

Flood Risk: A Community Conversation

LAND DEVELOPMENT OPTIONS

SURVEY RESPONSE REPORT

June 26, 2020 - July 8, 2020



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

EXECUTIVE SUMMARY

The survey results indicate majority support for the range of non-structural mitigation options in flood-prone areas including ending new developments, land controls, land swaps and/or buyouts.

The Land Development Options survey ran from June 26 to July 8, 2020. It received 864 responses evenly distributed between those impacted by the flood and those not impacted by the flood. While the survey was open to the region, 41 percent of respondents are from downtown.

The questions were asked on a scale of: Strongly support / Support / Neutral / Do not support / Strongly do not support / Don't know - would like more information.

- 76% strongly support/support the idea of ending new developments in flood-prone areas.
- 75% strongly support/support the idea of land controls on new developments below 250m elevation.
- 62% strongly support/support the idea of buyouts in flood-prone areas; 6% didn't know, would like more information.
- 60% strongly support/support the idea of land swaps in flood-prone areas; 8% didn't know, would like more information.
- 48% strongly support/support the approach as is (eg. berms, structural approach, etc.)

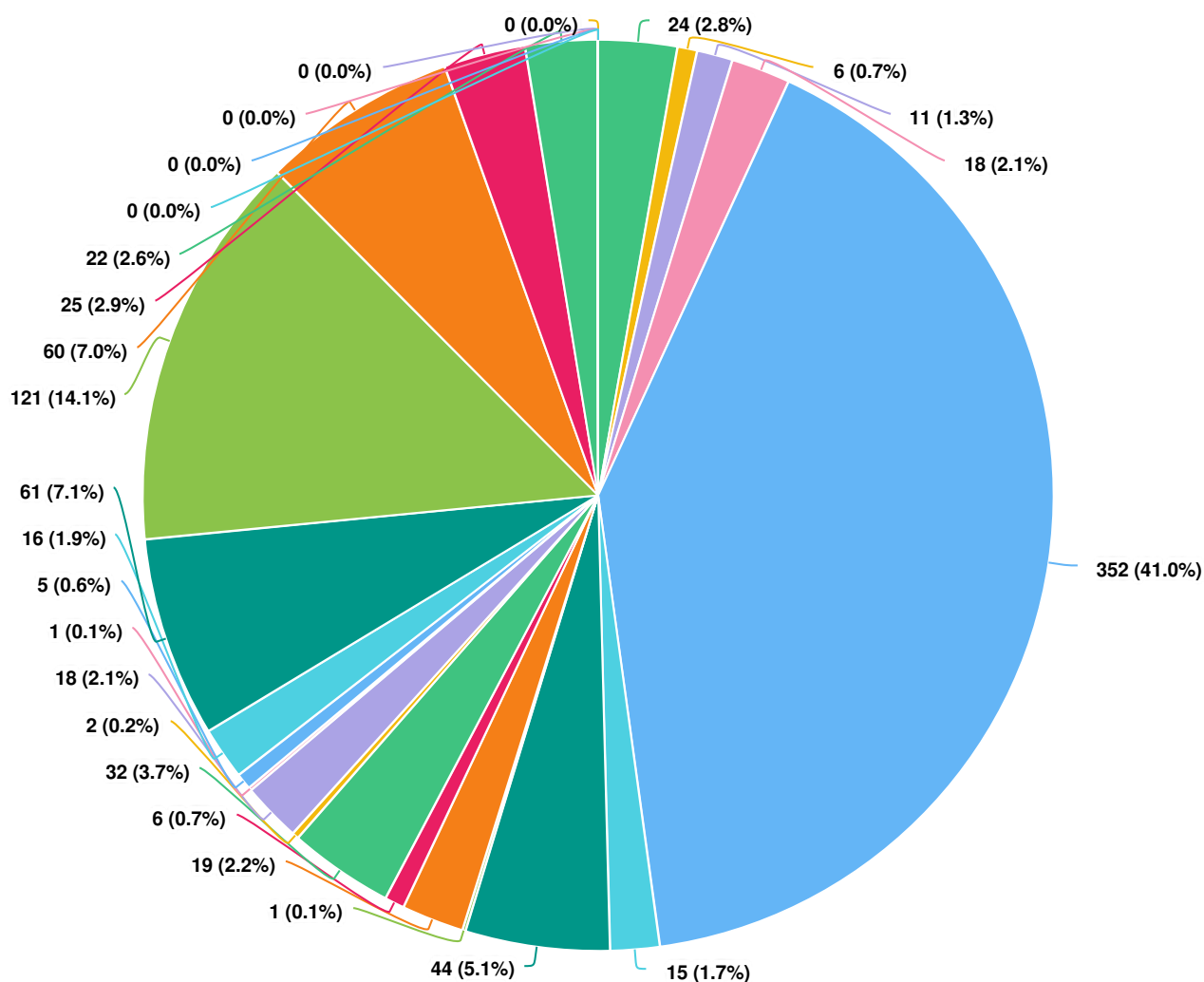
The comments are included in full, although personal information is redacted. Respondents are interested in how land development options could affect them in terms of financial compensation. The comments contrast between those who want to be bought out or land swapped versus those who want to remain on their properties. There is lingering frustration from the wildfire and an appetite for customized solutions in each area. There is some recognition that floods will continue to affect the community and that action needs to be taken. Some respondents are frustrated by how long flood mitigation is taking.

