, require flood abatement in new structures, and require building infrastructure to be raised above 250m. For properties located between 250m and 253m (3m is a typical floor height), and where below-grade development is contemplated, uses could be limited alongside flood abatement below grade and requiring building infrastructure to be raised at or above 250m. For those owners who decline to accept a buyout, they will face continued uncertainty about availability of provincial Disaster Recovery Program (DRP) eligibility, and the possibility of notations being registered against title signifying the property is flood susceptible and will be excluded from further disaster recovery compensation."[2]

Does this recommended motion provide a responsible approach to flood-risk mitigation? Responsible government does not allow voluntary buyouts to further fracture an already fractured neighborhood rebuilding from wildfire. Responsible government does not further devalue established properties by adding new LUB

Attachment: Waterways Written Submissions Intake 2 (Written Submissions - Waterways)

provisions (that were repealed from their rebuilds in 2016) for new developments. Responsible government does not buyout flood risk properties only to allow them to be re-developed. Responsible government does not continue to allow development in flood hazard areas. Responsible government does not limit development in flood hazard areas. Responsible government restricts development in flood hazard areas, period.

This recommended motion indicates and now recognizes properties located between 250m and 253m are at risk as it is now recommended to have new LUB provisions for any new development at this elevation. Again flood-proofing by-laws were repealed after the wildfire destroyed 90% of the community.

The remaining motion bullies those left with threats of no DRP eligibility and a caveat on their land titles but no confirmation either of these things will happen. In the meantime, the promised flood mitigation would be placed on hold again while they decide what is left to protect after the buy-out process all while allowing re-development of bought-out flood risk properties. Why re-evaluate the structural mitigation concepts after buy-out if the same properties that were promised flood mitigation are to be developed on again? Not to mention the obvious question: Why buy them out in the first place just to re-develop them? This does not sound like responsible or good governance to me.

Please accept this letter as a request for consideration that the RMWB enter into negotiations with us regarding the buy-out of our vacant lot located at [redacted] Railway Avenue in Waterways due to the increased flood risk that has been placed on our property as well as the RMWB's inability to develop/maintain a safe and viable neighborhood.

The current average assessment figure in your recommendations report for vacant properties in Waterways of $141,600.14 would be an acceptable price for our lot that is slightly above 250 m at approximately 250.51m (lowest corner measurement provided by RMWB Planning and Development).

At one time, we felt no serious flood threat to our property. We have been residents for over 40 years. However, RMWB driven changes around our neighborhood have placed us at a risk that did not exist prior. Changes that continue today are not only increasing our risk, but are also rapidly devaluing our property.

"Under the *Municipal Government Act (MGA)*, municipalities are charged with the responsibility to provide good government; ...; and to develop and maintain safe and viable communities."[3] However, the RMWB has failed to keep their end of the bargain.

Our community was not rebuilt with flood proofing measures when the opportunity presented itself after the fire destroyed 90% of our neighborhood in 2016. Instead any flood proofing by-laws that existed were repealed to re-build status-quo with the promise that flood mitigation would be completed immediately. Promised flood mitigation is long past due and still not completed. The recent Administrative recommendation to re-evaluate the structural mitigation concepts after June 30, 2021 once the extent of the buyout (if any) is confirmed further delays flood mitigation and pay-outs on DRP applications. This continues to leave residents vulnerable, unsafe, without Disaster Relief Funding to repair present flood damage and/or some unable to renew insurance coverage.

There have been many changes to nearby topography (e.g. development of Longboat Landing) which adds to our community being unsafe and not viable as was shown with the flood 2020. Our overflow lands were developed upon i.e. Long Boat Landing. This coupled with the rest of the approved dramatic topography changes along the Clearwater River changed how the flood waters flow greatly increasing our flood risk forcing us into a higher-risk category. Examples of this are shown in the 2020 Flood as many homes that have not been flooded from past events now are impacted by flood.

Attachment: Waterways Written Submissions Intake 2 (Written Submissions - Waterways)

We cannot be guaranteed flood protection especially when promises to complete flood mitigation have not been fulfilled e.g. Saline Creek Parkway was supposed to have been built at 250 m (1:100 yr flood) but was scaled back (under residential protest) to approx. 248.5 m (1:40 yr flood) and failed in the 2020 flood. Long-Boat Landing's berm was also only built to withstand a 1:40 year flood instead of the recommended height for that area. Furthermore, Government of Alberta Recommendations for flood mitigation is continually being ignored. The Government of Alberta's current Flood Study that is in draft form since the 2020 Flood Data is currently being incorporated into the report states:
"The 1875 flood event is indeed plausible and should not be discounted. It is estimated that the level was likely to be el. 252.5 m at the Fort location. Water levels at the Clearwater confluence were likely to be approximately 0.5 m lower than this, or el. 252.0 m."[4] However, it is only an alternative RMWB administrative recommendation that takes into account the very warnings that have been issued time and time again to build berms to the height of a 1:200 yr flood - the same height that was used for the dyke between the Athabasca River and the Snye. This should not be an alternative recommendation. It should be the only berm height considered. The cost to add those few meters is less than the total cost of damages from the 2020 flood.

The current undesirable and unsafe state Waterways is in deters buyers and investors. Not only was the neighborhood infrastructure crumbling before the fire (e.g. aged underground water and sewer replacement needed was approx. $70 million and not complete); the damage from the fire increased the issues which have not yet been addressed leaving the community unsightly and unstable from the obvious neglect. Investors are not comfortable with the slum-like atmosphere of un-kept vacant lots, fire damaged lots with burnt-out crumbling foundations over 4 years old, as well as the massive stock-pile of material that has been bestowed on the community once again. The last stock-pile nightmare lasted 7 years and mainly consisted of garbage material. This leaves the community to look, feel and sound like a construction yard on one side with an unsafe, fractured and neglected neighborhood on the other. This stock-pile activity is not only unhealthy from all the dust and contaminants, but from the noise and constant disruption. The stockpile along the river can also have a negative impact on neighborhoods should it flood again. This unsafe stock-pile disruption for future flood mitigation efforts could have been avoided if it was placed 1 km down the road.

Our properties have been further devalued:

- since promised flood mitigation has not happened forcing insurance companies to refuse overland flood coverage or limit it to $10,000.00,
- because recommendations for safe and viable neighborhoods to protect life and property are ignored
- since the most recent unsolicited administrative recommendations were announced with dates into July, 2021 before further decisions are made.
- since administration recommended Waterways be fractured even more leaving very few properties remaining in an area requiring significant infrastructure repairs and requiring intervention for unsightly properties from previously expropriated lots.

Insurance companies also do not believe our community is safe and viable as we have been placed in a high-risk zone on their maps they use to determine policy options. This high-risk zone category is for a property at a height of approx. 250.51 m at its lowest point.

The RMWB website states "The Lower Townsite, Waterways and Ptarmigan Court areas of Fort McMurray have a long history of flooding. There have been at least 15 notable floods since 1835, 14 of which were ice jam floods."[5] However, action to complete flood mitigation in a timely manner is non-existent. Forty plus years to complete flood mitigation is unacceptable and frankly, unethical. Just a few simple searches of past studies and council discussions show the negligence of the RMWB. The many available documents supporting a finding of negligence are actually overwhelming.

Attachment: Waterways Written Submissions Intake 2 (Written Submissions - Waterways)

Due to the continued negligence, abuse and increased risk suffered at the hands of the RMWB, please consider our request to enter negotiations for the RMWB to buyout our lot at [redacted] Railway Avenue, approx. elevation 250.51m, for the average price noted in your buyout recommendation of $141,600.14.

Thank you,

Tracy and Tom Holland

[1]Link to article "Fort *McMurray's Flood Disaster was Foreseeable and Preventable*"
https://theconversation.com/fort-mcmurrays-flood-disaster-was-foreseeable-and-preventable-137850
[2]Link to Agenda Packet containing Jamie Doyle's Recommended Motion pg 387-389
https://woodbuffalocn.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=1975&Inline=True
[3]Link to Municipal Government Act
http://www.municipalaffairs.alberta.ca/1915
[4]Link to GOA Flood Study https://www.alberta.ca/fort-mcmurray-flood-study-engagement.aspx
[5]Link to RMWB flood history summary https://www.rmwb.ca/Municipal-Government/municipal_departments/Engineering-Department/Flood-Mitigation.htm

Attachment: Waterways Written Submissions Intake 2 (Written Submissions - Waterways)

From: Anne Simpson
To: Legislative Assistants
Subject: Waterways flood mitigation
Date: Tuesday, September 15, 2020 12:48:22 PM

I have read the proposal for Waterways flood mitigation.
From what I understand there are truly only two options: Either expropriate all residences under 250 m and prevent any new building in the area, or complete flood mitigation

It is noted in the package that some residents are opposed to buy outs. As such, to avoid a long a drawn out legal battle, flood mitigation must be completed as soon as possible. This also works to protect the structures over 250 m from future flooding.

The completion of flood mitigation eliminates the need for buy outs in this area. It should be recognized that there may always be a worse flood, and that mitigation does not change the fact that all of Waterways is located in a flood plain.

Residents need a resolution to this situation. Decide tonight to fast track the planned flood mitigation and allow DRP funding to be released for homeowners to complete repairs.

Thank you

Anne Simpson
Resident

Sent from my iPad

Attachment: Waterways Written Submissions Intake 2 (Written Submissions - Waterways)

From: R HANSEN
To: Legislative Assistants
Subject: Waterways and other areas
Date: Tuesday, September 15, 2020 10:36:06 PM

I have one very simple question, in any of these Flood areas why would you have any By-law Building restrictions when Building below the Flood zone when you have the barriers build to a certain height to protect such areas. Are these Barriers not suppose to stop the Flooding to the height they are made to protect. Why would you then need any By-Laws requirements restricting Building below the Barrier Heights. This makes no sense unless you are Building Barriers/Dikes that you know will fail before you even build them. This just does not make any sense to me, thanks much ---Rod Hansen Please pass this onto the Mayor and all Council Members, so they read this before Wednesday Sept. 16th, 2020, Council Meeting, Thanks Much.

Attachment: Waterways Written Submissions Intake 2 (Written Submissions - Waterways)

From: Candace & Logan McRobb
To: Legislative Assistants
Subject: Re: FW: Flood Mitigation and Community Resiliency - Waterways
Date: Thursday, September 17, 2020 10:41:06 AM

Good Morning Mayor, Councilors, and Administration;

I am writing this email in hopes that it is viewed prior to the discussion on Waterways today.

I would like to start off by saying thank you. Thank you for giving your time and dedication to the flood affected areas and victims of the city. Your hard work is not unrecognized and I couldn't imagine being in your shoes with a city following your every move, comments, questions, and decisions. However I am begging and pleading that a decision is made today. I have tuned into every council meeting, every survey, as well as the open house that was put on in Waterways. In last night's discussion on Ptarmigan court, I listened for 4.5 hours where yet a motion was pushed forward for those residents to maybe have an answer in 90 days. Please do not do this to us. We have followed along, voiced our opinions, feel that we have been heard and are waiting on you. I do not live in Ptarmigan Court but right next door in Waterways and am dreading the conversation today if it is pushed yet another 90 days. I feel all hope will be lost in the municipality if a decision cannot be made. The reports have been released; the big picture cost is there so what is the hold up. Yes we chose to live in a flood plain; but as per all other neighbors and residents; we never expected what happened at River Break Up this past spring. Please don't punish us any longer by having to sit and wait on a decision. We would like to move on with our lives and hopefully remain in Fort McMurray.

I have included a picture of our home in this email. As you can see it was half full of water. We cleaned up and went through most of our personal belongings tossing them away due to damages. Ourselves and one other neighbor are the only residents who have returned on Bulyea Ave; South of the legion. We have 2 homes across the street that have sat untouched with windows still blown out and no cleaning; most of the people around us cannot return home. Just speaking to our property; we have a half unfinished house down to the frame. We have had quotes done that the repair will cost around $70,000.00. Due to minimum insurance and no DRP funding as of today this would be at our own cost. If a buyout is offered you can see why we would not want to take out loans to start this construction. It doesn't stop there as winter is right around the corner. Last year with a finished basement we had frozen pipe issues due to improper installed sewer mains on the city side. I don't think I need to paint the picture of what will happen to our pipes with an unfinished basement. How does one get through the winter? With a decision at least we will know where we stand and can start planning / seeing our options to get through the next season.

Attachment: Waterways Written Submissions Intake 2 (Written Submissions - Waterways)

I am not writing to give you a sob story or looking for a poor me response. I just want what is fair and we are relying on you to make a fair decision. There is no flood mitigation planned for Spring 2021 in Waterways and with no change we will still be here watching the water levels hoping the events of 2020 do not happen again. Again I am just one resident and truly hoping this impacts your decision making on today's discussion around Waterways.

Thank you for your time.

Candace Polny & Logan McRobb

Section 17 (1) Bulyea Ave, Fort McMurray, Ab Section 17 (1) FOIP

Section 17 (1) FOIP

Attachment: Waterways Written Submissions Intake 2 (Written Submissions - Waterways)

BILD WOOD BUFFALO

Sept 14 2020

To: RMWB Mayor and Council

Re: BildWB (RMWB Builders/Land Developers/Renovators) position on Flood Mitigation and Community Resiliency update Sept 15 2020.

The board of BildWB generally supports the position of the report of completing the recommended flood mitigation, we value our community residents, however instead of “Buyouts” we support “Land swaps” (Or physical moves). Our community has the ability to offer similar vacant lots and builders with capacity to accommodate the approximately 227 homes, 94 from Waterways, 64 from Draper and 69 mobiles from Ptarmigan. (This would require RMWB support for zoning changes).

Directors:

Attachment: Waterways Written Submissions Intake 2 (Written Submissions - Waterways)

From: Mat Espinoza Section 17 (1) FOIP
Sent: Thursday, September 17, 2020 10:46 AM
To: Legislative Assistants
Cc: Admin-Corcoda Inc.
Subject: Written Submission for Agenda items 7.5.c and 7.6.c

Good Day,

Please accept this written submission with respect to Agenda items 7.5.c and 7.6.c

Corcoda and TOP Church are pleased to hear the motion that was made by Council last night for Ptarmigan Court and encourage Council to make the same motion for Waterways and Draper concerning community engagement.

As per the original motion made by council for Waterways on July 28th, Administration was directed to

1. Engage with property owners in areas under 250m regarding buyouts or other options to raise properties to 250m
2. Introduce enhanced flood provisions in the Land Use Bylaw for development above 250m
3. Administration shall additionally investigate the cost of higher-level flood protection
4. Administration determine what commitments were made to the residents of Waterways.

It is understood that community engagement has been started with Waterways and Draper residents but is also apparent that it has only been partially completed to date. Corcoda would like to request of council that they put forward a motion similar to the motion made last night for Ptarmigan Court directing Administration to specifically complete one-on-one engagement with residents by either scheduling one-on-one meetings, or meeting door to door. For every civic address, Administration should be able to provide a documented response by the respective resident or landowner. We acknowledge that there may be concerns over COVID19, however it is possible to have one-on-one meetings with social distancing and sanitization measures in place.

As this motion corresponds directly with properties that are below 250m Corcoda recommends that an up to date land survey be done to clearly identify all affected infrastructure and lands that fall within this category. Following the land survey results, residents should then be directly notified if their property is above or below the 250m elevation and subsequent available options as per approved motion.

Completion of one-on-one engagement, and an up to date survey will enable Administration to present to RMWB Council and taxpayers an accurate cost for community resiliency options.

Thank you for your time,

CORCODA INCORPORATED

MAT ESPINOZA
PRESIDENT, CORCODA INC
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Attachment: Waterways Written Submissions Intake 2 (Written Submissions - Waterways)

COUNCIL REPORT

Meeting Date: September 15, 2020

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Subject: Flood Mitigation and Community Resiliency Update – Draper

APPROVALS:

Jamie Doyle

Director

Chief Administrative Officer

Recommended Motion:

THAT Administration:

- Offer to buy out properties in Draper below 250m at 2020 fair market value until May 31, 2021; and
- Engage separately with Draper property owners directly impacted by slope stability and report back to Council within 60 days identifying a recommendation for these properties.

Summary:

On July 28, 2020 Council directed Administration to**:**

> *"Engage with property owners regarding buy outs or other options to raise properties to 250m, and when the report back to Council occurs, Administration to separate the slope stability issues from the flood issues. Administration shall additionally investigate the cost of higher-level flood protection.*"

The following report and presentation are provided as an update on this resolution.

Background:

Through the public engagement process, it was clear there is no single solution that would be satisfactory to all residents. Administration suggests that a voluntary buy out is the best solution as it provides property owners with a choice. Administration's recommendation is intended to improve resiliency, reflect a balance between fiscal responsibility to rate payers across the region and offer a buy out of properties in flood-risk areas.

Alternatives:

Property-Specific Structural Mitigation: Property owners could implement structural flood mitigation measures on their own properties, or the Municipality could provide support for property-specific structural mitigation. Mitigation would most likely take the form of raising residences or could include temporary structural barriers. Each property would require an engineering assessment to confirm appropriate building foundations and/or anchoring systems. Initial, very rough estimates are $75,000 to $100,000 per residence. Sheds, garages and other accessory structures would need to be considered separately. Property specific structural mitigation would not eliminate the need to evacuate in the event of another flood.

Expropriation: While this option would be most effective with regards to increasing resiliency aimed at reducing residual flood risk to the greatest extent, it does not have 100 percent community support, as some residents have indicated that they firmly object to being bought out.

Budget/Financial Implications:

The cost of buying out all 64 private properties (of which 34 are developed) below the 250m elevation in Draper is based on 2020 assessed values and would cost approximately $40 million. The RMWB would also incur reclamation costs to remove buildings, re-grade and landscape purchased properties, totaling an estimated $8.8 million.

However, these costs may be offset should Council choose not to proceed with capital projects including planned Rural Water Sewer Servicing ($27 million), private service connections ($5 million), and a planned community gathering place ($300,000). The resulting net total taking into consideration the above-mentioned costs is an expense of approximately $15.7 million.

Lastly, fair market value costs cannot be estimated at this time, as they would be determined through property appraisals. Appraisals would only be conducted pending Council approval to proceed with a buy out.

Strategic Priorities:

Responsible Government

Attachments:

1. Technical Analysis Excerpt - Draper

2. Community Conversation Engagement Report Excerpt - Draper

Presentation - Draper

Draper

Singular and combined risk treatments for Draper are shown in Table 13 below. While there is currently no plan to provide flood mitigation for this community, leaving existing homes unprotected is not consistent with the defined tolerable risk level. A rough estimate for the work was generated for evaluation purposes.

Table 13: Draper Policy Options (risk treatments and combinations)

Risk Treatments	Policy Options					
	Flood Mitigation Only	Flood Mitigation & LUB Provisions	Flood Mitigation, LUB Provisions & Limited Development below 250m	Flood Mitigation, LUB Provisions & Buyout Below 250m / Land Swap	LUB Provisions & Buyout Below 250m / Land Swap	Buyout all properties / Land Swap
Flood Mitigation Strategy	X	X	X	X		
Land Use Provisions		X	X	X	X	
No new (prospective) development below 250 m			X			
Buy out / land swap all properties below 250 m				X	X	
Buy out / land swap all properties in community						X

Key Points

1. No structural flood mitigation is planned for this community.
2. Flood mitigation around built-up areas is estimated to cost $118 million.
3. Population is 187 as of the 2018 Census and consists of 98 private properties.
4. 64 private properties (65% of the total) are below the 250m elevation, of which 34 are developed.
5. 34 private properties (35% of the total) are above the 250m elevation, of which 28 are developed.
6. 33 private properties (34%) were affected during the Horse River Wildfire, of which 9 have rebuilt (9%).

Attachment: 1. Technical Analysis Excerpt - Draper (Draper Flood Update)

Table 14: Draper Evaluation Matrix

Evaluation Criteria		Weight	Policy Options Evaluation					
			Flood Mitigation Only	Flood Mitigation & LUB Provisions	Flood Mitigation, LUB Provisions, & Limited Development below 250m	Flood Mitigation, LUB Provisions, & Buyout Below 250m / Land Swap	LUB Provisions & Buyout Below 250m / Land Swap	Buyout all properties / Land Swap
Minimize Cost		4	6	6	6	9	1	1
Minimize Residual Risk	Social	1	6	5	4	2	3	1
	Built	1	6	5	4	2	3	1
	Economic	1	6	5	4	2	3	1
	Natural	1	6	5	4	3	2	1
Total Score			**48**	**44**	**40**	**45**	**15**	**8**
Total Treatment Cost			**$118M**	**$118M**	**$118M**	**$166.8M**	**$48.8M**	**$76.9M**
Flood Mitigation Costs			$118M	$118M	$118M	$118M	~	~
Buyout Costs			~	~	~	$40M	$40M	$60.3M
Reclamation Costs			~	~	~	$8.8M	$8.8M	$16.6M
Total Cost Saved			**~**	**~**	**~**	**~**	**$118M**	**$150.3M**
Flood Mitigation			~	~	~	~	$118M	$118M
Rural Water Sewer Servicing			~	~	~	~	~	$27M
Private Service Connections			~	~	~	~	~	$5M
Community Gathering Place			~	~	~	~	~	$300,000
Net Cost			**$118M**	**$118M**	**$118M**	**$166.8M**	**$0.00**	**$0.00**
Net Cost Per Capita			**$1,573**	**$1,573**	**$1,573**	**$2,224**	**$0.00**	**$0.00**

Table 15: Draper Cost Scale

Cost Bracket	Score	Cost Bracket	Score
< $20 million	1	100 – 119 million	6
20 – 39 million	2	120 – 139 million	7
40 – 59 million	3	140 – 159 million	8
60 – 79 million	4	160 – 179 million	9
80 – 99 million	5	180 – 199 million	10

Proposed Approach for Draper

1. According to Table 13, the proposed approach is a community-wide **buyout of all properties.** This option may be considered for the following reasons:

    a) It is the safest solution from a life-safety perspective. If the area was not bought out, not only would residents be trapped during a future 1:100 or higher flood event (Draper Road would be covered by water and impassable), but first responders would have difficulty accessing properties and would be putting their own lives in danger if the need to access a flooded property arose.

    b) While a full buyout would cost a minimum of $60.4 million based on 2020 assessed values, the **cost would be significantly offset by the $32 million saved by not proceeding with the Draper portion of the Rural Water Sewer Servicing project** (which will be introducing services to Draper at a cost of $27 million, plus $5 million for providing private connections). This cost-saving would not be realized if only the properties below 250m were bought out, as 34 remaining properties would still have to be serviced.

    c) The buyout would also be **entirely offset by the cost savings realized by not providing flood mitigation**. It is impractical to provide property-specific protection (such as ring dykes around homes), making a berm protecting larger groups of homes the only viable option. This collection of berms carries a significant estimated cost of nearly $118 million.

    d) The RMWB need not proceed with a community gathering place, budgeted at $300,000.

    e) Draper is also characterized by homes that are built upon and near a slope with geotechnical concerns. A buyout of not only flood-hazard lands but also properties on steep slopes would eliminate more than just risks from flood, but also slope failure.

7. The proposed policy for Draper is to remove all people and property from the area thus completely avoiding the hazard, maximizing disaster risk reduction, and increasing community resilience over the long-term.

8. Potential future uses may include naturalization of the area, or pursuit of agricultural activities throughout the floodplain, as Draper is the RMWB's only source of fertile, farmable land. With residential properties no longer in the area, land use conflicts would be minimized.

What degree of residual risk remains from overland flooding?

1. Little residual risk remains, as private properties and structures have been removed from the flood hazard area. Residual risks would be limited to remediation of any low-impact uses that may be established.

What was the cost of the risk reduction?

1. Achieving this risk reduction carries no additional cost to taxpayers, owing to the cost-savings realized by not providing flood protection, and not proceeding with capital projects. This does not include the cost of procuring land for a land swap, as this is an optional step which may or may not be pursued; it therefore does not affect the evaluation of this risk treatment.

2. Reclamation costs are estimated to be about $16 million, but a significant portion (nearly $5 million) includes grading and landscaping. These costs would depend on the future use of the area and may not need to be accounted for if the area is allowed to return to its natural state.

What new risks (if any) are generated by the risk treatment?

1. No new risks are anticipated by buying out the area.

Attachment: 1. Technical Analysis Excerpt - Draper (Draper Flood Update)

Appendix G: Draper

1. Demography:

Details	Municipal Census 2015	Municipal Census 2018
Population	215	187
No. of dwellings	64	57

2. General: Wildfire/Flood affected:

Sr. No	Task	Total
1	Total Properties Analysed	98 (100%)
2	Wildfire unaffected (Empty Lots + developed)	65 (66%)
3	Wildfire affected	33 (34%)
4	Total No. of rebuilt after wildfire 2016	9 (9%)
5	Flood Effected	51 (52%)

Attachment: 1. Technical Analysis Excerpt - Draper (Draper Flood Update)

3. Property Assessment:

Private Properties in Draper Neighborhood				Assessment value
Details	**Developed**	**Vacant**	**Total**	
Total Private Properties	**62 (63%)**	**36 (37%)**	**98 (100%)**	**60,304,000**
Below 250 mt. contour level	34 (35%)	30 (31%)	64 (65%)	39,934,590
Above 250 mt. contour level	28 (29%)	6 (6%)	34 (35%)	20,369,410
Properties Affected by Wildfire 2016	**24 (24%)**	**9 (9%)**	**33 (34%)**	**25,216,710**
Below 250 mt. contour level	14 (14%)	7 (7%)	21 (21%)	17,130,010
Above 250 mt. contour level	10 (10%)	2 (2%)	12 (12%)	8,086,700
Rebuilt	**9 (9%)**	**N/A**	**9 (9%)**	**9,039,390**
Below 250 mt. contour level	7 (7%)	**N/A**	7 (7%)	7,320,240
Above 250 mt. contour level	2 (2%)	**N/A**	2 (2%)	1,719,150
Properties Affected by Flood 2020	**19 (19%)**	**32 (33%)**	**51 (52%)**	**31,413,760**
Below 250 mt. contour level	19 (19%)	31 (32%)	50 (51%)	30,317,630
Above 250 mt. contour level	0 (0%)	1 (1%)	1 (1%)	1,096,130

Note: All % values are in reference of no. of total properties.

4. Total Property Assessment:

Sr No.	Type	Status	Assessment Value	Total Assessment Value
1	Private	Undeveloped	15,797,630	**60,304,000**
		Developed	44,506,370	
	Grand Total Assessment Value			**60,304,000**

5. Reclamation Cost for Properties Below 250M Contour:

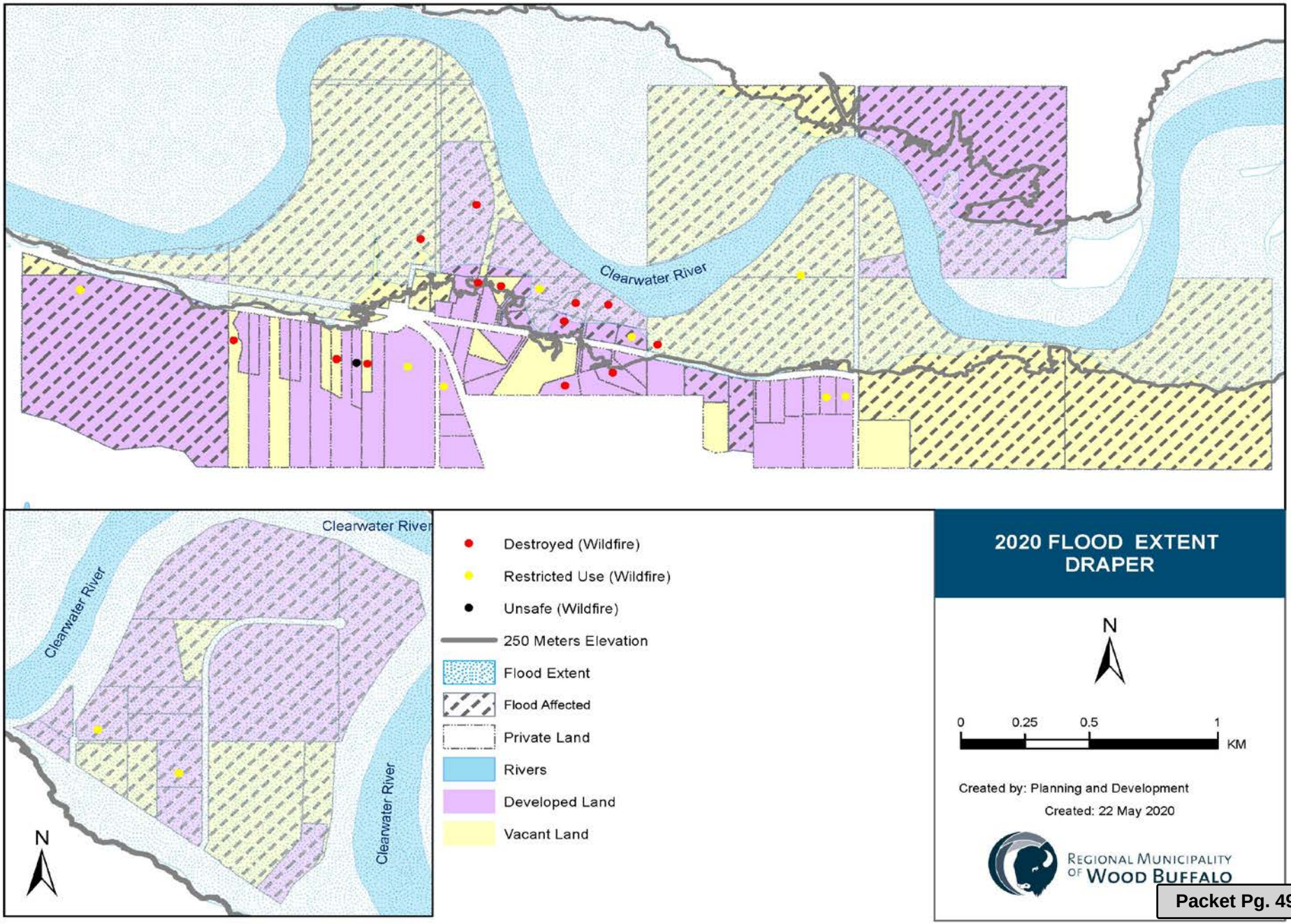
Sr. No	Item	Description	Quantity	Unit Measurement	Unit Rate	Total Cost
1	House Demo	House removal and disposal	34	each	120,000.00	4,080,000
2	Accessory/Building	Removal of accessory building	34	each	15,000.00	510,000
3	Cut and cap	Deep utility cut and capping at property line (Water and Sewer)	0	each	20,000.00	0.00
4		Cut and Cap for commercial at property line (Water and Sewer)	0	each	30,000.00	0.00
5	*Grading/Contouring	Levelling lots post demo and landscaping	136,000	sq.m	20.00	2,720,000
	TOTAL					7,310,000.00
	Engineering Fees	10%				731,000.00
	Contingency	10%				731,000.00
(D)	**GRAND TOTAL**					**8,772,000.00**

6. Average Assessment for Private Properties Below 250M Contour Level:

(A) Status	(B) Number of Properties	(C) Assessment Value	(D) Reclamation Cost	(C+D=E) Total Value	(E/B) Average Per Capita Value
Developed	34	$26,935,290.00	$8,772,000.00	$35,707,290.00	$1,050,214.41
Undeveloped	30	$12,999,300.00	$0.00	$12,999,300.00	$433,310.00
Total	64	$39,934,590.00		$48,706,590.00	$761,040.47

Attachment: 1. Technical Analysis Excerpt - Draper (Draper Flood Update)

FLOOD EXTENT MAP FOR DRAPER



7. Reclamation Cost for Private Properties in Draper:

Sr. No	Item	Description	Quantity	Unit Measurement	Unit Rate	Total Cost
1	House Demo	House removal and disposal	62	each	$120,000.00	$7,440,000.00
2	Accessory/Building	Removal of accessory building	62	each	$15,000.00	$930,000.00
3	Cut and cap	Deep utility cut and capping at property line (Water and Sewer)	0	each	$20,000.00	$0.00
4		Cut and Cap for commercial at property line (Water and Sewer)	0	each	$30,000.00	$0.00
5	*Grading/Contouring	Levelling lots post demo and landscaping	248,000	sq.m	$20.00	$4,960,000.00
	TOTAL					$13,330,000.00
	Engineering Fees	10%				$1,333,000.00
	Contingency	10%				$1,333,000.00
(D)	**GRAND TOTAL**					$15,996,000.00

8. Average Assessment for Private Properties in Draper:

(A) Status	(B) Number of Properties	(C) Assessment Value	(D) Reclamation Cost	(C+D=E) Total Value	(E/B) Average Per Capita Value
Developed	62	$45,602,500.00	$15,996,000.00	$61,598,500.00	$993,524.19
Undeveloped	36	$14,701,500.00	$0.00	$14,701,500.00	$408,375.00
Total	98	$60,304,000.00	$15,996,000.00	$76,300,000.00	$778,571.43

Attachment: 1. Technical Analysis Excerpt - Draper (Draper Flood Update)

FLOOD RISK: A COMMUNITY CONVERSATION

What We've Heard: Draper

This document is an excerpt from the full report titled *Flood Risk: A Community Conversation Engagement Report for the period from July 29 – September 1, 2020*.

Below are the common themes specific to Draper that emerged through public engagement. The overarching themes follow.

- Some residents demanded that they be allowed to stay, while others pleaded to be bought out; there is no community consensus and people want the choice to stay or go.
- Some residents indicated that while they don't want to leave, buyouts are the only viable option for them/their family.
- Some residents would like to see the Municipality raise existing structures above 250m, or support property specific structural mitigation measures.
- Nine homes on the hill have been heavily impacted by slope stability issues that are not related to flooding – there is consensus that addressing the issues with these homes should be completed independently of the flood risk conversation.
- Land swaps would have to be for comparably sized properties to be considered.
- Frustration exists due to lack of direction for the community; residents expressed mixed opinions on rural water and sewer services (RWSS); to some the matter is a minor concern, others feel the installation was promised and should be proceed.
- Concerns exist around the impact to property values:
    - Perception that the report has decreased property value
    - If RWSS is not completed, it will have a further negative impact on property values
- Some residents believe that realtors will not list properties.
- Access and egress routes for those who remain is an ongoing issue.

Attachment: 2. Community Conversation Engagement Report Excerpt - Draper (Draper Flood Update)

FLOOD RISK: A COMMUNITY CONVERSATION

Several overarching themes emerged through public engagement and were grouped in alignment with the primary objective areas of the RMWB 2020 Flood Recovery Campaign Plan:

Social (*enhance the social environment and support regional governance)*

- Many residents had concerns about mental health and their children's mental health.
- There is close to unanimous agreement that decisions must be made promptly and that timelines need to be communicated.
- Firm timelines need to be established and adhered to in order to allow residents to plan for their own future.
- Confusion about possible buyout processes and outcomes.

Built (*enable effective reconstruction of our community, incorporating strategies to increase resilience)*

- Many residents watched water come up through the sewer systems and are very interested in very interested in an investigation about how and why this happened, and what preventative measures will be taken.
- DRP funding is taking too long.
- There is a lack of trust that the RMWB will reclaim bought out properties in a timely manner, which stems from house foundations still being in the ground following the 2017 buyout of slope-impacted homes/downtown expropriations.

Economic (*reinvigorate economic recovery and business resumption)*

- Many residents were very concerned around the devaluation of their property, and the financial implications related to that.
- There is concern about the ripple effect of buyouts on businesses, especially in the Downtown area.
- If buyouts are pursued, 2020 assessment values are not acceptable.
- The perception exists that the release of the report has negatively impacted property values in flood-affected areas, and that realtors will not list properties right now.
- There is a lack of clarity on the availability of insurance (present and future).

Natural (*assess and remediate the environmental impacts of the flood)*

- Many residents are interested in the possible outcome of what would happen to lands if bought out.
- Many residents expressed concerns about health due to storm and sanitary back-up, and safety due to flooding undermining roads and structural foundations.

Attachment: 2. Community Conversation Engagement Report Excerpt - Draper (Draper Flood Update)

Flood Mitigation and Community Resiliency Update

Draper

Presenter: Matthew Hough

Title: Deputy Chief Administrative Officer

Meeting Date: September 15, 2020

Attachment: Presentation - Draper (Draper Flood Update)

Council Direction

On July 28, 2020, Council directed Administration to:

*"**Draper:** Engage with property owners regarding buyouts or other options to raise properties to 250 m, and when the report back to Council occurs, Administration to separate the slope stability issues from the flood issues. Administration shall additionally investigate the cost of higher-level flood protection."*

Attachment: Presentation - Draper (Draper Flood Update)

Technical Analysis

- Evaluation of policy options
- Criteria focused on minimizing cost and residual risk
- Recommendation for Draper:
    - Buyout all properties/land swap

Attachment: Presentation - Draper (Draper Flood Update)

Community Engagement

- No community consensus on buyout
- People want the choice to stay or go
- Some want to raise existing structures above 250m
- Concerns about property values
- Access and egress routes for those who remain is an ongoing issue
- Homes on the hill have been heavily impacted by slope stability issues that are not related to flooding

Attachment: Presentation - Draper (Draper Flood Update)

Administrative Recommendation

THAT Administration:

- Offer to buy out properties in Draper below 250m at 2020 fair market value until May 31, 2021; and
- Engage separately with Draper property owners directly impacted by slope stability and report back to Council within 60 days identifying a recommendation for these properties.

Attachment: Presentation - Draper (Draper Flood Update)

Alternatives

- Property specific structural flood mitigation ($75,000 - $100,000 per residence)
- Status Quo/No buyouts (residual flood risk)
- Expropriation (lack of full community support)

Attachment: Presentation - Draper (Draper Flood Update)

Administrative Recommendation - Rationale

- Cost to buy out 64 private properties based on 2020 assessed values and reclamation costs offset by potential cost savings due to project cancellations
- Net cost of $15.7 million
- Recommendation based on technical analysis score and community engagement

Attachment: Presentation - Draper (Draper Flood Update)

Questions

Attachment: Presentation - Draper (Draper Flood Update)

Flood Mitigations and Community Resiliency Update:

Draper

Written Submissions

- Lot, Christine
- Hagen, Nevin

Attachment: Draper Written Submissions Intake 1 (Written Submissions - Draper)

From: Section 17 (1) FOIP
To: Legislative Assistants
Subject: Draper Road
Date: Wednesday, September 9, 2020 9:24:01 AM

To RMWB city council,
I was advised by Kevin Meacher to forward this email to council for consideration before the council meeting Sept 15, 2020 and decisions made about Draper Road, particularly the hillside , Draper Station Estates :

I live on Draper Road, attended the first community session at Howard Pew Park but never got an opportunity for a one-on-one conversation with anyone on city council. My story is a bit different than many on Draper so I would like the council to consider my situation and proposal before any consideration of deferral of buyouts for Draper. Please pass this letter on to the appropriate councillors.
Over the last 2 years, I've put a lot of money, time and effort into getting my house ready to sell. I"m 63 years old, my husband is gone, my children have all grown and left, I have no family in Fort McMurray. I"ve been an RN for 40 years and am ready to retire and move closer to family, I had planned on putting the house up for sale in the spring 2020, then COVID hit so I postponed . Then the flood hit so I postponed for a bit but continued doing improvements with the plan to contact a Realtor in July. I got a message in early July from my neighbor who said her friend wanted to buy my house . Then I read on Facebook the city's intention to do buyouts for all of Draper. At first I was dismayed at the thought of this house being torn down or moved, it's very peaceful and quiet and I did so much work ! Then I thought, as long as they offer a reasonable price, I'm okay with that. Now I'm hearing there may be a deferral of buyouts. Because the city announced the buyout plan, telling everyone the hill is unstable, Draper will flood again and there would be no access to emergency services, realtors tell me I'll never be able to sell. The neighbor's friend has lost interest in buying and the best months for showing property are almost past anyway. I was counting on ATCO putting in natural gas as the propane truck won't come up my driveway in winter so I have to depend on wood heat . Now that plan plus the city water/sewer plan have been cancelled too.

