

FLOOD RISK: A COMMUNITY CONVERSATION

**Public Engagement Update
for the period: September 22 – November 27, 2020**

November 27, 2020

FLOOD RISK: A COMMUNITY CONVERSATION

Contents

Background	2
Engagement Objective	2
Communications Tactics.....	3
Engagement Approach	3
Ptarmigan Court, Waterways, and Draper	3
Longboat Landing	4
Engagement Results to Date	5
Ptarmigan Court	5
Waterways	10
Draper	17
Flood Recovery Program Subject Matter Expert Consultations	21
Next Steps	21

FLOOD RISK: A COMMUNITY CONVERSATION

Background

In response to the 2020 flood, the Municipality developed the report, “Improving Community Resilience: 2020 Overland Flood Considerations in the Regional Municipality of Wood Buffalo” which presented options for flood risk mitigation in flood-impacted areas and evaluation criteria. The report was presented to Council June 23, and the community conversation on flood risk began. Recommendations arising from the report were presented to Council on July 28.

Following the July 28 Council meeting, the Municipality continued the public engagement initiative *Flood Risk: A Community Conversation*, gathering input from residents, property and business owners in the effort to increase regional resilience. Feedback gathered during a series of community-specific open houses was compiled and presented to Council on September 15.

At the September 15 meeting, Council directed Administration to connect one-on-one with individual property owners in Ptarmigan Court, Waterways and Draper, as well as to engage with Longboat Landing residents regarding the development of a pedestrian walkway.

The purpose of this report is to provide an update on one-on-one engagement for the period from September 22 – November 27, 2020.

Engagement Objective

Public participation goals for this stage of engagement are:

- to speak one-on-one with every property owner in Ptarmigan Court, and with owners of property at and below 250.9m in Waterways and Draper, to gather feedback on the resolutions as identified in the September 15 Council meeting.
- to engage with residents of Longboat Landing about the pedestrian walkway as part of the structural mitigation (berm) being constructed.

The September 15 Council resolutions for Ptarmigan Court resulted in it being the only community that wouldn't have 1-in-200 year (250.9-metre) flood mitigation elevation. Administration interpreted this as a potential omission due to the consistent application of the 250.9-metre elevation requirement in all other communities.

Administration engaged property owners as per Council's direction, with the adjustment to a higher level of protection to ensure continuity and a fair application of flood mitigation measures across the region. Data provided by RWMB's Geographic Information System (GIS) mapping is being used to identify property elevation for the purposes of engagement.

FLOOD RISK: A COMMUNITY CONVERSATION

Communications Tactics

- Press Release
- www.rmwb.ca/recovery and www.participate.rmwb.ca/flood-mitigation
- Social Media
- Digital signboards (traffic)
- Door-to-door visits and door-hangers
- Registered Mail

Engagement Approach

Ptarmigan Court, Waterways, and Draper

On October 7, 2020, a press release was issued inviting one-on-one engagement with all property owners in Ptarmigan Court, and all property owners in Waterways and Draper at/below 250.9m. Property owners were asked to contact Pulse to confirm contact information, and staff connected one-on-one by phone or email, depending on contact information provided.

From October 8 - 23, 2020, staff visited homes of all properties that had not already responded. If no one was at a home, staff left a door-hanger with instructions on how to engage.

On November 10, 2020, a letter was sent via registered mail to remaining property owners that have not yet been engaged, inviting them to get in touch for a one-on-one conversation.

A series of questions, tailored to each neighbourhood and based on Council's resolutions of September 15, were designed to frame the conversation:

- Ptarmigan Court:
 - What is your preferred option: a buyout, funding to raise property to 250.9m elevation or a land swap?
 - If land swap: What neighbourhood in town/community in the region would they be interested in?
 - What is your second option?
 - What is your third option?
- Waterways:
 - Would you be interested in exploring a land swap (subject to land availability)?
 - If yes: What neighbourhood-in-town/community-in-the-region would they be interested in?
- Draper:
 - Would funding to raise your property to 250.9m elevation be most amenable to you?
 - If no: What other form of flood mitigation would be most amendable to you? (buyout, land swap, or structural mitigation)

FLOOD RISK: A COMMUNITY CONVERSATION

Longboat Landing

In mid-December an engagement campaign will be launched to present information about the current design for a pedestrian walkway on the Longboat Landing berm.

