

2.7. Flood Mitigation & Community Resiliency – Waterways

Written Submissions

- Rod Hansen
- Gee Young

To: Mayor and all Councillors, please pass this to all Council Members and please have my letter read at the Dec. 15th, 2020 Flood Mitigation Council Meeting.

I own 4 Commercial Lots in Waterways and our Commercial Building in Waterways burned down in the past Wildfire. After the Wildfire there was an updated new designated Flood zone established by the Alberta Government and put into effect in Waterways. Our property up until that time was not in any designated Flood zone. So we never rebuild as it was basically next to impossible to get Flood Insurance when you are in a known designated Flood Zone, so why would anyone invest and rebuild. Then came the Flood last spring and as you are fully aware Council came up with a new resolution that was supposed to resolve the Flooding issues in Waterways by building a Barrier. What really surprised me was that no one from the RMWB even contacted us or any of the other people in Waterway's that were actually affected prior to making their presentation to Council. I think that would have been the very first thing that should have happened. I believe Council should have had the input from all the people who were really directly impacted and I would have thought that all Council members would have made such a request prior to making any type of decision in regards to what was the best approach for Waterways in the areas which were affected below the 250 meter level. Since that Council meeting we have now talked to one person from RMWB about our concerns. There are approx. 50 vacant Lots in Waterway's right now which in my opinion will never be built on again. Just spending all this money building the Barrier as Council suggested will not solve this issue as we still will be in a designated Flood zone with Limited Building restrictions below the 250 Meter Level. With the designated Flood zone that will still be in effect after the Barrier is built and then only being allowed limited Building restrictions, this has made all these Vacant Lots pretty much worthless and they will not be built on in the future. In my opinion the RMWB should purchase all these Vacant Lots at fair Market Value based on Lot values prior to the Flood. In my opinion to buy the vacant lots would cost the RMWB about seven to eight Million Dollars. Then the RMWB would own all the vacant Lots. Then the RMWB could at that point deal separately with the actual home owners that still live in Houses in Waterways that are in the Flood zone and then the RMWB could meet each of those people on a one on one basis and see what they may desire, some may want to stay and take on all the future risk upon themselves, that would be for each homeowner to decide. I do not think that the Alberta Government in the future will keep helping out anyone in Waterways anymore, unless the RMWB intends on taking on the Liability and helping those homeowners out when this happens again in the future. After the RMWB purchases the vacant lots and then meets with the existing home owners I feel in my opinion then the Waterway's Flooding issue could be resolved without building any Barrier. Also in the last Council meeting held re Waterways Flooding some people were very concerned that people will leave Waterways, well to those concerned people a lot of the people that were affected in Waterways have already left and they will not be coming back. About 50 Lots are Vacant and even if they wished to come back they cannot get Flood Insurance so why would anyone ever build again in Waterways in the designated Flood zone? Waterways is very different than the other areas as it has all these vacant Lots that are going to remain Vacant and will just be an eye sore for years to come, at least the RMWB could do something beneficial to all Fort McMurray residents by utilizing these vacant Lots. Thanks very much ---Rod Hansen

PETITION

Petition to: The Mayor, Councilors, and Administration of RMWB

Petition Objectives: City Council to consider "Buy-out" of Vacant Properties below 250M Elevation in Waterways.

Advantage of the buy-out option for vacant lots only in Waterways: 1)there is no concern of residents moving out of the community because these lands are un-occupied; and 2) It is cost effective for RMWB to carryout. At fair market value, say \$150,000.00 per lot, it will cost RMWB \$6.45 Million (not counting the lots of the TOP Church who seeks land swap option)

Petition Organizer: Gee Young Phone: Section 17 (1) FOIP

Petition recruiting method: Due to COVIC-19,through personal direct conversation and confirmation with the owners by the organizer.

Petition Note: Since the Council Meeting being held in September 15, 2020, the organizer has been susseccful in contacting all affected Property owners with exception to 5 properties whose owners were not reachable.

Owners of Vacant Lots that are below 250m Elevation in Waterways

consent to pettition RMWB for Buy-out Option of the Flood Mitigation of Waterways.(with the

exception of the TOP Church who is only interested in Land swap)

Please note: the following information is confidential and private-only for the use by the Mayor, the Councilors, and Administration Staffs of RMWB in the consideration of this petition.

<u>Lot</u>	<u>Property Address</u>	<u>Owner Name</u>	<u>Phone #</u>	<u>Email Address</u>
Section 17 (1) FOIP	Section 17 (1) FOIP	Railway Ave	Nesredin Berhan	Section 17 (1) FOIP
		Railway Ave	Abdulghani Abdo	
		Railway Ave	Mark Tolend	
		Railway Ave	Jim Roger	
		5 Tomlinson	Richard Sheldrake	
		Railway Ave	Rod Hansen	
		Railway Ave	Rod Hansen	
		Railway Ave	Rod Hansen	
		Railway Ave	Rod Hansen	
		Railway Ave	TOP Church	
		Railway Ave	TOP Church	
		Railway Ave	TOP Church	
		7 Bishop St.	Jim Roger	
		Railway Ave	Jim Roger	
		Railway Ave	Tam Nguyen	
		Section 17 (1) FOIP		
		Railway Ave	Glenn/Nancy Grant	
		Bulyea Ave	Gee Young	
		Bulyea Ave	Monica McGrandle	
		Tomlinson St.	LAKHBINDER S MINHAS	
Bulyea Ave	Gee Young			

Section 17 (1) FOIP

Bulyea Ave	TOP Church
Bulyea Ave	TOP Church
Bulyea Ave	TOP Church
Bulyea Ave	TOP Church
Bulyea Ave	Ralph Scharfl
Bulyea Ave	Gee Young
Bulyea Ave	Gee Young
Bulyea Ave	Gee Young
Huggard St.	LIAM- Bill DeSilva
Bulyea Ave	Ron/Yvonne Ormson
Bulyea Ave	Section 17 (1) FOIP
Bulyea Ave	Tom Talbots
Bulyea Ave	Nicole /Rob McKenzie
Bulyea Ave	Gavin McGladdery
Bulyea Ave	Dan Forsberg
Bulyea Ave	Islamic Society C/O Mohammed Alzabidi
Bulyea Ave	Islamic Society C/O Mohammed Alzabidi
Bulyea Ave	Section 17 (1) FOIP
Bulyea Ave	Islamic Society C/O Mohammed Alzabidi
Hughes Ave	Moh Tabalan
Hughes Ave	Dean Wood
Bishop St.	Jackie Hardisty
Hughes Ave	Doug Golosky

Section 17 (1) FOIP		Hughes Ave	Section 17 (1) FOIP	
		Hughes Ave		
		Hughes Ave	Brian Jean	Section 17 (1) FOIP
		Hughes Ave	Jacqueline/Gerald Galambos	
		Hughes Ave	Jacob Goetz	
		Hughes Ave	Brian Jean	