

Engagement Results to Date

Ptarmigan Court

There are 69 properties in Ptarmigan Court, 20 of which are vacant lots. We have spoken with owners of 52 properties. Of the 43 that provided a response, the following are the most preferred options:

- 31 prefer buyout
- 8 prefer funding to raise property
- 4 prefer land swap (preferred areas identified are Parsons Creek, Anzac, Beacon Hill, Prairie Creek)

26 respondents indicated a second option:

- 8 for buyout
- 6 for funding to raise property
- 12 for land swap

14 respondents indicated a third option:

- 2 for buyout
- 7 for funding to raise property
- 5 for land swap

Property Owner Comments:

- No secondary option.
- Do not have enough information to give input regarding buyouts or raising the house.
- Rebuilt after the fire with the promise of a flood wall. Concern of evacuation every year even if property is protected. Not willing to raise property. Land swap - south of bridge, transit available & near parks and school (or easy transportation to school).
- Only prefers buyout option.
- Buyout at the value I think it's worth. Not based on 2020 assessment. I owe \$49K more than the assessment is worth. If a land swap, would prefer Fort Chip, on a serviced lot.
- In an agreement with Syncrude for mortgage assistance (Housing Subsidy) until July 26, 2023. Large family. Want to stay above all else. If land swap, the expectation would be property for property, move the house with paved driveway, fence & landscaping. Would like to avoid a buyout.
- We don't know enough about each option. Our home is worth pennies. Less than we owe. If we take a buyout would we be leaving here in the hole? Everyone is in a different situation. There is simply not enough information. If I had to pick - without knowing anything else - I would opt to have my property raised. Buyouts can't just cover

mortgage. We don't want to live our quiet little nest in order to go live near the airport. I really wish we would have more background for each option presented.

- A buyout would have to be more than the mortgage. We would want everything we put into the house (expenses to date). I am upset that we were promised a berm for years and then it never came. So, this feels like a slap in the face.
- There have been issues in Ptarmigan since the fire. I would rather be able to move to another part of Fort McMurray. I work here and have a life here. Paying rent and a mortgage is extremely difficult. I am not going to take a chance allowing RMWB to select a plot of land for me. I have no faith RMWB would select a desirable plot of land.
- We do not have enough information to make any decisions. There are no details.
- These are rental properties. This is income for me. I am retired. I have to put in a driveway in each property (I own 3 properties). I don't want to invest the money into a driveway if we are getting bought out or doing a land swap.
- The only acceptable option is a buyout. I foresee land swaps being a multi-year calamity. I don't think most people understand how complicated this is going to be. The timeframe seems incredibly long. We will see another flood season with no answers.
- Not enough information. If land swap, needs the same size lot (including space for garage and the garage, period). Has a large lot. Needs the same size driveway, etc. Moved to Ptarmigan because it's exactly what he wanted. If a land swap, would prefer to be out by the airport (between Gregoire and the airport). South of the bridge for sure.
- After the fire, we wanted to raise our ground level. However, we were only allowed to raise it to 250.74 (floor level). Our ground level isn't quite 250. We are high enough that we did not get impacted whatsoever. Our frustration is that we were not permitted to build higher in the first place. We did everything we were supposed to do after the fire, including putting our homes on piles. We do not want to move.
- I am rebuilding my home. My home is arriving next month. I am one of the first urban, legal tiny home in Canada. I lost my home in the fire. My neighbours are great and I do love this neighbourhood. I am in the middle of getting everything done. If something happens down the road, I am going to be aggressive toward any decision that takes me out of my home. Next year, I am so motivated and sparked by this Council's agenda that I am running for Council to stop it. I am trying to do something unique. I had an interview with CBC yesterday. I am going to put up a huge fight if we are forced to leave Ptarmigan Court. I asked Council if I am allowed to put my piles at a height higher than the current LUB allowed for. I did not hear back from anyone at RMWB. I am fighting for my neighbourhood/community - for those who want to stay in Ptarmigan Court. We are here to stay, regardless.
- There is no way to protect my trailer from future flooding. If you put berms on the river side, Hangingstone and Grayling Creek will flood. The water will have no place to disperse. Water will come through the manholes. I had over 1m of water in the past flood. I've been doing this work for 40 years, and I am 100% certain that the berms are not going to protect our properties. After the flood in 2013, the fire, and now the flood, we are out of money. The DRP is not even close to helping financially. This experience has

been traumatic on my family - especially my autistic child. Raising a trailer? Raise the shed, too? Land swap? Absolutely not. We've been promised things in the past by RMWB that didn't happen (the berm) so how can I trust RMWB to do the right thing with land swap? I am in the lower end of the trailer court. I was told at Open House that 30% of Ptarmigan Court could potentially be bought out. I am committed to the region. I have 2 daughters in the region. I have grandchildren in the region. We won't leave the region.