When we bought our house on the hillside in 2007, we were provided with an engineering document attesting to the stability of the hill; we were not allowed to subdivide. The only thing we did was cut down standing dead for firewood and have planted many trees above and below the house. Therefore I had nothing to do with hill instability.That I believe was caused by the Saline Creek plateau development and quad trails someone made above my land perhaps.

What I propose is that the city give me a fair buyout in 2020 or spring 2021 to give me time to finish my term position and an opportunity to find a new place to live. That's all I ask. I don't have years to wait on deferred decisions.

Thank you for your consideration,

Christine Lot
Section 17 (1) Draper Rd
Section 17 (1) FOIP
Section 17 (1) FOIP

Attachment: Draper Written Submissions Intake 1 (Written Submissions - Draper)

From: Section 17 (1) FOIP
To: Legislative Assistants
Subject: flood-affected communities and property owners
Date: Thursday, September 10, 2020 12:14:47 PM

Hello

I am a property owner in the Draper community at Section 17 (1) Draper Road. I would be interested in a buy out as long as the buy out price is fair. The average of past 8 years of assessments might be one way.

Thank you, Nevin Hagen

Attachment: Draper Written Submissions Intake 1 (Written Submissions - Draper)

Flood Mitigations and Community Resiliency Update:

Draper

Written Submissions

The following written submissions were read into the record during the Council Meeting:

1. Gene Hunt
2. Brandon Howse
3. BILD Wood Buffalo
4. Mat Espinoza, Corcoda Inc, on behalf of Top Church

Attachment: Draper Written Submissions Intake 2 (Written Submissions - Draper)

From: Gene Hunt
To: Legislative Assistants
Subject: Section 17 (1) Draper Road
Date: September 14, 2020 10:11:30 AM

Written submissions

Section 17 (1) Draper Road house is located on the hillside. We are one of the homes that is very far up this hill.

I had no idea that I would have as many problems living on Draper Road hillside.

We have done repairs, drainage, road repairs to get to our home , as will as backyard repairs many times with not much success.

For the last 3 years we have spent up $27000,00 on repairs. But nothing fixes these issues just a bandage patch.

There are many examples that I could give but instead I will just make these statements.

Back yard: This is today. Land is falling because of the wet and unstable hill due to many factors. There are trees that have come down even more than the last few years.There are gaps of movement on the hill side.The lots on the right and left side are moving. Cracks as large 30 feet can be seen just by walking the land on all three lots.

Front yard: The front of the house has also begun to move. About 50 feet from the front of the house the land drops about 2.5 feet across the entire front of the lot. The Driveway has moved in many places, it's worth a trip just to see the issues we are having out this way.

Yes we are looking for a way out of this property, I built this home to stay in the Draper Road area. I did not think we would ever face these issues with this property.

A buy out at Section 17 (1) Draper Road is more than welcome. It's needed!

To the people of Draper Road. Thank you for the loan of the equipment, material and the help with so many of these issues I have had on this hillside.

Gene Hunt
Section 17 (1) Draper Road
Fort McMurray,Alberta
Section 17 (1) FOIP

Gene Hunt
Section 17 (1) FOIP
Section 17 (1) FOIP

Attachment: Draper Written Submissions Intake 2 (Written Submissions - Draper)

From: Section 17 (1) FOIP
To: Legislative Assistants
Subject: 7.6 Draper Flood Mitigation
Date: Tuesday, September 15, 2020 10:57:31 PM

To RMWB Council,

I am Brandon Howse, a resident of Draper, I would like clarification on the construction of the berm on the lower townsite and how that will affect water levels upstream into Draper.
If we have another ice jam similar to the one in Spring 2020 and water is restricted from flowing downstream to Lake Athabasca or into downtown because of the new berm elevation, where will the excess water go? Will it back up the Clearwater into Draper?
The Administration said it should not affect water levels downstream but Draper is upstream.
The answer to the scenario will impact the decision of some homeowners in Draper.

Regards,

Brandon Howse

Attachment: Draper Written Submissions Intake 2 (Written Submissions - Draper)

BILD WOOD BUFFALO

Sept 14 2020

To: RMWB Mayor and Council

Re: BildWB (RMWB Builders/Land Developers/Renovators) position on Flood Mitigation and Community Resiliency update Sept 15 2020.

The board of BildWB generally supports the position of the report of completing the recommended flood mitigation, we value our community residents, however instead of “Buyouts” we support “Land swaps” (Or physical moves). Our community has the ability to offer similar vacant lots and builders with capacity to accommodate the approximately 227 homes, 94 from Waterways, 64 from Draper and 69 mobiles from Ptarmigan. (This would require RMWB support for zoning changes).

Directors:

Attachment: Draper Written Submissions Intake 2 (Written Submissions - Draper)

From: Mat Espinoza Section 17 (1) FOIP
Sent: Thursday, September 17, 2020 10:46 AM
To: Legislative Assistants
Cc: Admin-Corcoda Inc.
Subject: Written Submission for Agenda items 7.5.c and 7.6.c

Good Day,

Please accept this written submission with respect to Agenda items 7.5.c and 7.6.c

Corcoda and TOP Church are pleased to hear the motion that was made by Council last night for Ptarmigan Court and encourage Council to make the same motion for Waterways and Draper concerning community engagement.

As per the original motion made by council for Waterways on July 28th, Administration was directed to

1. Engage with property owners in areas under 250m regarding buyouts or other options to raise properties to 250m
2. Introduce enhanced flood provisions in the Land Use Bylaw for development above 250m
3. Administration shall additionally investigate the cost of higher-level flood protection
4. Administration determine what commitments were made to the residents of Waterways.

It is understood that community engagement has been started with Waterways and Draper residents but is also apparent that it has only been partially completed to date. Corcoda would like to request of council that they put forward a motion similar to the motion made last night for Ptarmigan Court directing Administration to specifically complete one-on-one engagement with residents by either scheduling one-on-one meetings, or meeting door to door. For every civic address, Administration should be able to provide a documented response by the respective resident or landowner. We acknowledge that there may be concerns over COVID19, however it is possible to have one-on-one meetings with social distancing and sanitization measures in place.

As this motion corresponds directly with properties that are below 250m Corcoda recommends that an up to date land survey be done to clearly identify all affected infrastructure and lands that fall within this category. Following the land survey results, residents should then be directly notified if their property is above or below the 250m elevation and subsequent available options as per approved motion.

Completion of one-on-one engagement, and an up to date survey will enable Administration to present to RMWB Council and taxpayers an accurate cost for community resiliency options.

Thank you for your time,

CORCODA INCORPORATED

MAT ESPINOZA
PRESIDENT, CORCODA INC
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Attachment: Draper Written Submissions Intake 2 (Written Submissions - Draper)

COUNCIL REPORT

Meeting Date: September 15, 2020

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Subject: Flood Mitigation and Community Resiliency Update – Longboat Landing

APPROVALS:

Jamie Doyle

Director | Chief Administrative Officer

Recommended Motion:

THAT Administration continue with the Municipality's planned structural flood mitigation project for Longboat Landing, limit development below 250 m, and introduce enhanced flood provisions in the Land Use Bylaw for new development above 250 m; and

THAT Council advocate on behalf of Longboat Landing property owners to the Government of Alberta and Insurance Bureau of Canada.

Summary:

On July 28, 2020 Council directed Administration to

> "C*omplete the technical assessment for Longboat Landing and continue engagement with property owners regarding potential buy outs for properties under 250m; and bring any identified issues, as a result of the technical assessment, back to Council. Administration shall additionally investigate the cost of higher-level flood protection*".

The following report and presentation are provided as an update on this resolution.

Background:

In acknowledgement of the large volume of requests to buy out Longboat Landing properties, Administration investigated methods for voluntary buy outs in condominium complexes. In order to do so, the Municipality would be required to purchase all units from owners unless expropriation of the complex is undertaken.

Through further assessment, Administration would likely also need to purchase the adjacent parcels of vacant land that form future expansion areas of Longboat Landing, which would increase the acquisition costs. This land was contemplated for additional residential and commercial development and is zoned LBL-R4 and LBL-C respectively. The fair market value of these properties would be based off highest and best use of the

land.

Administration's initial recommendation for this community remains the same, as structural mitigation can be implemented expeditiously. It is recommended that new Land Use Bylaw provisions be introduced for development below 250m to limit the available land uses below and at-grade, require flood abatement in new structures, and require building infrastructure to be raised above 250m. For properties located between 250m and 253m (3m is typical floor height), where below-grade development is contemplated, Administration recommends limiting uses and doing flood abatement (proofing) below grade and requiring building infrastructure to be raised at or above 250m.

Alternatives:

Higher Level of Flood Protection: The current estimated cost of providing flood mitigation to this community is $8.6 million. Providing higher level flood protection for Longboat Landing to the 1:200 year flood elevation is an additional $3.1 million.

Voluntary Buy Outs: The cost of buying out these properties based on 2020 assessed values, and is approximately $97.5 million. Fair market value costs cannot be estimated at this time, as they would be determined through property appraisals. Appraisals would only be conducted pending Council approval to proceed with a buyout. Reclamation costs are estimated at an additional value of $9.7 million, totaling $107.2 million for this alternative.

Expropriation: The Municipality could pursue expropriation of condominium complexes if unanimous agreement to voluntary buy outs from condominium unit owners is not achieved. The cost of voluntary buy outs, listed above, could be considered a base line for expropriation costs.

Purchase All Properties and Utilize for Temporary Housing: This alternative would require expropriating all properties plus completion of planned structural flood mitigation. At this time, temporary and/or low-income housing availability has not been identified as a current need.

Budget/Financial Implications:

The capital funding required to complete planned structural flood mitigation to the 1:100 year level is and will continue to be identified in the Capital Plan.

Rationale for Recommendation:

Actions recommended in this report to complete the 1:100 year flood mitigation within and proximate to Longboat Landing are intended to support the resilience of this community and help in practical matters such as insurance renewals and mortgage financing and renewals.

Strategic Priorities:

Responsible Government

Attachments:

1. Technical Analysis Excerpt - Longboat Landing

2. Community Conversation Engagement Report Excerpt - Longboat

Presentation - Longboat Landing

Longboat Landing

Singular and combined risk treatments for Longboat Landing are shown in Table 16 below.

Table 16: Longboat Landing Policy Options (risk treatments and combinations)

Risk Treatments	Policy Options		
	Flood Mitigation Only	Flood Mitigation & LUB Provisions	Flood Mitigation, Buyout all properties / Land Swap
Flood Mitigation Strategy	X	X	X
Land Use Provisions		X	
No new (prospective) development below 250 m			
Buy out / land swap all properties below 250 m			
Buy out / land swap all properties in community			X

Key Points

1. All properties in Longboat Landing are below 250m. The treatment options were therefore altered to reflect this (i.e. "buyout below 250" is no different than a full buyout. Similarly, since the remaining developable land at Longboat Landing is also below 250, "limited development below 250" would sterilize that remaining land, effectively requiring it to be bought out, which is again similar to a full buyout).
2. Flood mitigation is significantly underway (Reaches 1 – 9), with plans to protect the entire Downtown area. Some reaches have been completed, some are under construction or construction will start in summer 2020, and some are still in the design stage.
3. If a full buyout were pursued, flood mitigation (Reaches 7 & 8) would still be required to fully protect the downtown. However, the planned alignment of the berm would change if Longboat Landing were bought out, resulting in only a $1.1 million cost saving due to the slightly shorter route.

Attachment: 1. Technical Analysis Excerpt - Longboat Landing (Longboat Landing Flood Update)

Table 17: Longboat Landing Evaluation Matrix

Evaluation Criteria		Weight	Policy Options Evaluation		
			Flood Mitigation	Flood Mitigation & LUB Provisions	Flood Mitigation, Buyout all properties / Land Swap
Minimize Cost		4	1	1	10
Minimize Residual Risk	Social	1	3	2	1
	Built	1	3	2	1
	Economic	1	3	2	1
	Natural	1	3	2	1
Total Score			**16**	**12**	**44**
Total Treatment Cost			**$8.6M**	**$8.6M**	**$107.2M**
Flood Mitigation Costs			$8.6M	$8.6M	~
Buyout Costs			~	~	$97.5M
Reclamation Costs			~	~	$9.7M
Total Cost Saved			**~**	**~**	**$1.1M**
Flood Mitigation			~	~	$1.1M
Net Cost			**$8.6M**	**$8.6M**	**$106.1M**
Net Cost Per Capita			**$115**	**$115**	**$1,414**

Table 18: Longboat Landing Cost Scale

Cost Bracket	Score	Cost Bracket	Score
< $10 million	1	50 – 59 million	6
10 – 19 million	2	60 – 69 million	7
20 – 29 million	3	70 – 79 million	8
30 – 39 million	4	80 – 89 million	9
40 – 49 million	5	90 million +	10

Attachment: 1. Technical Analysis Excerpt - Longboat Landing (Longboat Landing Flood Update)

Appendix D: Longboat Landing

1. Demography:

Details	Municipal Census 2015	Municipal Census 2018
Population	NA	720*
No. of dwellings	NA	360

* Note: Population numbers are based on average number persons per dwelling unit derived from the 2018 Census.

2. Total Number of Properties and Assessment:

Area	Total Number of Properties	Assessed Value	Number of Private Properties Affected by Flood	Assessed Value for Private Properties Affected by Flood
Private Properties				
Above 250	0	$ 0	0	$ 0
Below 250	360	$ 97,515,560.00	360	$ 97,515,560.00
Total Private Properties	**360**	**$ 97,515,560.00**	**360**	**$ 97,515,560.00**
Total	**360**	**$ 97,515,560.00**	**360**	**$ 97,515,560.00**

3. Total Number of Private Properties and Assessment:

Area	Total Number of Properties	% of Total No. of Properties	Assessed Value	% of Assessed Values
Above 250	0	0 %	$ 0	0 %
Below 250	360	100%	$ 97,515,560.00	100%
Total	**360**	**100%**	**$ 97,515,560.00**	**100%**

Attachment: 1. Technical Analysis Excerpt - Longboat Landing (Longboat Landing Flood Update)

4. Total Property Assessment

Sr No.	Type	Status	Assessment Value	Total Assessment Value
1	Private	Undeveloped	$ 14,791,770.00	$ 97,515,560.00
		Developed	$ 82,723,790.00	
2	Municipal			0
Grand Total Assessment Value				**$ 97,515,560.00**

5. Total Flood Affected Properties and Assessment:

Area	Total Number of Properties Affected by Flood	% of Total No. of Properties affected by Flood	Assessed Value	% of Assessed Values
Above 250	0	0 %	$ 0	0 %
Below 250	360	100.00 %	$ 97,515,560.00	100.00 %
Total	**360**	**100.00 %**	**$ 97,515,560.00**	**100.00 %**

6. Overall Assessment Value of Flood Affected Areas:

Area	(A) Total Number of Properties Affected by Flood	Percentage of Total Number of Properties Affected by Flood	(B) Assessed Value	(B/A) Per Capita Cost
Above 250	0	0	$ 0	$ 0
Below 250	360	100 %	$ 97,515,560.00	$ 270,877
Total	**360**	**100%**	**$ 97,515,560.00**	**$ 270,877**

Attachment: 1. Technical Analysis Excerpt - Longboat Landing (Longboat Landing Flood Update)

7. Reclamation Cost for Private Properties in the Longboat Landing:

Sr	Item	Description	Quantity	Unit Measurement	Unit Rate	Total Cost
1	Multi Family demo	Demo for four story buildings with underground parkade	4	Each	$750,000.00	$3,000,000.00
2	Multi Family demo	Demo for rowhouses, per structure	27	Each	$70,000.00	$1,890,000.00
3	Commercial Demo	Demo includes commercial and industrial buildings	0	Each	$540,000.00	$0.00
4	Large Commercial Demo	Larger buildings such as PP mall, RCC mall, Keyano College etc	0	Each	$2,500,000.00	$0.00
5	Cut and Cap	Deep utility service cut/cap at property line	8	Each	$20,000.00	$160,000.00
6	Parking lot pavement removal	Pavement removal from parking lots	15,000	sq.m	$60.00	$900,000.00
7	Pavement Structure Remove and Dispose	Pavement removal from roadway	17,000	sq.m	$60.00	$1,020,000.00
8	Grading/Contouring	Levelling lots post demo and landscaping	40,000	sq.m	$20.00	$800,000.00
	TOTAL					**$7,770,000.00**
	Engineering Fees	10%				$777,000.00
	Contingency	15%				$1,165,500.00
	GRAND TOTAL					**$9,712,500.00**

8. Per Capita Cost of Buyout Below 250m Elevation:

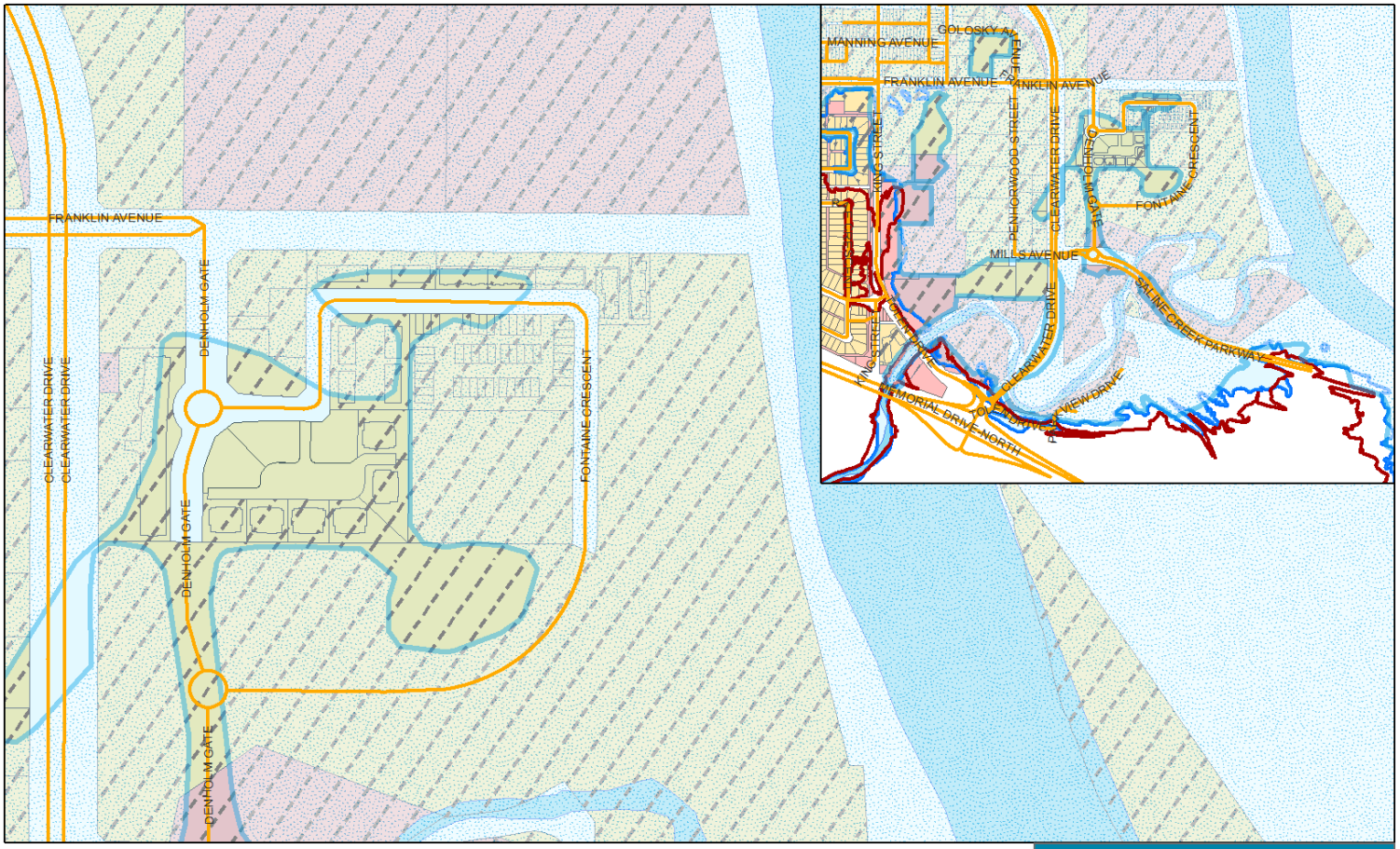
Area	Total Number of Properties Affected by Flood	Percentage of Total Number of Properties Affected by Flood	Assessed Value	Reclamation Cost	Per Capita Cost*
Above 250	0	0	$ 0	$ 0	$ 0
Below 250	360	100 %	$ 97,515,560.00	$ 9,712,500	$ 1,429.54
Total	**360**	**100%**	**$ 97,515,560.00**	**$ 9,712,500**	**$ 1,429.54**

*Note: Per capita cost is based on the regional permanent population, as per the 2018 Census.

9. Development Options for Private Properties in the Longboat Landing:

Sr No.	Development Option	Cost	Total Cost
Option 1	Total Buyout	$97,515,560.00	**$107,228,060.00**
	Reclamation Cost	$9,712,500.00	
Option 2	Flood Protection (Construction of Berm)	$8,600,000.00	**$8,600,000.00**

FLOOD EXTENT MAP FOR LONGBOAT LANDING



2020 FLOOD EXTENT LONGBOAT LANDING

Prepared By: Planning and Development

Created on: 22 July 2020

Regional Municipality of Wood Buffalo

FLOOD RISK: A COMMUNITY CONVERSATION

What We've Heard: Longboat Landing

This document is an excerpt from the full report titled *Flood Risk: A Community Conversation Engagement Report for the period from July 29 – September 1, 2020*.

Below are the common themes specific to Longboat Landing that emerged through public engagement. The overarching themes follow.

- Many residents are very concerned about the increasing price and availability of insurance, and do not have confidence that structural mitigation will influence the long-term availability of insurance.
- The perception exists that buyouts would be the only viable path forward due to the availability (or lack there of) and cost of insurance.
- Many residents are interested the possibility of a buyout; however, uncertainty exists around how this could be executed due to complications relating to being part of a condominium corporation.
- Some residents feel that there will be a significant impact to mental health from being surrounded by a berm and there is a general lack of confidence in the RMWB's ability to successfully execute the flood mitigation program.
- Residents claimed that they were told by the developer and realtors that the community was not at risk of flooding due to being built at a sufficient elevation.
- There is a lack of confidence in any Land Use Bylaw (LUB) legislation, as it could be changed by a future council.
- Residents questioned how the community was permitted to be developed in the first place and are concerned that the remaining lands owned by the developer will not be developed, and that the original vision for the area will never be completed.
- A suggestion was brought forward to have the Municipality buyout all of Longboat Landing and turn it into a rental or short-term accommodation complex.

Attachment: 2. Community Conversation Engagement Report Excerpt - Longboat (Longboat Landing Flood Update)

FLOOD RISK: A COMMUNITY CONVERSATION

Several overarching themes emerged through public engagement and were grouped in alignment with the primary objective areas of the RMWB 2020 Flood Recovery Campaign Plan:

Social (*enhance the social environment and support regional governance)*

- Many residents had concerns about mental health and their children's mental health.
- There is close to unanimous agreement that decisions must be made promptly and that timelines need to be communicated.
- Firm timelines need to be established and adhered to in order to allow residents to plan for their own future.
- Confusion about possible buyout processes and outcomes.

Built (*enable effective reconstruction of our community, incorporating strategies to increase resilience)*

- Many residents watched water come up through the sewer systems and are very interested in very interested in an investigation about how and why this happened, and what preventative measures will be taken.
- DRP funding is taking too long.
- There is a lack of trust that the RMWB will reclaim bought out properties in a timely manner, which stems from house foundations still being in the ground following the 2017 buyout of slope-impacted homes/downtown expropriations.

Economic (*reinvigorate economic recovery and business resumption)*

- Many residents were very concerned around the devaluation of their property, and the financial implications related to that.
- There is concern about the ripple effect of buyouts on businesses, especially in the Downtown area.
- If buyouts are pursued, 2020 assessment values are not acceptable.
- The perception exists that the release of the report has negatively impacted property values in flood-affected areas, and that realtors will not list properties right now.
- There is a lack of clarity on the availability of insurance (present and future).

Natural (*assess and remediate the environmental impacts of the flood)*

- Many residents are interested in the possible outcome of what would happen to lands if bought out.
- Many residents expressed concerns about health due to storm and sanitary back-up, and safety due to flooding undermining roads and structural foundations.

Attachment: 2. Community Conversation Engagement Report Excerpt - Longboat (Longboat Landing Flood Update)

Flood Mitigation and Community Resiliency Update

Longboat Landing

Presenter: Matthew Hough

Title: Deputy Chief Administrative Officer

Meeting Date: September 15, 2020

Attachment: Presentation - Longboat Landing (Longboat Landing Flood Update)

Council Direction

On July 28, 2020, Council directed Administration to:

*"**Longboat Landing** - Complete the technical assessment for Longboat Landing and continue engagement with property owners regarding potential buyouts for properties under 250m; and bring any identified issues, as a result of the technical assessment, back to Council. Administration shall additionally investigate the cost of higher-level flood protection."*

Attachment: Presentation - Longboat Landing (Longboat Landing Flood Update)

Technical Analysis

- Evaluation of policy options
- Criteria focused on minimizing cost and residual risk
- Recommendation for Longboat Landing:
  - Flood Mitigation; and
  - Land Use Bylaw Provisions

Attachment: Presentation - Longboat Landing (Longboat Landing Flood Update)

Community Engagement

- Many are very concerned about cost and availability of insurance
- Perception that buyouts would be the only viable path forward however, uncertainty about how this could be executed
- Challenging how the community was permitted to be developed in the first place
- Lack of confidence in any Land Use Bylaw (LUB) legislation

Attachment: Presentation - Longboat Landing (Longboat Landing Flood Update)

Community Engagement

- Suggestion to have the Municipality buy out all of Longboat Landing and utilize as rental or short-term accommodation
- Lack of confidence in structural mitigation and ability of Municipality to deliver it
- Concerns the remaining lands owned by developers will not be developed and the original vision for the area will never be completed
- Concerns with underground infrastructure being inundated even with a berm in place

Administrative Recommendation

1. THAT Administration continue with the Municipality's planned structural flood mitigation project for Longboat Landing, limit development below 250 m, and introduce enhanced flood provisions in the Land Use Bylaw for new development above 250 m; and
2. THAT Council advocate on behalf of Longboat Landing property owners to the Government of Alberta and Insurance Bureau of Canada.

Attachment: Presentation - Longboat Landing (Longboat Landing Flood Update)

Alternatives

- Higher Level of Flood Protection to 1:200 year ($3.1 million)
- Voluntary Buy Outs ($97.5 million)
- Expropriation ($97.5 million; possible lack of full community support)
- Temporary Housing (expropriation; need not identified)

Attachment: Presentation - Longboat Landing (Longboat Landing Flood Update)

Administrative Recommendation - Rationale

- The capital funding required to complete planned structural flood mitigation is currently approved. Additional funding is not required for completion under the current scope.
- Recommendation to continue structural flood mitigation and Land Use Bylaw provisions is based on technical analysis score.
- Recommendation to advocate to the Government of Alberta and Insurance Bureau of Canada is based on community engagement.

Attachment: Presentation - Longboat Landing (Longboat Landing Flood Update)

Questions

Flood Mitigations and Community Resiliency Update:

Longboat Landing

Written Submissions

- Miller, Rob
- Moore, Kelly
- Maike, Alexandra
- Bowie, Christina
- Mulino, Freddy

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

Victim impact statement: “I demand the buyout of Longboat Landing”.

My name is Rob Miller, my wife and my son and I were living at [redacted] Fontaine Crescent “The Docks at Longboat Landing on April 26, 2020, the date of the flood. I am Sales Manager for Air Liquide Canada and I had been living in my Fort McMurray for the previous four years arriving the same week of the Wildfire evacuation.

I purchased my home in April of 2016, prior to the wildfires and closed on the property in July that year. Knowing that the property survived the wildfires I felt confident that I had made a good purchase for my family in a newer part of town. The quality of the build was solid and we were in a new and attractive neighbourhood in the city.

We enjoyed our life in Longboat Landing, over the next three years we brought home two pet dogs and we all enjoyed our walks around the neighbourhood, meeting neighbours and really feeling at home.

I joined the condo board for the Docks in 2017. The board as a team, worked hard for three years and by the fall of 2019 we had stabilized the corporation's finances to the point where we were able manage the property on our condo fee budget and no longer issue special assessments. Although our costs were higher than when we bought, we were in a good position as a Condo Corporation.

During the fall and winter months of 2019 I endeavored to improve my property by framing in my basement/garage, adding electrical outlets and a 230 amp service plug. I installed drywall and paid a professional to finish the mudding and taping. To finish off the renovation I installed laminate flooring in the front portion of my basement. All of this done under permit by the Municipality of Wood Buffalo (see 2019-EP-000558)

On the morning of April 26, 2020 I took my dogs for their morning walk along the back of the property of 136 Fontaine Crescent. Upon reaching the field behind the development I noticed the river waters had risen high enough to flood the forest behind these buildings. Upon my return to my home, I alerted my wife of what was happening and we proceeded to move her vehicle to higher ground at the Air Liquide site in the Gregoire Industrial park.
As the day wore on we monitored the approach of the river onto the back of the units along the river. By early afternoon we were contacting the Municipality to bring sandbags to the location. After a while the sandbags arrived and the community effort kicked into overdrive and we worked together in an attempt to save the basements of

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

these buildings in our development. Although there were very significant losses, I believe that this portion of the event brought our community together.

These buildings at [redacted] relented to the flood waters coming through the storm sewers and eventually the overland waters that came from the river and through the forest.

My home is located directly across the road at [redacted] Fontaine. The flood waters never breached the road or the small berm around our buildings, we did not experience overland flooding. The flooding in our portion of the condo community was entirely the result of Storm Sewer Back Up. In my garage we experienced 28” of flood water, I was somewhat more fortunate than some of my neighbors as I was on higher ground. Others had water over four feet high which resulted in electrical panels being compromised and ceilings that require tear out and reinstallation. Nonetheless, the damage to my property was substantial, I lost everything in my basement/garage. All of the drywall, all of the flooring and all of the content was touched by water and sewage from the storm sewer and the insurance company was denying any coverage as they called it over land flooding.

My immediate life impact from this storm sewer backup was to transport my wife and our two dogs across the country to Mississauga ON in order for my family to enjoy a safe life away from our new reality. An indeterminable time frame of a stay in a hotel is no life for two mid size dogs and my spouse. My family was to remain in Ontario until some resemblance of normalcy could be achieved in Fort McMurray. In all, my wife and I spent three and a half months apart from each other. I returned to Fort McMurray within four days to help with remediation and lived in evacuee accommodations with my son for about 10 days.

Fortunately through the understanding and accommodating generosity of my employer I am able to continue my career and start over with my family in Calgary. I still own my property in Longboat landing and I am now a landlord. My tenants have limited access to the basement/garage that is still under re-construction. We are not seeing any funds from the Alberta Disaster Relief Program at this time and insurance companies are not honouring our “Sewer Back Up” insurance claim as they say the Backup was caused by overland flooding. (again, not a drop of water reached our property overland).

I know that this is a lengthy “victim Impact Statement”, I would like to clarify my position on Victim Impact. I don’t see myself as a victim of the flood, rather I see myself and my neighbours in Longboat Landing as victims of negligence. Negligence on behalf of some departments in the Municipality of Wood Buffalo. I don’t believe there was any malicious

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

intent by these departments. Rather just oversight or maybe rush to push through land use approvals in the development of Longboat Landing. I cite two acts of negligence; one was to approve building these properties on a flood plain. The second was to build these properties without installation of flood mitigation before construction. This mitigation would have included backflow prevention in the storm sewers and also construction of the berm prior to building the community.

So in summary, This is what all victims are facing in Longboat Landing:

Continued ownership of a property that was built on a flood plain and approved by the city to be built below the 250.5 M elevation.

Storm sewers with no backflow prevention (this technology has been around for more than 60 years)

I site the following facts in my demand for a full buyout of my mortgage ($283,000.00), and a refund of my down payment on my property ($80,000.00)

These properties are located on a flood plain that are not able to, and never will be able to secure overland flood Insurance. Due to this lack of being able to secure insurance, future buyers will not be able to secure mortgages. I know this because I now own a property in Calgary that is nowhere near a flood plain and insurance companies will only provide flood insurance at a $500.00/year premium. This is because there were floods in other parts of Calgary several years ago (2013) - I am summarizing from this situation that there is no chance of getting flood insurance in Longboat Landing located directly on a flood plain and underneath the elevation level that it was supposed to be built on).

I also would like to reference some of the facts from the insurance providers currently doing business in the Longboat Landing properties.

Please witness the inconsistencies from the insurance industry in their response to the situation in Fort McMurray and Calgary Alberta.

An Excerpt from a CBC News article dated August 28, 2020 - Jamie Malbeuf
https://www.cbc.ca/news/canada/edmonton/fort-mcmurray-longboat-landing-flood-mitigation-1.5702702

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

“Bryce Kumka, senior account executive with Rogers Insurance, said his company is the broker for all but one building in Longboat Landing.

He said he does not anticipate that it would be difficult to get fire insurance coverage for the buildings but flooding would be a different issue.

"As far as the availability of coverage from a flooding incident … [it] may be challenging," said Kumka.

He said the addition of berms would give condo corporations a better chance to get coverage, because that would mitigate some of the risk.”

This is pandering, there will be no flood insurance for these residences, the insurance companies were not providing overland insurance before the flood and now that there has been a flood there is not a chance they will offer it with a berm in place. We all know this.

“Kumka pointed to 2013 flood in Calgary, where he said similar damage was done but most flooding coverage now is available.”

It is available but at a premium, and only to places that are not on the flood plain. Broker Link could only find one insurer to offer me overland flood insurance on my property in Calgary, Wawanesa, and my property is not on a flood plain. Again there will be no future flood insurance in Longboat Landing for Condo Corporation policies or for personal or business policies.

I also submit that insurance companies are already trying to leave the area of Longboat Landing. Our board was just told last week that one of our providers who had in recent months offered to take on more coverage, had now rescinded their offer.

I cite this message from our insurer on September 4th, 2020:

Subject: Dock Insurance Challenges

Bill,

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

We have been working to overcome a significant Challenge with one of your Subscribing insurers Wawanesa since the renewal earlier this spring. They had agreed to take on 35% of the insurance placement up from 20% last year for your condo and now have revoked this offer.

It is very frustrating as they had received management approval to expand their position, after the flood happened and the claim started to add up they seemingly had second thoughts.

I apologize for the short notice, we were confident that the senior leadership at Wawanesa would be able to continue to provide support for your condo unfortunately they have not been able to.

We have attempted to work with them for the past while to try to rectify this matter and have been able to find other insurers to take 15% of their position. This leaves us currently 20% short on the total insured value of the complex ($3mil).

We are hoping that the other insurers will take up the difference, we also have a new facility at Lloyds that is opening up, we should have some additional information tomorrow.

I had left you a message earlier this afternoon, please feel free to contact me directly if you have any questions.

Regards,

Bryce Kumka, B.Comm (Hon), CIP, CRM
SENIOR ACCOUNT EXECUTIVE
EMPLOYEE-OWNER

As you can see from the CBC News article and recent communications to our board, the insurance sales professionals are telling one story of being able to secure policies in the future, while

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the companies themselves are starting to pull away from insuring the properties in Longboat Landing.

Future buyers of these properties will not be able to secure a mortgage as banks will not take the risk of lending against properties sitting in the path of a natural disaster. The only way to sell these properties will be for cash purchase. There are not many people in Fort McMurray paying 100% cash for their homes.

Condo Corporation Insurance is set to skyrocket as insurance companies will either not insure the Condo Corporations at all or the premiums will be so high they will be unattainable. This will both drive up condo fees and drive down property values.

The Municipality of Wood Buffalo, the Provincial Government of Alberta and the Federal Government of Canada need to team up and buy out all of the properties of Longboat Landing. I previously provided a proposal where the government takes ownership of the developments and use them as rental properties in order to pay down the buyout expense. I encourage the Municipal Administration and Municipal Council to consider this option and act on it.

As always I am available for discussion on this matter.

Rob Miller
President of The Docks Condominium Community
Section 17 (1) FOIP
[redacted]

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

From: [redacted]
To: Legislative Assistants
Subject: Written submission for Council Meeting Sept 15
Date: Friday, September 4, 2020 4:35:02 PM

Good Day,

My name is Kelly Moore. Following is my written contribution which I would like to be included as a submission to the Sept. 15th Council meeting agenda. If possible I would like this submission read at the meeting.

I am writing regarding the Flood Mitigation/Community Resilience recommendation specific to Longboat Landing. I am a property owner in the Portage Townhouse complex [redacted] Fontaine Crescent) within Longboat Landing.

My main points are as follow:

- A buyout option for Longboat Landing is essential.
- Decisions of past municipal council/urban planning committees in approving permits for a build project in a known flood plain without adequate flood mitigation supports in place was negligent. In good faith, current council must embrace the responsibility to ensure the citizens who purchased property in the Longboat Landing neighbourhoods not only are safe from future flood waters, but are able to thrive in a community that is vibrant and not restricted to having little or no future neighbourhood development, and bordered by Ptarmigan Court demolition, which will be a direct and highly negative impact if the berm mitigation recommendations for Longboat Landing and buyout for Ptarmigan Court are accepted by council.
- Owning property in a known flood plain has severely and negatively impacted Longboat Landing owners, not only from the ongoing struggle with the damage caused by flood waters , but also the impact of the community perception of our neighbourhood brought to light in recent months as a result of this flood mitigation investigation/recommendations. Owners are struggling in regard to procurement of insurance, with high fees for insurance with minimal coverage, damage to property (which 4 full months after the flood the scope of work has STILL not been approved by insurance and is incomplete), unprecedented, massive decrease in property value (far below the drop the entire real estate market is facing), inability to sell, or even rent property, along with extreme personal, mental and financial stress, accompanied by a dismal outlook for the future of our neighbourhood if we are not considered for a buyout.
- The berm mitigation recommendation does NOT address the fact that much of the Longboat Landing builds sit below 250 metres. These builds have part of their structures below 250M that are not "JUST" garages. (Although it should also not be acceptable to expect a garage to flood each spring to the point all items stored there are write-offs, triggering insurance claims and the backlash from that, as well as having

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unusable space for what is now going on 5 months, but I digress). Our Portage townhouse was sold to us in 2016 with a full office as livable space on the main floor. This space in our home has been surveyed below 250 M. In person, at the community townhall I was informed on the 'plans' this space was considered "storage/garage", and therefore 'acceptable' if flood waters did breach the riverbank. NOT ACCEPTABLE. Again, as purchasers moving to Fort Mcmurray in 2016 from out of province, this information was not provided to us when making our purchasing decision, NOR was the fact that the entire neighbourhood was built in a flood plain. Really, would anyone with that knowledge have made a half million dollar property purchase in this area if the developer/realtor/city officials had been TRANSPARENT? This needs to be rectified and a buyout is the only way.