Scaled drawings of the location, height and alignment of the pathway on the berm have been produced. These are being shared publicly, for property owners to provide feedback on current design.

Various tactics will be used to connect with residents, including posting vision boards in high traffic areas in Longboat Landing, information packages emailed to all condo associations with the request that information be shared to all property owners, and door-hangers left at all dwelling units in Longboat Landing inviting residents to engage.

The engagement will run for 8 weeks. Feedback will be provided to the Engineering Department, to determine whether changes should be recommended to the pedestrian pathway component of berm construction.

FLOOD RISK: A COMMUNITY CONVERSATION

Engagement Results to Date

Ptarmigan Court

There are 71 properties in Ptarmigan Court, 15 of which are vacant lots. We have spoken with owners of 48 properties. Of those that provided a response, the following are the most preferred options:

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

28 respondents indicated a second option:

- 9 for buyout
- 5 for funding to raise property
- 14 for land swap

16 respondents indicated a third option:

- 2 for buyout
- 9 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.

FLOOD RISK: A COMMUNITY CONVERSATION

- 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

FLOOD RISK: A COMMUNITY CONVERSATION

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

FLOOD RISK: A COMMUNITY CONVERSATION

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.

FLOOD RISK: A COMMUNITY CONVERSATION

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.

FLOOD RISK: A COMMUNITY CONVERSATION

Waterways

There are 105 properties at/below 250.9m in Waterways, 50 of which are vacant lots. We have spoken with owners of 55 properties:

- 28 responded not interested in land swap
- 12 responded yes, they are interested in land swap
- 10 responded that they need more information
- 1 responded that they didn't know
- 4 did not provide a response

Property Owner Comments:

- Character and landscaping and large spaces important.
- Parsons North. Concern for current neighborhood condition and ability to sell in the future.
- Not going anywhere.
- Prefers a buyout absolutely. If there's not buyout, he is left with unsellable land. Buyout is the only option for this resident.
- Felt that he's been treated very poorly. Absolutely not interested in a land swap. Will only live in Waterways (35-year resident of Waterways).
- RMWB has failed to give us any information about a land swap. We cannot make any decision based on zero information. It seems as if RMWB is not taking this seriously. Our lots are older and bigger. My concern is, what will we replace our homes with? We have large lots and big basements. Do I get the same size lot and land? There is no information to base anything on. Would you be "pro land swap" if you had no idea where you were even going? We've already done a lot of work on our home. If you relocate us, who is going to pay for this? RMWB has not answered any questions. How can you get legit information when nobody has the information? Who is going to pay for everything? If you move my home and there are damages to the home in transit, who pays for this? Who pays for rewiring the home and paying for utilities again?
- Absolutely not. Owns 5 properties in Waterways. Do not want a piece of land that I still have to pay for. The Council vote to not buy out properties under 250m elevation, and to limit development on the affected properties, practically steals the properties from the owners. It is not fair because the value of the property has become zero as I cannot build on the location nor be able to sell it in the open market without a 100% loss. Who would buy a property that he/she could not build on it? During the Council meeting it was commented that you did not want to see residents abandoning Waterways by selling out to RMWB. I counted there are about 45 vacant lots in Waterways that are under 250M

FLOOD RISK: A COMMUNITY CONVERSATION

elevation. There are no houses on affected the properties, hence no residents! Majority of the vacant lot owners including myself want RMWB to buy out especially after RMWB put a limit development on them. If RMWB decides to buy out all the affected vacant lots at fair market value, say \$150,000 each, it will cost only \$6.75 million.

