

# 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.

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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.