Survey respondents were not required to register and therefore there was not a limit to the number of surveys that could be completed per individual; this also accommodates some residents that own multiple properties in different areas and could therefore complete the survey for each property.



SURVEY QUESTIONS

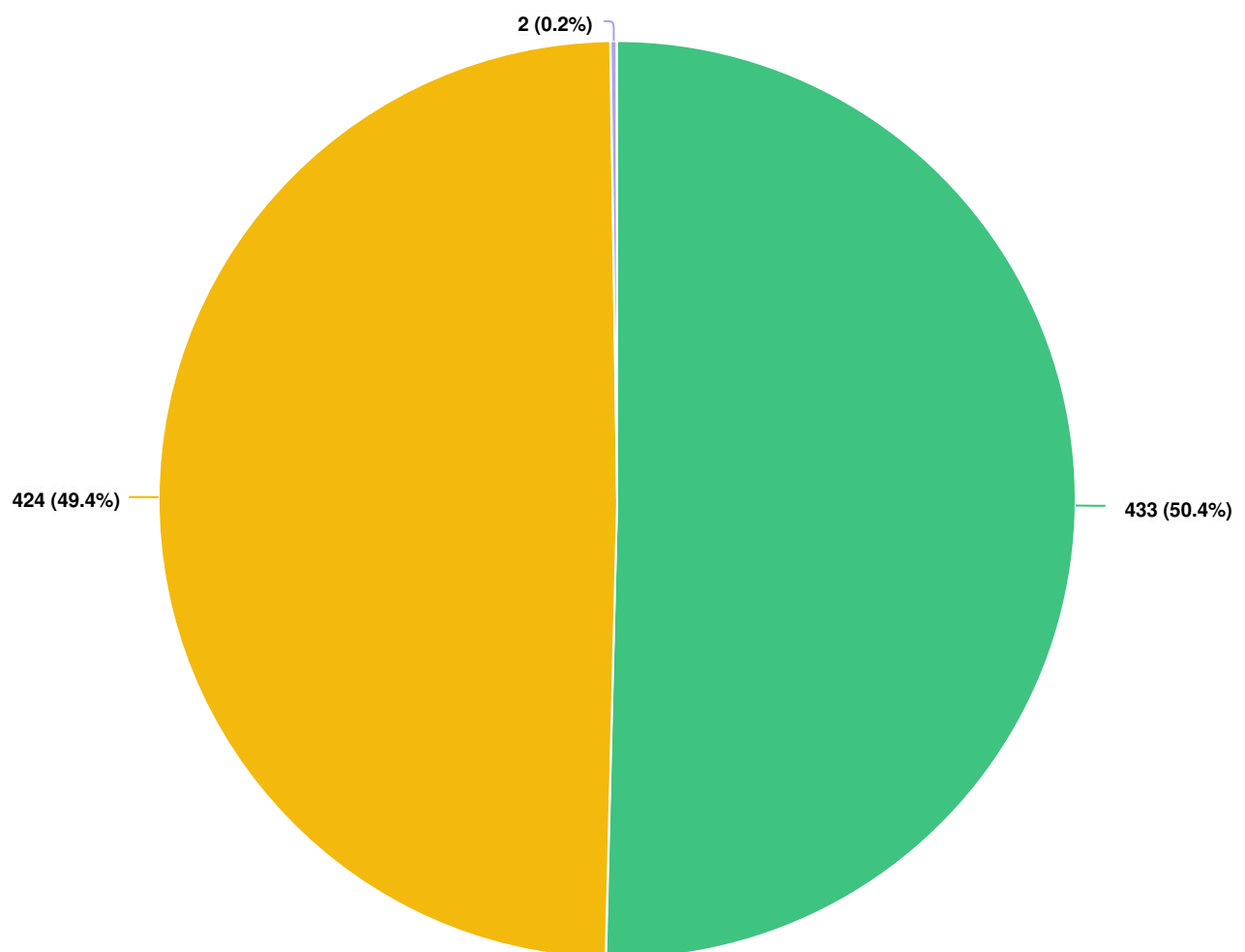
Q1 Where do you live?