- Only interested in a buyout.
- Would like to stay in the house - current location is close to work and they have put in a lot of work to set-up their house.
- Happy to not be in the flood zone.
- Owns with his daughter. Family has been on this property in since the late 1950's. Have not had any issues with flooding since they've owned this property.
- Historical connection since Sep 17, 1979, via Greyhound bus. At the 250m elevation, need more clarification of the determination of the 250.9m elevation classification. Concern for the value of the property now that RMWB has classified as the area flood plain. Would like to sell house without losing her shirt and move away for retirement.
- Resident of 40 years. In Waterways for 20 years. Seems like we've been left behind. Nobody is taking responsibility. If we don't get bought out, we will never be able to sell our properties. Timberlea got sidewalks before Waterways. I am just angry.
- I'm not open to a land swap. I need a buyout. The buyout is the best option. I watched the Council meetings. Our properties have been devalued to nothing. Should have explored the option to buy the vacant lots. Nobody is ever going to build on them. They are just going to sit there. I disagree with this motion 100%. We can't build on them. We can't get insurance on them. Unless flood zone designation gets taken off, nobody will ever build in Waterways. This is wrong. Saying we don't want people to leave is not appropriate. There are 40 something vacant lots. You can make these useful again (like a park) if you buy them out. This process has been very upsetting. With limited construction, it's over for us. What happens next year when it floods? People aren't getting answers.
- I don't want a land swap. But if it's all that's on the table (I prefer a buyout), then I would have to look at it. This is my retirement home. I am retiring in 4 years. I will not be able to sell it. If they built the berm, that would put me a bit more at ease. I've been in Fort McMurray since 1967. No intention to leave. I was raised here. Grandchildren raised here. If I had to do a land swap, I would not want to go south of the bridge.
- Need a buyout. If there is a buy out, it needs to be more than 2020 assessment (2018 is better) because of the fire. The flood was beyond our control and because the flood could have been mitigated in the first place, my property value decreased.
- I do not want to live anywhere else. If I have to leave Waterways, I will leave Fort McMurray. I do not like going across the bridge or Gregoire or Beacon Hill. The RMWB

FLOOD RISK: A COMMUNITY CONVERSATION

needs to buy my house out. If my house doesn't get bought out, what is the value on my home? Now that my home is in the flood zone, what am I going to be able to sell my house for? Will I be able to sell my house based on my tax assessment? I need to sell my house to make my life whole again. This property has never flooded. Yet now I'm technically in a flood zone. There is a long history of Waterways being underserved while other parts of town see development.

- I was born in Fort McMurray. My grandmother lived here. I am not going anywhere. However, I do not enjoy having to deal with preventable natural disasters. My house sits in the lowest part of town. Common sense needs to prevail. I have a beautiful house. I am very proud of it. Now I'm watching everything I own go back into my house. What needs to happen before anyone pays attention? Complete obliteration? I am not looking for a handout. But I see all these potential breaches where water could get in. Everything is reactive. Now that flood has subsided, we are just waiting to see what happens. What are we going to wait for? I lost basement and top floor. And now it'll take until next year to do anything about mitigation. It seems like we are doing just more engagement. I have no faith that anything will be rectified, or a solution be found. This seems like one big circle of saving face. Some people are now bankrupt. Some aren't back from the fire. We are spending money back into our homes only to have it flood again. Anyone that wasn't impacted by the flood has forgotten about it. I can't answer the question because there is not enough information. What does a land swap even entail? We need more information. Are you buying the mortgage and the land? These are the questions everyone has but nobody can answer. I'm very frustrated. This is an anxiety that is never going to go away for people living in lower townsite.
- Buyout is the preferred option. I am retired and this was my investment property. If buyouts are not viable, then a land swap. Must be someplace above the 250.9 elevation. Not in a flood zone.
- The must fix the berm so I can sell this place. Sounds like they are not interested in doing any purchasing. A buyout would have been my first choice. It would give me the ability to move away from the flood zone. To a safer area. The land swap is wonderful if you want to build a completely new house. I don't want to do that. I've already done this after the fire.
- What does a land swap entail? To get a land swapped, what happens with my house? Does RMWB rebuild my house? I have a \$900K house. What happens to this in a land swap? During the fire, we were on Cliff Avenue. Then RMWB purchased the land from us (slope stability). If the slope wasn't stable enough to build on, why were we allowed to build back here in the first place? Why was rebuilding in Waterways even entertained? The oldest parts of Fort McMurray should get more work done (more than happening in

