

**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