Question options

- | | | | | | | |
|----------------|------------------------|-------------|-----------------|---------------|-----------------------|-------------|
| Abasand | Anzac | Beacon Hill | Dickinsfield | Downtown | Draper | Eagle Ridge |
| Fort Chipewyan | Grayling Terrace | Gregoire | Parsons Creek | Prairie Creek | Ptarmigan Court | |
| Saline Creek | Saprae Creek Estates | Stone Creek | Thickwood | Timberlea | Waterways | |
| Wood Buffalo | Other (please specify) | Conklin | Fort Fitzgerald | Fort McKay | Gregoire Lake Estates | |
| Janvier | | | | | | |

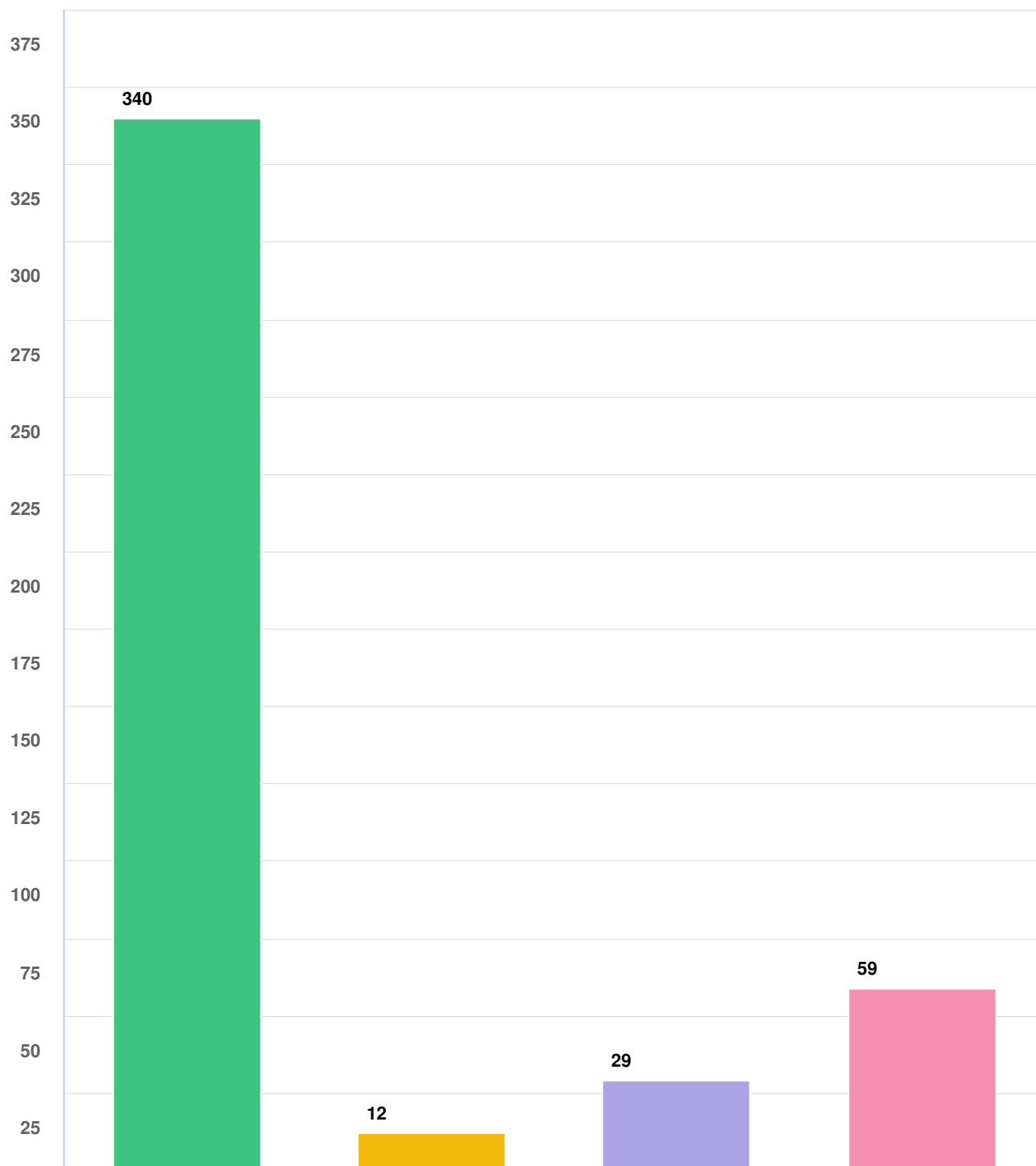
Q2 Was your home, residence or residential property impacted by the 2020 flood?