FLOOD RISK: A COMMUNITY CONVERSATION

Timberlea, etc). This is work that should have been done 25 years ago. I got sewer back up. Not flood. My basement was demolished from 4ft, down. There has still not been any sewer work done. Now I no longer have sewer or water coverage. 2 years ago, I did. If all of Waterways did a land swap, then I would. But I need my home rebuilt exactly the same as it is now. Where will the land be? It's a 1600 sq ft bungalow. This is going to be very difficult. In an ideal world, I'd like RMWB do what they were supposed to do 25 years ago (berm, back flow valves) and start in oldest parts of town first. Get the expertise from industry and get the work completed. How can other communities get this done and we haven't? We are supposed to be a driving force of innovation and industry in Canada, yet we haven't figured this out yet?

- I am not interested in swapping land. I prefer a buyout.
- I don't want to have to go through renovations and rebuilding again. I love Waterways but maybe it's time to get out of the area. I had a house completely redone after the fire. I was out of my home for 18 months at the time.
- Why the change in elevation? Why is Longboat Landing is not included? Many different questions on multiple subjects.
- I would prefer a buyout. I've washed my hands of this. I didn't rebuild after the fire. The realtor says I have zero chance of selling down there. So I need a solution.
- I understand there are restrictions to building below 250. I need to understand what that means. I don't intend to rebuild in Waterways. RMWB (permitting system) made it so difficult to rebuild, that I decided to buy a ready-built home in Draper. RMWB made my lot worthless by putting restrictions on what I can develop. So would we have to raise to above 250m to be developed? I would like the RMWB to pay me out. I assumed this would happen based on Administrations recommendations to Council. I was extremely disappointed when Council passed the current motion. The reason I am not in Waterways (I can't stress this enough) is that the permitting and building/development process was prohibitively antagonistic.
- Above 250M (but below 250.9M). We are going in a ridiculous direction here. I've been here since 1977 and there was a major flood (in 77 and 97). A dyke should have been built in 1978. 42 years and no berm? Two bridges were built going into Waterways. Bridges cost millions of dollars. And then there is the gall to ask citizens to buy out properties and abandon this location? That is not in the mandate of Council. They have no mandate to buy anyone out with their own money. Using taxpayer money to rearrange real estate priorities in Fort McMurray (devaluing one area while increasing the value in another area) is a conflict. Council is not in the real estate business. The city's job is to maintain services and provide infrastructure to citizens of the region. It should not be socially engineering peoples' properties. It's not the city's job to mitigate the risk to

