

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 extent, 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