Question options

● Yes ● No ● Unsure

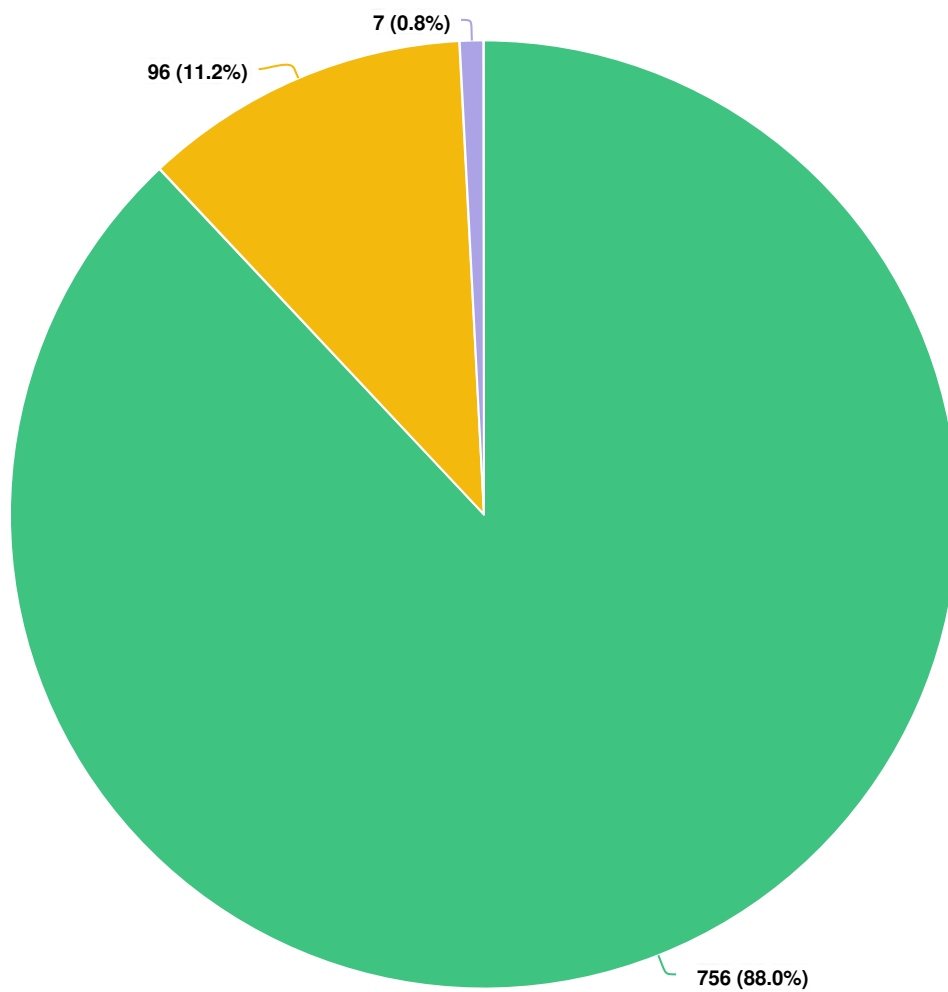
Q3 In what neighbourhood or area is your affected property?