FLOOD RISK: A COMMUNITY CONVERSATION

the property owner. If I purchased in a flood area, it is not my fellow citizen's responsibility. It's mine. The city should only be responsible for the flood mitigation. Not buyouts. The homeowner signed the mortgage. He assumes all risk. RMWB did not bail out people in Penhorwood or Abasand. Those people were hurt more than the people of Waterways. Neither one of those property owners got anything. Why do we have all this focus on Waterways and Ptarmigan Court? Probably 15-20 homes were damaged severely. All the rest made it through with minimal or no damage. Though the damage is Ptarmigan Court was minimal, it seems that RMWB is trying to get rid of the neighbourhood. Why were we never given the monetary figure of each individual area (of the damage)? The real problem is the name. The name Waterways itself now synonymous flooding. Now there's a stigma attached to the name Waterways. People assumed every property in Waterways was flooded. I didn't get affected by the flood, but my friend on Pond Crescent did. Now there's a perception that simply shouldn't be there. RMWB has invested a lot of money in parks, two brand new bridges, saline creek partway. This is way too big of an investment into the area to ask the citizens to take a significant downgrade to any other part of Fort McMurray. The people that want a buyout have either left Fort McMurray or want to leave. I love living in Waterways. I wouldn't leave this area for anything.

- I prefer a buyout.
- My floor is at 250m. I want to tell RMWB this: thank you for making our properties worthless. I've worked my whole life to afford a place and now thanks to the bad publicity the property is considered worthless in the community. They could have dealt with the flood and fire right off the hop. I am very frustrated with all three levels of government. I am 60 years old and I feel that I have to start over again. I do not want to take on another mortgage. I cannot afford to be out of pocket on any of these options. I feel that we are going to be screwed any option we head into. If there was a land swap, I don't know what option I would select. My lot is 45x120. I have lots of land and room for parking. There is not the same sort of space in Thickwood or Timberlea. These are peoples' lives. These are peoples' life savings.
- Would like a subject matter expert to come to their property. The property we have is an investment property. It was a duplex. Our preferred settlement would be some sort of a buyout. However, if a land swap was the only option, we would prefer land in an already developed area (Beacon Hill, Timberlea, etc.).
- The only acceptable option is buyout. A land swap is not in the negotiation.
- I already have a property downtown that is no longer occupied. I no longer live in Fort McMurray. I am not interested in getting reestablished there. There are not enough

FLOOD RISK: A COMMUNITY CONVERSATION

details provided regarding a land swap. What would it include? My preferred option is a buyout. A land swap doesn't benefit me at all, unless there is no other alternative.

- Buyout is my preferred option.
- I am very familiar with the region. The character, the greenspace and natural environment are irreplaceable and there's simply nothing comparable in the region. The 2020 assessment value is not a fair benchmark for buyout. However, it's more reasonable than the land swap option. If the berm is built, would I be able to develop the land? Would I be able to get flood insurance? Will insurance companies see the berm as a solution?
- I am interested in exploring a land swap; however, more details are needed. It was a lot of work to rebuild from the fire. It would be sad to swap this property. However, now the lot is less valuable and quite vulnerable to flooding. This property was indeed affected by the 2020 flood. We have 3 lots, combined into one. The slope/hill is another concern. Our garage butts up against the hill. In a landslide situation, our property could be impacted significantly and very suddenly. Drainage and water have been a major issue, though RMWB has mitigated some of the concerns (only last week). We are quite happy with this. We could still end up with slope/sliding issues, though. If I had to swap, I would pick Eagle Ridge/Stone Creek. Potentially Parsons Creek (closer to my job). Does the land swap have to be in town? Can it be in BC, for example? Would a land swap be the same size as my current property? Would there be parking and yard space, etc.? Waterways is a quiet neighbourhood - close to the river, and close to the downtown.
- A land swap would/might mean breaking a mortgage and having to requalify for another mortgage. I can see this being very difficult for many residents. Even if we wanted to do it, I don't think many people would be able to do a land swap. I also think that a land swap would actually cost me at least \$100K. I would not want to be out-of-pocket for any of these options. I also have the challenge that I am on the hill side and the slope is affecting my property. I don't think Council is thinking about the financial burden to property owners. Where will this money come from? Many residents are struggling to make ends meet for just basic cost of living, never mind moving expenses. We are seeing many contractors come in from out of town. There is no support for our own community. So how are people supposed to afford to switch over when they can't even get a job. This is disappointing.
- A buyout would be his preferred option. He would be interested in a land swap, in addition to what you have below (Timberlea/Thickwood) he would also be interested in Parson's Creek. Pre-fire assessment buyout preferred option, followed by land swap to on the north hill (especially Timberlea or Thickwood)