- On a personal note, this is my third time writing in with a plea to council. With respect, I want to trust my city officials, I want to contribute to the good of the community here in Fort McMurray, I want to encourage my friends and colleagues from back in Ontario who may be considering a move to Fort McMurray to do so, because there is so much here that is good. I want to share that my municipal council considered **true** community resilience for its' residents, which can only be accomplished with a buyout option for owners in Longboat Landing.

Thank you for your time.

Sincerely,
Kelly Moore
Section 17 (1) FOIP

Kelly Moore
780-381-9433

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From: Section 17 (1) FOIP
To: Mayor; Legislative Assistants
Subject: Insurance Needs in Longboat Landing
Date: Tuesday, September 8, 2020 10:40:33 AM

Hello,
I am writing with an urgent request for assistance. The owners of Portage townhomes in Longboat Landing have just been informed this morning that 2 of our potential insurers have backed out of providing insurance for our properties. our current insurance is valid only for a few more weeks. This insurance decline is 100% flood related and we require immediate action and assistance from the city.
I would like this email included as an addendum with my submission already sent in last week to be included for the Sept.15 Flood mitigation council meeting. This is an urgent, devestating, yet not unexpected piece of news. Proof in point that the citizens in this neighbourhood need a buyout with high urgency.
Below is an excerpt from our Management company regarding our impending lack of insurance.

Hello,
We have received some terrible news. Aviva and Wawanesa have both backed out of insuring the property and will end coverage on September 21st. This was last minute and most unexpected as the property from our understanding was 90% covered as of last Thursday.

These are the steps we have taken thus far.

- I have contacted our existing insurer to see if we can get an extension for at least 30-60 days.
- I have contacted IBC (Insurance Bureau of Canada) and requested immediate emergency assistance. We have quickly been provided with a Risk Manager Officer who will be assisting us in trying to find new insurance. Working on providing him with information.
- We have contacted the Mayor's Office asking for help.

Kelly Moore
Section 17 (1) FOIP

Sent from my iPhone

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Residents of Longboat Landing
Sep 10th, 2020

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"A Band-aid Fix"

An Expose to the Current Situation of Longboat Landing after the 2020 Flood

Buy Out Longboat Landing

To: RMWB Council
For consideration

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1. Introduction

This paper has been written as a response to the RMWB's planned procedures to mitigate the flood risk in the Lower Townsite area, specifically Longboat Landing. The RMWB announced in July 2020 that it would consider Longboat Landing as a unique neighbourhood, but that instead of buying out the properties like it was suggested in other neighbourhoods, flood mitigations would continue in form of a berm and strengthening land use bylaws. Many residents of Longboat Landing are not satisfied with these measures. The proposed Land Use Bylaws further make people feel like this area is not safe to live in (VIS 4). We feel let down by the RMWB by giving " building permits for an area they knew was on a flood plain", and also not considering Longboat Landing for buyouts "like other areas also devastated by the flood when we are on a known flood plain" (cf. VIS 15).

In the following pages, you will read about the personal stories, experiences, fears and suggestions from residents and owners from Longboat Landing. They were asked to name their profession, where they live or own property in Longboat Landing, explain why and when they bought in this area, and to tell the story of their evacuation after the 2020 flood and the aftermath. They were also asked to write down any further comments or questions they have. The opportunity was given to remain anonymous, and phone numbers and e-mail addresses were removed. Some residents wrote an impact statement for the whole household, others chose to write several for every household member. Residents are worried about "rising condo fees, plummeting asset values, unsellable property and especially the potential risks of another flooding" (cf. VIS 2).

The victim impact statements (from here on referred to as VIS) were collected by email between the end of August and the beginning of September. Many residents do not feel heard by the municipality, despite having attended town halls and engagement sessions throughout the summer. This is how the residents of Longboat Landing want attention drawn to their unique situation for the council meeting on September 15th 2020. They demand a buyout. "We know this decision has to be made carefully, but as tax paying, working class families contributing to our economy here, we insist that our concerns are listened to, and are considered." (cf. VIS14). To many residents, this process has felt exhausting (VIS 18). It needs to be clear that we dont see ourselves as victims of the flood, but rather as victims of negligence: "Negligence on behalf of some departments in the Municipality of Wood Buffalo" (cf. VIS 12).

This paper is organized in several chapters. The appendix holds all VIS' and they demand to be read and not simply seen as supportive evidence. Every VIS gives a unique and emotional insight of what is happening to the residents of Longboat Landing. Pictures are attached as well to show the destruction that has occured to this neighbourhood during the 2020 flood. The pictures are a also supportive source for claims the residents are making about their safety while remaining in this part of town. The chapters in this paper will talk about topics the residents of Longboat Landing are passionate about and support their cause of a buyout of the

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area. At first, you will read about the building and purchasing of Longboat Landing and several problems that went hand in hand with this. After this, the 2020 flood and people's personal experiences will be discussed. Next, you will read about problems residents and owners now are facing with insurance. Then, the residents' opinion and feelings about the proposed flood mitigations will be laid out. The residents' mental health will be discussed next, as well as concerns about condominium fees. At the end, further questions and suggestions will be looked upon as well as the engagement of Longboat Landing residents since the flood in April 2020. It needs to be understood that residents feel "owning [their] home[s] is more of a burden"(VIS 27).

The goal of this paper is to show the council and everyone who will read this paper that a buyout is the only way to make the residents of this neighbourhood whole and to guarantee their safety and livelihood. The RMWB and the council have a democractic responsibility to their residents and these are their wishes. The residents have been more than vocal about their struggle, and still they are waiting for actions by the RMWB or accountability. "Subjecting people to continue to live in a known flood plain where insurance is unavailable or prohibitively costly is subjecting people to a risk that harms their physical, mental, emotional and financial wellbeing" (cf. VIS 23). Residents are feeling "trapped" (cf. VIS 22). The decision is not an easy one. But the residents of Longboat Landing want the RMWB to right the wrongs. "Large sums of money was made by the city, developers, and insurance companies over the past years and now we are asking for help" (cf. VIS 8). Engaging a conversation was the first step in the right direction, and this neighborhood has been vocal about what option they prefer. No mitigation will solve the problems that this community is facing (VIS 4)

To put it in the words of one resident:

"If previous Councils would have made the decision that many are encouraging you to make today, a lot less people would be facing the emotional, mental and physical risks that they currently are. You can change that. You can be the Council that decides to take action. Having the foresight to be the Council that made the tough decisions when it really mattered. One that values the wellbeing and safety of residents over anything else. Because let's face it. You can't have a revitalized local economy or attract people to the region when you can't even meet the basic needs of a person, and that basic need is simply a need to feel safe." (cf. VIS 25)

2. The History of Buying in Longboat Landing

On the official website of the RMWB you can find a revised Outline Plan from September 2010 about Longboat Landing prepared by NORR Architects Planners submitted to the RMWB. The report quotes a high housing demand for the development of the area (Outline Plan, p.4) and that "the Longboat Landing development seeks to fulfill the role of a catalyst in stimulating the desired changes for long range land use policy as stated in the LTARP"(p.5ff, LTARP- Lower Townsite Area Redevelopment Plan). This plan "is an intermediate planning document which bridges the gap between the large scale 2009 LTARP, the 2005 Longboat Landing Planning Brief and individual plans for development/subdivision in the Longboat Landing area" (p.6). On

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p.12, the plan claims that “residential development [...] may be considered [...] if flood hazards can be identified and are fully addressed” (p.12). It also claims that the RWMB regulates building under the 250m level to minimize flood damage (p.12) and that the municipality would “undertake incremental flood abatement projects, where possible, that fit aesthetically with surrounding development and undertake annual spring break-up river monitoring and ensure emergency preparedness. These are necessary considerations in designing a storm water management plan” (p.13). It also names reducing flood risks as municipal goal #8 on page 15. Furthermore, the plan names LUB 99-059 for “necessary control over flood development to address the issues of flooding, flood protection and the necessity for filling land within the Clearwater River Valley Flood Plain Area” (p.17). Under 3.3.3. Flood Abatement it says that development needs to be done over 250m minimum for the main floor elevation of buildings, 249m for roadways and 248 for parking areas. Under 5.4.7. Stormwater Management it is laid out that a piped stormwater system will be developed, as well as a minor and a major system (p.33ff.). This “post-development drainage basin” will drain to a constructed inlet in the owned land and then discharge a controlled release rate via a ditch to the nearby Hangingstone River. On page 34 the report states that orderly development is necessary. “Proposed Best Management Practices such as ditch checks and low slope widebottom grassed sales will also be employed in the post development basin. The facility will discharge via outfall structure directly into the Hangingstone Creek. The proposed outfall will be designed to address any erosion issues.” (p.34).

The report clearly shows that the RMWB was aware of the development being built on a flood prone area and that developments under 250m would cause a problem. It also shows several approaches to deal with flood abatement, specifically addressing a stormwater system. It also says that in Section 22.2 of the Development Permit Application Requirements that the Development Authority may require “detailed plans or studies showing engineered flood protection measures” (p.34). Since none of these measures have been put in place, it keeps the residents of this area wondering why a development was pushed through without proper flood measures in place. Residents are asking why their homes were “allowed to be built different than the others as far as elevation, layout and risk [...] Our homes fails [Flood Abatement 3.3.3.] on every single note! Even down to the parking elevation. Apparently, this was “amended” later on into a more relaxed version. Why? Why would this be allowed to be changed for homes closer to the river vs. others farther away who HAD to meet these criteria?” (cf. VIS 1). The residents feel like they have been failed and set up for failure.

Additionally to this, this information has been withheld from people purchasing a home in Longboat Landing. Out of 28 VIS’, none was informed about purchasing in a flood prone area.

“I used an experienced Fort McMurray realtor, a long-term McMurray resident herself for the purchase. As a repeat client of this realtor, we discussed all my condo options in Fort McMurray. For Longboat Landing, we discussed the first townhouses and high-rise condos that had been constructed in this area by a previous Developer and what Rohit was doing to resolve previous owner issues they had. Specifically, this included each unit having its own furnace vs a boiler

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system and changes to the floorplans. I spoke directly to Rohit about how the townhouses at The Currents were constructed to ensure they were soundly built as well as future development plans they had for Longboat Landing." (cf. VIS 15)

Many residents "did their homework" (cf. VIS 25) talking to developers asking about storm drains and flooding. Either it was not mentioned (VIS 23) or it was said that flood mitigation was ongoing and the area would never flood (VIS 19). Many residents choose this area because of closeness to amenities and work and were excited to live in a new and attractive neighbourhood in the city (VIS 12), but had no idea it was in a flood plain when purchased(VIS 14). In VIS 13 you can read about one resident who talked to the developer Paul Bergmann and his employees. "They pointed out that they were granted the permit to build the houses by the municipality and the area had not experienced any flooding" (cf. VIS 13). The residents trusted the RMWB and especially the city planning department to have taken necessary precautionary measures that overland flooding will never happen (VIS 10). People were not given the opportunity to "make the decision to purchase this property with full knowledge of the situation" (cf. VIS 8). People were assured that the RMWB "would have never approved construction of homes in this area, if there was a chance of flooding. We purchased our home with peace of mind and trust in the builders and the RMWB. However, we were misled. Now leaving us with a home that is no longer sustainable" (cf. VIS 3).

Furthermore, the current flood mitigation is now planned to be finished by 2025(cf. Council defers motion). This can hardly be called "orderly development" or corresponding "with the systematic or contiguous expansion" as mentioned in the Outline Plan (p.34). No flood mitigation has been done to this day either, even though it has been 10 years since the plan came out and several months since the flood. One resident notes that in the Outline Plan in section 3.1. on page 12 it says that "development may be considered [...] if flood hazards are fully addressed". The residents feel like the RMWB "did not follow its guidelines, but misinformed the public by allowing development on this flood zone, and nor fix the problems after the wrong decisions" (cf. VIS 2).

On August 25th, 2020 at an engagement session hosted by the RMWB Chris Booth, Manager for Planning & Development, shared with attendees in the Longboat Landing booth that the area they have bought in was designed to be flooded. None of the attendees had been made aware of this prior to purchasing. It also raises several questions: The 2010 Outline Plan talks about flood abatement and flood measures, but now residents got informed that the buildings were built to be flooded instead of the area being made safe. It is to be questioned if the RMWB saved money by, for example, not raising the properties and constructing berms to be able to sell faster and, simply, following the path of least resistance in the short term. Besides, the buildings did not withstand the flooding in 2020 well. The development that was built to be flooded, without the knowledge of the buyers, withheld the flood so badly that people were out of their houses for over three months and caused possible sinkholes in certain areas (awaiting special assessment, The Currents) and entrapping residents in their houses without any meaningful way to escape. It also raises the question that if the development was built to

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withstand flooding, why was flood mitigation needed and announced in 2014. Residents were told they were making “the best investment” of their lives, and when asked about flooding, they were told that “the municipality had chosen a very low risk designation after careful review by municipal engineers and that they had chosen this designation because the area would not flood”. They were “misled” and feel like the municipality failed them. “It was never safe for the municipality to develop this land and if they chose to, they should have done it with more caution, and been honest with buyers about the risk. We would not have bought with a full picture of risks” (cf. VIS 4).

It is also to be questioned why it was allowed to be built in Longboat Landing to begin with. Looking at the flooding that has occured in this area since 1835, there have been 14 notable floods, all but one caused by ice jams (cf. Flood Mitigation). All these ice jam floods affected the area of Longboat Landing. No flood mitigation has been done since it was built, even though it was known that there is an extremely high risk that if a flood is to happen, it will affect this area. Neither were the residents warned, nor were they protected. The measures that were put in place guaranteed at least a partial flooding of the area. The lowest point built was parkways at 248m. Most floods exceeded this. It was also promised that “all key electrical installations such as power transformers or electrical panels for pumping systems should also be located above the 250.00 elevation” (p.21). This has not been done. It needs to be asked why Longboat Landing was chosen as a location for new settlements as well. The area has a great location with connection to downtown and trails. Some city official say that Fort McMurray had no other choice other than to build “on an unprotected flood plain”, quoting the surrounding areas to have “large tracts of muskeg and unstable slopes, leaving little viable land for development” (cf. After decades of building on the floodplain). But it was not necessary to be built there. The neighbourhood of Parsons Creek was being developed around the same time (cf. Parsons Creek). In many areas of the world, municipalities do not get around building on flood prone areas, and sometimes this risk makes those areas even more desirable. Venice, Amsterdam and the Florida Keys are notable examples for this. Building there came either with a long cultural history for pertaining settlement there, or extensive flood mitigation. Neither of these points were a case in Longboat Landing. All in all, it feels like the neighbourhood was built for profit, knowing the risk and at the same time, not completing the measures that were needed to keep its residents safe. “Years of profit from zoning in a flood plain. The city zoned a residential area in a flood plain and land developers and insurance companies built Longboat Landing. During this time, millions of dollars was collected by the above three parties from the owners of Longboat Landing” (cf. VIS 8). Of course, residents knew they were buying alongside a river. But they were not made aware of their property being located in a designated flood plain. One residents says: “I expected a lot and put faith into the municipal government that there couldn’t possibly be any risk with buying a property in this location. It seemed so beautiful. How wrong I this was. Complete devastation is what I now see every time I come home” (cf. VIS 24).

Very often, after a flood, people blame nature rather than “acknowledging the human decisions that contributed to the situation” (cf. Fort McMurray’s flood disaster was foreseeable and preventable).But this wrongly “absolves government of its responsibility to limit development in

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the designated floodway or require extensive flood mitigation and flood-proofing of buildings" (cf. Fort McMurray's flood disaster was foreseeable and preventable). The most known shortcoming is suppressing the Groeneveld report and not releasing the Flood Mitigation report in 2002 that both discouraged developments in flood-prone areas (cf. Fort McMurray's flood disaster was foreseeable and preventable). Recommendations have not been acted on: "Municipalities, homeowner associations, lobby groups, the real estate industry, developers and private industry have all pushed back on measures to reduce flood damage, including development regulations, flood risk notification on land titles, making more room for rivers and updating flood risk maps" (cf. Fort Mcmurray's flood disaster was foreseeable and preventable). Meanwhile, Albertans are paying for this with their taxes and loss of property. "This misalignment in risk apportionment does not meet the basic principles of fairness and accountability articulated in Canada's National Disaster Mitigation Strategy" (cf. Fort McMurray's flood disaster was foreseeable and preventable). All in all, full disclosure was needed. " I believe if I was provided the information that the property was in a flood plain, I would have never purchased. I am not a person that makes risky decisions", one resident says. "I purchased the property in good faith [...]. No one told me or educated me" (cf. VIS 8)

In order for individual property owners to play a meaningful role, they must be made aware of their property's flood risk and accept that they have a role in managing it. Improving public awareness of flood risks is an important step toward meeting Canada's commitment to the Sendai Framework on Disaster Risk Reduction" (cf. Buyer Beware p.1). After a major flood in Alberta in 2005 a flood mitigation committee recommended to notify potential buyers that the property is located within a designated flood risk area (p.2). This has not been done in Longboat Landing. "When I bought my home back in 2012 it was to raise my young family, an affordable, calm secluded place to live. I bought my home as an investment I have worked very hard over the years to provide and to keep a home for my children", one resident notes (cf. VIS 7). A resident, mother to two young children, says they were not told the truth: "Upon choosing this home the builder/developer and realtor who sold it to us assured us on a few things. One of those things being that the home is above the flood risk elevation and the risk is extremely minimal. Meaning if it ever DID flood the correct precautions were taken that would ensure we didn't take damage. We do feel that this was an extreme stretch now seeing that none of the precaution codes were met with our home. Our garage, main entrance, storage closets, front entry hallway, 4th bedroom, electrical panel and entire utility room are all well below this elevation." (cf. VIS 1). Other residents moved to Fort McMurray being uneducated about river break up season: "*As a new resident from a place where flood hazards were deemed to be uncommon, we bought the property without the flooding concept in mind and neither did anyone warn us of this potential risks" (cf. VIS 2)*

3. The 2020 flood

On the morning of April 26th most residents woke up expecting a normal day. But it became clear very quickly that this would not be a normal day at all. One resident took his dog for a walk in the morning: "Upon reaching the field behind the development I noticed the river waters had

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risen high enough to flood the forest behind these buildings. Upon my return to my home, I alerted my wife of what was happening" (cf. VIS 12). Other residents describe watching the water starting "to backup from the manholes in front of our homes and within an hour start[ing] to reach our building. We evacuated at 2pm as water steadily continued to rise, reaching approx. 6 feet high in our home over the next 24-48 hours." (cf. VIS 27). This particular resident was 38 weeks pregnant at that time. As the water rose through the sewer grate, people tried to save what they could feeling "powerless, with no control over the power of nature" (cf. VIS 14). Another resident had to flee from the flood recovering from a c-section. They had four hours to pack and find somewhere to stay since hotels were filling up (VIS 20).

April 26th has been experienced by all residents of Longboat Landing with the same horror. There is another similarity that many residents share: they witnessed the water coming through the storm drain and not over the berm. One resident describes it as follows: "My home is located directly across the road at [redacted]Fontaine. The flood waters never breached the road or the small berm around our buildings, we did not experience overland flooding. The flooding in our portion of the condo community was entirely the result of Storm Sewer Back Up. In my garage we experienced 28" of flood water, I was somewhat more fortunate than some of my neighbors as I was on higher ground. Others had water over four feet high which resulted in electrical panels being compromised and ceilings that require tear out and reinstallation. Nonetheless, the damage to my property was substantial, I lost everything in my basement/garage. All of the drywall, all of the flooring and all of the content was touched by water and sewage from the storm sewer and the insurance company was denying any coverage as they called it over land flooding" (cf. VIS 12). Residents have called the city for sandbags, but unfortunately "the city sent someone to check it out and we got sand bags at the same time rcmp came to tell us we had to leave" (cf. VIS 11). Many pictures attached to this document support this claim.

At 4.45pm, a mandatory evacuation was ordered for Longboat Landing. The residents drove up to the Evacuation Center at the Discovery Center, not knowing that they will not return for, in some cases, months: "We were out of our homes from APRIL 26 to August 27th. Our building (133) were the last to be allowed to return home due to the sanitary sewer pipe shifting, the other 8 buildings in the currents were able to move back August 1st, so we had to pay out of pocket for an extra months rent. They had to dig up our garage floor that was POLY CEMENTED and that will not be refinished, another cost to us" (cf. VIS 21).

Many residents struggled finding accommodations, some being denied help by the Red Cross. Others had to leave their spouses behind to return to work: "An indeterminable time frame of a stay in a hotel is no life for two mid size dogs and my spouse. My family was to remain in Ontario until some resemblance of normalcy could be achieved in Fort McMurray. In all, my wife and I spent three and a half months apart from each other. I returned to Fort McMurray within four days to help with remediation and lived in evacuee accommodations with my son for about 10 days" (cf. VIS 12). Others had to move several times, from the Stonebridge Hotel in Fort McMurray to Lac La Biche back to stay at a camp near Syncrude, and then, finally, at the

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Podollan Inn (VIS 8). Many residents were working as essential workers at this time, as transit operators, first responders and teachers serving a community that has forgotten about them.

When the residents returned to their houses to assess the damage, their world was changed one more time. Power cables under houses were damaged and the risk of exposure was felt every step having to work around contaminated sewer water (VIS 13). At this point, many residents had been notified about the lack of insurance because they, unknowingly, bought in a flood plain. So we went to clean out garages, looking through items lost. “When you live in a 2bed room condo and your children share a room, you learn to organize your life, learn to store things in the garage in Tupperware containers when not in use. Seasonal belongings. When the flood happened and it flooded our garage. Nearly 6ft of water. All of those things that I had in storage in the containers were floating in the water. All my kids belongings, keepsakes even the brand new dirt bikes I bought them for Christmas” (cf. VIS 7).

One reason why Longboat Landing’s resident have to face the consequences of the flood so dearly is because the Regional Municipality of Wood Buffalo delayed much off its flood mitigation, including a system of berms, elevated roads and other infrastructure (WhyFort Mcmurray’s flood defences weren’t ready). This is simply due to the fact that short term savings were favoured over protecting against a disaster the RMWB knew was to occur, but might have seem like a distant possibility. Flood mitigation was to be finished in 2017, but was delayed. It needs to be noted that even with having flood mitigation in place years after building Longboat Landing, the RMWB was rolling the dices. “In 2007, the municipality approved building flood defences to an elevation of 248.5 metres above sea level – the level of an estimated 1-in-40-year flood – with a commitment to the province to complete construction by 2017. By building defences to such a low elevation, however, officials understood that flooding hazards would remain a fact of life for Fort Mac’s residents. The 1-in-40-year standard wouldn’t have been sufficient to hold back this year’s floods, for instance. Cost seems to have been the main consideration.” (Why Fort McMurray’s flood defences weren’t ready). But even when the provincial government encouraged Albertans to relocate from floodways after devastating floods in 2013, the RMWB did not follow suit, but even deferred providing flood defences in 2015 for one year. In 2016, the RMWB even repealed a flood-proofing bylaw to allow residents in Waterways to rebuild after the fire in a known flood zone. It can be seen that the RMWB has not been taking promised flood mitigation seriously and that now the residents of Longboat Landing have to pay the price, as much as tax payers when new disaster occur. It also needs to be asked why measures were not taken in 2016 when city planning was looking into flood-prone areas like Waterways and with that at least acknowledging the risk of living in a flood plain.

4. Insurance

As residents were fleeing the flood, many called their insurance if they had not done so before: “When we heard about the floods, I was not panicked. I believed I was fully insured and given my previous good experience with AMA, I believed the process would be similar and relatively straight forward. It came as a complete surprise and shock to me when I contacted my agent.

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She explained that this flood was called an “over land flood”, a term I had never heard of before, and due to an exemption in Alberta, overland flooding for condos is NOT be covered. It is not dependent on the insurer. It is a Provincial rule. I complained to the agent that I had never heard of this exemption. It had not been explained to me at ANY time that I held insurance for this property, including at the time of purchase. The agent told me she was very sorry. It should have been explained to me, but it didn’t change the fact that I was NOT insured.” (cf. VIS 15) AMA even wrote letters of non-coverage to some residents “Clothes, small appliances & equipment , tools, books, food items and other personal items were unrecoverable. [...]Our personal car was parked in the basement garage and was damaged beyond repair” (cf. VIS 13). Many tried to cover at least some of the costs through the Disaster Recovery Program (DRP), but this showed its own challenges: “We are not seeing any funds from the Alberta Disaster Relief Program at this time and insurance companies are not honouring our “Sewer Back Up” insurance claim as they say the Backup was caused by overland flooding. (again, not a drop of water reached our property overland).” (cf. VIS12) One condo board applied for DRP to recoup costs of the damages and received approval, but if they do not receive the full amount, “the remaining costs will be forced upon owners as a Special Assessment” (cf. VIS 16). Many pictures attached to this document show the true devastation and loss of property the residents experienced and were, not knowingly, not insured for. For now, Longboat Landing is still awaiting important repairs to their buildings. This is especially troublesome as we are nearing winter and the end of Fort McMurray’s short construction time. Many sites have not been worked on for 5 months due to insurance issues (VIS 23) and the parking lot in The Currents is still not open, neither are the individual garages.
Another problem the residents of this area face is one that lies in the future: how will we be able to acquire insurance at all? “Insurance. I have now called 23 insurance companies and have been denied. Not temporarily but for life because of our location. Even just for content! As soon as they receive our postal code, they completely shut us down. Proximity to water and now that they’ve seen what they flood did to our home, they have no interest in insuring us with no promises for the future. How do you move forward knowing if there is a flood that year, you could pay more out of your pocket for damages and content coverage then you pay for your mortgage a year?” (cf. VIS 1)

Residents are concerned that their condominium insurance will not be obtainable or payable either: “We are also worried with our condo corporation overland insurance not being able to continue due to being high risk in our area” (cf. VIS 19). In one specific case, residents were asked to pay 2700$ as they were evacuating for their building to obtain insurance (VIS 20). The promises the RMWB has been making about flood mitigation is simply not enough: “Individuals without the ability to get flood insurance today will be financially on their own for any future flood restoration activities. Hearing that this area *may* be insurable *once* flood mitigation projects are complete does not provide a sense of security - there are too many variables with too few certainties with that type of hopeful sentiment” (cf. VIS 26).

Condo insurance will skyrocket, “as insurance companies will either not insure the Condo Corporations at all or the premiums will be so high they will be unattainable. This will both drive

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up condo fees and drive down property values" (cf. VIS 12). Future buyers will not be able to secure insurance due to the location on a flood plain. One resident owns property in Calgary not located in a flood plain, but because there was flooding in 2013 "[...]insurance companies will only provide flood insurance at a $500.00/year premium. This is because there were floods in other parts of Calgary several years ago" (cf. VIS 12). The same resident cites a message from his condo insurer from September 4th 2020 rescinding their offer. The same insurer talked to CBC days before, claiming that a berm would give condos a better change. "As you can see from the CBC News article and recent communications to our board, the insurance sales professionals are telling one story of being able to secure policies in the future, while the companies themselves are starting to pull away from insuring the properties" (cf. VIS 12).

Residents of Longboat Landing are concerned about mortgages as well, and not being able to sell without insurance (VIS 11). It is widely understood in this area that insurance "s an issue for many Alberta condos however we are in a very different situation as our inability to secure proper insurance is directly linked to municipal negligence during the development of this land" (cf. VIS 4).

5. The RMWB's Planned Flood Mitigation

At this time, the RMWB does not consider Longboat Landing for a buyout. A berm was proposed as flood mitigation. For the residents of Longboat Landing, this is not sustainable, nor does it solve the problems this area faces. If flood berms were to fail, future recovery costs would be more expensive than buying out Longboat Landing. The RMWB additionally could be expected to take on more financial burden from future natural disasters, meaning DRP might not be available. You also cannot put a price on human safety. At The Currents condominium in Longboat Landing, the only meaningful escape route is through the garage. Since the garages flooded through the sewer drain, it was the first and only part of the condominium to flood and sustained great damage, This year, the residents got out in time. But this cannot be gambled with. It is also to be noted that for a development that, unbeknowst to the owners, was built to sustain floods, it is negligent to have an escape route flood immediately. Additionally, berms are a low-cost solutions that are not fool-proof, requiring maintenance. "Budgetary cuts for their upkeep will just raise the risk of flooding once more. [...]Living in a flood prone area puts lives at risk. Residents need to live in lower-risk areas. The municipality granted the building permit of the house in a flood risk area. We were fortunate not to have any casualties in this 2020 Flood. We might not be so lucky the next flood. Other Longboat residents who may be confident in the security of the berms, might be put in harm's way. We should get out of Longboat Landing area, while we have the time" (cf. VIS 13).

Many residents worry about how long the constructing of the promised berm will take, and if it will effectively protect from future floods (VIS 2). Others are concerned about the map that was provided since it was inaccurate, the instructions were unclear, and how it will impact the home values and if the berm would be able to withstand ice impact (VIS 1). But most importantly, the

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residents of Longboat Landing know that flooding mainly came through the storm drains, an issue that will not be resolved by building a berm. Adam Hardiman of the RMWB confirmed at an engagement session this summer that the system performed as should. The residents of Longboat Landing are worried that a perfectly performing system is damaging their property and forcing them out of their houses. The proposed solutions are simply not sufficient for "a previously approved yet significantly flawed land use zone and will leave the area at risk until completed. Had a berm and proper storm sewer infrastructure been in place prior to approving and marketing the area perhaps this issue would not be before us today. There is no sense of security in waiting for multiple projects - construction of a berm and repairs/upgrades to the storm sewer system, which may not be sufficient or withstand a future flood. Previous administration and council were led to believe that a mix of elevations for roads, parking, and "habitable areas" of a home would somehow make the area safe from a flood. The flood of 2020 proved this wrong. If there are no buyouts and recommendations go ahead for flood mitigation, there is no security whatsoever until both the berm and storm system projects are completed. Even when these are completed, there is no reason to believe these will work as intended. If this approach is such a logical and secure step to ensure resiliency in the area it should have been in place prior to development" (cf. VIS 26). Residents feel the RMWB is "directly responsible for where these properties were allowed to be permitted and built and with a lack of any mitigations being implemented to protect the properties. Sadly, there is no guarantee that can ever be put in place that will prevent a re-occurrence of what has happened. Berms, etc. will never withstand the power of Mother Nature" (cf. VIS 24).

With only constructing a berm, next year's river break up season is a stressor for many residents: "The proposed suggestion of flood mitigation in this area of building a berm is a band aid fix and there's no way of knowing if this will prevent flooding in the future. You're just hoping that it will. With current river levels very high, I am EXTREMELY fearful for next year's break up." (cf. VIS 3). Since the water came through the storm drain, residents are worried that no fix will stop the amount of water from entering the storm system (VIS 21). "The cost of mitigation will not make sense", one resident says, "what needs to happen for a buyout to make sense [to the RMWB?" (cf. VIS 20). All of Longboat Landing is below the 250m mark, surrounded by the Hangingstone River and the Clearwater, just like other neighbourhoods considered for buyouts. "Water will come from multiple directions and Longboat Landing will always flood. During the flood of 2020, it was evident that the sewage infrastructure is inadequate and damage was caused by back-up and the saturation of the land. These are not problems a berm will fix" (cf. VIS 4), neither is it understandable that Longboat Landing is not considered for a buyut since it checks the same squares as any considered neighborhood. "All precautions [...]should have been implemented in the first place. People who are in power and responsible for ensuring the safety of residents cut corners and now we are the guinea pigs of your proposals." (cf. VIS14).

Next to the safety concerns, the RMWB needs to understand that residents are fearing that the neighbourhood will be left with a "black mark" (VIS 22). The RMWB will not be able to make things right with a berm, property values will not be restored to a reasonable level with affordable insurance (VIS 22). Many do not have trust in the berm: "A berm will not protect our

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properties from the sewer flooding that occurred, nor do I believe a berm would have stopped the overland flooding. Due to the vicinity of the development to the river, I believe a berm will be breached which is why I don't believe insurance companies will insure our development even with a berm construction" (cf.VIS 15). The fear for insurance is omnipotent and should be considered for flood mitigation. "Does the city have written confirmation/proof from insurers that a berm has been discussed as the flood mitigation plan for both sewer and overland flooding at Longboat Landing, and based on that mitigation plan, the insurers WILL offer affordable insurance to Longboat Landing residents, both homeowners and renters?" (cf. VIS15). A berm cannot be a solution if insurance is not obtainable.

It also needs to be understood that buying out flood prone areas is common practice in Canada (Provinces asking Feds for 138 million, Alberta Flood Victims, How Buyouts Are Going). The terrible effects of letting people stay in flood-prone areas was demonstrated in our own community of Waterways that was allowed to rebuild in 2016 and subsequently flooded this year (Rebuilding Fort McMurray). While many neighbourhoods struggle with the decision of whether to be bought out or not, the choice is clear for residents of Longboat Landing: "There cannot be a revitalized local economy when the very basic needs of citizens are not met by providing the only truly safe and vital option of a buyout. The berm mitigation does not address the ongoing flood potential of our buildings which lie below 250 metres. The berm mitigation is NOT a timely, safe, nor desirable option for Longboat Landing as proven by the recommendation to limit future builds in the area even after the berm is complete in the future. Clearly these berm recommendation recognize the area will flood again. We stand with our neighbours and demand the option for buyout in order to continue to be involved members of The Wood Buffalo Community." (cf. VIS 23) The residents of this area love where they live (VIS 24), but they had to make difficult decisions: "After attending multiple flood risk engagements and meetings with Brad McMurdo and Christopher Booth from Planning and Development we have huge concerns with flood mitigation as berms will not be sufficient for our area. The Currents received 4-6ft of water all coming from manholes/storm drains. We were out of our homes for over 3 months due do damaged property and secondary power lines needing to be replaced. In regards to habitable living space being built at a level of 250m or above: if my foundation, garage and common utility room is below the 250m mark how is the rest of my home habitable or stable? It's not and that is the issue we have here in Longboat Landing" (cf. VIS 19).

One resident used an analogy to make the struggle we are facing known:

"Imagine you buy a brand new 2020 Ford Pickup truck. Ford has engineered a beautiful piece of machinery, but it has a serious flaw in its new engine, resulting in many terrible accidents for many customers. Ford was negligent in allowing this substandard engine to pass its quality assurance, but everyone rubber stamped it and got their bonuses. When Ford speaks to the public about the devastation caused by their negligence, they reassure everyone that the 2021 pickup truck will have a new and improved engine. This does nothing for the people who bought

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a 2020 truck, it does nothing to repair the damage to the trucks or to the lives that were ruined from Ford's poor decisions. No one will buy one of these trucks used. No one will insure one of these trucks. No one wants to drive their kids to school in this truck due to the faulty engine. This is how I feel about long boat landing and the suggested berm. The berm is an obvious necessity to protect downtown, but it does nothing to mitigate the devastation caused by this year's flooding. It will not restore people's confidence in the real estate market, and it won't resolve the financial reckoning this entire neighborhood will soon face. The berm is a new engine in the 2021 truck, while everyone is stuck paying for their 2020 trucks that are dangerous, uninsurable, and no one will buy used. Just as Ford would do a recall, the municipality must buy out longboat landing." (cf. VIS 17)

6. Mental health

The Regional Municipality of Wood Buffalo has been talking about resilience and the mental health of its citizens especially since the 2016 wildfire. Unfortunately, the community of Longboat Landing feels like this has been forgotten as they have been maneuvering the 2020 flood and its aftermath. It seems like numbers and dollars are being seen instead of people's resilience, mental health and physical safety. " I think it is laughable that we are expected to maintain our lives here, healthy and well, knowing all these things. We will never be able to sell. The risk of flood is a constant battle now that we've all experienced what comes after that. Having to assure our children that they are safe, and the water won't come into our home in the middle of the night, when we don't believe it ourselves realizing April 25th we went to sleep with the river looking normal, waking up April 26th it was almost touching our back door. Knowing financially, we WILL come to a point of break and need to foreclose considering all above costs. Having spent so much money towards paying our mortgage down only to know it will never be worth what it was appraised for a month before the flood" (VIS 1).

During the 2020 Covid pandemic and especially the lockdown the RMWB has brought up concerns about people's mental health, domestic abuse and depression. What the RMWB forgot to acknowledge is that they are directly responsible for causing a scenario in Longboat Landing, in which these problems strive. Instead of preventing stressors in the residents lifes that can strain mental health and being proactive, the RMWB chooses to be reactive, a practice that has long been abandoned by mental health specialist. The RMWB also fails to acknowledge the role many residents play in upkeeping Fort McMurray's community and all the struggles it will face due to the Covid pandemic. Teachers, first responders and nurses are asked to work for their community and put themselves in harms way. Meanwhile, they are not being supported by their municipality. While being out of their houses, residents feared contracting the virus: "We had no other place to stay during the evacuation and early repair of our house, except in hotels. During the time Covid-19 kept increasing, we were in constant fear of contracting the disease." (cf. VIS 13). So far, the stress already took its toll. One resident

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became sick: “Because of the COVID 19 pandemic, having to stay in a crowded hotel and then with a co-worker of Tim’s, needing to eat take-out food, and meals prepared for us at the hotel, being in close proximity to large groups of strangers, and then, to add even more stress and worry the boil water advisory issued by the Municipality – she thought she had contracted the virus. Fortunately, it was not the virus, but she was extremely exhausted and run-down” (cf. VIS 28). One resident, a single mother of two, says it is a struggle every day in Fort McMurray being a single parent, especially in a pandemic having to pay rent and a mortgage and having to replace a lot of things having only left with winter clothes. “I cannot stress to you reader how these days felt, They were extremely dark. I personally don’t think I will ever financially recover from this set back. The material things I can slowly replace but the everyday stress of trying to get myself back on my feet is something I will never forget.” (cv. VIS 7).

Residents call this situation “overwhelming” (VIS 20), and a “highly stressful and horrible experience”, not a day going by without being “constantly reminded of the devastation that occurred” (VIS 24). “I look around the neighbourhood and see fenced off areas, flood restorations occurring still, families still not returned to their homes, and other reminders of this devastating flood that has occurred” (cf. VIS 24). Residents fear that their houses will flood every spring, not feeling safe any longer and only seeing a buyout as an option to retire in peace(VIS 13). Financial problems since the flood have been an additional burden for many residents. One resident explains her situation as follows: “The effects of the flood and the lack of insurance has had a significant financial impact on myself as well as other owners. Another financial impact has been the loss of Keyano’s Cost of Living Adjustment for employees since July 1st 2020. I am currently struggling financially now and if there is to be more Special Assessments that are forced on condo owners I will be incurring debt. Not only does this add to my already stressed budget, I cannot foresee in the immediate future the possibility of selling my condo or attracting renters. I am now separated from my fiancé and am carrying the heavy financial load of this condo” (cf. VIS 16). Residents are “panicked” and cannot afford “to lose all my money by owning an unsellable, uninsurable property that I am still paying a mortgage on. I can’t afford if my condo fees escalate to cover current loses, not to mention future losses with a berm that fails in the future. This property represents my retirement savings” (cf. VIS 15). A buyout is needed so residents can recover some of their investment to have a safe future without fear (VIS 15). One resident has to come up with 2000$ extra a month to pay a mortgage: “On top of that to be able to move on eventually and resale it’s going to be impossible for me to pay my mortgage to the bank so I might face bankruptcy” (cf. VIS 9).