- My property backs onto Saline Creek. I can walk to the downtown area and I have access to trails for walking and cycling. If we do a land swap, I would like a larger plot of land to compensate for being removed from this unique property. I am also very close to work. Moving away from Ptarmigan Court would impact my daily commute significantly. We also have trailer storage in Ptarmigan Court and a new plot of land would also have to account for this. Even a small acreage community (or quarter acre) would be a great solution.
- Not knowing where the land would be makes it difficult to weigh in on that option. This would prolong the process for sure. How is it possible to move everybody? Everyone from Draper, all the way down to the Towers?
- Second option would be land swap. I don't understand how the properties would be raised. This seems impossible to me. Logistically, it doesn't make sense to me and no details have been provided. A buyout based on 2020 assessment won't even cover my mortgage. Minimum would be \$250k. This process is going very slowly.
- Do not want a land swap at all.
- If everyone takes a buyout would I be left alone in neighborhood. What would that do to property value?
- No land swap.
- Need more information. Feel like he's getting false facts. Buyout - he won't take on a larger mortgage. Land swap would be okay but no current land options
- It's difficult to weigh in on the options without knowing concrete details for each. We are open to further discussions, but we need more information, including who is paying for what. We want answers and it seems that we are getting half-answers or half-ideas. There is also a lot of hearsay in the community. We love our area. My husband was born and raised in Waterways. I've lived in the region for over 40 years, and I've never lived north of the bridge.
- Land swap is not an option.
- For one, there's not enough information or details to weigh in on any of these options. Also, is it majority wins? If I want a buyout but 90% of Ptarmigan Court wants a land swap, am I forced to do a land swap?
- The buyout would depend on the price. The assessed value does not cover the mortgage. The entire property should be appraised. We've invested a lot into the property and the buyout price should reflect this.
- A buyout is the only acceptable option for our family.
- Our first choice is buyout, but without details or specifics, it's really difficult to weigh in. In order to protect the community responsibly, a buyout is the best option for Council to

make. However, a buyout must be fair and would need to make the residents whole. For example, we rebuild in the fall of 2018. Our insurance did not cover the expenses, so we put over \$200K of our own cash to rebuild. This doesn't include the purchase price of the home before the fire. I have a brand-new home in Ptarmigan Court. We need to know how Council would determine what would be a fair offer. A less-than-2-year old home still has significant value. We would need to be made whole. The problems in the area - a constant thorn since 2016 - have created significant financial and emotional strain on us as homeowners.

- If land swap - only interested in Oliver BC, or a property worth more so he could sell. Need more information to confirm selection
- Land swap means where he could keep his trailer and move it to higher ground. The land swap was the only option that he saw working for his situation. A buyout wasn't preferred as he bought his place in 2015 and would still owe on the trailer in the event of a buyout. He didn't believe that raising his property would be a feasible or practical option.
- So many variations to the options, need more information. Prepared to go to court if more flooding occurs. He's answered the questions already at the townhalls and open houses. Only want to hear a solid option (offer) to decide what he will do.
- It is too difficult to weigh in without knowing any details.
- Buyout is the only acceptable option for me.
- This is not my primary residence. I would consider any of the three options, but I do not know the details. I'm not paying a mortgage on an empty lot. And I'm losing income because the dwelling is usually rented. When I went to RMWB to look at rebuilding, everything was on hold. If buyouts are based on 2020 assessments, I would still be owing on the mortgage. The lot that I own backs onto the creek. There is nobody behind it. There is not a similar piece of land in the region for a land swap. I don't want to be on the north side of the bridge.
- This property has been surveyed at 250.7m. A buyout would not be sufficient to even cover the mortgage. Funding to raise the property is our only selection. Our current property is close to our workplaces. A land swap would add so much to our commute. We love this little community. The water didn't touch our home. I would like to see the berm put in and I would love to see the flood mitigation being done to protect this land. I have a park on each side. We do not want to move. The location is prime for us. I don't want to move to Parsons Creek. I don't want to start over with another 25-year mortgage. I don't want to go backwards. I would not want to live in something built PRE-fire because I am concerned about chemicals of the homes built before the fire.
- None of the options are acceptable. RMWB had the money to do flood mitigation since 2016. I feel that Waterways is the forgotten people. Money has been spent elsewhere in the city and not on flood mitigation. Where is the money going for flood mitigation? Why hasn't it started yet? Everyone is stressed out. When it comes to insurance for these areas. We had overland water insurance until February 2020. It was cancelled due to the RMWB not doing anything with flood mitigation. If there was proper flood mitigation, the

people in these areas would be able to have overland insurance. We should be given other options than what has been given us. I believe majority of trailer park doesn't want to leave. People want the RMWB to do their part. If you want to raise the trailers, how about the city get money from federal govt or get money dedicated to building a berm to build a concrete berm. People don't want to be uprooted and taken from their homes. We do not want to be moved. My mother's health is declining because of the challenges we're facing. Where would land be? There is no land. Why give people the option when there is no land? I hear there is no money. So why making this an option? I am not going to give you an answer to these questions. These are not feasible options in my eyes - nor the eyes of my family. People aren't clear on the buyout procedure. It's based on last year's taxes. Will city pay for upgrades? Like air conditioners and upgraded appliances? What would happen to the area and what would happen to our home? We are tired. We thought we were in our forever home.

- Would like to know a timeline on a decision. Property is vacant as he did not rebuild after the fire. Cannot sell land with this decision outstanding.
- Not keen on a swap.