FLOOD RISK: A COMMUNITY CONVERSATION

- He would like to know why buyouts were not selected as an option for Waterways. He is seeking a buyout or the ability to move his home to another location. He would like to know how much the berms will cost and how it is a more cost-effective solution. He feels his property will be at a greater risk with the berms in place protecting the downtown. He believes a decision maker has a connection to the company contracted to do the berms. He feels the questionnaire was unfair with vague concepts rather than options. He would like to speak to a decision maker, Council.
- Land swap is not my #1 choice. My first choice would be a buyout. I don't have enough information. If you're not allowing people to build without any caveats, then I'd like a buyout.

FLOOD RISK: A COMMUNITY CONVERSATION

Draper

There are 46 properties at/below 250.9m in Draper. We have connected with owners of 20 of these properties. 18 responses were provided:

- 6 indicated that funding to raise property would be most amenable
- 12 indicated that funding to raise property would not be most amenable
- Only 8 people responded to the follow-up question: what other form of mitigation would be amenable. Of those, 3 indicated buyout, and 5 indicated structural mitigation.

Participant Comments:

- RMWB nor province has let me know if this is the case or not. Worried about upstream level. If my basement is renovated (waterproof or water-resistant materials, including mechanical room), this could be a solution. I do have flood insurance. I don't have confidence that I'm going to be helped. I have a fully developed basement and \$50K mechanical room. I feel that I'm being left hung out to dry along with other Draper residents - especially if the berm downtown dams off at the Athabasca, then water will rise and back up into Draper (from Clearwater).
- On the 250.9m (half property is below). Open to a buyout.
- Flooded really badly. 6 ft under water. We had insurance and still do. Everybody would be upside down if they paid market value right now. Due to Council/Admin mishandling of this, the property values plummeted. Admin said it was unlivable down here, due to flooding risks. Then they didn't buy us out. I have 6 acres. Nothing in the municipality compares. Before they came out with these options (buy outs or land swaps) there should have been talks with the province. There is no money and no land. That is embarrassing. We need to sit down with a subject matter expert to come to our home and figure out what's feasible. Every house property is different. I need to know what RMWB can afford and undertake, realistically. I can't answer the question because I don't know anything. Draper is like the ignored, neglected stepchild of the city. We feel that the message was: we are going to berm everything but Draper. So, if the water rises, it's going through Draper. Draper has been chosen to flood in order to save other neighbourhoods. Draper is the sacrificial lamb.
- There is a stigma that's now in place for Draper. This was a million dollar plus property and now we're having to contend with the perceived value of the home/investment. It's going to be impossible to sell now. My daughter and wife are now terrified to go back there. First the fire, then the flood. I saw where the water went. 250.9m elevation wouldn't be an adequate height. Where did this 250.9m number come from? If the berm is built, the water is going to end up upstream to Clearwater River toward Draper. The other communities will be protected but Draper will not be. Even at 250.9m, Draper will not be protected. If we are in the same situation again - with one way in, there is the issue of evacuation too. If there are any landslides or floods in the middle of the road, we have no option to get out. The cost to raise properties - as mentioned in the Council meeting - between \$75K and \$100K is not at all realistic (factoring all components; coming from a construction background). There are many other elements that must be

FLOOD RISK: A COMMUNITY CONVERSATION

considered. It would easily cost 3-5 times this amount. We built our neighbour's house after the fire. Infill alone was over \$600K (and this property was already at 248m). A buyout is most fair to everybody. We have 11 acres of riverfront property here. Can this be replicated in Eagle Ridge? The assessed value (2020), I'm okay with.