Many residents had experienced natural disasters before having lived through the 2016 wildfire. “This flood was very traumatic given the existing pts from the flood in 2016. What made things worse was leading up to the flood, knowing that the river break up was not going well given the ice jam and what seemed like inaction from the city to either prevent this ice jam from happening or not asking for assistance early enough. I can empathize that it was a complex situation with no easy solution however the price the residents paid for this was very High” (cf. VIS 14). Many residents’ anxiety is still high, and they feel shock and anger knowing they had done their due diligence and asked all the right questions (VIS 15). Residents also lost things

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that cannot be replaced, “sentimental items that were special to our family, and can never be replaced” (VIS 3). “The flood was a very stressful time for our family and brought a lot of stress around our financial futures and the future for our family. Our lives have been permanently changed by the flood of 2020 and this is what needs to be addressed” (cf. VIS 4).

7. Condo fees

Since Longboat Landing consists of condominiums, it faces a very specific struggle after the 2020 flood: the potential rising of condo fees. This could result in crippling financial situations for many residents and is directly correlated to the 2020 flood. “Our condo fees are already near $400/month”, one resident states. “After this flood and their paying for structural damages, I am sure our condo fees are going to skyrocket quickly, which many of us cannot afford. Not to mention the fact that it scares away any potential buyers in the future.” (cf. VIS 1). It is inevitable for condo fees to rise (VIS 3, 21). This has been modeled by several condominiums throughout Fort McMurray like Penhorwood and Lougheed Estates. But this also comes with an even darker fear: the loss of all value of the property. “Currently the flood has caused and will cause tremendous financial strain. I have lost 3 months of rental income because the insurance company will not cover this loss. Based on future insurance cost and the devaluation of the property I will loose $400,000. Really, who will purchase my property in the future? I am retired and never dreamt that in my retirement I would be in this financial situation. I have planned, saved, and thought I invested in my money safely so I could retire and not live in poverty. The buyout of the my property will give me back the financial stability that I thought I had.” (cf. VIS 8). Residents fear that their houses will become unsellable. “A reasonable person is not going to purchase this property or any of the other 359 properties in Longboat Landing because of the flood” (cf. VIS 21). Residents have been told by local that the community of Longboat Landing will have “an extremely hard time selling properties and some agents would not actually list my house. Between insurance coverage (if eligible), high condo fees and no interest from people to buy property in this area we are stuck with one option which is a BUYOUT. Longboat landing future development will also come to a halt as no developer will want to take on that risk which leaves this area with no growth.” (cf. VIS 19). Even if the the sale value would recover, many residents do not have time to “sit and wait”. “With the fallen economy it was questionable on if our condo would sell, now with this flood, no one will buy.Anyone looking to buy a home will be told not to buy here, and if they decide to take a look they will now need to be told they are in the Flood Plain, further deterring anyone to buy. Which I can’t blame as I would have done the same if given the same information. We love Fort Mac this is our home and we are excited to build our family roots here. We have built our careers here. We are always happy to show off our town to family members that come up to visit. We would reinvest in Fort Mcmurray if bought out.” (cf. VIS 20). For many residents, their condo is their retirement saving and are now seeing a grim retirement future having to pay off a mortgage and no way of offsetting the value (VIS 13). Furthermore, even if buyers would be interested in buying in this area, they would not be able to secure a mortgage “as banks will not take the risk of lending against properties sitting in the path of a natural disaster. The only way to sell these properties will be for cash purchase. There are not many people in Fort McMurray paying 100% cash for their homes” (cf. VIS 12).

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The river will now be seen as a risk rather than a luxury (VIS 1). Many residents quote a fear of becoming a second Penhorwood, especially with buying out nearby neighbourhoods like Waterways and Ptarmigan Court (VIS 3, 4). “We are now paying down huge investments while feeling that we are not protected. The berm does not make us feel safe and it is not a solution to the municipality’s previous misdeeds. It does not fix the fact that this neighbourhood was never properly engineered for flooding and it does not solve the issues with critical infrastructure. This neighbourhood now has a reputation that prevents future investment. There is no option to sell our homes and move elsewhere because no one will purchase these homes, so we will be paying down an investment that is worth zero dollars” (cf. VIS 4).

Questions and Suggestions

The community of Longboat Landing has been vocal about what they expect from the RMWB to make them whole again. In this report, many arguments for a buyout have been given and why it is the only sustainable solution for the residents. Another thing that the residents are searching for is answers. Many questions remain unanswered and will be asked below. They need to be considered to understand the unique situation the residents of Longboat Landing are in, and that flood mitigation is not an option. It also portrays how almost 5 months after the flood our community has not been given the tools they needed to answer those questions, even though many of us attended townhalls, council meetings and engagement sessions. The RMWB needs to do better in informing their citizens and making data more easily available.

1. I would like council to discuss if it was THEIR home, how they would feel. If THEY were looking to buy, would they purchase these homes? If their children lived in these homes, how would they convince them they don’t need to fear another flood? How would they remain financially stable? (VIS 1)
2. If the Council truly believes that it will be enough to make things right, mitigate future floods and restore property value to a reasonable level with affordable insurance, I believe then they should shoulder the Risk of owning in this area. If they believe its good enough, then the municipality can be liable for the future of this community. As it was the actions and inactions of the municipality that has led the root of the problems here. (VIS 22)
3. As portrayed in the report, everyone in his community has unique struggles, from disability to being a single parent. These factors cannot always be avoided in life. We want the RMWB to acknowledge that a flood can be avoided by moving us from Longboat Landing and not risking imposing more stressors on peoples’ life. We would like to ask the RMWB to answer how they will do so without moving us.
4. We want the RMWB to acknowledge that they will run into less problems buying out condos than private property, as 75% of people need to agree to take the deal. Furthermore, we want to ask why Draper is considered over Longboat Landing even though we could move around 720 people instead of 100?

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5. Why does the RMWB not count garages as livable spaces, and why is it okay for those to flood even if it means that people will be out of their houses for months, paying on mortgages and rent?
6. Why was there no support through WBH?
7. Why was flood mitigation deferred over other capital projects? Isn't the residents' safety more important than revitalizing downtown or buying out properties for an arena, that would have also flooded?
8. Why was Longboat Landing built when all ice jam floods impacted the area significantly?
9. What will be done in the course of climate change? A berm might not sustain future floods since no one knows how bad those might be.
10. It is very hard to obtain official information online. Can the RMWB please work on this?
11. Flood abatement codes: Why were our homes allowed to be built differently than the others as far as elevation, layout and risk? Reading the flood abatement 3.3.3 from the Long Boat Landing plans is extremely disappointing. Our home fails that list on every single note! Even down to the parking elevation. Apparently, this was "amended" later on into a more relaxed version. Why? Why would this be allowed to be changed for homes closer to the river vs. others farther away who HAD to meet these criteria? It just doesn't seem like a responsible, logical decision by the city and I do feel we have been failed and set up for failure in that aspect. (VIS 1)
12. Why is the official report coming out one day after residents can submit paperwork to be considered for the council meeting? This way, nobody can submit questions or concerns.
13. The Outline Plan for Longboat Landing https://www.rmwb.ca/Assets/Departments/Planning+and+Development/Longboat+Landing+Outline+Plan.pdf?fbclid=IwAR1XE4-m66LAPgvFK_dnlxd8UPtk1kgtFg1yodHvPKZZDdAGVSwggGSuv4U) states in section 3.1 on page 12 that "**development may be considered ... if flood hazards are fully addressed**" The RMWB did not follow its guidelines, but misinformed the public by allowing development on this flood zone, and nor fix the problems after the wrong decisions. Now the city responded the flooding damages with structural mitigation solutions. How long will it take to design and implement, 1 year, 5 years or 10 years? Will the solutions effectively protect the neighbourhood from another flooding? Who will be responsible if we are hit by another flooding in the future? (VIS 2)
14. The RMWB needs to make clear to other neighbourhoods that a buyout does not equal leaving town with taxpayer money. Many residents of Longboat Landing want to reinvest in this community.
15. I really hope and pray that the amount of buyout we get does not leave us in debt so we can move on to another home in Fort McMurray (VIS 5)
16. The money wasted on a berm should go to the homeowners. (VIS 6)
17. It seems very unfair to end up in this situation and have contributed so much to the city of fort mcmurray and it's people by savings lives and fighting fires to have the city ignore this problem of the flood. A buyout seems like the only fair option to me to avoid financial and emotional wreck a lot of families. (VIS 9)

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18. Our main question is what are we going to do come next spring if we get another flood? We won't be having any insurance? If insurance companies are refusing us to be covered how are we going to make it through another flood. Buying us out would at least give us some relief. (VIS 10)
19. Can you do something with the vacant lots of land in the area and build them ups water don't collect .even if those lots were built up to proper levels and turn into a green space or even a parking lot or something besides a eye sore for the area . Even a play ground for the kids to keep them out of the ponds ,and off the streets. We won't be leaving Fort Mcmurray we have lived here for 15 years now .and just want to live in a safe quiet environment without stress. (VIS11)
20. I don't see myself as a victim of the flood, rather I see myself and my neighbours in Longboat Landing as victims of negligence. Negligence on behalf of some departments in the Municipality of Wood Buffalo. I don't believe there was any malicious intent by these departments. Rather just oversight or maybe rush to push through land use approvals in the development of Longboat Landing. I cite two acts of negligence; one was to approve building these properties on a flood plain. The second was to build these properties without installation of flood mitigation before construction. This mitigation would have included backflow prevention in the storm sewers and also construction of the berm prior to building the community. So in summary, This is what all victims are facing in Longboat Landing: Continued ownership of a property that was built on a flood plain and approved by the city to be built below the 250.5 M elevation. Storm sewers with no backflow prevention (this technology has been around for more than 60 years), I site the following facts in my demand for a full buyout of my mortgage ($283,000.00), and a refund of my down payment on my property ($80,000.00) (VIS12)
21. The Municipality of Wood Buffalo, the Provincial Government of Alberta and the Federal Government of Canada need to team up and buy out all of the properties of Longboat Landing. I previously provided a proposal where the government takes ownership of the developments and use them as rental properties in order to pay down the buyout expense. I encourage the Municipal Administration and Municipal Council to consider this option and act on it. (VIS 12)
22. The government permitted the development of this community. It was an implied assurance that our house was in a secure location. - Wasn't there any Flood Plain Mapping or strategy for downtown? - Why were building permits issued in Longboat Landing, despite the existence of flooding risk data for the area? - Is the government prepared to have an eyesore of an abandoned community, or be answerable to loss of life /injury from future floods? (VIS 13)
23. We prefer a fair buy-out as there are too many unknowns that we face such as rising insurance costs and/or no coverage, rising condo fees, new potential buyers not being to get insurance so people will be deterred to buy here. I would be satisfied to receive a fair market value of our home, without owing on our existing mortgage. With a buy out though, if you plan to use this for student housing or low-income housing, what if the same catastrophe happens again? Now you have vulnerable people living here that may not have the support or resources to deal with evacuations. Students have enough

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

stress and pressure to deal with having to evacuate during exam time, with no family here to support. Low income or immigrants with English as a second language will be severely affected negatively. The city will then have to fork out money AGAIN to help people in need. (VIS14)

24. What I would like to see before a final decision is made by the city is a true cost analysis of all scenarios. Up front costs and long term costs of maintaining a berm and the sewer valve and what that will mean to our insurance companies that will want hazards mitigated. And if the city decides to not buy out the property, what plans to invest and encourage residents to buy here will be adopted. As mentioned in the community meetings, this area was supposed to have amenities built here to grow the community but nothing of the sort has happened. It is almost like the forgotten community at the end of Franklin. We know this decision has to be made carefully, but as tax paying, working class families contributing to our economy here, we insist that our concerns are listened to, and are considered. If at the end of the day you buy us out and return this area to marshland, which might help with absorbing flood as nature intended to, then so be it. The houses are nice, it will be sad to demolish, but maybe it is the right thing to do, and then learn to make better decisions in the future. (VIS 14)
25. I would like to know when the possibility of a buyout would be from the RMWB. (VIS 16)
26. Will I be able to sell in the future given that insurance will be next to impossible to get. Will I be able to rent it out given it's on a flood plain (safety). I have a lot of money invested in this property and one day I wish to sell to help fund my retirement. If I can't sell or rent it out I'll still be carrying the costs (condo fees, taxes, utilities) with a lower income flow. I don't believe a berm will stop a flood given we are below the 250 M mark. I believe a buyout would be the fair and responsible thing to do. (VIS 18)
27. Before council makes a decision on what to do, I just want you to think about how the outcome with affect not just my family but all of the Longboat Landing residents for their entire lives. I would also like you to please think how you would answer a 4-year-old when she constantly ask "Is the water still in my house?" "What will happen to all my toys? Are they gone forever?" Mommy, Daddy I'm scared, what if the water comes back?" In addition, council should also take into consideration what no buyouts would mean for people in this community and their financial futures. Without buyouts people may be forced into consumer proposals or bankruptcy not being able to pay their mortgages along with increased condo fees. Before making a decision at the next council meeting please take our thoughts, concerns and desire for a buyout into consideration. (VIS 19)
28. We lost a lot of items in the flood and did not have flood insurance, nor will we be able to get any in the future. Is RMWB going to cover our these losses and future losses if and when it happens again? We can't even get reimbursement for the $6,600 for rent we had to pay top of our mortgage while being flood victims.(VIS 21)
29. The city would be better suited to manage this area. People can still live here. People could Rent, Keyano staff and students im sure would be happy with the area as staff/student housing. There are options to recoup buyout costs. Anything but a buyout is forcing all property owners to pay for negligence by the municipality, that is

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unacceptable. I feel there is an opportunity now for a fair resolution that could be beneficial to all sides, I hope we can resolve this properly. (VIS 22)

30. please RMWB, do the right thing and completely eliminate the risk and guarantee that I will never have to live through this horror and devastation again. The only real and absolute guarantee to accomplish this is to buyout our properties. You have the opportunity here and now to repair the previous government's transgressions and move forward and carry on with the right thing to do. Please do not continue to make poor decisions or worse yet, continue with a lack of actions resulting in residents being placed at personal risk and the reality of property devastation reoccurring. (VIS 24)
31. 1. The Municipality failed in its responsibility to build flood berms in a timely manner despite having received the funds to do so and having begun the construction in Waterways. It was also involved in discussions regarding floodway development regulations as far back as 2014, so they were clearly aware of the rules and regulations concerning flood risk management. 2. The Municipality is at fault for allowing development in areas clearly defined as being on a flood plain (this information was not disclosed to us when we purchased our condo – we were only told that we were *near* a flood plain.) 3. The Municipality allowed construction on land that was clearly below the government regulation of 250m below sea level. Longboat Landing is apparently at 246m below sea level. 4. Why did banks allow mortgages on properties that were developed on land below the government regulated 250m level? We are asking for help from the Municipality in ensuring our future. A buyout of our property would not only allow us to move forward both emotionally and financially, it would also restore some of our faith in the Municipality of Wood Buffalo. (VIS 28)
32. Why did a city building inspector sign off on an initial building by the city back in 2010 when a set of stairs near my unit was not secured properly in the ground? (VIS 6)
33. Why are we risking the lives of our first responders by having people remain in a flood zone? We need to consider a loss of life or injury not only for the residents but also the people who will try to rescue those in danger.

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

9. Appendix
9.1. Victim Impact Statements

Victim Impact Statement 1

I demand buyouts to happen within the community of Longboat Landing

Hello to whomever gets the chance to read this and thank you for taking the time! My name is Brooke, I am 25 years old and have owned my home in the Winchesters of Long Boat Landing for 5 years. I am a full-time student, as well as a full-time mom to two young kids. My husband works for CNRL and has been there for almost 7 years now. Although we are young, we have always planned to be successful while remaining here in our hometown.
When the time finally came to purchase our first home it was an exciting moment for us. We came across this home in Long Boat Landing, which had a beautiful river view from every window and floor, which brought us to further questionings about risk, come to find out now we weren't told the truth. Upon choosing this home the builder/developer and realtor who sold it to us assured us on a few things. One of those things being that the home is above the flood risk elevation and the risk is extremely minimal. Meaning if it ever DID flood the correct precautions were taken that would ensure we didn't take damage. We do feel that this was an extreme stretch now seeing that none of the precaution codes were met with our home.
Our garage, main entrance, storage closets, front entry hallway, 4th bedroom, electrical panel and entire utility room are all well below this elevation. This of course put us in a terrible position when the flood happened in April 2020. Our home took 6 feet of water into the entrance level of the home, some spots higher. Ruined everything it touched and removed us from the home for 10 weeks. When we finally got to come back home, we were of course excited, but it doesn't come without its challenges. As this is the entry level of our home, we can't enter the home without our kids almost stepping on nails/staples, we can't store anything in storage areas or garage so our main living areas upstairs have been completely taken over, we've had bugs and mice now trying to enter the home because it is open most of everyday and many more frustrations that I can't even continue to name. This rebuild is for so many homes under our property management companies direction, so it goes extremely slow. It is now September, and all we have gotten done to this point is minimal and at this rate our home may be completed just in time for flood season next year.
I would also like to express another few major concerns moving forward –

1. Home values. Purchasing a home is the biggest investment in a person's lifetime! We have our home appraised every year to see how the value holds with the market fluctuations. The appraisals have gone down of course, but we purchased when the market was low in 2016, and our home has one thing holding value – the river view you cannot get similarly anywhere else. This no longer holds the same value, as the river will now be seen as a risk instead of a luxury. That on top of skyrocketing condo fees and no insurance possibilities makes me believe we are absolutely STUCK in our first home for the rest of our lives.
2. Insurance. I have now called 23 insurance companies and have been denied. Not temporarily but for life because of our location. Even just for content! As soon as they receive our postal code, they completely shut us down. Proximity to water and now that

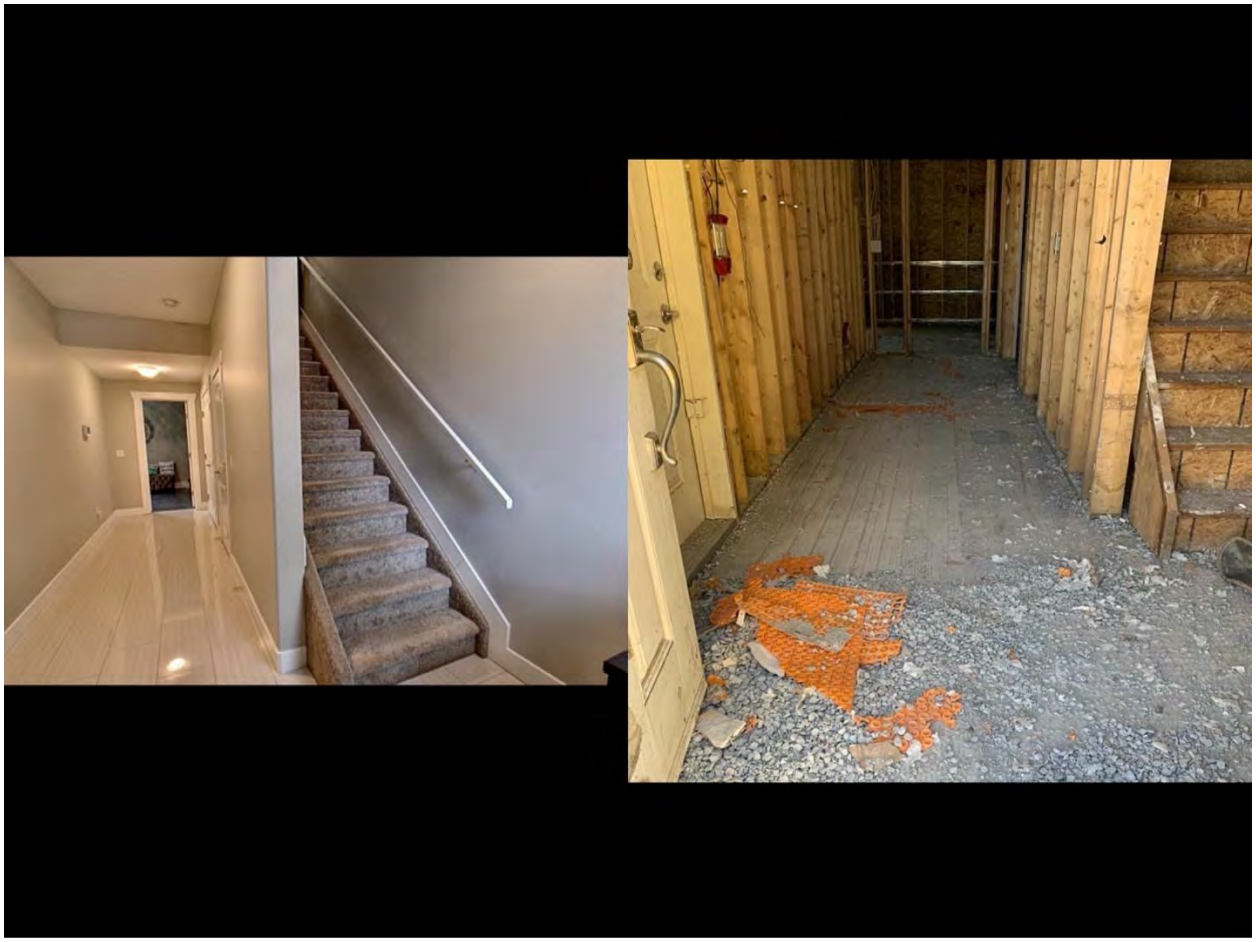
Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

they've seen what they flood did to our home, they have no interest in insuring us with no promises for the future. How do you move forward knowing if there is a flood that year, you could pay more out of your pocket for damages and content coverage then you pay for your mortgage a year?

3. Condo fees. Our condo fees are already near $400/month. After this flood and their paying for structural damages, I am sure our condo fees are going to skyrocket quickly, which many of us cannot afford. Not to mention the fact that it scares away any potential buyers in the future.
4. Our back row of the Winchesters is never represented on the maps provided by the RMWB. The row doesn't exist in front of our house and neither do these 5 homes looking at the maps. When the proposed berm was drawn out, on every single map this berm is shown going directly through our homes back here. I have called and questioned and expressed my concern for the minimal room between our homes and the river, but I am just assured by planning and development that they will "make room" for the berm. At what cost? Our homes now going from a river view to staring directly into a berm? The snow melting off of it every year potentially running right into our homes causing further issues? What does this do to our home values? If the berm ever was to give out because of ice impact during a flood, what damage is this going to cause to our home? How does this fix the issue of the storm drains flooding in the front of our home? They filled up just as fast as the river came in.
5. Mental stability. I think it is laughable that we are expected to maintain our lives here, healthy and well, knowing all these things. We will never be able to sell. The risk of flood is a constant battle now that we've all experienced what comes after that. Having to assure our children that they are safe, and the water won't come into our home in the middle of the night, when we don't believe it ourselves realizing April 25th we went to sleep with the river looking normal, waking up April 26th it was almost touching our back door. Knowing financially, we WILL come to a point of break and need to foreclose considering all above costs. Having spent so much money towards paying our mortgage down only to know it will never be worth what it was appraised for a month before the flood.
6. Flood abatement codes. Why were our homes allowed to be built differently than the others as far as elevation, layout and risk? Reading the flood abatement 3.3.3 from the Long Boat Landing plans is extremely disappointing. Our home fails that list on every single note! Even down to the parking elevation. Apparently, this was "amended" later on into a more relaxed version. Why? Why would this be allowed to be changed for homes closer to the river vs. others farther away who HAD to meet these criteria? It just doesn't seem like a responsible, logical decision by the city and I do feel we have been failed and set up for failure in that aspect.

Continuing living in our hometown has been our plan. We would gladly rebuild or repurchase here if given the opportunity. Living in a state of life changing plans and decisions being made, with no say in the matter is extremely stressful and disheartening. I would like council to discuss if it was THEIR home, how they would feel. If THEY were looking to buy, would they purchase these homes? If their children lived in these homes, how would they convince them they don't need to fear another flood? How would they remain financially stable? I will add a few photos to address this letter. Thank you for your time.

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)



Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

Victim Impact Statement 2

Dear Sir or Madam,

I am writing to express my proposal for the buyout of Longboat Landing.

My name is Wendy Weng and I am an owner of a condo in Winchester building. We relocated from Edmonton and purchased the property in 2014 after my husband got a job in Fort McMurray. As a new resident from a place where flood hazards were deemed to be uncommon, we bought the property without the flooding concept in mind and neither did anyone warn us of this potential risks..

After the Spring flood, we decided to put it up for sale in July with significant price reductions compared to the ones before the flood, but still received no inquiry since then. Although my unit has overland insurance coverage, I am worried about the rising condo fees, plummeting asset values, unsellable property and especially the potential risks of another flooding.

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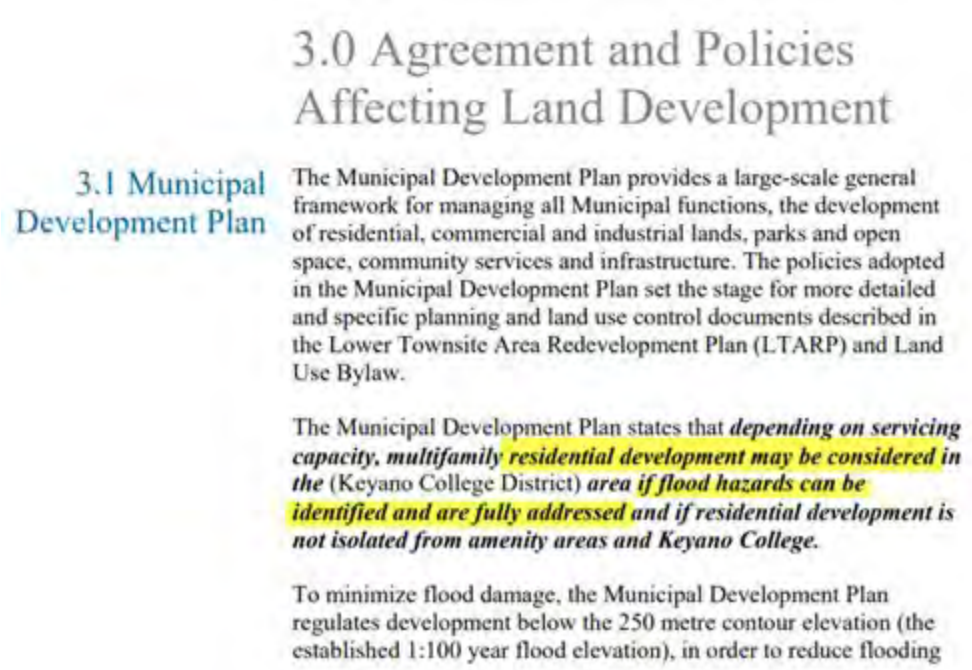
The Outline Plan for Longboat Landing (https://www.rmwb.ca/Assets/Departments/Planning+and+Development/Longboat+Landing+Outline+Plan.pdf?fbclid=IwAR1XE4-m66LAPgvFK_dnlxd8UPtk1kgtFg1yodHvPKZZDdAGVSwggGSuv4U) states in section 3.1 on page 12 that "**development may be considered ... if flood hazards are fully addressed**" The RMWB did not follow its guidelines, but misinformed the public by allowing development on this flood zone, and nor fix the problems after the wrong decisions. Now the city responded the flooding damages with structural mitigation solutions. How long will it take to design and implement, 1 year, 5 years or 10 years? Will the solutions effectively protect the neighbourhood from another flooding? Who will be responsible if we are hit by another flooding in the future?

Sincerely,

Wendy Weng, owner of a condo in Winchester at Longboat Landing
Aug 28, 2020

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)



3.0 Agreement and Policies Affecting Land Development

3.1 Municipal Development Plan

The Municipal Development Plan provides a large-scale general framework for managing all Municipal functions, the development of residential, commercial and industrial lands, parks and open space, community services and infrastructure. The policies adopted in the Municipal Development Plan set the stage for more detailed and specific planning and land use control documents described in the Lower Townsite Area Redevelopment Plan (LTARP) and Land Use Bylaw.

The Municipal Development Plan states that ***depending on servicing capacity, multifamily residential development may be considered in the*** (Keyano College District) ***area if flood hazards can be identified and are fully addressed and if residential development is not isolated from amenity areas and Keyano College.***

To minimize flood damage, the Municipal Development Plan regulates development below the 250 metre contour elevation (the established 1:100 year flood elevation), in order to reduce flooding

Victim Impact Statement 3

I strongly support a buyout of Longboat Landing. My name is Colin Cochrane and I am a Process Operator for Syncrude. I live on Fontaine Crescent in the Docks. My wife and I moved to Fort McMurray from Newfoundland back in 2012. We found out quickly that we loved it here and everything it had to offer, and decided to make it our permanent home. In April 2014 we purchased our very first home on Fontaine Crescent. We chose the area for several different reasons, some of which include that it was a beautiful new neighbourhood. It looked very family/child friendly for our growing family, and because it was close to major amenities. Prior to purchasing we spoke with our realtor, and made inquiries about the proximity of the townhouse to the river, and they stated that the area was built up high to prevent flooding and also stated that during the flood that happened in 2013, no homes were affected in this area. We also spoke with the builders, and they assured us that if overland flooding was to occur the storm drains were designed to handle any water that entered the neighbourhood. The builders also stated that the RMWB would have never approved construction of homes in this area, if there was a chance of flooding. We purchased our home with peace of mind and trust in the builders and the RMWB. However, we were misled. Now leaving us with a home that is no longer sustainable.

The proposed suggestion of flood mitigation in this area of building a berm is a band aid fix and there's no way of knowing if this will prevent flooding in the future. You're just hoping that it will. With current river levels very high, I am EXTREMELY fearful for next year's break up.

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

The flood has affected us in many different ways. Our anxiety is at an all time high, with memories of the events that happened, being displaced from our home, and the fact that we've lost things that cannot be replaced. Because we used our garage as a storage space, we lost sentimental items that were special to our family, and can never be replaced. We are also dealing with damage to our home, with repairs that are still ongoing and are not to be completed for another couple of months.

As homeowners we have so many concerns about our future going forward here. It is only inevitable that our condo fees will continue to rise, as well as insurance becoming unavailable and unaffordable. In the months to follow, I am very concerned that there will be structural damage to my home as a direct result of the flood. Potentially turning this area into another Penhorwood. With the proposed recommendation to limit any new construction in this area, who will ever want to buy or rent in an area that has no hope for future development. Especially if surrounding neighbourhoods like Waterways and Ptarmigan Court get bought out. Residents will see further decline in property value in years to come, and we will be stuck with a mortgage on a home that we are unable to rent or sell. We will be left with a home that is essentially worthless, that is, if we can even afford condo fees and insurance going forward we're not forced into bankruptcy with trying to keep up our home.

Development in this area should have never been approved in the first place. The city knew that flood mitigation wasn't in place at that time, and therefore it was their negligence that led to this situation we are facing. Now is the time to make it right with the citizens of Longboat Landing. We love Fort McMurray, we want to stay here and contribute positively to this wonderful community. But we also don't want to live in fear for our future. Please take this letter into consideration for a buyout.

Victim Impact Statement 4

I demand the buyout of Longboat Landing. My name is Christina Healy and I am an owner in the Heritage buildings at [redacted] Denholm Gate. I work in Human Resources and my husband works as a millwright.

My husband and I have been permanent Fort McMurray residents for 8 years. We rented for 2 years while saving the down payment for our condo, which we moved into right after getting married. We have now grown our family and have 2 small children under the age of 3.

The flood was a very stressful time for our family and brought a lot of stress around our financial futures and the future for our family. Our lives have been permanently changed by the flood of 2020 and this is what needs to be addressed.

When we bought, we were told we were making “the best investment of our lives.” When we asked about potential for flooding we were told that the municipality had chosen a very low risk designation after careful review by municipal engineers and that they had chosen this designation because the area would not flood. The interpretation of what this designation means has now changed significantly in the last 5 years. We were misled when we bought. The municipality failed us. It was never safe for the municipality to develop this land and if they

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

chose to, they should have done it with more caution, and been honest with buyers about the risk. We would not have bought with a full picture of risks.

The buyout of our neighbours in Ptarmigan Court and Waterways directly impacts us and our property values. We are geographically similar to these areas and the neighbourhood of Longboat Landing is entirely below the 250 metre mark. Longboat Landing is at the confluence of the Hangingstone and Clearwater rivers, just like the other neighbourhoods that are being bought out and is at the same low elevation. Water will come from multiple directions and Longboat Landing will always flood.

During the flood of 2020, it was evident that the sewage infrastructure is inadequate and damage was caused by back-up and the saturation of the land. These are not problems a berm will fix.

I understand that insurance is an issue for many Alberta condos however we are in a very different situation as our inability to secure proper insurance is directly linked to municipal negligence during the development of this land.

The proposed Land Use Bylaws send a further message that this area is not safe to live in.

We are now paying down huge investments while feeling that we are not protected. The berm does not make us feel safe and it is not a solution to the municipality's previous misdeeds. It does not fix the fact that this neighbourhood was never properly engineered for flooding and it does not solve the issues with critical infrastructure. This neighbourhood now has a reputation that prevents future investment. There is no option to sell our homes and move elsewhere because no one will purchase these homes, so we will be paying down an investment that is worth zero dollars.

Additionally, we have already had one special assessment this year as a result of a huge condo insurance increase and have been asked to prepare for at least one more for flood repairs.

If we are not bought out, there will be a huge cost to mental health and our financial futures will be destroyed. It breaks my heart that at such a happy time for my young family, we are seriously discussing bankruptcy because owning this condo leaves us with no options. There is no market to sell after this flood, just as there is no option that protects the safety and finances of our community.

Engaging us in a conversation about buyouts was the right step and I understand that we have unanimously come forward as a neighbourhood with a desire for this option. The municipality was negligent in their approval to develop this land and buyout is now the only option. There are no mitigations that solve the issues we are facing as a community.

I appreciate you listening to our stories and implore you to do the right thing.

Victim Impact Statement 5

I want a buyout !!! I have lived in Fort McMurray for almost 30 years . We bought in this area after the fire because we loved the area and it was quiet . We were not aware this was a flood zone . I have worked in retail grocery stores since 1995 . I really hope and pray that the amount of buyout we get does not leave us in debt so we can move on to another home in Fort McMurray

Thank you in advance

Mary

Victim Impact Statement 6

I, Vince Griffin, live in the Currants condo complex for the past eight years. My job is as a Transit Operator. I bought my home in December 2012. My wife and I fell in love with the quiet area. When we purchased our house, there was no mention of the site being on a flood plain.
On April 26, 2020, at 4:30 pm our quiet little area was turned upside down by the ice breakup flood.
We gathered what we needed and headed up to the evacuation center at the Discovery Center in Gregoire.
After checking in, we were informed to wait for a hotel
accommodations. We were sent to stay at the Stonebridge Hotel in downtown Fort McMurray. After being there for five days, the evacuation area was increased to involve the Stonebridge hotel. We then evacuated a second time. Returning the Oil Sands Discovery Centre to get new accommodations. I was informed because we were already registered. Our wait time for new housing should not be very long. But after 4 hours of waiting and watch other evacuees arrive and leave, I discovered we'd somehow been forgotten. We were finally sent stay at to Lac La Biche. We were there for four days. During the evacuation, all Transit Operators became essential workers, and I needed accommodations closer to the city. We were then sent to the Clean Harbours Oil Sans camp above Syncrude. We stayed there for (9) nine days.
On May 8, 2020, the Canadian Red Cross found accommodations for us at the Podollan Inn in downtown Fort McMurray. We stayed there until we received the approval to re-occupy from the city on August 8, 2020.
I don't trust the city's intentions relating to how they do business as for my fears. Even with the completion of flood migration, our homes are worthless as a community, and we even couldn't give our homes away if we wanted to.

1. The project was completed below the flood stage. The entire project should have been done at least several meters above the flood stage.
Longboat Landing was designed to be flooded (no livable space directly on the ground et cetera)

2. The city building inspector signed off on our initial buildings for occupancy by the city back in 2010, a set of stairs near my unit was not secured properly in the ground.

3. The money wasted on a berm should go to the homeowners.

Victim Impact Statement 7

First of all I would like to start with, I am demanding a buyout of Longboat Landing

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

My Name is Angela Dollimont, I have lived in Fort McMurray for nearly 22 years.
I work for a local construction company called CBS Construction which I have been working there for nearly 13 years now. I started as a construction laborer and have worked myself up the ladder to a Supervisor. Not to mention I have worked on my career while being a single Mother of two.

In 2012 I decided to purchase my first home in Long Boat Landing – No one told me or educated me about buying a home that was in a flood plain area.

When I bought my home back in 2012 it was to raise my young family, an affordable, calm secluded place to live. I bought my home as an investment I have worked very hard over the years to provide and to keep a home for my children. Fast forward to 2020 this “Home” that we have lived comfortably in for so many years does not feel like a home anymore. It feels more like a burden, a damp smelling construction zone. Maybe everything but a “Home”
My children no longer have a safe place to play, all of the toys and everything that was familiar to them and was the norm is gone. All areas surrounding us are a swamp. All toys and most belongings that were in our garage are gone, bicycles destroyed from sewer waters.

When you live in a 2bed room condo and your children share a room, you learn to organize your life, learn to store things in the garage in Tupperware containers when not in use. Seasonal belongings.
When the flood happened and it flooded our garage. Nearly 6ft of water. All of those things that I had in storage in the containers were floating in the water. All my kids belongings, keepsakes even the brand new dirt bikes I bought them for Christmas.

The stress off everyday life while being effected by a natural disaster is miserable. I left my home with a suitcase of winter cloths hoping I would be back by the end of the weekend. Nearly 4 months I returned back home.
Being a single mom in YMM is a tough daily struggle just imagine the added stress of raising two boys in a pandemic, paying a mortgage and paying rent, having to buy mostly everything new again all while trying to maintain employment. I cannot stress to you reader how these days felt, They were extremely dark.

I personally don’t think I will ever financially recover from this set back. The material things I can slowly replace but the everyday stress of trying to get myself back on my feet is something I will never forget.

This is just the start of what’s to come, Us single family home owners and providers will never get ahead, the nasty condo fees that are about to increase, not to mention not being able to get insurance or even sell my home. Im living a nightmare.

Please BUY OUT LONGBOAT LANDING.

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

Victim Impact Statement 8

My name is Deborah Larmond and I own a condo in The Currents. I am a retired educator.

The following are the reasons why I demand the buyout of Longboat Landing

I purchased the condominium in 2012. At the time of purchase there was never a conversation about the property being located in a flood plain. I believe if I was provided the information that the property was in a flood plain I would have never purchased. I am not a person that makes risky decisions. I never believed that I would be in this situation. I purchased the property in good faith.

Years of profit from zoning in a flood plain. The city zoned a residential area in a flood plain and land developers and insurance companies built Longboat Landing. During this time, millions of dollars was collected by the above three parties from the owners of Longboat Landing.

Currently the flood has caused and will cause tremendous financial strain. I have lost 3 months of rental income because the insurance company will not cover this loss. Based on future insurance cost and the devaluation of the property I will loose $400,000. Really, who will purchase my property in the future? I am retired and never dreamt that in my retirement I would be in this financial situation. I have planned, saved, and thought I invested in my money safely so I could retire and not live in poverty. The buyout of the my property will give me back the financial stability that I thought I had.

I am scared about the outcome if the property is not bought out. I am angry there never was disclosure about the flood plain. I feel with the events that have happened control over my future is out of my hands. I was never given the opportunity to make the decision to purchase this property with full knowledge of the situation.

