

**Subject: Ptarmigan Court Residence Flood Mitigation Program****APPROVALS:****Jamie Doyle**\_\_\_\_\_  
Director\_\_\_\_\_  
Chief Administrative Officer**Recommended Motion:**

*Council may choose to put forward either of the numbered options noted below:*

1. THAT the Ptarmigan Court Residence Flood Mitigation Program FIN-340, Option 1, as outlined in Attachment 1, be approved to come into effect May 4, 2021 and that the deadline to apply for the program be extended to June 30, 2021.

OR

2. THAT the Ptarmigan Court Residence Flood Mitigation Program FIN-340, Option 2, as outlined in Attachment 2, be approved to come into effect May 4, 2021 and that the deadline to apply for the program be extended to June 30, 2021.

OR

3. THAT the Ptarmigan Court Residence Flood Mitigation Program FIN-340, Option 3, as outlined in Attachment 3, be approved to come into effect May 4, 2021 and that the deadline to apply for the program be extended to June 30, 2021.

OR

4. THAT the Ptarmigan Court Residence Flood Mitigation Program FIN-340, Option 4, as outlined in Attachment 4, be approved to come into effect May 4, 2021 and that the deadline to apply for the program be extended to June 30, 2021.

**Summary:**

Following direction from Council on December 15, 2020, Administration has developed four (4) potential programs for Council's consideration that will provide property owners in Ptarmigan Court an option to raise the elevation of their homes to 250.9 metres. For all the options, the Regional Municipality of Wood Buffalo ("RMWB") would pay the full up front costs of the program and in three (3) of the options, the property owner would have two (2) alternatives in how they would reimburse the Municipality for their portions

of the costs.

**Background:**

On December 15, 2021, Council passed the following resolution:

“THAT Council direct Administration to proceed with offering a voluntary buyout until May 31, 2021 to all property owners in Ptarmigan Court at the 2020 assessed value and also that the option to raise homes to 250.9m, be offered until May 31, 2021.”

Creation of the Ptarmigan Court Residence Flood Mitigation Program (the “Program”) required several steps in order for grant options to be properly informed. Administration first had to conduct an in-depth review of current and historic records for each property. This file review identified details unique to each property and structure, such as foundation type, which in turn informed the opportunities, risks, and associated costs to raise a given structure.

In addition to understanding the structural details, Administration also had to determine the current elevation of properties and principal structures. These elevations would be necessary to determine how high a structure must be raised for the underside of the main floor joists to sit at 250.9m. A surveyor was retained to perform a highly detailed survey, which was then cross-referenced with the above-noted property file information.

Administration then procured a consultant with expertise in the placement of manufactured homes. This consultant worked in collaboration with staff to determine specific cost estimates for each property based on the foundation type and height required to raise the underside of the main floor to 250.9m.

As Administration finished compiling all the necessary and up-to-date information to provide a solid foundation for the Program, staff undertook background research of flood proofing programs across Canada to provide benchmarking for the development of the proposed program. Flood proofing activities such as the raising of structures were found to be administered at the provincial level and that municipal level programs typically involved plumbing, backwater valves, and other basement flood proofing initiatives. The province of Manitoba had the most extensive programs for flood proofing with one program offering 100% assistance up to \$20,000 and a second program that would provide government funding to cover up to 86% of the remaining costs.

Utilizing contractor estimates for raising structures that had previously been reported to Council (\$21,000 to \$38,000), multiple scenarios were evaluated based on homeowner cost and affordability, equitable payments between different homeowners as costs to raise the homes varies depending on existing foundation types and elevation required, and RMWB cost. The four (4) options being presented to Council have been the focus of Administration’s efforts.

**Budget/Financial Implications:**

As of April 14, 2021, two (2) property owners have indicated an interest in raising their

homes and twenty (20) have indicated they are undecided between a buyout or raising their homes. Financial analysis of the four (4) options is based on this information and is subject to change due to the potential for property owners to change their preferred option or final contractor quotes varying from what is currently expected. Property owners that have entered into the buyout process and instead wish to raise their residence shall contact Administration to discuss available options on a case-by-case basis.

The following options are being presented for Council's consideration.

- **Option 1 - Providing property owners with a \$5,000 lump sum plus 75% coverage of the remaining costs.** Under this scenario the RMWB would contribute \$518,369 and property owners would collectively contribute \$136,123. The individual property owner contribution range would be \$4,035 to \$6,910.
- **Option 2 - Providing property owners with a \$10,000 lump sum plus 75% coverage of the remaining costs.** Under this scenario the RMWB would contribute \$545,869 and property owners would collectively contribute \$108,623. The individual property owner contribution range would be \$2,785 to \$6,960.
- **Option 3 - Providing property owners with 80% coverage of the costs.** Under this scenario the RMWB would contribute \$523,594 and property owners would collectively contribute \$130,898. The individual property owner contribution range would be \$4,228 to \$7,568.
- **Option 4 - Providing property owners with 100% coverage.** Under this scenario the RMWB would contribute \$654,492.

The RMWB would cover the costs of raising each manufactured home in all four (4) options; however, in Options 1, 2 and 3, after project completion, property owners will have the choice to repay their portion of the program costs in a lump sum or have the payments amortized over ten (10) years.

#### **Rationale for Recommendation:**

All four (4) options are being presented for Council's consideration with no single option being recommended over another. To ensure that property owners have enough time to assess the final policy option and prepare the necessary application materials, it is recommended that the deadline to decide to enter into the Program be extended from May 31, 2021 to June 30, 2021.

#### **Strategic Priorities:**

Responsible Government

#### **Attachments:**

**1. Ptarmigan Court Residence Flood Mitigation Policy - Option 1**

**2. Ptarmigan Court Residence Flood Mitigation Policy - Option 2**

**3. Ptarmigan Court Residence Flood Mitigation Policy - Option 3**

**4. Ptarmigan Court Residence Flood Mitigation Policy - Option 4**

**Ptarmigan Court Council Presentation**