- I'm disappointed in the delivery of promised utilities. I have concerns over property value. I am worried about slope stability and I have slope movement on my property right now.
- Berm the whole area. Berming the whole downtown and not Draper is ridiculous. It's setting us up. I want an actual one on one - face to face appointment with someone from RMWB. Someone from Planning & Development. We are facing major issues with drainage, ditching (we've had water in our ditches all summer long and nobody has addressed the issue. Water is not being drained properly). Nobody is going to want to buy our house now. I want a buyout.
- Aesthetically this would be horrible. We should have followed provincial guidelines in the first place. If there was a dyke around the house how would run-off water from the top of the dyke even get off the property? These are very large homes. 5,000 ft. I would need 6 of the tiger dams and they are \$30K each (for just one home). I own 2 properties. I believe this option is unfeasible and unrealistic. I would have accepted my tax assessment for a buyout. I feel that Draper is set up to fail. The one-in-200-year level would still completely flood my property. The roads are not high enough. Only because of the road construction occurring at the time were we able to get out of the flood. If it happened again, we would be trapped. The road infrastructure isn't even adequate. If there is another emergency we'd be relying on boats. We are continuing to throw money into a bad area. I can see the writing on the wall. I feel the city is holding our heads under water.
- The motion passed was my best-case scenario. I do not want a buyout and I do not want additional amendments to LUB. Funding to raise all of my property to 250.9m is the best route forward for myself. All of my property includes driveways/roadways, general area, structure (house). My primary concern is that my house is going to be end up with a moat or a mountain. I feel this is the safest way and creating a ring dyke.
- I'm above the 250.9m but I'm currently on a landslide (the slope is sliding). This is my biggest concern right now.
- We sunk \$30K to build up two lots to the 250M elevation already. RMWB has been draining water onto our property for at least 7 years. We have a lake on our property. It would be the right thing for the city to do (buy us out). There is no draining into the river at this point. It's all being drained onto private property. Some neighbours have 4 sump pumps running all the time to get water out of their basement. Draper has been vilified in the community.
- I would like to remain in Draper. I would like RMWB to finish paving the road and getting the RWSS complete (and natural gas/ATCO). I already put in a \$5K down payment to ATCO. If RMWB delays any longer, I will likely lose that deposit.
- Although I live close to the river, I have a creek that runs through my yard. I don't feel that at any point that we were in a lot of danger of flooding. We have been out in Draper for four generations. We have never seen a flood that high. I believe RMWB elevation

FLOOD RISK: A COMMUNITY CONVERSATION

measurements are wrong. Elevation markers used by city are incorrect. A family member had his land surveyed and his property goes right up to the road, which is up to the 250m. We are 100% against any buyout. We will be staying in Draper. We have flooded many times and we always get out. I believe the excuse of one-way exit in case of emergency is a poor excuse for a buyout. Other communities in RMWB are also only one-way in/out (Saprae Creek, Fort Chipewyan, downtown). We agree the slope should not be part of the flood mitigation conversation. I've spoken to others below 250. We find people below 250, in general, want to stay. Poor life choices by other people, should not reflect on my situation. As far as sewer/water is concerned, we are not interested in water/sewer. Not interested in RWSS program. It's a waste of money to build the system that is probably not going to work anyway. Please look at every property individually. We are pleased with Council's direction regarding the motion of looking at every property individually.