The decision about Longboat Landing is complicated. I can only write to you in hopes that you can fix a wrong. Large sums of money was made by the city, developers, and insurance companies over the past years and now we are asking for help. The buyout of Longboat Landing is the right action to take.

Victim Impact Statement 9

I demand the buyout of Longboat Landing.

My name is David Strubin i am the owner of a property in longboat Landing called the currents, I am a commercial helicopter Pilot have been living in fort McMurray for 10 years and contributed to many search and rescue mission and fire fighting with Phoenix Heli-flight for the community.

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

My career took me away to a different city so I currently rent my property out. It has been really hard to deal with this being away because even though I wasn't evacuated, I haven't been able to rent my place out since the flood and it is still not ready, I am currently losing almost 2000$ a month paying a mortgage on top of a rental for myself.

The future of longboat landing is not certain, it seems like we won't be able to get insurances anymore on places and definitely will not be able to get anything for resale value. It is my understanding that these townhomes should have never been built in the first place because of the flood plane. something that the city knew but decided anyway on.

I now have vacant property in fort mcmurray and have a family here to feed and I have to come up with 2000$ extra a month to be able to pay my mortgage. On top of that to be able to move on eventually and resale it's going to be impossible for me to pay my mortgage to the bank so I might face bankruptcy.

it seems very unfair to end up in this situation and have contributed so much to the city of fort mcmurray and it's people by savings lives and fighting fires to have the city ignore this problem of the flood.

A buyout seems like the only fair option to me to avoid financial and emotional wreck a lot of families.

Regards
David Strubin

Victim Impact Statement 10

We demand the buyout of Longboat Landing

We are Constance and Lawrence and we live at the Winchester Landing. One of us have a survey background but currently we are running a cleaning company. We have been in Fort Mcmurray since 2011.

When we were searching to buy a house we were looking for a central location where we could get access to the whole town. Our first worry was whether there will be any floods in the area but we were assured it will never happen. The number one reason was that the city would never approve any building in a flood zone. Having a survey background we were convinced that the city planning department would have made all the necessary precautionary measures that overland flooding will never happen. Since surveys were done. We were also aware that a wall was going to be built around downtown as a mitigation measure. But alas in our fifth year at the Winchester Landing the floods came and we lost a lot of property (Pictures attached).

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

After the mandatory evacuation we were worried about were to live. All the hotels were fully booked and it was a nightmare to get a place to accommodate us.

Our main problem **now** is renewing our business insurance with **Intact Insurance.** In August 2020 we were denied any overland flooding coverages, based on our **postal code**. How do we get settled and expand as a business as we will not have enough coverage? We are not sure come January 2021 if even our personal insurance would be accepted.

Our main question is what are we going to do come next spring if we get another flood? We won't be having any insurance? If insurance companies are refusing us to be covered how are we going to make it through another flood. Buying us out would at least give us some relief.

Thank you

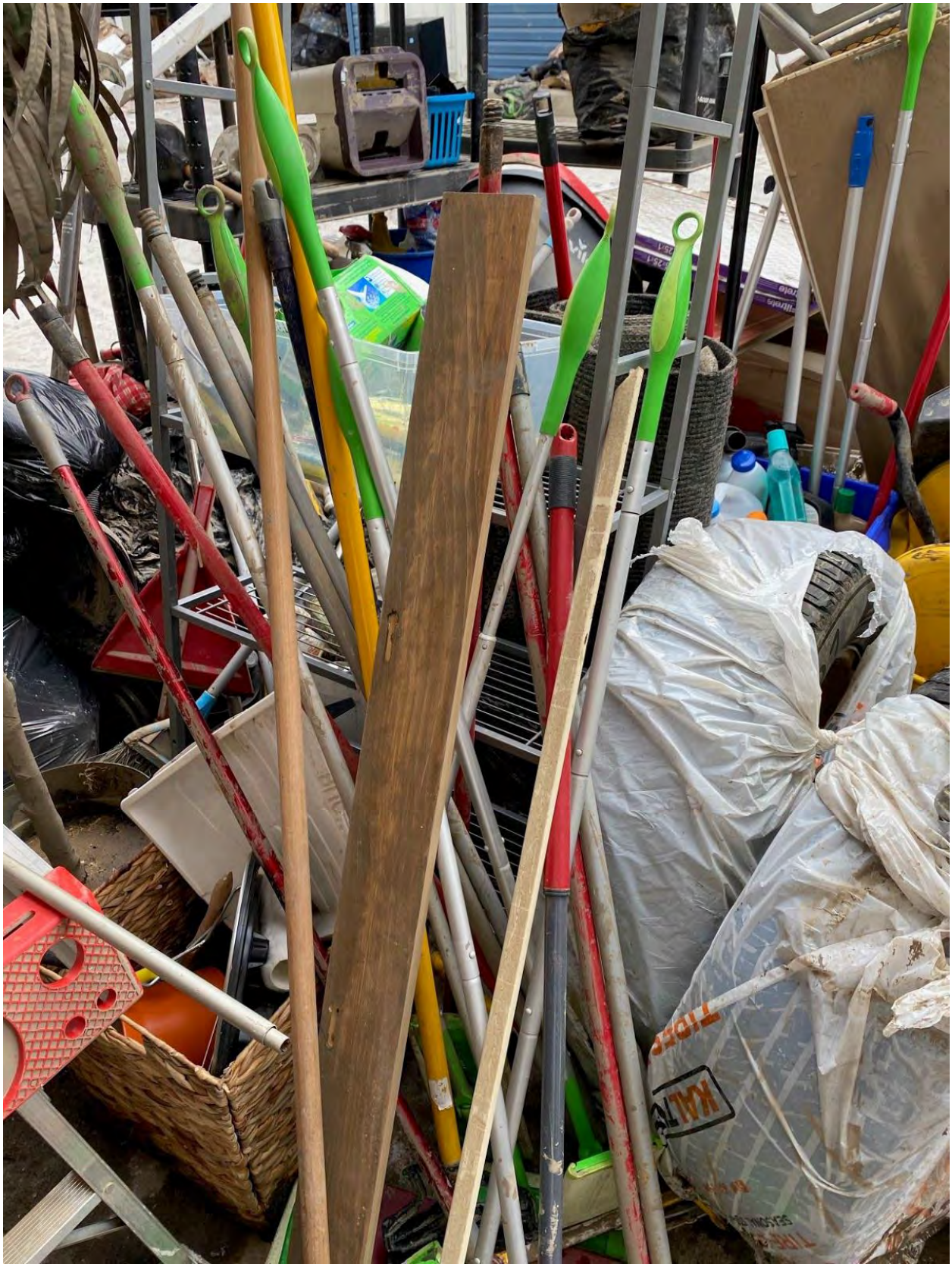
Constance and Lawrence

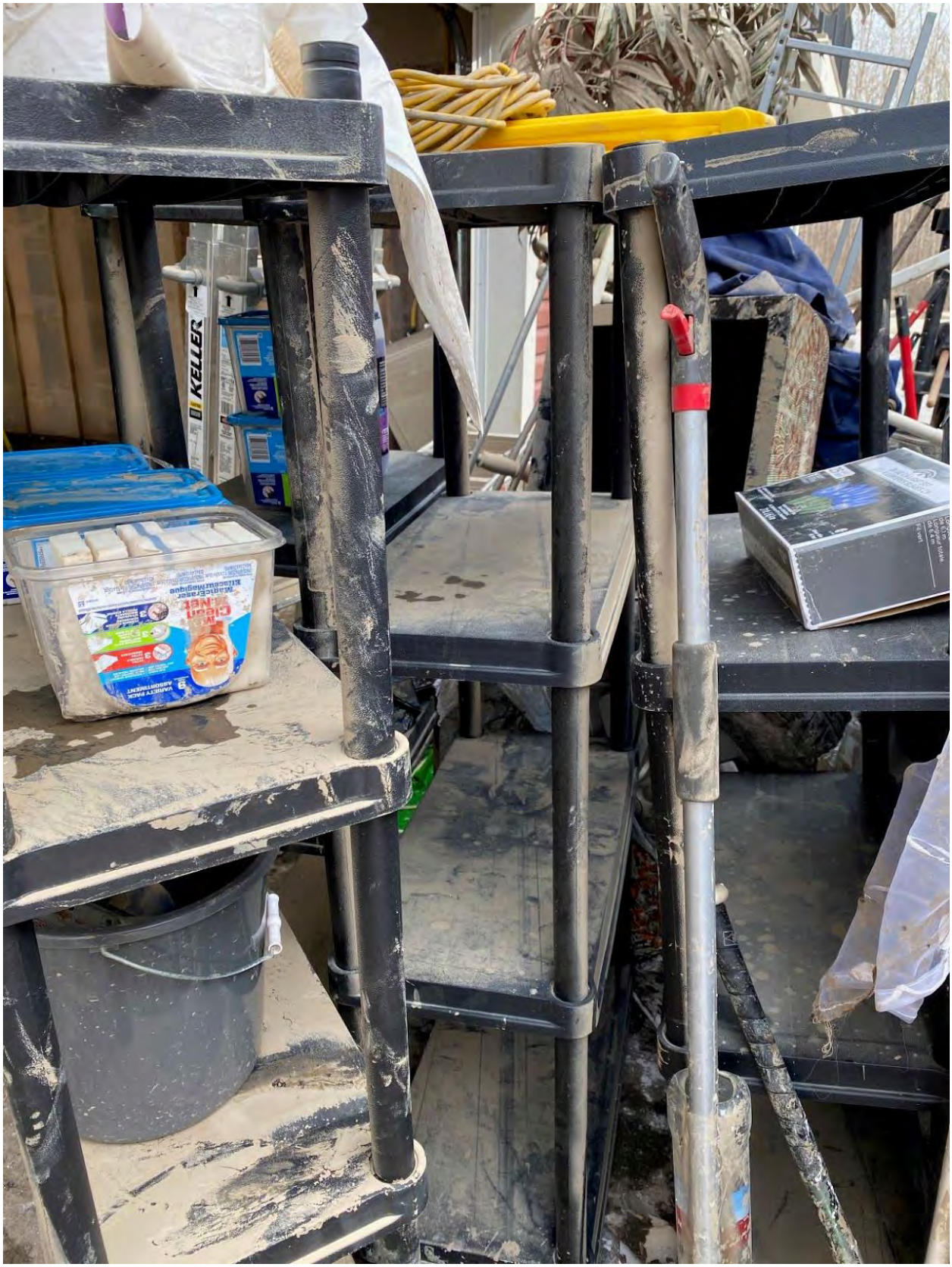
Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

3M

dyson




KELLER

Victim Impact Statement 11

My name is Curtis Sturgeon I am a gas fitter , I live at [redacted] Fontaine Cres. [the docks]. I WOULD LIKE BUYOUT OFFER FOR LONGBOAT LANDING .
When we bought our place in 2014, we were told that the flooding issues was resolved. When the flooding started we called the city all day for sand bags ,the city sent someone to check it out and we got sand bags at the same time rcmp came to tell us we had to leave. The river didn't cross the road ,but it came up through the storm drains with that it flooded our places.it has been nothing but a nightmare ever since with insurance companies .and we can't get flood insurance in this area now .so how can we have a mortgage on a house that we can't get insurance. How would we even be able to sell a house in a flood zone .

When is this berm actually going to be built ?we haven't seen any work happening yet and winter is coming what if flooding happens again next year and we have no berm or repairs to the storm drain system?

Can you do something with the vacant lots of land in the area and build them ups water don't collect .even if those lots were built up to proper levels and turn into a green space or even a parking lot or something besides a eye sore for the area . Even a play ground for the kids to keep them out of the ponds ,and off the streets.

We won't be leaving Fort Mcmurray we have lived here for 15 years now .and just want to live in a safe quiet environment without stress.

Thanks Curtis and Joanne Sturgeon

Victim Impact Statement 12

Victim impact statement: "I demand the buyout of Longboat Landing".

My name is Rob Miller, my wife and my son and I were living at [redacted] Fontaine Crescent "The Docks at Longboat Landing on April 26, 2020, the date of the flood. I am Sales Manager for Air Liquide Canada and I had been living in my Fort McMurray for the previous four years arriving the same week of the Wildfire evacuation.

I purchased my home in April of 2016, prior to the wildfires and closed on the property in July that year. Knowing that the property survived the wildfires I felt confident that I had made a good purchase for my family in a newer part of town. The quality of the build was solid and we were in a new and attractive neighbourhood in the city.

We enjoyed our life in Longboat Landing, over the next three years we brought home two pet dogs and we all enjoyed our walks around the neighbourhood, meeting neighbours and really feeling at home.

I joined the condo board for the Docks in 2017. The board as a team, worked hard for three

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

years and by the fall of 2019 we had stabilized the corporation's finances to the point where we were able manage the property on our condo fee budget and no longer issue special assessments. Although our costs were higher than when we bought, we were in a good position as a Condo Corporation.

During the fall and winter months of 2019 I endeavored to improve my property by framing in my basement/garage, adding electrical outlets and a 230 amp service plug. I installed drywall and paid a professional to finish the mudding and taping. To finish off the renovation I installed laminate flooring in the front portion of my basement. All of this done under permit by the Municipality of Wood Buffalo (see 2019-EP-000558)

On the morning of April 26, 2020 I took my dogs for their morning walk along the back of the property of Section 17 Fontaine Crescent. Upon reaching the field behind the development I noticed the river waters had risen high enough to flood the forest behind these buildings. Upon my return to my home, I alerted my wife of what was happening and we proceeded to move her vehicle to higher ground at the Air Liquide site in the Gregoire Industrial park.
As the day wore on we monitored the approach of the river onto the back of the units along the river. By early afternoon we were contacting the Municipality to bring sandbags to the location. After a while the sandbags arrived and the community effort kicked into overdrive and we worked together in an attempt to save the basements of
these buildings in our development. Although there were very significant losses, I believe that this portion of the event brought our community together.

These buildings at Section 17 relented to the flood waters coming through the storm sewers and eventually the overland waters that came from the river and through the forest.

My home is located directly across the road at Section 17 Fontaine. The flood waters never breached the road or the small berm around our buildings, we did not experience overland flooding. The flooding in our portion of the condo community was entirely the result of Storm Sewer Back Up. In my garage we experienced 28” of flood water, I was somewhat more fortunate than some of my neighbors as I was on higher ground. Others had water over four feet high which resulted in electrical panels being compromised and ceilings that require tear out and reinstallation. Nonetheless, the damage to my property was substantial, I lost everything in my basement/garage. All of the drywall, all of the flooring and all of the content was touched by water and sewage from the storm sewer and the insurance company was denying any coverage as they called it over land flooding.

My immediate life impact from this storm sewer backup was to transport my wife and our two dogs across the country to Mississauga ON in order for my family to enjoy a safe life away from our new reality. An indeterminable time frame of a stay in a hotel is no life for two mid size dogs and my spouse. My family was to remain in Ontario until some resemblance of normalcy could be achieved in Fort McMurray. In all, my wife and I spent three and a half months apart from

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each other. I returned to Fort McMurray within four days to help with remediation and lived in evacuee accommodations with my son for about 10 days.

Fortunately through the understanding and accommodating generosity of my employer I am able to continue my career and start over with my family in Calgary. I still own my property in Longboat landing and I am now a landlord. My tenants have limited access to the basement/garage that is still under re-construction. We are not seeing any funds from the Alberta Disaster Relief Program at this time and insurance companies are not honouring our "Sewer Back Up" insurance claim as they say the Backup was caused by overland flooding. (again, not a drop of water reached our property overland).

I know that this is a lengthy "victim Impact Statement", I would like to clarify my position on Victim Impact. I don't see myself as a victim of the flood, rather I see myself and my neighbours in Longboat Landing as victims of negligence. Negligence on behalf of some departments in the Municipality of Wood Buffalo. I don't believe there was any malicious intent by these departments. Rather just oversight or maybe rush to push through land use approvals in the development of Longboat Landing. I cite two acts of negligence; one was to approve building these properties on a flood plain. The second was to build these properties without installation of flood mitigation before construction. This mitigation would have included backflow prevention in the storm sewers and also construction of the berm prior to building the community.

So in summary, This is what all victims are facing in Longboat Landing:

Continued ownership of a property that was built on a flood plain and approved by the city to be built below the 250.5 M elevation.

Storm sewers with no backflow prevention (this technology has been around for more than 60 years)

I site the following facts in my demand for a full buyout of my mortgage ($283,000.00), and a refund of my down payment on my property ($80,000.00)

These properties are located on a flood plain that are not able to, and never will be able to secure overland flood Insurance. Due to this lack of being able to secure insurance, future buyers will not be able to secure mortgages. I know this because I now own a property in Calgary that is nowhere near a flood plain and insurance companies will only provide flood insurance at a $500.00/year premium. This is because there were floods in other parts of Calgary several years ago (2013) - I am summarizing from this situation that there is no chance of getting flood insurance in Longboat Landing located directly on a flood plain and underneath the elevation level that it was supposed to be built on).

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I also would like to reference some of the facts from the insurance providers currently doing business in the Longboat Landing properties.

Please witness the inconsistencies from the insurance industry in their response to the situation in Fort McMurray and Calgary Alberta.

An Excerpt from a CBC News article dated August 28, 2020 - Jamie Malbeuf
https://www.cbc.ca/news/canada/edmonton/fort-mcmurray-longboat-landing-flood-mitigation-1.5702702
“Bryce Kumka, senior account executive with Rogers Insurance, said his company is the broker for all but one building in Longboat Landing.

He said he does not anticipate that it would be difficult to get fire insurance coverage for the buildings but flooding would be a different issue.

"As far as the availability of coverage from a flooding incident … [it] may be challenging," said Kumka.

He said the addition of berms would give condo corporations a better chance to get coverage, because that would mitigate some of the risk.”

This is pandering, there will be no flood insurance for these residences, the insurance companies were not providing overland insurance before the flood and now that there has been a flood there is not a chance they will offer it with a berm in place. We all know this.

“Kumka pointed to 2013 flood in Calgary, where he said similar damage was done but most flooding coverage now is available.”

It is available but at a premium, and only to places that are not on the flood plain. Broker Link could only find one insurer to offer me overland flood insurance on my property in Calgary, Wawanesa, and my property is not on a flood plain. Again there will be no future flood insurance in Longboat Landing for Condo Corporation policies or for personal or business policies.

I also submit that insurance companies are already trying to leave the area of Longboat Landing. Our board was just told last week that one of our providers who had in recent months offered to take on more coverage, had now rescinded their offer.

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I cite this message from our insurer on September 4th, 2020:

Subject: Dock Insurance Challenges

Bill,

We have been working to overcome a significant Challenge with one of your Subscribing insurers Wawanesa since the renewal earlier this spring. They had agreed to take on 35% of the insurance placement up from 20% last year for your condo and now have revoked this offer.

It is very frustrating as they had received management approval to expand their position, after the flood happened and the claim started to add up they seemingly had second thoughts.

I apologize for the short notice, we were confident that the senior leadership at Wawanesa would be able to continue to provide support for your condo unfortunately they have not been able to.

We have attempted to work with them for the past while to try to rectify this matter and have been able to find other insurers to take 15% of their position. This leaves us currently 20% short on the total insured value of the complex ($3mil).

We are hoping that the other insurers will take up the difference, we also have a new facility at Lloyds that is opening up, we should have some additional information tomorrow.

I had left you a message earlier this afternoon, please feel free to contact me directly if you have any questions.

Regards,

Bryce Kumka, B.Comm (Hon), CIP, CRM
SENIOR ACCOUNT EXECUTIVE
EMPLOYEE-OWNER

As you can see from the CBC News article and recent communications to our board, the insurance sales professionals are telling one story of being able to secure policies in the future, while
the companies themselves are starting to pull away from insuring the properties in

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Longboat Landing.

Future buyers of these properties will not be able to secure a mortgage as banks will not take the risk of lending against properties sitting in the path of a natural disaster. The only way to sell these properties will be for cash purchase. There are not many people in Fort McMurray paying 100% cash for their homes.

Condo Corporation Insurance is set to skyrocket as insurance companies will either not insure the Condo Corporations at all or the premiums will be so high they will be unattainable. This will both drive up condo fees and drive down property values.

The Municipality of Wood Buffalo, the Provincial Government of Alberta and the Federal Government of Canada need to team up and buy out all of the properties of Longboat Landing. I previously provided a proposal where the government takes ownership of the developments and use them as rental properties in order to pay down the buyout expense. I encourage the Municipal Administration and Municipal Council to consider this option and act on it.

As always I am available for discussion on this matter.

Rob Miller

President of The Docks Condominium Community

Victim Impact Statement 13

I Demand the Buyout of Longboat Landing based on Purchase Price of Property.

Name: BENJAMIN LATORRE

Address: Section 17 (1) FOIP Fontaine Crescent (LONGBOAT LANDING)

My work/profession: Engineer, Senior Advisor for the Oil Sands, Petro-Canada Lubricants Inc./Hollyfrontier Corp.. 70% of my work is home office-based and 30% of my work is visiting the major Oil Sands, CNRL,Horizon and all Suncor sites

When and why I bought at Longboat Landing:

My wife and I together with 2 boys came to Canada only in 2012 as Permanent Residents. In 2013, I was hired by Suncor to relocate to Fort McMurray to assume the position of Senior Advisor Oil Sands. In my search for a home, I chose Longboat Landing, since it is accessible to schools, shopping areas and other conveniences.

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During my evaluation of several purchase options, I had discussions with its developer, Paul Bergmann and several of his employees. They pointed out that they were granted the permit to build the houses by the municipality and the area had not experienced any flooding.

I purchased this Winchester Home at Longboat Landing in May 2014, when the price of oil was still up. Real estate values were still high. The value of my home was then $588,000. It was relatively high, but the alternatives in Timberlea and Thickwood were less affordable. I planned to work in Fort McMurray, pay the mortgage on the house and sell it upon my retirement. I am 64 years old and will retire in a few years. We invested our life savings and planned to end my working days in Fort McMurray. We were hoping the equity on the house can add to our retirement savings.

We are faced with the burden paying the balance our mortgage when I retire. The purchase price of the property with a Year 2020 Assessment is $318,000. And this is *before* the 2020 Flood. At present, my house has no value. No one will want to buy it, since it is in a flood-prone area. My mortgage balance is $470,000. We face a grim retirement future and do not know how to pay this mortgage.

We are also faced with Fort McMurray Post Traumatic Stress Disorder (PTSD): We fear that our house will be flooded every Spring. A buy-out of our house will allow us to leave Longboat Landing and retire in peace. We no longer feel safe in this flood prone area.

Our flood evacuation experience: (Pictures attached)

Both my wife and I travel for our respective work and we were out of town when the evacuation happened. There was nothing we were able to save in our basement and garage. The AMA issued us a letter of non- coverage of our personal property. Clothes, small appliances & equipment , tools, books, food items and other personal items were unrecoverable:

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Our personal car was parked in the basement garage and was damaged beyond repair:

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Why we should be bought out:

a. Our house is *not insurable anymore*. No insurance firm will issue a policy for a high flood-risk location. We've already tried to renew our coverage, to no avail.

b. There would be *no buyers* for a house in a flood-prone area. Both the demand for and value of our house are both gone.

c. *Berms* might appear as low-cost solutions, compared to a Buy-Out. But they are not fool-proof. I understand that they require diligent maintenance, otherwise they are infiltrated by water, leak and eventually fail. (https://www.researchgate.net/publication/256326626_Investigation_of_Slope_Failures_in_Soil_Mechanics). Budgetary cuts for their upkeep will just raise the risk of flooding once more.

d. Living in a flood prone area puts lives at risk. Residents need to live in lower-risk areas.

e. The municipality granted the building permit of the house in a flood risk area.

We were fortunate not to have any casualties in this 2020 Flood. We might not be so lucky the next flood. Other Longboat residents who may be confident in the security of the berms, might be put in harm's way. We should get out of Longboat Landing area, while we have the time.

Effects the flood had on my family and what I think the future will look like if we do not get bought out.

Our life was in disarray:

- A lot of our personal property were gone.
- Our house did not have full electrical power. The flood damaged our power cable underneath the house.
- We felt at risk during our cleanup of our house. The risk of exposure to sewer water was always in our minds.
- We had no other place to stay during the evacuation and early repair of our house,

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except in hotels. During the time Covid-19 kept increasing, we were in constant fear of contracting the disease.

With no insurance, no buyers and a few berms trying to contain Nature, many houses in Longboat will eventually fall into disrepair with succeeding floods. Many are likely to be abandoned, along with developing into high risk areas for crimes and fires. My wife and I face:

- living in an uninsurable house,
- depleting our funds to repair future flood-damage
- my house equity lost in a high personal safety-risk property, and - a mortgage that *will not likely be renewed,*

We face a bleak future living in a risky house and being financially insolvent at renewal of our mortgage. ***A life of poverty awaits us, if our house is not bought out.***

My questions:

The government permitted the development of this community. It was an implied assurance that our house was in a secure location.

- Wasn't there any Flood Plain Mapping or strategy for downtown? - Why were building permits issued in Longboat Landing, despite the existence of flooding risk data for the area?
- Is the government prepared to have an eyesore of an abandoned community, or be answerable to loss of life /injury from future floods?

Benjamin Latorre
Section 17 (1) FOIP Fontaine Crescent

Victim Impact Statement 14

Hello,
We live at Section 17 (1) FOIP Fontaine Crescent and we demand a buyout of Longboat Landing.
We bought at The Currents last year winter 2019, first property purchase in Fort Murray. We are a dual income family with no kids. I work as a supervisor and my partner owns his own company. We spend a lot of time working and we purchased our home at the Currents as condo living fits our busy lifestyle, we are close to downtown amenities and work.
We definitely had no idea that this was a flood plain, and were not made aware of this when we purchased. My mother and her partner also live in Longboat Landing and they didn't mention either about any flood risk so as far as they knew, it is a safe place to live.
This flood was very traumatic given the existing pts from the flood in 2016. What made things worse was leading up to the flood, knowing that the river break up was not going well given the ice jam and what seemed like inaction from the city to either prevent this ice jam from happening or not asking for assistance early enough. I can empathize that it was a complex situation with no easy solution however the price the residents paid for this was very high.

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April 27, all day I was monitoring the water rising over by Winchester condos and feeling confident that perhaps the water wouldn't reach us over at the Currents. To our dismay, when we saw the water rising rapidly through the sewer grate at our parkade, we knew we were alone to deal with this. The water rose so fast we saved what we could but it was horrible feeling powerless, with no control over the power of nature.
We are living in homes that now will be impossible to sell, I am suffering from anxiety thinking about all this rain this year and what this means for the river this coming spring. We had to be out of our homes for 3 months and we don't want to go through that again. If the city approved the building of these residents here, knowing it was a flood plain, all precautions that you are proposing now should have been implemented in the first place. People who are in power and responsible for ensuring the safety of residents cut corners and now we are the guinea pigs of your proposals. We flooded because the river water came through the sewers. There should have been a back up valve in there from the get go. With that said, we can't underestimate the power of nature so the over land water from the Winchester side regardless would have happened.
We prefer a fair buy-out as there are too many unknowns that we face such as rising insurance costs and/or no coverage, rising condo fees, new potential buyers not being to get insurance so people will be deterred to buy here. I would be satisfied to receive a fair market value of our home, without owing on our existing mortgage. With a buy out though, if you plan to use this for student housing or low-income housing, what if the same catastrophe happens again? Now you have vulnerable people living here that may not have the support or resources to deal with evacuations. Students have enough stress and pressure to deal with having to evacuate during exam time, with no family here to support. Low income or immigrants with English as a second language will be severely affected negatively. The city will then have to fork out money AGAIN to help people in need.

What I would like to see before a final decision is made by the city is a true cost analysis of all scenarios. Up front costs and long term costs of maintaining a berm and the sewer valve and what that will mean to our insurance companies that will want hazards mitigated.
And if the city decides to not buy out the property, what plans to invest and encourage residents to buy here will be adopted. As mentioned in the community meetings, this area was supposed to have amenities built here to grow the community but nothing of the sort has happened. It is almost like the forgotten community at the end of Franklin.
We know this decision has to be made carefully, but as tax paying, working class families contributing to our economy here, we insist that our concerns are listened to, and are considered. If at the end of the day you buy us out and return this area to marshland, which might help with absorbing flood as nature intended to, then so be it. The houses are nice, it will be sad to demolish, but maybe it is the right thing to do, and then learn to make better decisions in the future.
Laura Jaramillo

Victim Impact Statement 15

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I am asking for the buyout of Longboat Landing as a resident of The Currents, Building 113.

Background:

I purchased my condo in 2011 as a new build from the developer Rohit. I had previously purchased and lived in a house in 2007 when I first moved to McMurray. But decided I needed to downsize so I sold my house in 2011 in order to purchase this condo.

I used an experienced Fort McMurray realtor, a long-term McMurray resident herself for the purchase. As a repeat client of this realtor, we discussed all my condo options in Fort McMurray. For Longboat Landing, we discussed the first townhouses and high-rise condos that had been constructed in this area by a previous Developer and what Rohit was doing to resolve previous owner issues they had. Specifically, this included each unit having its own furnace vs a boiler system and changes to the floorplans. I spoke directly to Rohit about how the townhouses at The Currents were constructed to ensure they were soundly built as well as future development plans they had for Longboat Landing.

I was not informed by my Realtor or the Developer about any potential issues with flooding or that the garages were known to be below flood levels.

Current:

Having lived through the Fires in 2016 and hearing of neighbours and friends that were not adequately insured, I made sure I checked with my Insurance provider AMA that I was fully covered for all potential loses including having a “flood rider”. I am a long-term policy holder with AMA; a client since 2003 and was very happy with how they had handled my Fire claim.

Unfortunately, at the same time as the fires, I developed significant health issues leaving me unable to work and on long term disability. I had to make the difficult decision not to return to Fort McMurray and relocate to Calgary. After the move, I contacted several realtors but was unable to sell my condo; I was told the market was flooded with condos and very few properties were selling downtown. So, I engaged the services of a local Property Manager/Realtor to rent out my unit in order to generate income for myself and wait to sell in the future. I am not able to manage the rental myself due to my disability.

When we heard about the floods, I was not panicked. I believed I was fully insured and given my previous good experience with AMA, I believed the process would be similar and relatively straight forward. It came as a complete surprise and shock to me when I contacted my agent. She explained that this flood was called an “over land flood”, a term I had never heard of before, and due to an exemption in Alberta, overland flooding for condos is NOT be covered. It is not dependent on the insurer. It is a Provincial rule. I complained to the agent that I had never heard of this exemption. It had not been explained to me at ANY time that I held insurance for this property, including at the time of purchase. The agent told me she was very sorry. It should have been explained to me, but it didn’t change the fact that I was NOT insured.

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Shock and anger are understatements as to what I felt. I thought I had done my due diligence when I purchased the property and asked all the right questions. I felt duped by all parties that I had conferred with during the purchase. I also felt completely let down by AMA – to find out after the flood that my unit was not covered nor would it ever be covered for this type of flooding, given the Provincial rules.

The Solution:

A berm will not protect our properties from the sewer flooding that occurred, nor do I believe a berm would have stopped the overland flooding. Due to the vicinity of the development to the river, I believe a berm will be breached which is why I don't believe insurance companies will insure our development even with a berm construction.

Does the city have written confirmation/proof from insurers that a berm has been discussed as the flood mitigation plan for both sewer and overland flooding at Longboat Landing, and based on that mitigation plan, the insurers WILL offer affordable insurance to Longboat Landing residents, both homeowners and renters?

I feel let down by the city that they gave building permits for an area they knew was on a flood plain. I also don't understand why Longboat Landing was not considered for buy-outs right from the beginning like other areas also devasted by the flood when we are on a known flood plain?

I feel completely panicked about my future and completely exhausted by this process. It is exhausting to explain numerous times why I am so concerned about the future of this development and why I know a berm is not an adequate mitigation. I cannot afford to lose all my money by owning an unsellable, uninsurable property that I am still paying a mortgage on. I can't afford if my condo fees escalate to cover current loses, not to mention future losses with a berm that fails in the future. This property represents my retirement savings now that I am disabled.

I am asking you to approve the buyout of Longboat Landing so that residents are able to recover some of their investment and as a key step forward in order for Longboat Landing owners to have a safe future without fear.

Victim Impact Statement 16

I demand the buyout of Longboat Landing.

My name is Tara Douglas and I live at Heritage Landing [redacted] Denholm Gate). I am employed with Keyano College in the School of Continuing Education as the Program Manager.

I bought my condo with my ex-fiance in 2014 right before oil prices dropped and the 2016 Wildfire, also at a time when housing prices were high. We were not informed that the land was on a flood plain. Since then, the value of my condo has also dropped significantly and my mortgage is more than the 2019 property assessment. ***I am demanding a buyout of my property at the current mortgage amount of $306,000.***

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During time of the flood, at first I did not foresee the water coming as close as it did, and soon enough we were told to evacuate the area. My building was fortunate enough to only get 4-5" of water in the parkade, as well as sewer back up. The damages included $160,000 in which the elevator alone was $102,000. The condo board has insurance on the buildings however flood coverage was not included. The condo board applied for the Disaster Recovery Program to recoup the costs of the damages. We have received approval, however if we do not receive the full amount of the damages, the remaining costs will be forced upon owners as a Special Assessment. I was also fortunate enough that I live on the 4th flood and my unit did not receive any sewer back up damages.

Owners of Heritage Landing should be bought out for the very reasons stated above. We have also already incurred a Special Assessment from the condo board for the increased insurance premiums, in which I had to pay $6,000 by July 1, 2020. The condo board has had to get insurance coverage from 8 different insurance companies in order to have insurance on both buildings. If we do not have building insurance, owners are not able to sell their properties.

The effects of the flood and the lack of insurance has had a significant financial impact on myself as well as other owners. Another financial impact has been the loss of Keyano's Cost of Living Adjustment for employees since July 1st 2020. I am currently struggling financially now and if there is to be more Special Assessments that are forced on condo owners I will be incurring debt. Not only does this add to my already stressed budget, I cannot foresee in the immediate future the possibility of selling my condo or attracting renters. I am now separated from my fiancé and am carrying the heavy financial load of this condo, it's flood damage costs, and the significant increased insurance premiums on my own. I have no family supports in Alberta, I am out here on my own, and I cannot move back to Ontario where my family is if I cannot sell my condo (that is on a flood plain) or rent it out.

I would like to know when the possibility of a buyout would be from the RMWB.

Thank you for your time,

Tara Douglas

Victim Impact Statement 17

I demand the buyout of longboat landing.
I am an owner at [redacted] Denholm gate. I am a husband, a father of two babies under the age of three, and a local tradesman.

The municipality demonstrated terrible negligence in allowing this land to be developed without proper infrastructure to mitigate flooding. The best way for me to describe my experience is through an analogy:

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Imagine you buy a brand new 2020 Ford Pickup truck. Ford has engineered a beautiful piece of machinery, but it has a serious flaw in its new engine, resulting in many terrible accidents for many customers. Ford was negligent in allowing this substandard engine to pass its quality assurance, but everyone rubber stamped it and got their bonuses.
When Ford speaks to the public about the devastation caused by their negligence, they reassure everyone that the 2021 pickup truck will have a new and improved engine.
This does nothing for the people who bought a 2020 truck, it does nothing to repair the damage to the trucks or to the lives that were ruined from Ford's poor decisions.

No one will buy one of these trucks used. No one will insure one of these trucks. No one wants to drive their kids to school in this truck due to the faulty engine.

This is how I feel about long boat landing and the suggested berm. The berm is an obvious necessity to protect downtown, but it does nothing to mitigate the devastation caused by this year's flooding. It will not restore people's confidence in the real estate market, and it won't resolve the financial reckoning this entire neighborhood will soon face.

The berm is a new engine in the 2021 truck, while everyone is stuck paying for their 2020 trucks that are dangerous, uninsurable, and no one will buy used.

Just as ford would do a recall, the municipality must buy out longboat landing.

Thanks for your time and consideration,

Kyle Healy

Victim Impact Statement 18
I demand the buyout of Longboat Landing.
My name is Cindy Alton and I live at The Crossings on the [redacted] Floor.
I bought my place in 2016 and have enjoyed the view of the river and trees from my balcony. One of the features I loved about my place was that it was private and quiet yet close to all the amenities downtown has to offer. I was not told by my realtor or lawyer that I was buying on a flood plain. I doubt that they were even aware. I assumed that City Planning/Engineers knew what they were doing given that is their area of expertise and they answer to an ethics board.
When the flood happened I was evacuated from my place. I stayed away from town until my next shift at work. I found out that there were no available hotels to stay at so my work put me up at camp at that time. This concerned me because of Covid. I had to buy extra work clothes because I couldn't get into my place at that time. This whole process was exhausting.

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After about 3 weeks I was able to go home, however the elevator and parkade were still inaccessible. Because of the Boil Water Advisory I got a water cooler and bought bottled water which I had to haul up the stairs. Also, parking was outside and because the streets were crowded, I had to park a fair ways from the building. This made bringing in groceries, etc. a hard task.
I want a buyout because:
Concerns about my condo fees rising.
Concerns about special assessments (flood damage to our parkade is still ongoing).
My safety should another flood happen again.
Will I be able to sell in the future given that insurance will be next to impossible to get.
Will I be able to rent it out given it's on a flood plain (safety).
I have a lot of money invested in this property and one day I wish to sell to help fund my retirement. If I can't sell or rent it out I'll still be carrying the costs (condo fees, taxes, utilities) with a lower income flow.
I don't believe a berm will stop a flood given we are below the 250 M mark.
I believe a buyout would be the fair and responsible thing to do.

Victim Impact Statement 19

To RMWB council,

My family and I are demanding a total buyout. My name is Sandro Stevenato I currently live in Longboat Landing (The Currents) with my wife Amanda Stevenato and my two daughters (4yrs old and 1yr old). We purchased our first home in this community and have lived here for 6.5 years. When we bought this home, we were told flood mitigation had been ongoing and this area would never flood. I currently work as a licensed plumber/gasfitter while my wife works at Keyano College in the Office of the Registrar. We bought in this area after we fell in love with downtown and knew this was a great area to start having a family.

On April 26th it started out to be a typical routine morning, making breakfast and enjoying the day. We started listening to social media in regard to the current flooding and evacuation orders. As we took a quick drive in the neighbourhood, we soon realized the water coming up closer from the south end of Longboat Landing. I then began starting to watch the manholes and sewer in my complex. They were filling up and realized it was happening once again for the 2nd time in less than four years. We began packing and collecting sentimental items as well as items for my two girls. Once the mandatory evac order was issued we began loading up what we could and left our home not knowing what we would come back too.

My family has huge concerns with insurance not being able to obtain personal coverage for overland insurance which we have called multiple insurance companies with no luck. We are also worried with our condo corporation overland insurance not being able to continue due to being high risk in our area. The water level currently is extremely high, and there are concerns about it freezing at its current levels. This would only result in a worse flood next year with condo corporations having no insurance. After attending multiple flood risk engagements and

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meetings with Brad McMurdo and Christopher Booth from Planning and Development we have huge concerns with flood mitigation as berms will not be sufficient for our area. The Currents received 4-6ft of water all coming from manholes/storm drains. We were out of our homes for over 3 months due do damaged property and secondary power lines needing to be replaced. In regards to habitable living space being built at a level of 250m or above: if my foundation, garage and common utility room is below the 250m mark how is the rest of my home habitable or stable? It's not and that is the issue we have here in Longboat Landing.

