

# 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.

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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.