- I am prepared to have someone come to my house to show them the impact of the flooding. The best opportunity for me - and others - would be to have the house lifted, rather than berming or buying houses out. We have raised our home all on our own. If we had professional help, it would have gone much quicker. Regular homes (not just modulars) can be lifted, contrary to popular belief. This is the most cost-effective option. I want to stay in Draper. I want as many of my neighbours to stay, too. Otherwise, it's not a community anymore. I am of an "all for one and one for all" mindset.
- Has a brand-new home unable to live in. Very frustrated and financially strained due to this property. Hillside pushing up on house due to construction above. Lived here for 40+. Will not answer questionnaire until someone speaks to him in person.
- Main concern is the hillside stability.
- We'd like to stay on our property.
- I want to be left alone. I don't want to deal with paperwork or surveying. I've paid over \$30k for surveying. I want nothing to do with RMWB. I just want permission to build my trailer on the property.
- Drenching would help. Still waiting on contractors. Empty promises. Longtime family home (40+ years) 58 acres.
- Requires a face to face, at the property, to explain the elevation to 250.9m elevation would be facilitated. Also dealing with the slope instability.
- Hill stability concerns. Lost 20' from the back yard for the hill coming down. He said he was close to the 250.9m elevation but didn't know for sure.
- Does anyone realize the work and expense required to raise a property? I listened to Council. A lot of Councillors seemed to have disregard for Waterways and Draper Road. By doing what they did, they lowered the property value down here. It's going to be very difficult to sell my property. There seems to be a stigma about Draper Road.
- I'm open to either/or option (whether buyout or staying). If a buyout, there will be a compensation package put together by my lawyer based on what I think is fair. If we are staying, Draper Road needs to be brought to the 1:200-year level, plus freeboard (which has been done in other wards). Is the water/sewer going to be completed for Draper? If RMWB does buyouts, does that change the amounts we've been told for our hookup

FLOOD RISK: A COMMUNITY CONVERSATION

fees? I'm disappointed, also, because natural gas was supposed to be hooked up for winter. Because of the RMWB's emergency road to the airport (a future plan that we don't even have confirmation is happening), there's an interference and ATCO is reluctant to deliver service. This proposed road does not provide a secondary point of egress for emergency, as intended for Draper or Sapræ Creek. We would like to see RMWB (whomever is in charge of working with Canada Post), actually give us a physical address. I can't order anything. Most retailers will not ship to post offices. I'd like a super box/mailbox at the end of the road. RMWB has to release the land so Canada Post can accommodate this. I would like Council to explain Draper's emergency egress in case of flooding this next spring. When they put the dam across Draper Road, we will not have any sort of egress. How can I even get in/out of town if there's a dam across the road? We've already lost our home in Draper because of slope stability. There seems to be a lot of lip service and not a lot of action.

- My question is - what happens when the berm is done? I am disappointed that Draper now has a terrible reputation, real estate-wise. They should not have announced buyouts before it was confirmed.
- Requests an in-person reassessment of the elevation while owner is home. Need more based information based on individual property before any preferences can be discussed.
- This resident is above the 250.9m level but would not be interested in a buyout.
- Due to the unique size and existing structures on property it is cost prohibitive to protect the property with mechanical berms and/or raise rough grade elevation and or floor elevation to 250.9m. As per our one-on-one engagement held on Friday Oct 2nd, it was decided by the Church board in communication with RMWB Administration that a Land Swap for 128 Garden Lane would be mutually amenable. TOP Church has been striving to rebuild since 2016 +/- 4 years and has subsequently been through development challenges post wildfire and now post flood. We are encouraging RMWB Administration to gather information expeditiously to make 2021 construction season available to landowners to action individual property solutions. The church and Corcoda have continued to remain in communication and connected with RMWB Planning & Development in an effort to move forward with their rebuild. On behalf of our client Corcoda is available at any time to provide and answer any questions that would aid Administration with their presentation(s) to council.

FLOOD RISK: A COMMUNITY CONVERSATION

Flood Recovery Program Subject Matter Expert Consultations

Requests to speak to subject matter experts are being coordinated through the Recovery team.

From September 22 – November 30, 2020 a team of RMWB subject-matter experts from Communications & Engagement, Planning & Development, Public Works, and Engineering held onsite meetings with 10 property owners in Draper and one property owner in Waterways.

Next Steps

As registered letters are received, we anticipate more property owners will be contacting Pulse to schedule one-on-one conversations. Communications & Engagement staff will continue to make efforts to engage with property owners. A further update will be provided at the next 90-day update to Council.