To this day on Sept 5, 2020 we still only have partial occupancy. We have been told by local real estate agents the community of longboat landing will have an extremely hard time selling properties and some agents would not actually list my house. Between insurance coverage (if eligible), high condo fees and no interest from people to buy property in this area we are stuck with one option which is a BUYOUT. Longboat landing future development will also come to a halt as no developer will want to take on that risk which leaves this area with no growth.

Before council makes a decision on what to do, I just want you to think about how the outcome with affect not just my family but all of the Longboat Landing residents for their entire lives. I would also like you to please think how you would answer a 4-year-old when she constantly ask "Is the water still in my house?" "What will happen to all my toys? Are they gone forever?" Mommy, Daddy I'm scared, what if the water comes back?" In addition, council should also take into consideration what no buyouts would mean for people in this community and their financial futures. Without buyouts people may be forced into consumer proposals or bankruptcy not being able to pay their mortgages along with increased condo fees. Before making a decision at the next council meeting please take our thoughts, concerns and desire for a buyout into consideration.

Victim Impact Statement 20

We demand the buyout of Longboat Landing.
Our names are Alejandra Quinteros and Tyler Petit. We currently live on the [redacted] floor of Heritage Landing and have lived
here for 4 years. I (Alejandra) am a Journeyman Insulator, I did my whole apprenticeship at Suncor Baseplant. My fiance,
Tyler, currently works at Suncor Baseplant as a Heavy Equipment Operator.
We also have a little one who is currently 5 months old, his name is Brady.
When the condo was purchased it was the first time Tyler had ever bought a home. It was exciting, the condos were brand
new and furnished to your specific wants. Condo fees were applied so you wouldn't have to worry about maintenance or
expensive insurances. Insurances that have now, even before the flood, been hard to obtain and during the flood we were
promptly told we didn't have (flood insurance).
In order for our building to obtain insurance we had to pay $2700, and this was asked of us as we got evacuated.

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No one knew that these condos were built on a Flood Plain nor was it ever mentioned during the purchase.
In the midst of COVID I gave birth to Brady March 30th by C-section it was a happy time to become parents. Then on April
26th, 2020 we were evacuated. Brady wasn't even a month old and I (Alejandra) was still recovering from the C-section. We
had 4 hrs to packed up and try to find somewhere to stay as the hotels were filling up. Luckily we had friends that opened
their home to our family, they lived in Timberlea. Living on ground floor, there was a higher chance of us losing a majority of
our possessions, but we were of all things very lucky. In the midst of COVID, having a new born, and fresh out of major
surgery this had become all very overwhelming. All I wanted was to be home and settle into the new life with a new born.
When looking at the future in general we look to sell the condo and buy a house. Now though, there is a looming unknown
on if our condo would sell, even at a loss. However many years they say it will take to recover we don't have those years to
sit and wait. With the fallen economy it was questionable on if our condo would sell, now with this flood, no one will buy.
Anyone looking to buy a home will be told not to buy here, and if they decide to take a look they will now need to be told they
are in the Flood Plain, further deterring anyone to buy. Which I can't blame as I would have done the same if given the same
information.
We love Fort Mac this is our home and we are excited to build our family roots here. We have built our careers here. We are
always happy to show off our town to family members that come up to visit.
We would reinvest in Fort Mcmurray if bought out.
The river is still high, we've had the highest amount of rain. The cost of mitigation will not make sense when we flood again.
What needs to happen for a buyout to make sense?
Thank you for your time.
Alejandra & Tyler

Victim Impact Statement 21

Danny Paradis & I (Laurie Moore) own a townhouse located at [redacted] Fontaine Cres (The Currents) located in Longboat Landing and insist that we included a buyout not a land swap.

We purchased this property because it was such a nice clean, quiet, and peaceful neighbourhood and thought it had good resale value for when we retire. We will never be able to sell this property now. A reasonable person is not going to purchase this property or any of the

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other 359 properties in Longboat Landing because of the flood. We never dreamt there was a chance we would be affected by a flood because we were far enough from the river, not even thinking that the water would come up the storm drains. There was no mention of potential flood damage presented to us at the time of purchase.

We are sure that our condo fees are going to rise substantially to pay for the condo corporation insurance fees, that is if we can get it.

We lost a lot of items in the flood and did not have flood insurance, nor will we be able to get any in the future. Is RMWB going to cover our these losses and future losses if and when it happens again? We can't even get reimbursement for the $6,600 for rent we had to pay top of our mortgage while being flood victims.

Being displaced for 4 months was very difficult for Laurie and our small dog both mentally & physically. The apartment we rented on Riedel St went under construction 3 weeks after we moved in. Not an ounce of piece and quiet for 14 hours a day 7 days a week.

We were out of our homes from APRIL 26 to August 27th. Our building [redacted] were the last to be allowed to return home due to the sanitary sewer pipe shifting, the other 8 buildings in the currents were able to move back August 1st, so we had to pay out of pocket for an extra months rent. They had to dig up our garage floor that was POLY CEMENTED and that will not be refinished, another cost to us.

The idea that building berms are going to stop the flood waters from reaching us is absurd, we we not flooded out by overland water, again, it came up through the storm drains, I doubt very much there is any way to stop that amount of water from entering the storm system again.

Regards
Danny & Laurie

Victim Impact Statement 22

To Whom it may Concern, I demand the buyout of Longboat landing.

My name is JIm I live in the Docks Town houses, I am a heavy equipment operator. I bought here in 2012, and started a family in 2013. There is now four of us in a two bedroom townhouse and we are quickly running out of room for 2 growing boys.

My main concerns for this area are 1. The ability to sell 2. The ability to sell at a fair price 3. The ability to get insurance. 4. Condo fees increasing.

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These concerns have come about and will be affected in the future by flood risk and lack of mitigation. Even if flooding is mitigated completely, I feel these concerns will remain. There is a black mark on this area.

I believe the municipality should be held accountable for poor decisions, negligence and shortsightedness.

I dont believe the planned Berm will be a “fix all” to all my and the communities concerns.

If the Council truly believes that it will be enough to make things right, mitigate future floods and restore property value to a reasonable level with affordable insurance, I believe then they should shoulder the Risk of owning in this area. If they believe its good enough, then the municipality can be liable for the future of this community. As it was the actions and inactions of the municipality that has led the root of the problems here.

At the moment we are trapped. Can’t move to a bigger house. Can’t sell if there was an emergency.

The city would be better suited to manage this area. People can still live here. People could Rent, Keyano staff and students im sure would be happy with the area as staff/student housing. There are options to recoup buyout costs.

Anything but a buyout is forcing all property owners to pay for negligence by the municipality, that is unacceptable.

I feel there is an opportunity now for a fair resolution that could be beneficial to all sides, I hope we can resolve this properly.

JIM

Victim Impact Statement 23

Good Day,
We are owners of a townhome property in the Portage complex of Longboat Landing, purchased in 2016. At time of purchase we were not made aware a full third of our property footage was built below 250 M and existed in a flood plain.
My husband and I both work for the municipality (FMFD first responder and WBRL teacher librarian/manager) and are part of this Longboat Landing neighbourhood comprised of approximately 360 properties. All properties were impacted by the 2020 flood. As of September 2020 our insurance company has still not approved the scope of work required to repair damages sustained, therefore large sections of properties have been unusable/waiting repair for going on 5 months. Cold weather is around the corner and repairs (including heat)are not complete.

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We demand the option of a municipal buyout.
Subjecting people to continue to live in a known flood plain where insurance is unavailable or prohibitively costly is subjecting people to a risk that harms their physical, mental, emotional and financial wellbeing.

There cannot be a revitalized local economy when the very basic needs of citizens are not met by providing the only truly safe and vital option of a buyout. The berm mitigation does not address the ongoing flood potential of our buildings which lie below 250 metres. The berm mitigation is NOT a timely, safe, nor desirable option for Longboat Landing as proven by the recommendation to limit future builds in the area even after the berm is complete in the future. Clearly these berm recommendation recognize the area will flood again.
We stand with our neighbours and demand the option for buyout in order to continue to be involved members of The Wood Buffalo Community.
Thank you.
Kelly Moore
Kevin Bas

Victim Impact Statement 24

Dennis Korpach
Section 17 [redacted] Denholm Gate
Fort McMurray, AB

To RMWB,

Hello, I am writing this personal letter to those in a position to affect the future of the residents of Longboat Landing. I sincerely hope time is taken to read and acknowledge my letter.
To begin with, I would like to express my desire to respectfully ask for and in fact, demand a buyout of
my property at Section 17 [redacted] Denholm Gate in Longboat Landing. After a long and difficult personal thought process and consideration, this is my one and only desire, buy out my property. This is an extremely
difficult thing to decide and ask for since I love where I live… the building, the area, the nature, the
quietness, but it is a necessary and only realistic solution,
After experiencing the highly stressful and horrible experience this past spring of watching rising floodwaters by the minute and fearing dreadfully for my vehicles and property that I work so hard to
provide for myself and family, I have been devastated to say the least. I am a tradesman, I am not a rich
man, but I am proud of what I have and also to contribute in various ways to the community in which I

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live. This is a very difficult position to find myself in, not a day goes by that I am not constantly reminded
of the devastation that occurred. In my building, we cannot use our underground parkade and likely will
be unable for months to come. I look around the neighbourhood and see fenced off areas, flood restorations occurring still, families still not returned to their homes, and other reminders of this devastating flood that has occurred.
When I purchased this property, I of course knew it was along the river. Unfortunately, I was not made
aware of what I now know with regard to my property being located in a designated flood plain and the
enormous risk that is attached to this. I expected a lot and put faith into the municipal government that
there couldn't possibly be any risk with buying a property in this location. It seemed so beautiful. How
wrong I this was. Complete devastation is what I now see every time I come home. I made a decision the
day that we were evacuated to leave work early as I was concerned for my vehicle in the underground
parkade. How shocked I was to drive up to my area and see RCMP officers blocking the roads and
advising me that we were being evacuated and to grab few items and leave immediately. Shocked,
dismayed, highly stressed, heartbroken, and completely lost as to what to do, I evacuated the area and
got myself and my vehicles to higher ground and stopped. I just stopped to consider and digest what we
were all just forced to do. With Covid-19 in full force, it was extremely difficult to say the least as to
what and where I could go. I registered as an evacuee, and fortunately a few hours later a very good
friend and co-worker took me in. I survived and worked at my job being homeless for a long time and in
despair and disbelief as to what had occurred, not knowing if or when I could return to my home.
So moving in time forward to now, September 2020, I now have realized the impacts and potential
impacts to where my property is located. Pointing fingers and directing blame is not where I am at,
however the RMWB is directly responsible for where these properties were allowed to be permitted and

built and with a lack of any mitigations being implemented to protect the properties. Sadly, there is no

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guarantee that can ever be put in place that will prevent a re-occurrence of what has happened. Berms,
etc. will never withstand the powered of Mother Nature. I am now faced with a very real likelihood that
we will not be able to obtain overland flood insurance. Even if some mitigations were to be implemented, it would indeed be a great number of years before any insurance company would again
even consider providing overland flood insurance. So I ask….What are the repercussions to my condo
fees (significant increases likely), special assessments, etc.? How will we be able to afford to continue to
live in these buildings? Additionally, there is a slim to none chance that anyone will ever buy my property if and when I choose to sell, that is also devastating and highly stressful. Property values will
drop significantly, and we will all be left with worthless pieces of property. This is not what I ever predicted or expected in a place that that I work so hard to provide for myself and to provide some
financial security to me and my family's future.
We are now in the fall of the year and approaching winter. Not one single thing has been done, and
there is also no realistic possibility that and mitigations can be implemented before next spring's river
breakup and flood season. The reality of this is that a re-occurrence can happen at any time, and we
now live in fear of this possibility. NO ONE can ever guarantee that this will not happen again next year,
the year after, etc.!!

I am asking and respectfully demanding as a resident and contributing member of this community…please RMWB, do the right thing and completely eliminate the risk and guarantee that I will
never have to live through this horror and devastation again. The only real and absolute guarantee to
accomplish this is to buyout our properties. You have the opportunity here and now to repair the previous government's transgressions and move forward and carry on with the right thing to do. Please
do not continue to make poor decisions or worse yet, continue with a lack of actions resulting in residents being placed at personal risk and the reality of property devastation reoccurring.

Thank you,

Dennis Korpach
[redacted]Denholm Gate

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Fort McMurray, AB
T9H 0B2

Victim Impact Statement 25

I demand the buyout of Longboat Landing. My name is Olivia Martineau, I am a homeowner at The Currents at Longboat Landing, I am a yoga instructor, mother of 2 young boys and a hard working resident of Fort McMurray for 13 years.

My husband and I bought in this area in 2012 and are the original homeowners. We bought it directly from the developer. I was pregnant with my first son when we bought this place, looking for a starter home that we could both afford and that wasn't beyond our financial means. House prices were high at the time we bought, so a townhome was in our budget. We loved downtown and knew there was a revitalization project happening. We wanted to be a part of this vibrant community downtown.

We did our homework, went to the city to look at drawings for things such as pilings under the buildings (being aware of the history of Penhorwood), and we asked the developer about flooding and we were told that only a few inches of water would enter our garage if there was a flood. The developer would have been correct had the storm drains properly moved the overland flood waters. Because the storm drains were inadequate, my garage filled with four feet of water in only a few hours, destroying many personal belongings of my family. It bulged retaining walls, exterior staircases floated away, cracked garage pads, compromised electrical feed cables and much more damage that caused us to be put out of our homes for nearly 100 days! To this day, I still do not have full access to my garage/basement and my parking stall.

Subjecting people to continue to live in an area where insurance is not available, and that will knowingly flood again, is subjecting people to a risk that harms their physical, mental and emotional wellbeing. If we do not get a buyout, I fear the worst for this community and that it might be a similar path to Penhorwood’s eventual demise.

If my home is not bought out and we live through another flood, I will lose everything I worked so hard for. I came to Fort McMurray after graduating from University and made this city my home. My husband and I have worked so hard here for our home and I see foreclosure in the future if we are not bought out and another flood happens. I simply cannot take on millions of dollars of damage in special assessments, and I don’t think any of my neighbours could either.

If previous Councils would have made the decision that many are encouraging you to make today, a lot less people would be facing the emotional, mental and physical risks that they currently are. You can change that. You can be the Council that decides to take action. Having the foresight to be the Council that made the tough decisions when it really mattered. One that values the wellbeing and safety of residents over anything else. Because let’s face it. You can’t have a revitalized local economy or attract people to the region when you can’t even meet the basic needs of a person, and that basic need is simply a need to feel safe.

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Thank You For Your Time,

Olivia Martineau

Victim Impact Statement 26

Council needs to strongly consider and endorse the buyout of Longboat Landing. I am a homeowner at The Currents at Longboat Landing and resident of Fort McMurray for 13 years. The 2020 flood caused us to be away from our home of eight years for over three months. The many things we enjoy about the area we live in were missed out on throughout most of the summer. When we purchased in this area we were told although downtown is on the flood plain many of the features in the development of this neighbourhood made it safe from flood.

The proposed solutions presented by Administration to RMWB Council are not sufficient - they are a bandaid fix to a previously approved yet significantly flawed land use zone and will leave the area at risk until completed. Had a berm and proper storm sewer infrastructure been in place prior to approving and marketing the area perhaps this issue would not be before us today. There is no sense of security in waiting for multiple projects - construction of a berm and repairs/upgrades to the storm sewer system, which may not be sufficient or withstand a future flood.

Previous administration and council were led to believe that a mix of elevations for roads, parking, and “habitable areas” of a home would somehow make the area safe from a flood. The flood of 2020 proved this wrong. After being out of our home for 3 months, there is still no end in sight to the flood restoration project in the parking and garage area of many homes in Longboat Landing. Not only is there uncertainty of obtaining insurance through condominium corporations (boards) and private homeowner insurance, we are continually unable to utilize our homes as intended - there is no parking, there is no storage, and there is no appeal for anyone to rent or buy in this area. The appeal to reside in this area of downtown still exists but that does not override all of the above uncertainties.

If there are no buyouts and recommendations go ahead for flood mitigation, there is no security whatsoever until both the berm and storm system projects are completed. Even when these are completed, there is no reason to believe these will work as intended. If this approach is such a logical and secure step to ensure resiliency in the area it should have been in place prior to development. It appears there are decades of studies and council deliberations that would agree to that. To make hundreds of people continue to live in an area in the middle of this without insurance coverage is a reckless gamble against a powerful natural force. Future development is to be limited to above the 100 year flood level - existing structures will continue to be at risk.

Without well defined milestones and deliverables with an actual timeline, the proposed flood mitigation for Longboat Landing leaves the area at a serious risk from a future flood. Individuals without the ability to get flood insurance today will be financially on their own for any future flood restoration activities. Hearing that this area *may* be insurable *once* flood mitigation projects are

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complete does not provide a sense of security - there are too many variables with too few certainties with that type of hopeful sentiment.

Thank you.

Mike Martineau

Victim Impact Statement 27

I demand the buyout of Longboat Landing.

Myself and my husband bought our home in Longboat Landing in April 2016. I myself am a Respiratory Therapist at NLRHC, and my husband works at the SSWC at Keyano College as a Program Coordinator and Head Men's Volleyball Coach. My husband was born and raised in Fort McMurray and I moved here 6 years ago and have fallen in love with what Fort McMurray has to offer.

When we were looking to buy a home back in 2016, we fell in love with the house we bought here in Winchester Landing. We instantly fell in love with our view from our balcony of the Clearwater River. Had we known the Longboat Landing area was a known flood plain, we would have never purchased. We were given false information when we purchased and were told we were built well above the 250m elevation.

When we woke up on the morning of the flood, we looked out our window at 8am and saw the water nearing our home. Just a couple hours later the water started to backup from the manholes in front of our homes and within an hour started to reach our building. We evacuated at 2pm as water steadily continued to rise, reaching approx. 6 feet high in our home over the next 24-48 hours. I was 38 weeks pregnant at the time with our first child. We ended up driving to and delivering in Edmonton and staying at a friend's place in Edmonton 6 weeks after the birth of our son. The stress this caused our family is inexpressible.

At this time, we feel owning our home is more of a burden. While we should be enjoying our time as a young family with a newborn, we instead find ourselves worrying about our financial future. We worry our condo will be unable to obtain flood insurance. We worry our condo fees will increase to an unreasonable amount. We worry about the resale value / ability to sell our home. We bought this house as a starter home and as a growing family we always planned to buy a bigger home in the near future.

We feel a berm will not protect our home from future floods nor will it protect our financial future.

Victim Impact Statement 28

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We, Timothy & Kathy Larson, owners of #[redacted] Fontaine Crescent (The Docks, Longboat Landing) respectfully demand that our property be included in the proposed buyout of other properties impacted by the 2020 Fort McMurray Flood.

We bought our home in Aug. 2018. After being gouged for rent for three years we decided that, financially, it made more sense to own our own home. Also, it was important to us to become part of, and contribute to, the community that had become our second home. After nearly 4 months of searching we decided on the condo at Longboat Landing. We thought the location perfect – it was close to work, close to downtown and close to the river walkway. Our real estate agent assured us that our resale value would be high, something important to us as Tim plans to retire within the next few years.

After moving in and getting acquainted with neighbours, attending condo association meetings and just generally getting to know our community we were told that there were plans for the Municipality to build berms that would protect our area should there ever be a risk of flood. What was scoffed at then as a zero-risk probability became a terrifying reality on April 26, 2020. Our dream of a comfortable, affordable life in Fort McMurray quickly became a nightmare. And, none of it is our fault.

The following is a list of some of the effects the 2020 Fort McMurray Flood has had on us.

1. Stress and health – in cleaning up in the aftermath of the flood Kathy became ill. Because of the COVID 19 pandemic, having to stay in a crowded hotel and then with a co-worker of Tim's, needing to eat take-out food, and meals prepared for us at the hotel, being in close proximity to large groups of strangers, and then, to add even more stress and worry the boil water advisory issued by the Municipality – she thought she had contracted the virus. Fortunately, it was not the virus, but she was extremely exhausted and run-down and had to relocate to Bon Accord, where there were family and friends she could depend upon for support. This left Tim alone in Fort McMurray to continue with the clean-up on his own. Added to his stress was returning to a work environment that put him at a greater risk of exposure to COVID 19 (he is a Senior Transit Instructor with RMWB) and having to stay in a hotel room while waiting for power and gas to be restored to our unit. Ultimately, he was displaced from our home for a little over a month.

Discovering, upon calling our insurance company to start a claim for flood damage, that we had no coverage for flood was heartbreaking, and induced severe anxiety and worry in both of us. Also, knowing that two of our vehicles left behind when we evacuated were stranded in flood water and were also not covered by insurance only compounded our feelings of anger, frustration, fear, and uncertainty.

2. Property value – it is highly unlikely that we will be able to sell our property. Even though we paid considerably less for our unit than others who had purchased prior to the fire in 2016, we still paid enough, and we were banking on being able to at least recoup what we paid for it when we eventually were ready to sell. With the prospect of buyouts now in the works who could we possibly sell to? And then there is the issue of insurance. As we found out – along with thousands of other Fort McMurray residents – the insurance we had was woefully deficient.

3. Financial hardship – as proud owners of a new home we, of course, wanted to make it our own and wanted to make improvements that, down the road, would add to its resale value. Tim added insulation, drywall and weatherproofing to the basement/garage. He also installed board and batten and shelving

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

in the basement stairway and built a small storage room under the stairs. Because our insurance failed to cover us, and the condo association insurance only covers to original construction, all the money we put into these improvements is essentially gone.

4. Future uncertainty – what if there is another catastrophic flood? We have heard talk that another 100-year flood is being forecast for 2021. Is this true? We hope not, but it is constantly in the back of our minds. Lately, with all the rain in the Fort McMurray area the rivers have risen again and there seems to be quite a bit of water standing in low-lying areas. Seeing that has caused us some concern and stirred up some of the anxiety we felt in the first few weeks following the flood.

Following are some reasons why we think we should be included in any buyout plans.

1. The Municipality failed in its responsibility to build flood berms in a timely manner despite having received the funds to do so and having begun the construction in Waterways. It was also involved in discussions regarding floodway development regulations as far back as 2014, so they were clearly aware of the rules and regulations concerning flood risk management.

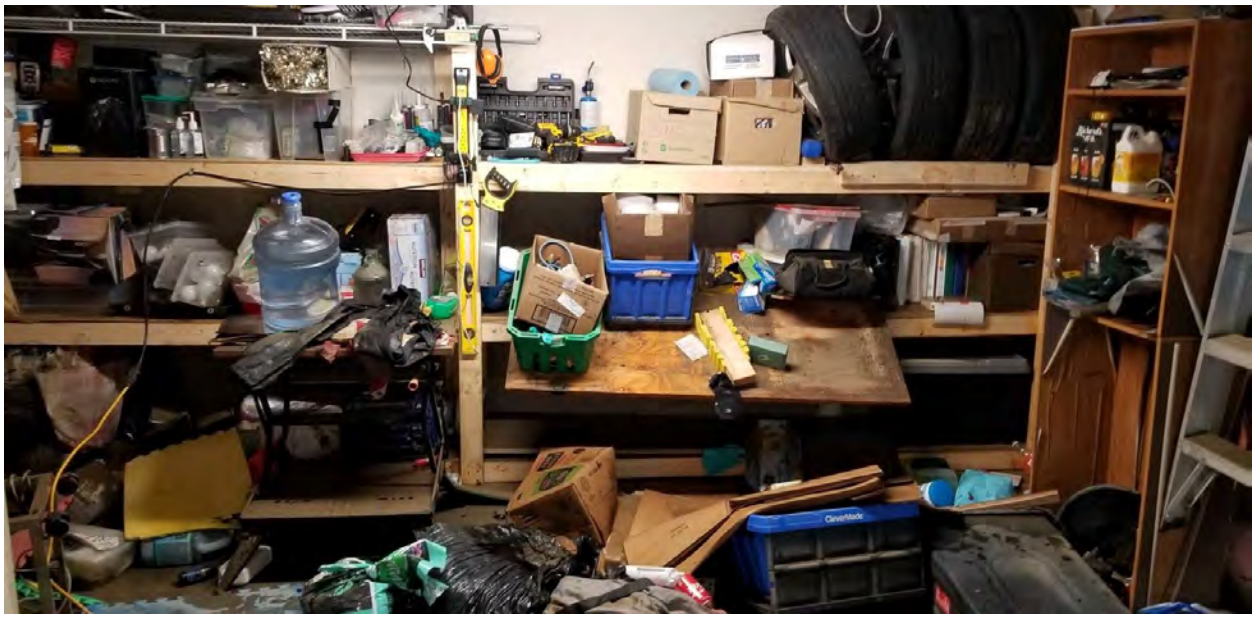
2. The Municipality is at fault for allowing development in areas clearly defined as being on a flood plain (this information was not disclosed to us when we purchased our condo – we were only told that we were *near* a flood plain.)

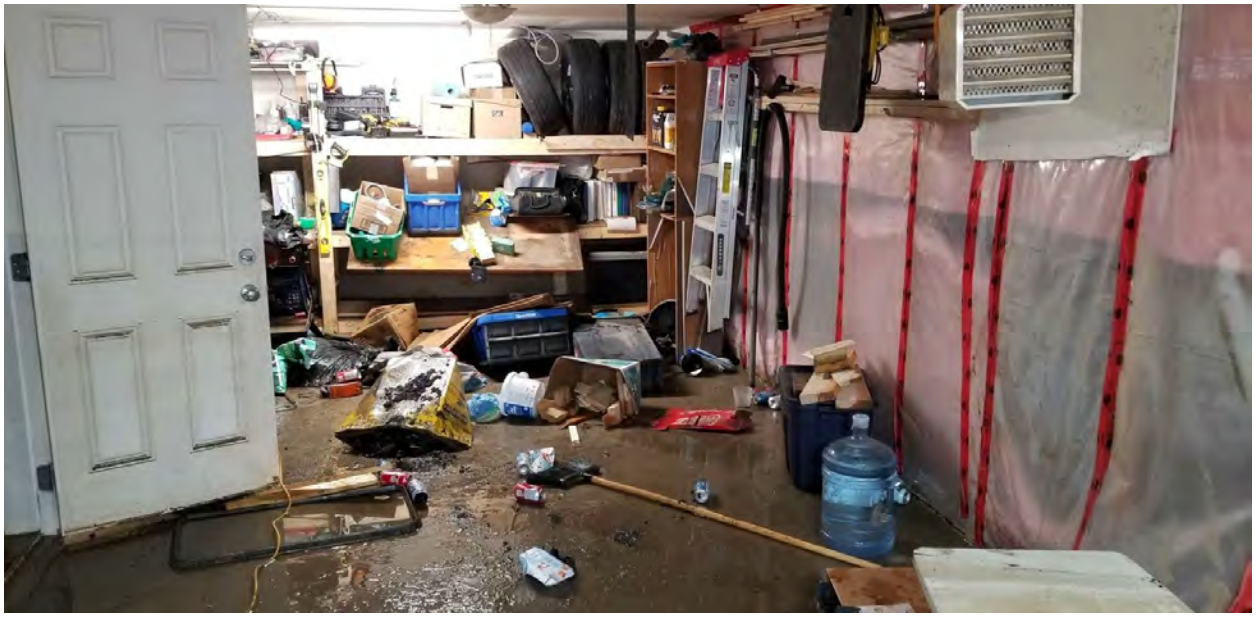
3. The Municipality allowed construction on land that was clearly below the government regulation of 250m below sea level. Longboat Landing is apparently at 246m below sea level.

4. Why did banks allow mortgages on properties that were developed on land below the government regulated 250m level?

We are asking for help from the Municipality in ensuring our future. A buyout of our property would not only allow us to move forward both emotionally and financially, it would also restore some of our faith in the Municipality of Wood Buffalo.

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)





10. Photos

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

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Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

note bubbles in picture - coming through floor drain

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

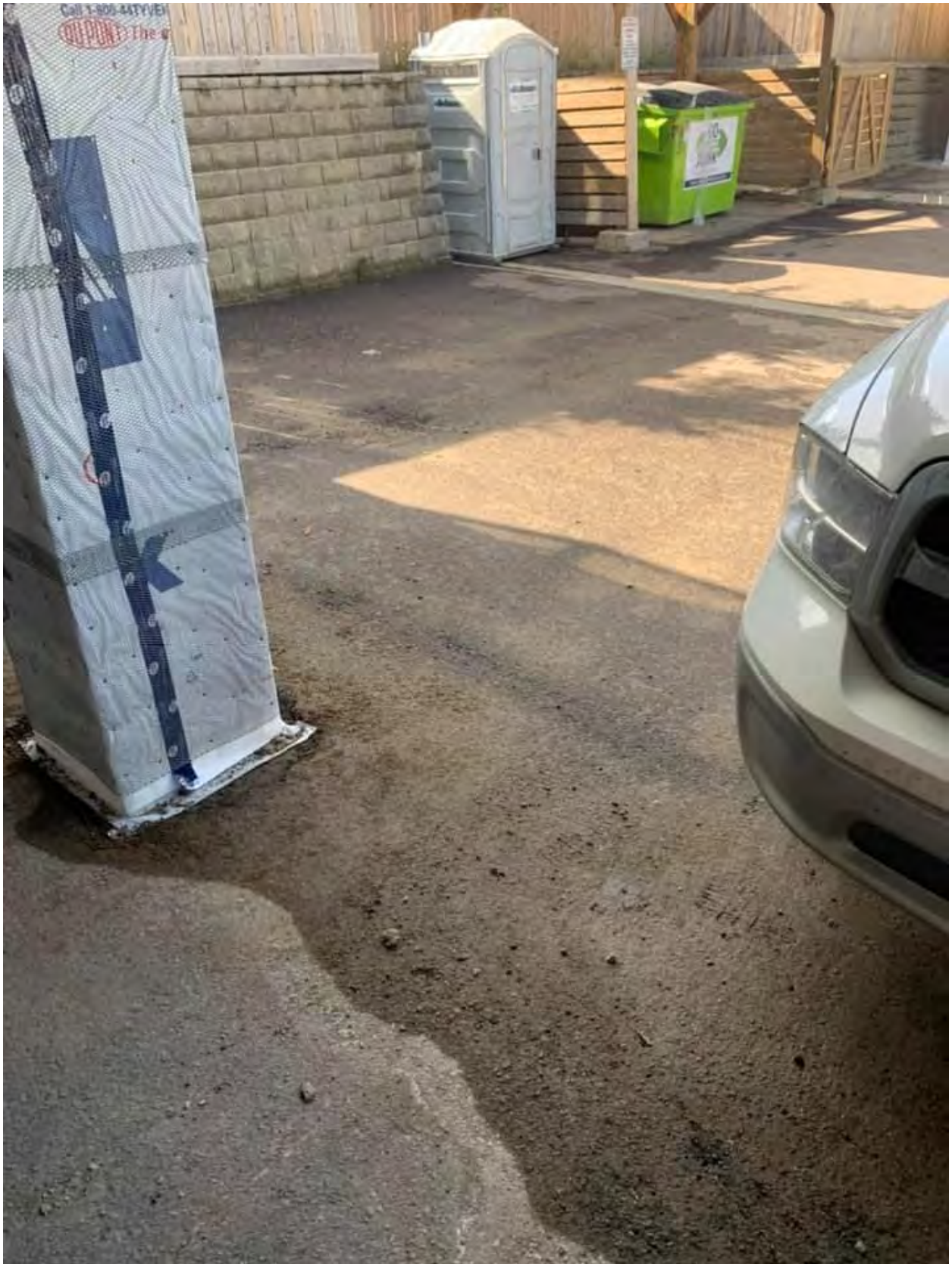
note flooding not having crossed berm yet, water came from storm drain

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

sidewalks remained dry, flood camefrom storm drain

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)



Parking lot is not dry until today

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

Sidewalks remained dry. Water in parking lot came through storm drain (middle between black houses).

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

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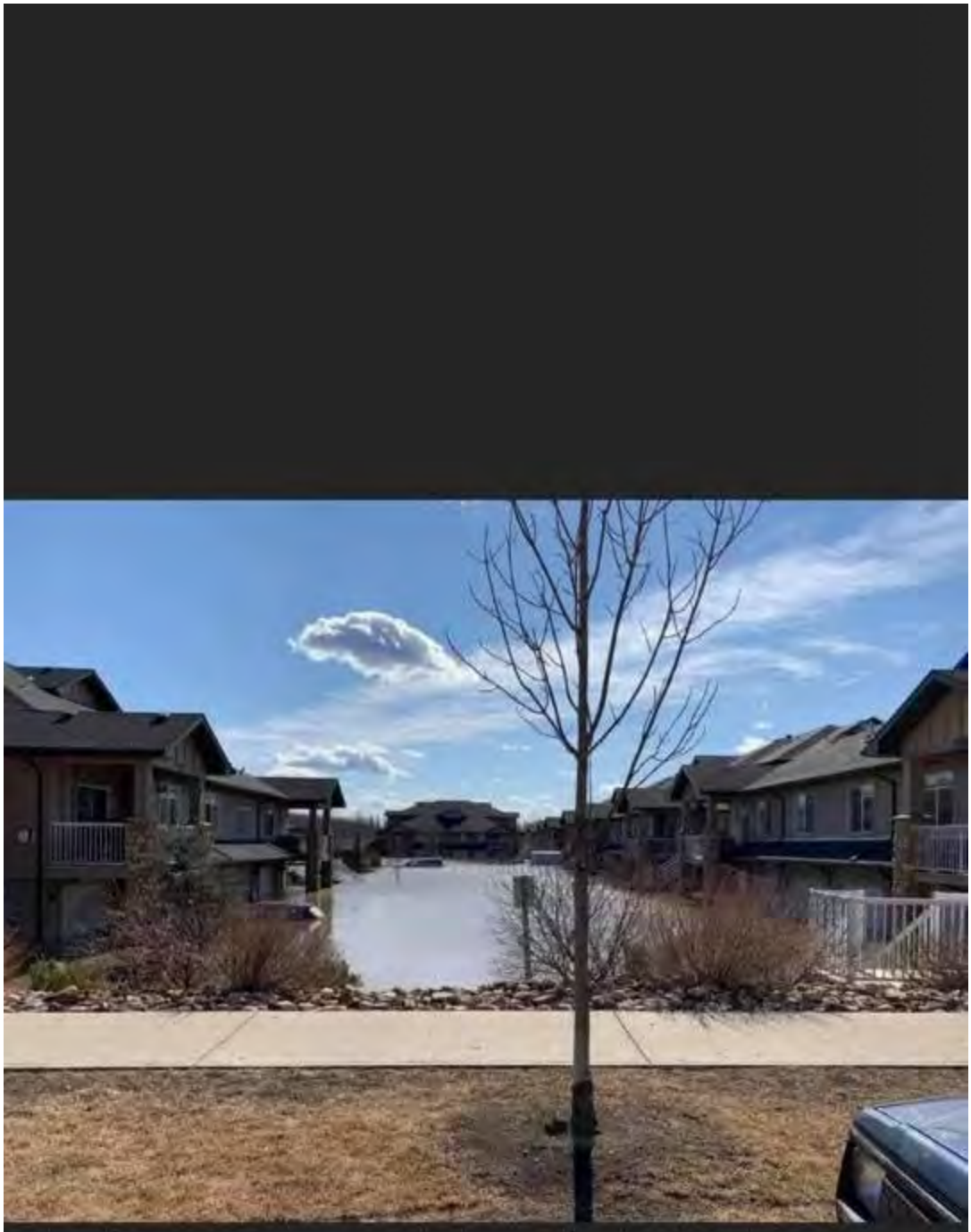

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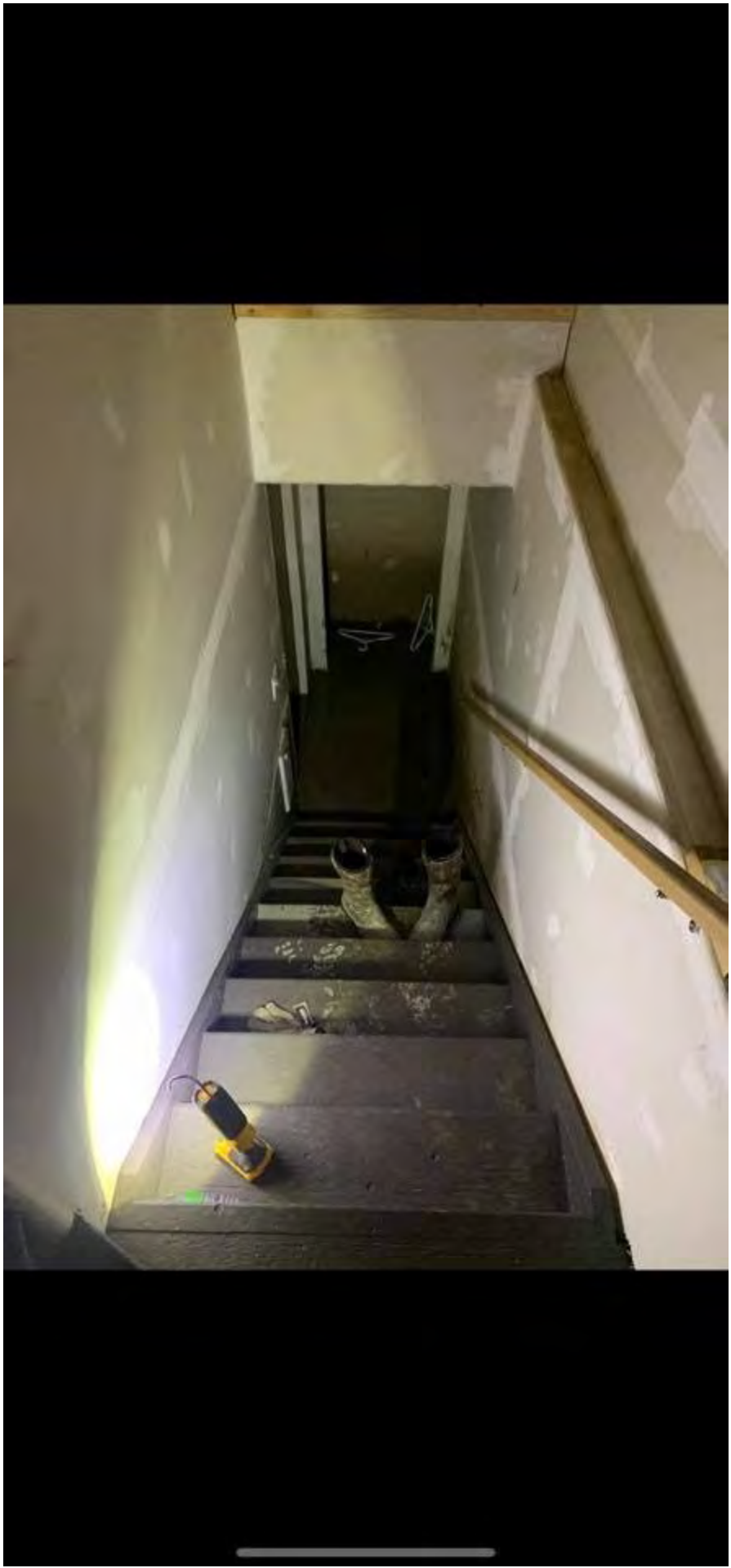


Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

11. Sources

- After decades of building on a flood plain (https://www.theglobeandmail.com/canada/article-fortress-mcmurray-after-decades-of-building-on-the-floodplain-a-city/ (accessed Sep 9, 2020)
- Alberta Flood Victims https://www.cbc.ca/news/canada/calgary/254-alberta-flood-victims-to-get-government-home-buyouts-1.1414403?fbclid=IwAR1fcSAJbLTweBB-qN6J-dNV9d0c7YyHXWirJ4NcYllPsP5CEVuRWUxTrjs (accessed Sep 9, 2020)
- Buyer Beware https://www.cigionline.org/publications/buyer-beware-evaluating-property-disclosure-tool-support-flood-risk-management (accessed Sep 9, 2020)
- Council defers motion https://www.fortmcmurraytoday.com/news/local-news/council-defers-motion-prioritizing-flood-mitigation-over-other-capital-projects (accessed Sep 7, 2020)
- Longboat Landing Outline Plan, Revised September 2010 https://www.rmwb.ca/Assets/Departments/Planning+and+Development/Longboat+Landing+Outline+Plan.pdf?fbclid=IwAR27LfYjC3LG2WmOUtkYrDlSMiLif81wBrG9ICNW-gJe7n67n0mzU9PiO-U (accessed Sep 7, 2020)
- Flood Mitigation (https://www.rmwb.ca/Municipal-Government/municipal_departments/Engineering-Department/Flood-Mitigation.htm#:~:text=The%20Lower%20Townsite%2C%20Waterways%20and,which%20were%20ice%20jam%20floods. (accessed Sep 9, 2020)
- Fort McMurray's flood disaster was foreseeable and preventable https://theconversation.com/fort-mcmurrays-flood-disaster-was-foreseeable-and-preventable-137850 (accessed Sep 9, 2020)
- How Buyouts Are Going https://www.canadianunderwriter.ca/insurance/how-buyouts-of-flood-prone-properties-are-going-in-this-community-1004165547/?fbclid=IwAR1fcSAJbLTweBB-qN6J-dNV9d0c7YyHXWirJ4NcYllPsP5CEVuRWUxTrjs (accessed Sep 9, 2020)
- Parsons Creek (https://www.rmwb.ca/Assets/Departments/Planning+and+Development/Urban+design+Parsons+Creek.pdf (accessed Sep 9, 2020)
- Provinces asking Feds for 138 million https://ckpgtoday.ca/2019/05/18/provinces-asking-feds-for-138-million-to-help-buy-out-flooded-properties/?fbclid=IwAR1fcSAJbLTweBB-qN6J-dNV9d0c7YyHXWirJ4NcYllPsP5CEVuRWUxTrjs (accessed Sep 9, 2020)
- Rebuilding Fort McMurray https://www.cbc.ca/news/canada/edmonton/rebuilding-fort-mcmurray-homes-on-flood-plain-a-poor-decision-says-hydrologist-1.3793374 (accessed Sep 9, 2020)

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

- Why Fort McMurray's flood defences weren't ready https://www.theglobeandmail.com/canada/article-why-fort-mcmurrays-flood-defences-werent-ready-when-the-town-needed/ (accessed Sep 9, 2020)

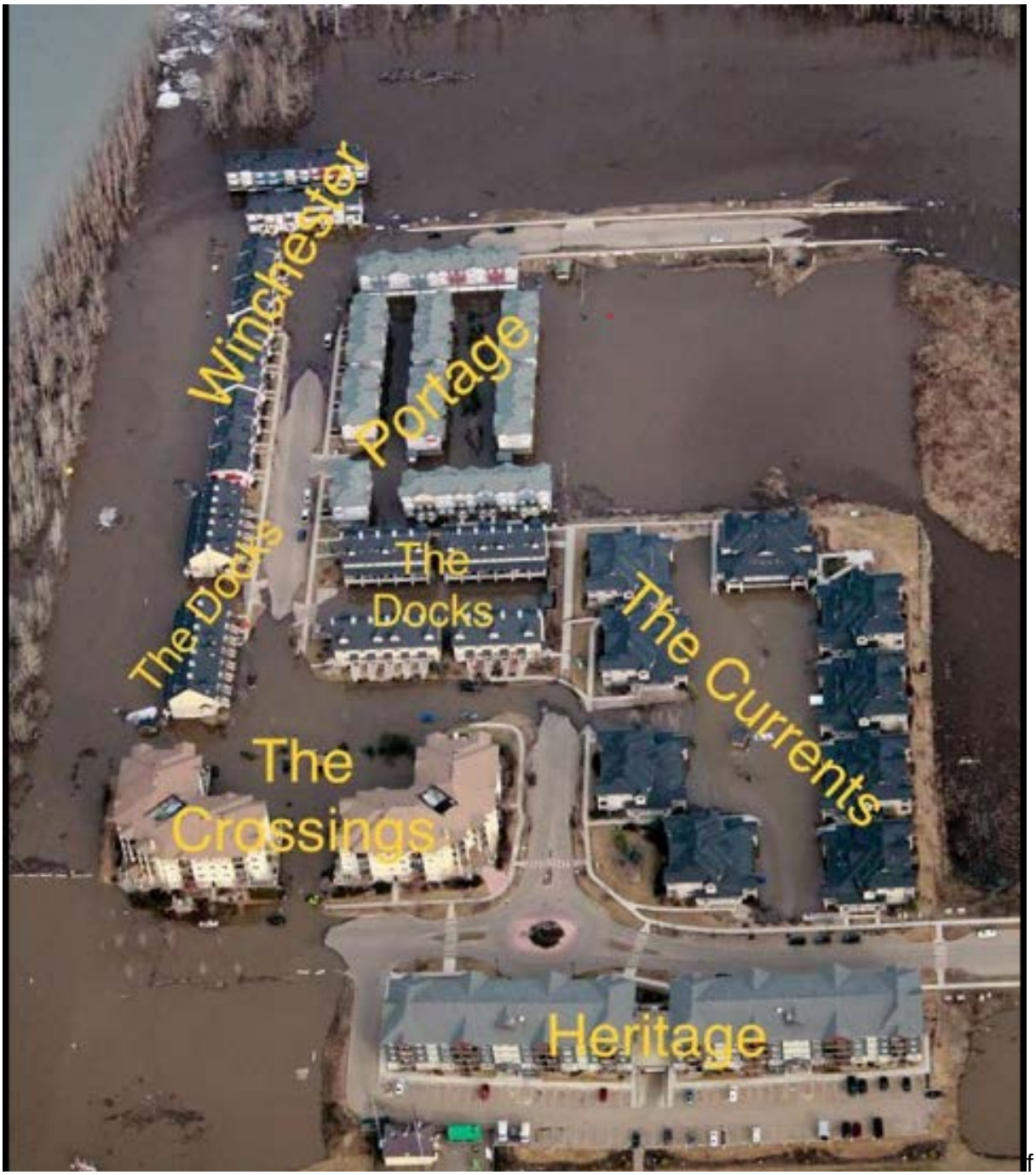
Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

mcmurrayaviation 18m

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

Proposal for Buyout and Re-Purpose of the Longboat Landing Development



Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

Thank you for taking the time to consider this proposal. I believe that there is a mutually beneficial solution to the current challenges facing the property owners and the Regional Municipality of Wood Buffalo.

The most concerning challenge for the property owners is that there is no way that any of these developments will receive overland flood insurance going forward. Even with the construction of the berm, the insurance companies will not be insuring the Condo Corporation Buildings nor will they provide the owners with individual overland flood policies for the contents of their homes.

This development was knowingly built on a flood plain, to which the Municipality has documented 17 of these flood incidents over many years.

I believe that the onus is on the Municipality, Province and potentially the Federal Government to make restitution to the owners of the properties.

My proposal is for the levels of government to pool up financial resources and buyout at a fair price, each condo unit owner in the Longboat Landing development.

To help mitigate the expense of this undertaking, the RMWB would venture into turning the properties into rental units and self insure the properties. The RMWB and Council have invested in building a berm, so this should lessen (not eliminate) the risk of another catastrophic flood in the near future.

I provide below some options for the buyout expenses and the potential schedule for recuperating the investment.

Buyout Price / Unit	$500,000.00
Winchester Units	28
Landings Units	47
Docks Units	36
Crossings Units	78
Currents Units	54
Heritage Units	94
Total Units	337
Monthly Rental Charge	$1,500.00
Monthly Revenue	$505,500.00
Yearly Gross Rental	$6,066,000.00
Total Buyout	$168,500,000.00
# Years to pay back	27.8

Buyout Price / Unit	$450,000.00
Winchester Units	28
Landings Units	47
Docks Units	36
Crossings Units	78
Currents Units	54
Heritage Units	94
Total Units	337
Monthly Rental Charge	$1,500.00
Monthly Revenue	$505,500.00
Yearly Gross Rental	$6,066,000.00
Total Buyout	$151,650,000.00
# Years to pay back	25.0

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

Buyout Price / Unit	$400,000.00
Winchester Units	28
Landings Units	47
Docks Units	36
Crossings Units	78
Currents Units	54
Heritage Units	94
Total Units	337
Monthly Rental Charge	$1,500.00
Monthly Revenue	$505,500.00
Yearly Gross Rental	$6,066,000.00
Total Buyout	$134,800,000.00
# Years to pay back	22.2

Buyout Price / Unit	$350,000.00
Winchester Units	28
Landings Units	47
Docks Units	36
Crossings Units	78
Currents Units	54
Heritage Units	94
Total Units	337
Monthly Rental Charge	$1,500.00
Monthly Revenue	$505,500.00
Yearly Gross Rental	$6,066,000.00
Total Buyout	$117,950,000.00
# Years to pay back	19.4

Buyout Price / Unit	$300,000.00
Winchester Units	28
Landings Units	47
Docks Units	36
Crossings Units	78
Currents Units	54
Heritage Units	94
Total Units	337
Monthly Rental Charge	$1,500.00
Monthly Revenue	$505,500.00
Yearly Gross Rental	$6,066,000.00
Total Buyout	$101,100,000.00
# Years to pay back	16.7

These options are initial figures for conversation.

The high end option would not apply to all units as several owners would walk away with cash in their pockets.

Equally the low end option would leave many owners with money still owing on their mortgages. The banks will not let owners walk away with an unsecured loan.

These values would need to be individually negotiated in good faith so that all parties come out of this whole.

Through conversations in the neighbourhood, my best guess is that the buyout price would land between $400,000.00 and $450,000.00 per unit on average.

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

The $1,500.00 / month rental price is what would be collected as a base amount to pay down the principal of the purchase price.

The rental price would not cover maintenance costs, snow removal, taxes, utilities etc. (several of these items could be mitigated or at least negotiated down by the Municipality's buying power to make the costs manageable.)

The municipality would also consider the assumption of all the monies in the respective operating budgets and reserve funds for each condo corporation.

You can see by the five different scenarios that a payback time frame would likely land in the 22 - 28 year range. This fits within the regular amortization schedule that most owners use to purchase a home.

I am not going to pretend that this is an out of the box solution, I am aware that there are much more complicated financial and legal considerations for a plan like this to come to fruition.

Rather I just want Administration and Council to consider that a $100+ million buyout doesn't have to be just a buyout, there is potential for the Municipality to recoup the buyout money and the city would eventually benefit from this option.

As for potential renters of the property:

Current residents that enjoy living in Longboat Landing, would be relieved of the financial burden and still stay in their homes.

Clients of Wood Buffalo Housing

Seniors, especially in the "Crossings" and "Heritage" buildings that offer secured underground parking and elevators.

Young Families, a park could be developed in the open area adjacent to the Currents and Portage developments as well as the Docks development.

Outdoor enthusiasts, a launching area for Off Highway Vehicle trail riders could be developed behind the Winchester & Dock units on the east side of Fontaine Crescent.

Site Workers, alternative to having workers staying in camps out of town, units could be rented to local companies flying in workers for turnaround projects etc.

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

I thank you for your consideration, if you would like to discuss this further I can be reached at Section 17 (1) FOIP or at Section 17 (1) FOIP

Kind Regards,

Rob Miller
Owner of Section 17 (1) FOIP Fontaine Crescent, Fort McMurray

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

From: Section 17 (1) FOIP
To: Legislative Assistants
Subject: Fwd: Longboat Landing flood concerns
Date: Thursday, September 10, 2020 3:46:47 PM

Sent from my iPhone

Begin forwarded message:

From: Christina Bowie Section 17 (1) FOIP >
Date: September 9, 2020 at 10:32:37 AM MDT
To: mayor@rmwb.ca
Subject: Longboat Landing flood concerns

Mayor and council, I feel as a resident of "The Portage at Longboat Landing" it is my duty to express concerns of myself and other residents in the area. As everyone is well aware of the flooding that occurred in April of this year, we as residents feel like our concerns need to be heard, I appreciate the efforts that have been made to open a line of communication through the information sessions that were held in August but feel the concerns need to be heard again.

Original building plans and outline plans submitted to RMWB proposed that building would be above 250m, third party surveyors have proven that nothing is above the 250m mark, why did the rmwb allow this to happen.

Result of the flooding has prevented us from renewing our insurance, No insurance = Huge problems. No one will be able to sell with no insurance not to mention the huge expense that would be put on owners if there is any type of other disaster ie, flood, fire etc. The expense can and will bankrupt many, I have had many discussions with residents about foreclosures including myself.

There has been promises of a berm previously and currently, the previous promise was clearly not followed through on and currently will not be built in time for the upcoming spring, and berm or no berm does not help with the no insurance issue. Also had there been a berm this would not have helped with the storm drain failure that occurred.

It has currently been almost 5months since the flood and we currently still waiting on permits to complete work on many of our units, winter is around the corner and I still do not have walls, this is not an issue with our contractors but a permit issue.

I can only truly speak on my behalf but have had conversations with others and feel that not enough is being done and certainly need the process to be sped up, my feeling is that buyouts are our only true option at this point and hope that it is being looked at as a serious option. I have been a resident of Fort McMurray for just over 11 years and feel that I contribute to the community as much as I am

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

able to, through volunteering, supporting non profits etc. And know that many other residents in the area do as well, making myself and them an asset but at this time we feel like not much is being done to protect your assets, I hear many conversations about people leaving if something can not be done to help us.

I would like to thank you for your time in reading this email and strongly encourage that a buyout option be considered again many feeling this is the only option.

Thank You
Christina Bowie
Section 17 (1) FOIP Fontaine Cresent
Fort McMurray AB
T9H 0C9
Section 17 (1) FOIP

Sent from my iPhone

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

From: Freddy Mulino
To: Legislative Assistants; Mayor
Subject: No Insurance On Our Property At The Portage Longboat Landing
Date: Friday, September 11, 2020 12:33:10 PM

Good Afternoon, hope this email finds you well. The reason for my email this time is that I was just informed that our insurance companies Aviva and Wawanesa have both backed out from insuring our property. We have been left in a state after the floods where we can't even secure proper insurance if there were any future events.

I as a resident and owner am very concerned about our situation at longboat landing, not only there is the risk of flood again next year which could mean that all the work, repairs, time and suffering we went through this year could very well repeat next year but with the difference that next year we will not even have insurance to cover the repairs of the building (This year we did not have contents insurance and we are up to 15K in loses).

I really do not see another way out of this other than a buyout; the berm project will not only not be completed in time but as of right now if anything else was to happen to our property (I.E. A Fire) we will be left homeless and with a 500K mortgage to top it up. We will definitely be bankrupt at this point.

I have been a resident of Fort McMurray for 12 years, I have worked and paid taxes all this time and never even collected EI; at this time we require the help of the RMWB and I really hope we can get it. I would like to be able to sleep well at night and know that my property will be safe and my family will have a roof over their heads.

It is also my understanding that the RMWB approved construction on this land under the knowledge that they did not meet the criteria of being at 250m elevation (I definitely was not made aware of this when I purchased my property or I wouldn't have bought it).

In normal conditions I will not be asking for a buyout; I would have wanted to wait for the economy to recover to sell my house and not lose a bunch of money because the value has dropped due to recessions, oil prices, fires, floods and COVID19. At this time taking a fair market value buyout means me and my family will carry over extra debt to purchase a new place (If we are even able to afford it).

Hope you guys can make the right decision to keep our hard working community in Fort McMurray for years to come and not turn us into another bunch of FIFO people that live in camp which I have been seriously considering lately after everything that has happened to us.

Please feel free to forward my email to anyone that could do something for us.

Thanks,

Freddy Mulino
FOIP ACT s.17(1)

Attachment: Longboat Landing Written Submissions Intake 1 (Written Submissions - Longboat Landing)

Flood Mitigations and Community Resiliency Update:

Longboat Landing

Written Submissions

The following written submissions were read into the record during the Council Meeting:

1. Christina Bowie
2. Gail Buchanan
3. Hollie Cross
4. Robert Elser
5. Brent Ganace
6. Brandy Hepditch
7. Terry Huha
8. Barry Kelly
9. Sean McKinnon
10. Ryan MacDonald
11. Kelly Moore
12. Namisha Mehra
13. Karen Pike
14. Shannon O'Halloran
15. Board of Directors, Portage Longboat Landing
16. Kevin Praest
17. Rajneel Ritesh
18. Drew Scott
19. Brent Wagner
20. Wendy Weng
21. Bill Duncan, Trish Wilson

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

Hello, my name is Christina Bowie and I am a resident/board member for the Portage in Longboat Landing. Mayor and council I would like to thank you for giving me the time to speak on behalf of my fellow Portage residents, as well as providing us with opportunity to express concerns during the information sessions held in August.

We as residents need a solution. A solution sooner than later, a solution sooner than a berm can be built. We can all agree that a berm needs to be built and should have been already - but now a buyout for the Portage needs to happen more than ever. We have been told that as of Sept 21 – our condos are no longer insured, and we have yet to find a company to insure our buildings. This is a major issue; an issue which speaks volumes for the situation we are in.

I'll now share my personal story. A week prior to the flood I had met with a real estate agent to sell my property, not that I was looking to leave the city but the economic downturn has created huge financial strain as it has for many. I had accepted that I would be facing a loss and penalties from the bank but was going to try and manage that, putting my mortgage on deferral as a way to help. Then of course the flood happened, trying to sell a property with missing walls and flooring is not ideal and now not able to obtain insurance makes it impossible to sell or even rent. The reality is that many residents will face foreclosure and in many cases bankruptcy, this is not a scenario in which it's a possibility – but it's a fact. I have personally spoken with my bank and lawyers and this is a reality for many. I am currently sitting in a limbo state waiting to see what will come of this but in the end, it's just a matter of which way will I be losing my home.

Speaking on behalf of the Portage at longboat landing we have been residents of this community ranging from 4 years up to 34 years. I myself have been here for 11 years. We are committed to being here, contributing to our community and building our careers here. But to stay as a resident, I am urging you all to consider a buyout of our properties. Our insurance issue is one of many reasons for this consideration, also noting the mental health and the financial stability of your residents. Please put yourself in our shoes – visualize our current situation – and the reality of what the outcome will be should a buyout not occur.

Thank you for your time.

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

Submitted by Gail Buchanan

Sonia Soutter

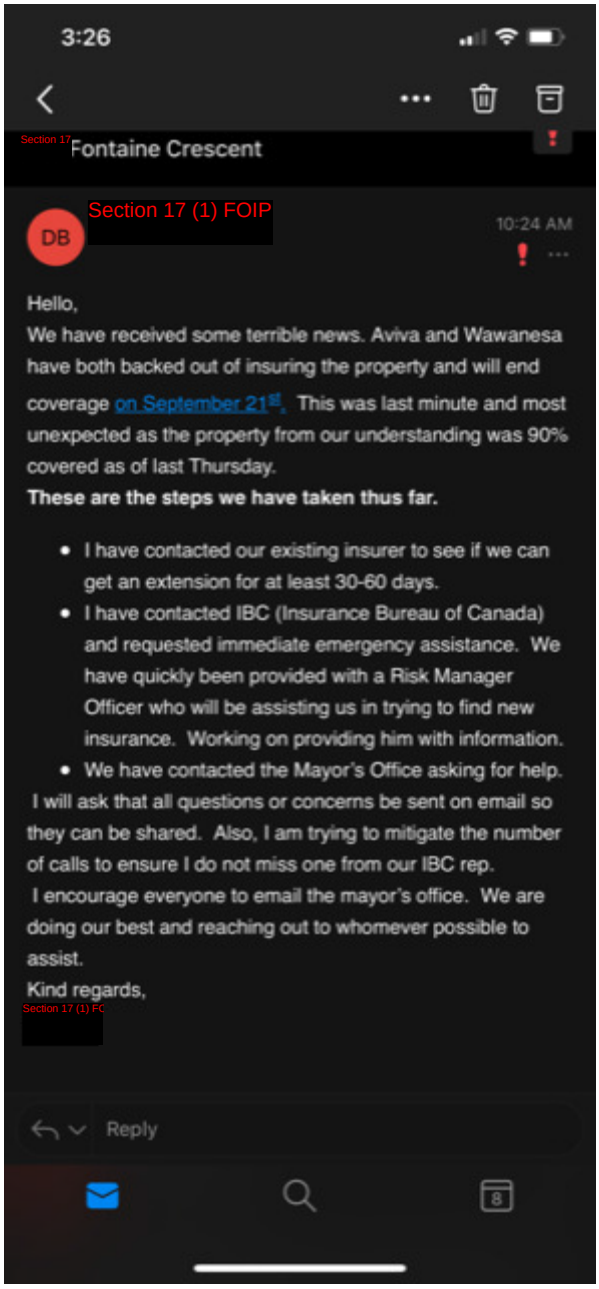
From: Section 17 (1) FOIP
Sent: Monday, September 14, 2020 3:03 PM
To: Legislative Assistants
Cc: Section 17 (1) FOIP
Subject: Longboat Landing Flood Risk Management, Insurance Coverage and Buyout Opportunities

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon

Recently, our son who resides at Section 17 (1) FOIP Fontaine Crescent in Longboat Landing was informed by their condo board manager Section 17 (1) FOIP that as of Sept. 21/20 their townhouses would no longer be insured by their current providers Aviva and Wawanesa as a result of the 2020 spring flood which damaged their homes. The board is currently scrambling to find coverage which has put them all in a more uncertain and precarious situation.

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)



Prior to the 2020 spring flood, the RMWB focussed on how they would accommodate folks evacuated in the event of a flood during a Covid pandemic rather than taking immediate steps to provide home protection from rising waters where it was possible.

Going forward - the RMWB needs to develop a proactive comprehensive plan to decrease future flood risk to increase insurance provider and home owner confidence in the RMWB's ability to responsibly protect those properties that were permitted to

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

be built in the flood plain area including longboat landing in the first place.

This may include:

1. the engineering, development and completion of earthen berms surrounding and separating various areas in the flood plain. This may include reengineering of storm water/sewer systems in these areas to prevent water back up with a rising water table;
2. the acquisition, storage and training in the use of protective dewatering equipment including aquadams, pumps and generators which can be deployed as required in areas at risk of flooding. This is proven technology that has existed for >20 years and is in use in Canada and all over the world in areas at risk of flooding;
3. working in concert with the local oil sand operators to provide additional dewatering equipment as required in advance of river break-up including pumps, generators, heavy equipment and experienced operators to expedite response to a major flood event similar to the emergency response plan that has been developed for Hwy 63 to the sites; and

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

4. consider the provision of subsidies to condo boards in Longboat Landing to cover insurance costs and/or eliminate property tax collected until adequate, affordable insurance can be secured.

Should the RMWB not be able to engineer adequate flood protection to enable insurance acquisition by condo board owners in longboat Landing then they should provide fair buyout opportunities to those who purchased in this flood plain area or were under the presumption the city would complete the promised berm in a more timely manner. Even today berm construction in Longboat Landing remains stalled while the RMWB deliberates on flood risk mitigation action while construction season swiftly closes....

I have lived in Fort McMurray for over 40 years and have witnessed lesser but still significant flooding in the downtown and Waterways areas in prior years. The RMWB was unprepared for a 1 in 100 year flood event but must go forward with a more convincing action plan to enable home owners to secure adequate affordable home insurance or provide fair buyouts to those that request in Longboat Landing.

The 2020 Fort McMurray flood has had an impact on our family and close friends. The RMWB needs to develop a rock solid plan to manage future flooding events to prevent a further crisis like this.

Thanks
Gail Buchanan
Section 17 (1) FOIP
[redacted]

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

From: hollie cross
To: Legislative Assistants
Subject: Longboat Landing resident
Date: Friday, September 18, 2020 11:28:18 AM

Good Afternoon everyone,

I thought I would write in to express my concerns for our neighbourhood, and a little history of my family.

My husband and I moved here in 2013, we had just welcomed our first child in June and made the move from Halifax in November, it was time for a change. we rented our first year in Timberlea. We really liked it here, minus the cold, long winters but the summers were beautiful.

So we made the decision to buy a home here, nothing big, a starter home for our small family. We met with our realtor and down we came to the Portage in Longboat landing. Immediately we loved the neighbourhood, quiet, green, clean and children out at play. It felt like home. So we purchased our first home , 2 bedroom townhouse, in a quiet clean new area of town that we didn't even know existed, with river access to go skip rocks with our son. It was perfect. We moved into our home September 2014.

A few short weeks later we found out that we were going to have another child, and I thought ok they can share a room for a while, I did it with my sister, this will be ok,it will all work out. Now we fast forward to 2017, we were getting to where we needed to be financially to purchase a bigger home for our growing family. Then we found out baby number 3 was on his way. I remember saying to my husband what are we going to do? 3 kids in one room how is this going to work? we cant list now, I'm about to go on maternity leave we can't possibly move now. Morgan was born October 2018, time passes and yes we have 3 children in 1 room and I'm back to work , excellent back on track. After a few discussions with my husband we decided yes now is the time we are going to put our house on the market for spring 2021.

When covid entered our lives and everyone was home for 2 weeks in the beginning we started getting to work on our home, giving it a touch up, it was starting to feel like a home I didn't want to leave. It was my home, 2 of 3 of my babies came home from the hospital and this is home, but we so badly needed more space for them.

My grandmother fell ill in March, my mother needed support so I flew home to be with family. I was away for 15 days. During this time my husband and I had been communicating back and forth he was starting to get concerned about the river break up and that he might need to evacuate our home with our 3 children. I was in shock, are you kidding me? again we

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

need to leave our home? So I made the decision on the Saturday before the flood I need to get home to my family. I arrived in Fort McMurray on the Tuesday, after being away over 2 weeks my husband and I just hugged each other and cried in the middle of the airport. How could this happen? Why have I had to evacuate my children from their home twice in a span of 4 years?

So here we are today, we had 3 feet of water in our garage, so many of their things had to be tossed in the garbage, I know they are just things but its hard to explain that to a 7,5 and an almost 2 year old. Now we have absolutely no idea what to do. as of Monday we have no insurance for our condo complex, no berm is done still, no progress on it happening. We feel stuck and with no option, we could rent it obviously at a loss but we can buy a bigger home for our family.

Do we list it anyway for 100,000? to be clear and be able to purchase a bigger home?

I guess what I am asking is what do you purpose we do? from the meeting that went on yesterday we are left to believe that buyouts are not an option as "we are not paying people to leave our region" to quote, not everyone wants to leave Fort McMurray Mr. Scott, Some of us call it home, its where we are raising our children and we have made lots of friends who have become family. If people want to walk away from our region then let them. People don't need a buy out from the RMWB to walk away from here.

I am hoping that this letter adds a personal touch to your decision you are about to make, for the sake of my children please hold yourselves accountable for the things that were suppose to be completed before development even began.

This is not a personal stab at anyone I would just like to know what you would do in our situation?

A resident at the Portage in Longboat Landing

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

Submitted by: Robert Elser

Good Day Mayor and Council,

I am writing to you today to express my concerns should council not vote in favour of a buyout of Longboat Landing.

I have been a resident of this community for over 34 years. I've had the option to live elsewhere, while still working in the region – but I chose to live, work and have a family here, so I can contribute to the community which I call home.

I attended the open house, I participated in the townhalls, I've listened in to all of the council meetings and now I am writing you this letter. We, as residents of Longboat Landing have been sending a strong and consistent message that we need a buyout now more than ever. What more do you need from the residents of Longboat Landing for our voices to be heard? The topic of buyout was one that the RMWB initiated – a subject tied to their social media posts and at the community engagement sessions for the residents to discuss and consider. And now we feel that we are being ignored of our opinions, and our needs even.

Chamber of Commerce spoke many times this week, rejecting a buyout option in the downtown area as it will affect the downtown businesses. Without a buyout – what extra funds do we have to even spend on these businesses? We can't support one, without the support of others.

My friends, family and neighbours are now pleading for support of a buyout, so that we can continue to live here – at home in Fort McMurray – in a home that we can be assured of our safety.

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

Submitted by Brent Ganace

Dear Mayor and councillors,

I live here at the portage in longboat landing and as of Monday we aren't going to have any insurance. Having no insurance means not being able to sell our homes and worst yet, having no insurance means that we are not safe where we live.

I have a young family and this is heavily weighing on my heart. It is concerning for me everyday as I get up each morning to go to work and pay taxes to our government which in a time like this seems that they would only like to take and not help us.

After hearing the past 3 days of council, I have to say that I am extremely disappointed in the way that many councillors have handled themselves and what's even more infuriating is that the lack of care and compassion that we've been receiving from our fellow councillors members. I have to point out the obvious, when I say; Krista Balsom seems to be the only councillor on board that's overly concerned about the mental health of these residents, unlike the rest that only seems to be more worried about taxes going up. I am sorry that taxes will be increasing in a case of buy outs, but taxes going up is less of a worry to me as I have to live in fear that something may happen to our home, that would leave us homeless and further yet; if buyouts aren't considered leaving us in financial struggle that could possible leave to many foreclosures and bankruptcy.

I also want to note, when the mayor says things like
" Buyouts are a technique to say goodbye to people in our region and I won't have it " – makes people upset and makes people want to leave. Regardless, we can't deny the inevitable that is condo fees raise drastically that we will all be in a financial struggle.

I never thought for a second if offered a buy out I would leave. I have invested into Fort Mcmurray and personally just want out of longboat landing to reinvest somewhere else on higher grounds in Fort Mcmurray.

The city needs to take some responsibilities somewhere along the lines for theses homes being built.

Thank you,

SG

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

Submitted by Brandy Hepditch

Sonia Soutter

From: Legislative Assistants
Subject: FW: Submitting letter for The Portage in Longboat Landing agenda item 7.7 to be read

Hi Sonia,

Please submit my letter as independent of Candi's & the board as follows,

Good Afternoon his worship the honourable Don Scott & Council.
The original intent behind writing was to beg and plead with you to consider buyouts at Longboat Landing, or to at minimum, help us with our impending insurance catastrophe. Given that these pleas have gone largely unheard in other neighborhoods, I will be brief.

I want you to know that when the Mayor says things like "Buyouts are a technique to say goodbye to people in our region and I won't have it", nothing makes me want to leave the region more.
We are hardworking people; our neighborhood consists of nurses, mechanics, school teacher and small business owners. We have spent years here committed to growing with this community and giving back, and now our mayor wants to handcuff us to it.
If we were given a buyout option, there was zero thought given to leaving the region, our roots are here and intentions were to stay,

I want you to know that when council says they do not agree with "that buyout thing" and that the main concern seems to be an increase in taxation, that we hear you. We also hear that living in constant fear with zero reassurance of safety holds less weight then what you pay in taxes, we hear that a small monetary increase to you is more frightening then the steady decline of our physical, financial and mental health and that of our children.

I want you to know that we are disappointed that we were allowed to purchase at a 247m contour elevation with such close proximity to a river.
We are disappointed that the berm was not constructed by 2016 as written in the original plans for Longboat Landing.
We are disappointed that the storm drain system failed us and just aided in the devastating damage to our properties.
But you know all of these things already.

As of Monday The Portage at Longboat Landing will have zero insurance to speak of.
We will have no reassurances of safety.
And we will become sitting ducks living in fear of Spring 2021.

I wanted nothing more than to walk away from this being reassured that the Municipality was on our side, that things were going to get better. After listening in for the past 3 days, I do not feel that way.
I am heart broken.

Sincerely.
Brandy Hepditch

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

From: Sonia Soutter <Sonia.Soutter@rmwb.ca> **On Behalf Of** Legislative Assistants
Sent: Friday, September 18, 2020 11:57 AM
To: Brandy Hepditch Section 17 (1) FOIP ; Legislative Assistants <Legislative.Assistants@rmwb.ca>;

Candi Muise Section 17 (1) FOIP
Subject: [EXT] RE: Submitting letter for The Portage in Longboat Landing agenda item 7.7 to be read

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Good morning Brandy and Candi;

Thank for your submissions, I wanted to reach out and let you know that in accordance with Council's Procedure Bylaw individuals of the same organization only get one opportunity to present to an Agenda item. As such your submission will form part of the public record, but only one can be read in for the record for a maximum of 5 minutes. Please confirm which submission of the two you would like us to read out loud.

Kindest Regards

Sonia

Sonia Soutter
Manager, Senior Legislative Officer
Legislative Services Department
Regional Municipality of Wood Buffalo

From: Brandy Hepditch Section 17 (1) FOIP
Sent: Friday, September 18, 2020 11:39 AM
To: Legislative Assistants <Legislative.Assistants@rmwb.ca>; Candi Muise Section 17 (1) FOIP
Subject: RE: Submitting letter for The Portage in Longboat Landing agenda item 7.7 to be read

Good Morning Heather,

This is a separate submission.
We wrote two letters jointly as President & Vice President of the board detailing what is currently taking place within our development. We would like both submissions read aloud.

Thank you for checking,

Brandy Hepditch

From: Heather Fredeen <Heather.Fredeen@rmwb.ca> **On Behalf Of** Legislative Assistants
Sent: Friday, September 18, 2020 11:37 AM
To: Candi Muise Section 17 (1) FOIP
Cc: Brandy Hepditch Section 17 (1) FOIP Legislative Assistants <Legislative.Assistants@rmwb.ca>
Subject: [EXT] RE: Submitting letter for The Portage in Longboat Landing agenda item 7.7 to be read

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Ms. Muise,

I received a written submission from Ms. Hepditch in which you were included as the signee earlier this morning and can confirm that it will be read aloud. Can you please confirm if Is this a separate submission or a duplication?

Regards,

Heather Fredeen
Legislative Officer
Legislative Services
Regional Municipality of Wood Buffalo

T : 780.743.7871
heather.fredeen@rmwb.ca
www.rmwb.ca
9909 Franklin Avenue, Fort McMurray, AB, T9H 2K4

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From: Candi Muise Section 17 (1) FOIP [redacted] >
Sent: Friday, September 18, 2020 11:14 AM
To: Legislative Assistants <Legislative.Assistants@rmwb.ca>
Subject: Submitting letter for The Portage in Longboat Landing agenda item 7.7 to be read

Good morning,

I am submitting this letter to be read during the council meeting pertaining to Agenda item 7.7 Longboat Landing.

This letter is from Candi Muise and Brandy Hepditch, President and Vice-President of the Portage in Longboat Landing.

We are submitting the letter as we are no longer able to speak as delegates given our work commitments, however we are in a grave situation of having absolutely no insurance coverage for our entire condominium corporation on Monday, September 21, 2020.

Many thanks for allowing submission of this letter.

Candi Muise
Section 17 (1) FOIP
[redacted]

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

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From: Terry Huha
To: Legislative Assistants
Subject: Flood Mitigation
Date: Friday, September 18, 2020 11:24:36 AM

Terry Huha
Section 17 (1) FOIP Fontaine Crescent
Section 17 (1) FOIP

Thank you for accepting our written submission.
In 2014 we began looking for a home in Fort McMurray. We were initially reluctant to purchase downtown. The neighborhood of Longboat Landing was in the process of being developed. We decided to give it a second look. We went to the townhall meeting and presentation on the development plans and flood mitigation. We liked what we saw and purchased a condo at Section 17 Fontaine Crescent. It is an end unit with a view of the new bridge. We paid extra for that. We were told at the these town presentations "that our complex would not flood in our life time". Fast forward to today. Our condo insurance is being canceled. They will no longer take a risk with the area. The city has to take some responsibility for where we are today. We've trusted the city once and we can't afford to again.
Our unit, as it stands, is worthless. Who will buy here in the future? Would you? We are now 60 years old and will not have the time to recover from our financial loss. The "one on one" consultations are long overdue. I would have thought that they would have been necessary before the current townhall meetings were conducted. I do not feel that 'buyouts' are a vehicle to leave town. Our employment is here, our life is here. A buyout would help us cut our losses enough that we can relocate in town and move on.

Helpless in Fort McMurray
Terry Huha

Sent from Yahoo Mail on Android

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

From: Barry Kelly
To: Legislative Assistants
Subject: IMPORTANT NOTICE - Critical Milestone September 15, 2020
Date: Saturday, September 12, 2020 2:06:18 PM

Good Afternoon,

I recently received the above in the mail and am providing feedback via email.

I am an owner and currently a landlord at [redacted] Denholm Gate (Longboat Landing) in the RMWB. I have owned my Longboat Landing condo since August 2012. The value of my condo has plummeted by at least 75% since 2012 and in all probability will be become unsellable. I am not even sure what the process is to walk away from the condo in order to stop paying condo fees, utilities and city taxes.

Clearly this is a dire situation which requires serious RMWB consideration of all community input. There is no question that all the current community concerns are valid and that there is an onus on the part of the city to rectify the problem satisfactorily. This is a lot of pressure on the Mayor and Council and Administration and I thank you for the intense focus that has been placed on this matter to date.

What is clear is that a berm at Longboat Landing is not an option for current residents. Denholm Gate was fortunate enough to have insurance on the recent flood damage. That said, we are currently having issues surrounding the repairs of the flooded garages at the address and have a substantial claim that can put us in jeopardy twofold. One, we either do not get future insurance coverage or two, we pay an exorbitant amount to renew our policy. This of course creates a domino effect whereby condo fees are raised or special assessments are implemented making it impossible for mortgage holders to meet their financial commitments. They have no other viable options making it tragic for residents and Fort McMurray as a community.

At the same time there is no guarantee that even with insurance that we would get the necessary future repairs due to the fine print of policies etc. There also is no guarantee that a berm is the the answer as there is again no guarantee that a flood will be prevented due to various unknown future natural factors. A berm does not instil confidence for future buyers considering that everything is below 250 meters in Longboat Landing leaving the expectation that homeowners will never come close to making even half of their original investment back. The outstanding mortgages plus no return on their home investment makes it impossible for residents to survive creating a further exodus from Fort McMurray. The current overall consequences are way worse than any previous boon/bust cycle. The decisions made today will impact the viability of Fort McMurray as whole tomorrow. Please realize the long term effects of not supporting the people currently living in what could be described as a ravaged city. Remember that the Feds or the province will not be in a position to provide future hand outs due to the current and ongoing financial woes in this Canada.

Sincerely

Barry Kelly
Homeowner Longboat Landing

Sent from my iPad

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

From: Sean McKinnon
To: Legislative Assistants
Cc: Krista Balsom
Subject: undeveloped land in longboat landing
Date: Tuesday, September 15, 2020 8:14:09 PM

The council report says that the remaining land in Longboat landing must remain zoned for building as long as new flood codes are met, and that "limiting development below 250m" would effectively 'sterilize' the land and is no different than a full buyout. I must vehemently disagree with this assessment, as rezoning the land and buying it out is a separate issue from buying out the other developed properties. The notion that new condo buildings could be built over the 250m right next to residents who flooded is borderline perverse, as it will further drive down the property values of existing buildings and erode the morale of residents there. It is more likely however that these lands will remain as empty lots full of construction trash and standing water for decades. Turning the remaining undeveloped land into parks with storm water ponds similar to what is in Timberlea would not only improve the image and value of the area and improve morale, but this will also help remove ground water from the area that will help in both rainfall and flood scenarios. After the flood most of this land filled with ground water and became mosquito infested swamp. It is imperative that if this area is not bought out that the development is capped and finished so that people can go on with their lives not worrying about future development adding insult to injury.

Thank you,
Sean McKinnon
resident of Winchester Landing,
Longboat Landing

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

Submitted by Ryan MacDonald

Good afternoon Mayor and Council,

I am writing to you today regarding Longboat Landing and the flood mitigation plan.

My girlfriend and I have attended all of the community engagement sessions, participated in all of the townhalls, and have listened to every minute of the council meetings for flood mitigation. Following this week's decisions, I am more than ever urging council to consider a buyout option for Longboat Landing.

"Buyout" is not a new term. In fact, it was a term that was brought up at Community Engagement sessions by the RMWB, urging flood impacted residents to have their say on the matter. The message is loud and clear – Longboat Landing residents want a buyout.

I have lived in this community for over 10 years – By choice. I have had the option to move elsewhere and continue to work in this region, but I chose to live here and give back to my community. My girlfriend is born and raised here and volunteers her time for many organizations. To hear a comment that a buyout would push people out of the community is completely wrong. We just want the means to be able to move elsewhere in the region, be safe, and continue to support our community where we can.

As of this coming Monday, the Portage at Longboat Landing will be uninsured. Should you vote to not buyout residents at Longboat Landing, many will be left in financial ruin. This is a long-term impact, one that could impact one's metal health, and financial well being. Please take responsibility for allowing development in this area knowing that we would all be under the 250m mark and in a flood zone. Please resolve this issue and help us with a buyout that would allow us to re-locate to another area in the region. Please remember that we are also residents of this community and action is needed.

-Ryan MacDonald

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

From: Kelly Moore
To: Legislative Assistants
Subject: Written Submission Agenda Item 7.7 09/18 2 Pm
Date: Friday, September 18, 2020 10:42:40 AM

Hello,

I am writing this morning with a very heavy heart. There is a written submission in the agenda from me regarding my property in the Portage complex of Longboat Landing, along with an addendum that came up last week regarding notice that our complex will not longer be insured as of Monday due to being tagged as high risk in a flood zone. My earlier written submissions were submitted with the intent to further awareness of council to the dire straits we are facing in Longboat Landing, and I sincerely hope council members read my submission. However, based on the clearly verbalized opinions of Mayor and many on council, I felt I must write again to be read into record. Community resilience is not the outcome of this excersize for council. The motion approved for Draper without mention of buyouts or landswaps and NO flood mitigation planned for a large part is case In point to council losing sight of the intended outcome for the citizens of the region.

Facts regarding Longboat Landing:

You know the townhouses in Longboat Landing were approved to be built below 250 M by past municipal planning committees.

You know that although the "plans" on record for the Portage specifically state garages are the only infrastructure below 250, this is untrue and owners purchased units with main floor offices which flooded this past spring. In any case is it acceptable to expect your garage to flood as part of a faulty water system?

You know that the Portage will be uninsured as of Monday, Sept. 21, which leaves our investment to potential ruin, and is severely impacting the mental health of the residents.

You know the city is responsible for approving this development and you know many owners purchased their properties without full transparency that the complex was 1. in a flood run off zone and 2. approved for build by the city without proper mitigation in place.

How then, does stating "I don't want to see people paid to leave this region" apply to promoting community resilience for us? Over 600 tax paying residents in Longboat Landing are looking in the face of foreclosure if a buyout/landswap option is not proposed for our area. This is devastating. My husband and I are hard working people, a paramedic and a teacher/librarian - both of us love this city and contribute to the good of the community with our professions. We want to continue to do so. We are a mature couple and never anticipated that we would spend years leading up to our retirement in bankruptcy. We cannot live in an uninsured home. We cannot rent an uninsured home. I am writing this through tears of frustration and anger.

WE NEED HELP! "Advocating for insurance" by city council will not help me sleep at night when on Monday the children and families in our complex will not be insured. Council needs to step up and remedy the poor decisions made by former planning committees. Please, if you want residents of the Portage in Longboat Landing to be able to contribute to community

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

businesses please allow us to relocate within town and please offer us an option for buyout.
Sincerely,
Kelly Moore

Kelly Moore
Section 17 (1) FOIP

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

Submitted by Namisha Mehra

Re: The Portage at Longboat Landing

Hello,

We're writing to you regarding the ongoing discussions related to buy outs and flood mitigation. Our hope is that through this email our voices will be heard.

We bought at the Longboat Landing area because we liked the neighbourhood. This was our first home purchase. When we bought the property, there was no indication made to us from the realtor/lawyers/builders or the municipality that this property is in a flood prone zone. We also weren't advised that our structure is below the 250m. Our home has changed in terms of value/safety/finances and our mental health in the comfort of our own home. Everything now related to this property is a burden.

We put a down payment from our hard work in YMM for 6 years before we were able to purchase a home; which we won't see again- our investment? Well, let's just face the fact that we will never see it back again. Due to the economy and other various situations we currently face, the value of our home has plummeted. How will we be in a position to sell our homes in the near future due to the status of elevation, no insurance and the proximity to water which is a risk to future buyers in Longboat Landing? The BERM will also not be a pleasant site to look at, depending on how high and close to the house it is built , that will also deter future buyers in this area. How will future buyers obtain mortgages when the home they want to buy will not be insured?

Insurance is one of the big problems everyone in this area is facing. Insurance has denied further coverage related to overland flood just simply based on the proximity to the river. After the fire, our insurance has increased and now a few years later we have another claim, which has caused our insurance to skyrocket. Not having insurance coverage means staying in constant fear/stress of anything else happening and the costs would have to come from our pockets.

Not only do we have to worry about personal insurance, we also have to take into consideration our corporation insurance. Our condo fees are already high and the two years we have lived here, we have had special assessments twice. Due to not having enough reserve funds or something going wrong with pipelines etc. Now we have this flood claim. I cannot imagine what our future condo fees will look like, they might be equivalent to us paying our mortgage. How do you expect people to afford that with the way this economy is going? This flood just keeps increasing our monthly costs for the home from insurance to condo fees. These increases in costs will lead to more foreclosures as people will not be able to keep up with their monthly bills, which in turn will only increase our condo fees more as whoever is stuck here will have to pay the difference of those who leave or get in arrears for condo fees. We were also advised on September 8, 2020 by our condo board that effective September 21, 2020 our condo will have no insurance as the insurance companies have backed out even though our infrastructure has already been compromised. From September 8, 2020 to today, even with the help of Insurance Bureau of

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

Canada (IBC), we have not been able to find an insurance company to insure us. Therefore, with this in mind, I question the recommendation made by the administration that we seek assistance of IBC to get insurance where as of now they have not been able to help and they might not even be able to assist at all which leaves us in the same spot where we began.

A 2010 report for the Longboat landing area indicates measurements for housing and sewer back up that were not honoured when building our homes. The negligence of the city and prior council has led to the current situation. Why would they see it fit to approve construction in a known flood area and allow developers to construct under the 250 metres mark? It wasn't only council who approved the amending of the by-law but it also went through the planning and development department. It was stated at prior council meeting that it was approved because the developer stated they would have a hard time changing their plans. What was the rush in getting the area developed that they couldn't take the extra time to make sure everything was done correctly and accordingly to the bylaw that was set? To make things easier for the developer, the public was misinformed.

While the berm seems to be ideal in terms of funding, in reality it is not because it comes with no guarantee and does not change the fact that we can't get insurance coverage or sell our homes in the future. Our homes were impacted by the storm drains, how would a berm help with that? At the open house we attended, the engineer spoke about how there will be work done where a back flow valve will be installed and if there is an increase in the storm drains they would take out the excess water. However, the cost of all of this was never included in the berm cost. This just indicates the berm cost isn't accurate and in turn it is higher if you take into account the storm drain changes. The berm is an idea not a solution to the actual problem. There is no guarantee that the flood can't happen again or the water cant rise from the storm drain. So you're spending this money but not guaranteed that it will work and if a flood does happen again, and we have no insurance for our structures or content, where will that money come from? With the buyout the funding is high but long term it is a secure plan.

Our position is that we support the buy-out. We could be in this same situation again next year, especially if the berm is not built by the time the ice breaks. The costs of maintenance of the berm, and the back flow valve would in long term add up to the costs of buying out. In addition, you're still left with the fact that number of people won't get insurance and thus, will turn to the government and the city which again adds to the cost long term.

While it would be ideal to receive our purchase price, we would be satisfied with having our mortgage paid. This would allow us to start with a clean slate and not have any financial burden on our head. With COVID and everything going on with the economy, the assessment value is not doable. We want to stay here and support Fort McMurray, however, we do not want to feel stuck and lose hundreds of thousands of dollars. There is not only a physical harm for us staying here but a higher financial harm. It seems like all the evaluations that have been done are based on numbers, figures and costs. What about real human impact?

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

The Administration is recommending:
THAT Administration continue with the Municipality's planned structural flood mitigation project for Longboat Landing, limit development below 250 m, and introduce enhanced flood provisions in the Land Use Bylaw for new development above 250 m; and
THAT Council advocate on behalf of Longboat Landing property owners to the Government of Alberta and Insurance Bureau of Canada.

The planned structural flood mitigation project is not a solution to our problem. It comes with no guarantee and it leaves all of us in the same position we are now, without insurance, high condo fees, unable to sell our homes and no certainty of the future. The administration further recommends that the community remains the same as the mitigation can be implemented expeditiously. However, the truth is since the floods this community has not been the same and will not be as long as we are stuck in this situation. In addition, will the mitigation actually be completed in time? There were so many things that were supposed to be done that would have stopped this flood but never got completed. How do we trust that this time it will be? There is ongoing financial implications and we see our future turning into the same as Penhorwood. Please take into account the real human impact in your decision and not just the figures/costs that are being put forward by the administration.

Thank you for your time and patience with this issue.

Kind Regards,
IB & NM

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

From: Karen Pike
To: Legislative Assistants
Subject: 7.7 longboat landing
Date: Friday, September 18, 2020 11:38:11 AM

hello,

After listening for the last few days and hearing that a buyout is essentially saying goodbye to owners. What would going bankrupt say! because if another flood were to happen that is what is going to happen. We have lost our insurance like I feared we would. It was one of the concerns I brought up during the open house.

I do not work on site so I cannot afford to fix my home if this were to happen again. I cannot even afford to turn on my heat while my place is getting fixed. that was another concern I brought up and deferring the energy bills are ridiculous.

Counsel is supposed to look out for us. The statements being said so far is not standing up for us it is making it sound like this is our problem because we moved into this area. An area that we were told was safe.

A buyout is not saying goodbye it is saying that we are on your side and we worry that your homes are going to be damaged.

thank you for your time,
Karen Pike
[redacted] fontaine cres

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

Submitted by Shannon O'Halloran

Good afternoon Mayor and Council,

I am writing you today in regards to the flood mitigation plan for Longboat Landing.

I have lived in this community my whole life, born and raised. I chose to come back to this community following University because this is my home. However, after listening in to council meetings this week, I am feeling disappointed in the direction so far of the flood mitigation plans and decisions.

Although your decision for Longboat Landing has yet to publicly decided on, I am now urging you to make a decision that impacts so many of us. I am urging you to support the buyout option for Longboat Landing.

My heart, my health, and my home will greatly be impacted by the decision council makes today on Longboat Landing. Myself and My fiancé, who is also born and raised in Fort McMurray, have lived in this neighbourhood for 8 years, and now have two children together. My oldest, who is 4, has been evacuated twice since living here. As a parent, an aunt, and uncle, a friend… would you want your kids to go through this, or have to worry that the possibility of this could happen again? I could only hope that your answer is no.

My fiancé and I had hopes to expand our family. We had hopes of purchasing a larger home here in Fort McMurray. But now we are left with an uninsured and unsellable home, and a constant worry that another flood could impact my family – be it physically, mentally, or financially.

Longboat Landing residents are united in our words, and we have been a strong voice throughout all of the Community Engagement Sessions. Please hear us when we say that we need a buyout.

Thank you,

Shannon O'Halloran

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

On behalf of Portage Longboat Landing Board

From: Brandy Hepditch
To: Legislative Assistants
Subject: Written Submission for Longboat Landing
Date: Friday, September 18, 2020 9:35:22 AM

Good Afternoon his worship the honourable Don Scott & Council.

The original intent behind writing was to beg and plead with you to consider buyouts at Longboat Landing, or to at minimum, help us with our impending insurance catastrophe. Given that these pleas have gone largely unheard in other neighborhoods, we will be brief.

We want you to know that when the Mayor says things like “Buyouts are a technique to say goodbye to people in our region and I won’t have it”, nothing makes us want to leave the region more. When the Mayor says, “I don’t want to see people paid to leave this region”, nothing makes us feel more demonized, a buyout is not a payday, it is an effort to keep our heads above water. We are hardworking people; a nurse and a small business owner, respectively. We have spent the last 10 years being committed to growing with this community and giving back, and now our mayor wants to handcuff us to it. If we were given a buyout option, there was zero thought given to leaving the region, our roots are here, the intent was to stay,

We want you to know that when council says they do not agree with “that buyout thing” and that the main concern seems to be an increase to personal taxation, we hear you.
We also hear that living in constant fear with zero reassurance of safety holds less weight then what you pay in taxes, we hear that a small monetary increase to you is more frightening then the steady decline of our physical, financial and mental health and that of our children.

We want you to know that we are disappointed that we were allowed to purchase at a 247m contour elevation with such close proximity to a river.
We are disappointed that the berm was not constructed by 2016 as written in the original plans for Longboat Landing.
We are disappointed that the storm drain system failed us and just aided in the devastating damage to our properties.
But you know all of these things already.

As of Monday The Portage at Longboat Landing will have zero insurance.
We will have no reassurances of safety to offer residents.
And we will become sitting ducks living in fear of Spring 2021.

As President and Vice President of the board of directors at the Portage, we wanted nothing more than to walk away from this being able to offer reassurance that the Municipality was on our side, that things were going to get better. After listening in for the past 3 days, we cannot give that feedback.
We are heart broken.

Sincerely.
Candi Muise & Brandy Hepditch

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

From: Kevin Praest
To: Legislative Assistants
Subject: 7.7 longboat addition
Date: Friday, September 18, 2020 12:16:44 PM

Neighbors told me this will get included in the meeting today. Please share what I have written below.

I havent been able to tune into the meetings due to work so I apologize if this is redundant.

As a resident of The Portage at Longboat Landing I am fear of the future of the neighborhood as well as my own future if what administration is recommending to you is selected. My main fear is the affordability and even availability of insurance. Our corporation has been denied by our insurance providers and last I heard our homes will be without insurance of any kind in only 3 days time, on the 21st of this month.

I have heard that you may be leaning towards advocating for affordable insurance on our behalf. This seems like half measure at this point because the damage is done, it also doesnt gaurentee anything will improve. The claim is in and still on-going as repairs are still on-going. Also this claim, which is of no fault of own as residents of the area, will still be on our record even if the berm goes through.

I find it both questionable and frustrating that this development was approved to go through without any mitigation in place first and dont find it fair that we as residents of the RMWB are getting stuck with the financial repercussions and emotional hardships of a "learning experience" as I have heard it has been referred to.

I am hoping that you, the council, will pursue buy-outs for the area. If you decide to go with what administration is recommending to you, at the very least cover us with insurance for the area until the berm is built, and affordable insurance for the neighborhood is obtainable again. I do not have much faith in the insurance industry changing their view of the area overnight.

The future looks quite bleak for us residents in longboat, and it is not of our own doing. I urge you to help right a wrong, and vote for pursuing buyouts.

Thank you for listening,
Your neighbour,
Kevin

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

From: Rajneel Ritesh
To: Legislative Assistants
Subject: 141 fontaine cres. Unit 29
Date: Friday, September 18, 2020 10:49:20 AM

Hello there my names Rajneel i live on [redacted] fontaine cres. Unit [redacted]. I am writing this to say what was the point of putting everyone in limbo for last month or two. You guys are saying there was berms and berms failed and some say berms didnt fail. There is buy outs and there isnt buy outs. I am sure if the councilors lived in our area there would be faster results or different results. You dont need to do the buy out in fear of some people moving out of city.. which i dont see happening, we work here our familys are here. I wonder how much the councilors and who ever is on this flood mitigation teams pockets are getting filled. But thats non of our concerns i guess.
We cant even get proper insurance for these places and you want us to feel like a community that takes care of one another. No thats not at all what it is. Playing GOD and saying the flood only happens in this many years and all that is garbage. You cant play GOD and you cant predict water when its flooding. Your berms dont work.
--
Sent from my Android phone with mail.com Mail. Please excuse my brevity.

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

Darlene Soucy

From: Drew Scott Section 17 (1) FOIP
Sent: Tuesday, September 15, 2020 9:09 AM
To: Legislative Assistants
Subject: Long boat landing

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

My name is Drew Scott and I live at [redacted] Fontaine Crescent. I was born and raised in Fort McMurray and I currently live downtown in Longboat Landing in a townhouse I purchased two years ago. In the time I have lived in Fort McMurray - 26 years - I have never been warned about the risk of flooding in my area, and as it was presented to me when I purchased my townhouse, flood mitigation was already complete.

The recent flood, loss of insurance and town halls have lead me to start researching why the area was developed. Starting with the Land Use Proposal, the area was not supposed to be developed without proper flood mitigation (I.e., a berm), an updated sewer system and elevation of buildings above 250 meters. The land use proposal, or outline plan for longboat landing, shows that the RMWB clearly knew about the flood risk and failed to inform homeowners. This negligence has put hundreds of people's lives and their livelihoods at risk.

The developer has since dissolved the company as homeowners have forked out hundreds of thousands of dollars in repairs due to poor construction. Speaking with my neighbors we cannot afford a special assessment since we already pay extra money into a reserve fund annually, which is drained every year fixing the developer'S mistakes. In the last two years our condo fees have almost doubled. No one can prepare for something like this to happen. The RWMB needs to take responsibility for the mistakes they have made or Longboat Landing as a whole will go bankrupt. This financial burden should not be on the shoulders of the home owners.

Since the RMWB started talks about the possibility of buyouts in Longboat Landing, owners are losing tenants who are getting cold feet, worried they will have to leave and that there will be low vacancy rates in rental or other units. At this point a buyout is the only option that will help us. There is no guarantee that the area will not flood next year, or that a berm will stop the water or that we will be able to receive property insurance. This is not like other units that lost insurance due to the fire, this is related to the negligence of the RMWB.

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

Drew Scott
Section 17 (1) FOIP

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Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

Submitted by: Brent Wagner

From: Section 17 (1) FOIP
To: Legislative Assistants
Subject: Fwd: Agenda item 7.7 Longboat Landing
Date: Friday, September 18, 2020 12:53:54 PM

Please read this out loud at today's council meeting. Thank you.

---------- Forwarded message ---------
From: **Brent Wagner** <Section 17 (1) FOIP
Date: Thu, 17 Sep 2020 at 20:49
Subject: Agenda item 7.7 Longboat Landing
To: Section 17 (1) FOIP

Hello,
My name is Brent Wagner and I am speaking as a resident in Longboat Landing. Below is my written submission.

Flooding is natural flood disasters are man-made. What is the definition of disaster?Miriam Webster defines it as a sudden calamitous event bringing great damage loss or destruction. Everyone blames nature or God for the causes of disaster flooding is natural but it is the humans that caused the disaster. I will elaborate:

Our area is set up for failure at the beginning many of us are under 250 m are only escape routes are under 250 m and the city admits that our buildings were designed to flood. Longboat Landing endured the worst brunt of this disaster with 100% of its residents impacted. Many of us were out of our homes for more than three months and now our homes are still not back to normal. Many of us are out tens or hundreds of thousands of dollars of personal belongings. And our buildings suffered millions in damage.

The Canadian natural disaster mitigation strategy in 2005 has six mandates.
They are to:
-preserve life
-safeguard communities
-be fair
-be sustainable
-be flexible
-be shared

Immediately after the flood what happened. Were these above mandates met? No. What did our community receive. A nine page PowerPoint by the city. Also I should mention from the people directly responsible for making this disaster worse. Jamie Doyle worked in planning and development with longboat landing was approved and flood mitigation was not met. He personally remove flood restrictions on building directly after the 2016 wild fire and flood prone areas. Calling the flood restrictions onerous and difficult. City administration is now willing to sacrifice the livelihoods of nearly 800 people to save money on a spreadsheet instead of moving them out. What every reasonable city would do.

Let's look at the mandates in depth.

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

Number one, preserve life:
This means to prevent loss of life through prevention.
What about letting residents have cars and garages floodwaters came up quickly from sewers and drains preventing scape for someOne Boatlanding residents have cars and garages floodwaters came up quickly from sewers and drains preventing a scape for some this was a sudden event. This area was designed to flood as Adam Harriman mentioned "garages aren't very expensive." It's disappointing to see the lack of forethought and consider trapping people in an area when the flood is in bound.

Number two. Safeguard communities.This is mention to enhance social and economic viability by reducing impacts of disasters. This disasters impact on individuals far exceeds the wildfire. Mainly because of the lack of insurance and lack of preparation. The password administrations allow the buildings to be built here and putting people in the line of fire and left to absorb the entire financial burden. Sherance now simply is not available. On top of the tens or hundreds of thousands of dollars of property already personally lost by residents, all home equity is gone and land-use bylaws will make the area a ghost town. We have been engineered into an unsellable Penhorwood.

Number three fairness.
This is to consider equity and fairness and implementation.
Other communities are getting bought out. We are all below 250 m. We were all affected by this. We did not choose to rebuild in a flood zone. Everybody wants to leave. Longboat landing also represents the best value for a buyout. If you were to triage money and see who you could help, The actual best bang for your buck would be to move out longboat landing. The arm WV administration keeps changing costs and moving the goalposts when it comes to buying at longboat Landing. Suddenly projects are very cheap. And buyouts are very expensive. Do you want it involvement and everybody said they want out. You're directly placing financial burden on individuals families and insurance companies.

Number four must be sustainable.
This means to balance long-term economic social and environmental considerations.
$100 million is a lot to the city. Already adjustments are being made to save money elsewhere. This extra money can easily go to the longboat landing buyout. Not to mention everyone knows this is happening again and there will be another disaster. Climate change is real and this will only save money in the long run. Let's look at some city projects already;
-Sailing creek pedestrian bridge $35 million,
-Conklin multiplex $50 million,
-downtown property appropriation for the failed arena $46.8 million
-hosting the Arctic Winter games five to $8 million.
The above projects will help a lot fewer than 800 people. What else could have such a massive impact for the same amount of money? A failed damn, afailed berm engineered by the same people that allowed this to happen in the first place? The city can't afford this again move people out of the line of fire. That is not sustainable. Leaving people in a disaster zone.
We have short memories if we forget a $580 million proposed arena downtown. That would've taken $14 million to run annually for at least 10 years. Just the running costs for less than 10 years would move out 800 people from a flood zone.

Number five flexible.
Just needs to be responsible to local regional and national perspectives.
You're putting all the financial burden on individuals. You're putting all the financial burden

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

on insurance companies. You're putting all the financial burden on the federal government because we are as Albertans the biggest receiver of DRP funding by a huge factor. Spend the money now and don't stick to your failed berms.
You're putting all the financial burden on individuals. You're putting all the financial burden on insurance companies. You're putting all the financial burden on the federal government because we are as Albertans the biggest receiver of DRP funding by a huge factor. Spend the money now and don't stick to your failed berms.

Number six. Shared. This means ensure shared ownership through partnerships and collaboration. Disappointingly I've heard city counselors selfishly mention their own property taxes increases. This is shameful and disgusting. Many individuals are easily out 40 $50,000 of their own money and also will have to suffer the humiliation of a tax increase to pay for berms to help other residents. While we were left hung out to dry. Residents have to understand this is a shared community and to do the right thing is expensive. Because if you do the same thing over again expect the same results.

There are multiple examples of areas in condominiums not being eligible for insurance anymore. I mean multiple $100 million plus developments. There are two or three such examples in this city. The Winchesters and Wood Buffalo. And Lougheed Estates in Timberlea Are the most recent. Is City Council willing to gamble lives and livelihoods to see bottom lines on a spreadsheet that could be easily balanced.
Residents will not be able to sell will not be able to insure not be able to afford live in longboat Landing. This is literally a disaster within a disaster.

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

From: Wendy Weng
To: Legislative Assistants
Subject: Re: Register to submit written comments
Date: Tuesday, September 15, 2020 4:00:07 PM
Attachments: image002.png

Hi Caitlin,

Below are my comments regarding to "7.7. Flood Mitigation and Community Resiliency Update – Longboat Landing".

My name is Wendy Weng from Longboat Landing.

Thanks for providing me opportunities to express my doubts to the rationale behind the recommendation made by the Administration regarding to Longboat Landing

"The recommendation to continue structural flood mitigation and Land Use by Law provisions is based on technical analysis score." (package pg. 454). However, to my best understanding, the technical analysis is missing some pieces.

For example, compared to "Reclamation Cost" (Package pg. 442) which lists specific jobs and budget, the Flood Protection Plan (Package pg. 443) contains only one item which is "Construction of Berm". How about the storm drainage system? Do they need to get upgraded? How about the maintenance cost over the next dozens of years and etc..

The lack of details for the recommended Flood Protection Plan makes me feel this is more like an "idea" rather than a holistic solution for flooding hazards in this area.

Thanks for reading.

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

to be read

Bill Duncan, Trish Wilson

Section 17 (1) FOIP Fontaine Crescent

Fort McMurray, AB

Section 17 (1) FOIP

September 18, 2020

Dear Mayor & Council,

I feel I must write to you and give you my thoughts on the way this whole process has been handled by administration. It isn't their job to decide who gets a buyout, land swop or flood mitigation for their area, they should only be gathering the evidence and facts about why this disaster occurred and presenting them to Council so they can make informed decisions.

I would argue that some members of administration are biased against buyouts in certain areas and are doing their best to persuade council accordingly, this is wrong! I also feel that the Chamber of Commerce have put undue and unfair pressure on council regarding buyouts. Now since their presentations the wind has shifted in council and I see more members against buyouts than at the start of this process.

My wife and I are sitting in a house worth less than half of its original purchase price, our condo association insurance will be taking a dramatic rise with enormous deductibles, and lack of confidence in future mitigation plans, all making our home unsellable. We feel like we are being held hostage by council's fear that everyone will skip town if they get a buyout. Some will leave and some will stay but that would happen in any case.

Administration won't accept that the overall design of the berms and storm sewer system were poorly done, anyone with any sense could have anticipated that water would go down manholes and come up the other side. That oversight in my view is negligence, pure and simple. We have a sluice gate directly behind our home and at no point during the flood did anyone from the RMWB come and close it. The area is overgrown with trees, bushes and weeds, they would have been hard pressed to get anywhere near the gate due to the lack of any maintenance, and no one has been to inspect it UNTIL after the flood, too little too late.

The developers who built our homes were allowed to bypass previous restrictions in the DC-R4 Direct Control District and the Longboat Landing Outline Plan, because these were repealed and the restrictions were not carried through to the succeeding bylaw (LBL-R4 bylaw No. 10/036). So, the 250m restrictions for utilities/electric panels etc. was not adhered to because of the change. NO HOMEOWNER who bought here in longboat landing was ever aware that this took place.

We have also seen no action regarding the building of any berms, temporary or otherwise behind our home, despite Mr. Hough stating that work was currently underway. I don't anticipate any berm being in place before next spring, and administration has had 5 months to take action.

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

Most of the owners in our area have suffered great financial loss, and would not be able to sustain further losses should another flood occur. A lot of the owners are still without garages/basements as repair work has barely begun and winter is almost upon us, we still have no insulation in those areas. In my opinion, indecision on how the city plans to move forward has certainly influenced decisions by insurance adjustors in this matter.

Council, you can make a difference to all the lives of the community members affected by the flood but it will take a brave decision to do so. We hope you are up to the task.

Sincerely

Bill Duncan & Trish Wilson

Attachment: Longboat Landing Written Submissions Intake 2 (Written Submissions - Longboat Landing)

COUNCIL REPORT

Meeting Date: September 15, 2020

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Subject: Flood Mitigation and Community Resiliency Update - Funding Requests

APPROVALS:

Jamie Doyle

Director	Chief Administrative Officer

Recommended Motion:

THAT Administration:

- Seek further funding from the Government of Alberta for structural flood mitigation and funding to support proposed buyouts; and
- Report back to Council by June 30, 2021 with a buyout impact assessment, financial report, and updated planning and infrastructure recommendations for communities impacted by the 2020 flood.

Summary:

In recognition of the community-specific administrative recommendations presented on September 15th, two additional items are being presented for Council's consideration.

Background:

The Government of Alberta (GOA) indicated some homes may be eligible for a full rebuild following the 2020 flood and has made previous commitments regarding funding support for flood mitigation. As such, Administration is recommending that all funding opportunities with the GOA be exhausted with the intent to mitigate the financial burden on regional ratepayers while also increasing the community's resiliency and therefore decreasing likelihood of future Disaster Recovery Program (DRP) requirements.

In regards to the second recommendation, there is no way to guarantee uptake of buy out or property acquisition in flood hazard areas without expropriation; however, even if expropriation was considered, an assessment of the bought-out properties would need to occur in order to determine future land uses. The timing of this report back to Council

is coordinated to follow the expiration of buyout offers in flood-affected communities.

Alternatives:

Rather than seeking funding support from the Government of Alberta, municipal ratepayers would fund all flood-risk-related buy outs and structural mitigation.

Budget/Financial Implications:

Not determined at this time.

Strategic Priorities:

Responsible Government

COUNCIL REPORT

Meeting Date: September 15, 2020

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Subject: Bylaw No. 20/025 - 2020 Flood Recovery Response (Extension No. 1) Bylaw

APPROVALS:

Jamie Doyle

Director	Chief Administrative Officer

Recommended Motion:

1. That Bylaw No. 20/025, being the 2020 Flood Recovery Response (Extension No. 1) Bylaw, be read a first time.

2. That Bylaw No. 20/025 be read a second time.

3. That Bylaw No. 20/025 be considered for third reading.

4. That Bylaw No. 20/025 be read a third and final time.

5. THAT the Planning and Development Department, at the request of the applicant, process refunds for those applicants who paid permitting fees related to work done in the Mandatory Flood Evacuation Zone and purchased after the expiration of the *Flood Recovery Response Bylaw* (August 31, 2020) and the enactment of the *2020 Flood Recovery Response (Extension No. 1) Bylaw*.

Summary:

The April 2020 flood caused substantial damage to properties in the Lower Town Site of Fort McMurray, Ptarmigan Court, Waterways, Draper and TaigaNova Industrial Park. Some property and business owners will require *Development* and *Safety Code* permits from the Regional Municipality of Wood Buffalo (RMWB) as they undertake their recovery process. Waiving said fees will aid impacted property/business owners during this difficult time and demonstrate the RMWB's support to recovery.

Background:

On May 6, 2020, Council passed the 2020 Flood Recovery Bylaw No. 20/014 which temporarily waived fees from Community Development Planning, Safety Codes, Landfill, and solid waste and recycling collection to name a few. These temporary measures expired on August 31, 2020. Moving forward, many property owners still have outstanding recovery and remediation work to undertake which will require permits from the Planning and Development Department (Community Development Planning and Safety Codes branches).

Alternatives:

1. Waive permitting fees until August 31, 2021 in the Mandatory Evacuation Area (Attachment 1).

2. Continue to collect all permitting fees as per normal business operations.

Budget/Financial Implications:

There are financial implications with respect to fees that will be suspended by operation of the bylaw. By waiving the permitting fees, it is estimated the Municipality will forgo less than $500,000.

Rationale for Recommendation:

This new Bylaw (Attachment 1) will ensure that Planning & Development fees associated with reconstruction in the evacuated areas of the RMWB will be waived from September 15, 2020 to August 31, 2021. For those applicants who paid for such fees between August 31, 2020 and September 15th, 2021 will be reimbursed at their request. Waiving these fees will ensure that property/business owners and local contractors are not faced with unnecessary challenges during these difficult times.

Strategic Priorities:

Responsible Government

Attachments:

1. Bylaw No. 20/025 - Flood Recovery Response (Extension No. 1) Bylaw

BYLAW No. 20/025

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND THE *FEES, RATES AND CHARGES BYLAW NO. 19/024*.

WHEREAS on Sunday April 26, 2020 the Regional Municipality of Wood Buffalo declared a State of Local Emergency ("SOLE") due to high water levels along the Athabasca River, the Snye and the Clearwater River;

AND WHEREAS the risk of flooding resulted in mandatory evacuation orders for the communities of Draper, Waterways, Ptarmigan Court, the Lower Townsite of Fort McMurray and the TaigaNova Industrial Park all in the Regional Municipality of Wood Buffalo (the"Mandatory Evacuation Areas");

AND WHEREAS overland flooding did occur and did significantly and negatively impact many properties in the Mandatory Evacuation Areas;

AND WHEREAS the Council for the Regional Municipality of Wood Buffalo ("Council") by Bylaw No. 20/014 amended, among other things, the *Fees, Rates and Charges Bylaw No. 19/024* on May 3, 2020 to temporarily suspend certain municipal fees and charges between April 26 and August 31, 2020;

AND WHEREAS there remain a significant number of properties within the Mandatory Evacuation Areas that have not yet completed their applications for permitting necessary to rebuild as a result of the flood;

AND WHEREAS the Council wishes to continue to support the community post-flood rebuild effort by renewing and extending some of the development fee waivers that were part of Bylaw 20/014.

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

Short Title

1. This Bylaw may be cited as the "2020 Flood Recovery Response (Extension No. 1) Bylaw".

Amendments

2. Bylaw No. 19/024, the *Fees, Rates and Charges Bylaw*, is hereby amended by adding these sections immediately following section 9:

"10. The following additional definitions apply to this Bylaw:

10.01 "Extended Post-Flood Recovery Period" means the period commencing September 15, 2020 and continuing to August 31, 2021; and

10.02 "Flood Affected Areas" means those portions of the communities of Draper, Waterways, Ptarmigan Court, the Lower Townsite of Fort McMurray and the TaigaNova Eco Industrial Park all in the Regional Municipality of Wood Buffalo that were subject to flooding on Sunday

Attachment: 1. Bylaw No. 20/025 - Flood Recovery Response (Extension No. 1) Bylaw (Bylaw No. 20.025 2020 Flood Recovery Response

April 26, as identified as "Flood Affected Areas" on the legend within the attached plan, forming Schedule "A" to this Bylaw.

11. Persons seeking municipal services for a property within the Flood Affected Areas are exempt from the following fees for municipal services, for the duration of the Extended Post-Flood Recovery Period:

    11.01. all of the fees under Schedule “J”- Planning and Development Services, and

    11.02. all of the fees under Schedule “K”- Safety Codes Permitting.

12. Sections 10 through 12 inclusive of this Bylaw, as amended, come into effect when passed and are deemed to be automatically repealed at the conclusion of the Extended Post-Flood Recovery Period.”

READ a first time this ____ day of _____, 2020

2020 READ a second time this _____ day of _____, 2020

READ a third and final time this _____ day of _____, 2020.

SIGNED and PASSED this _____ day of _____, 2020

_____

Mayor

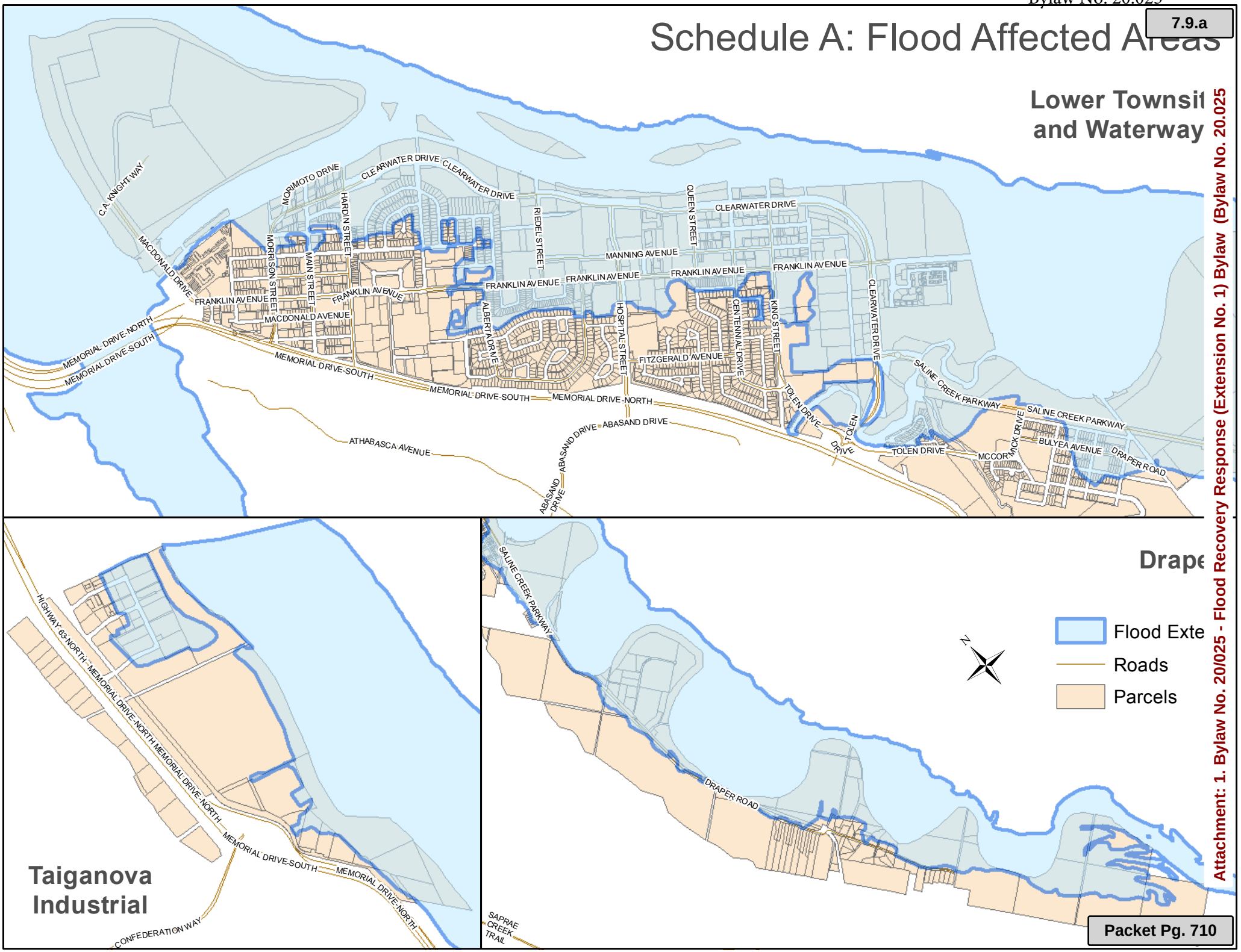
_____

Chief Legislative Officer

Attachment: 1. Bylaw No. 20/025 - Flood Recovery Response (Extension No. 1) Bylaw (Bylaw No. 20.025 2020 Flood Recovery Response

7.9.a

Schedule A: Flood Affected Areas



Attachment: 1. Bylaw No. 20/025 - Flood Recovery Response (Extension No. 1) Bylaw (Bylaw No. 20.025