Question options

● Downtown ● Draper ● Ptarmigan Court ● Waterways

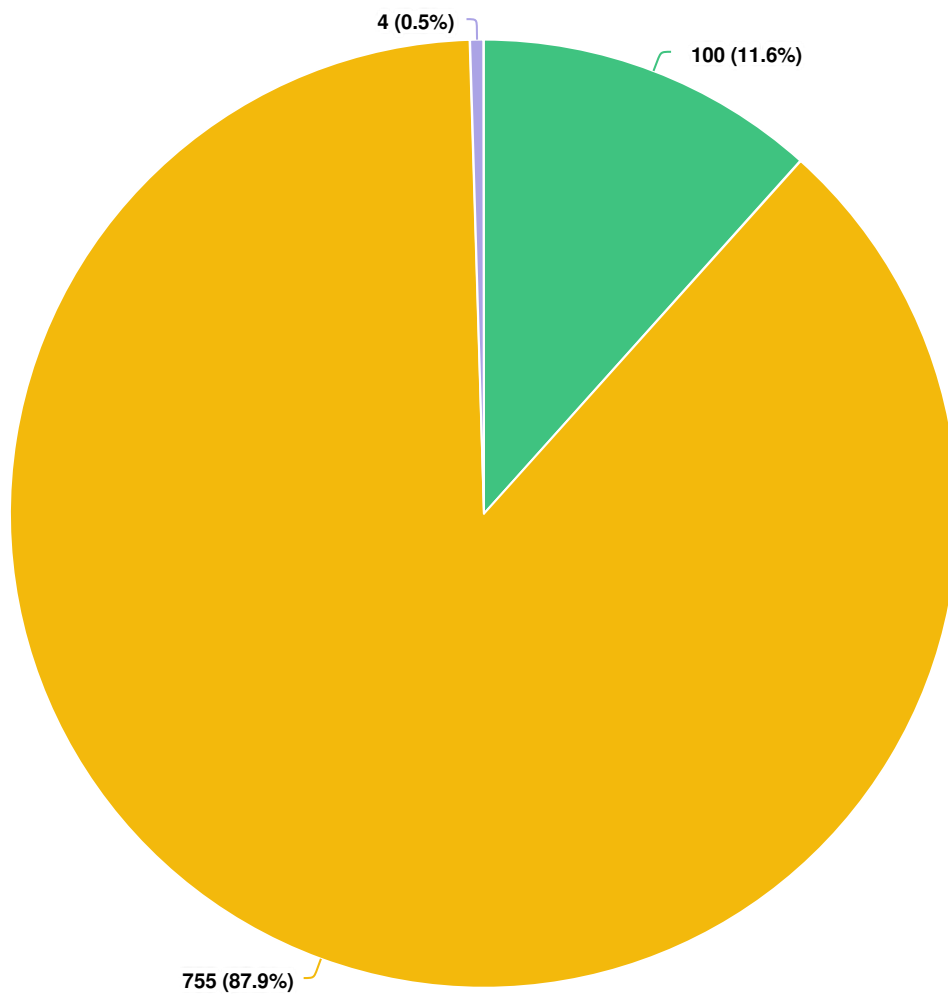
Q4 Do you own or rent where you live?



Question options

● Own ● Rent ● Other (please specify)

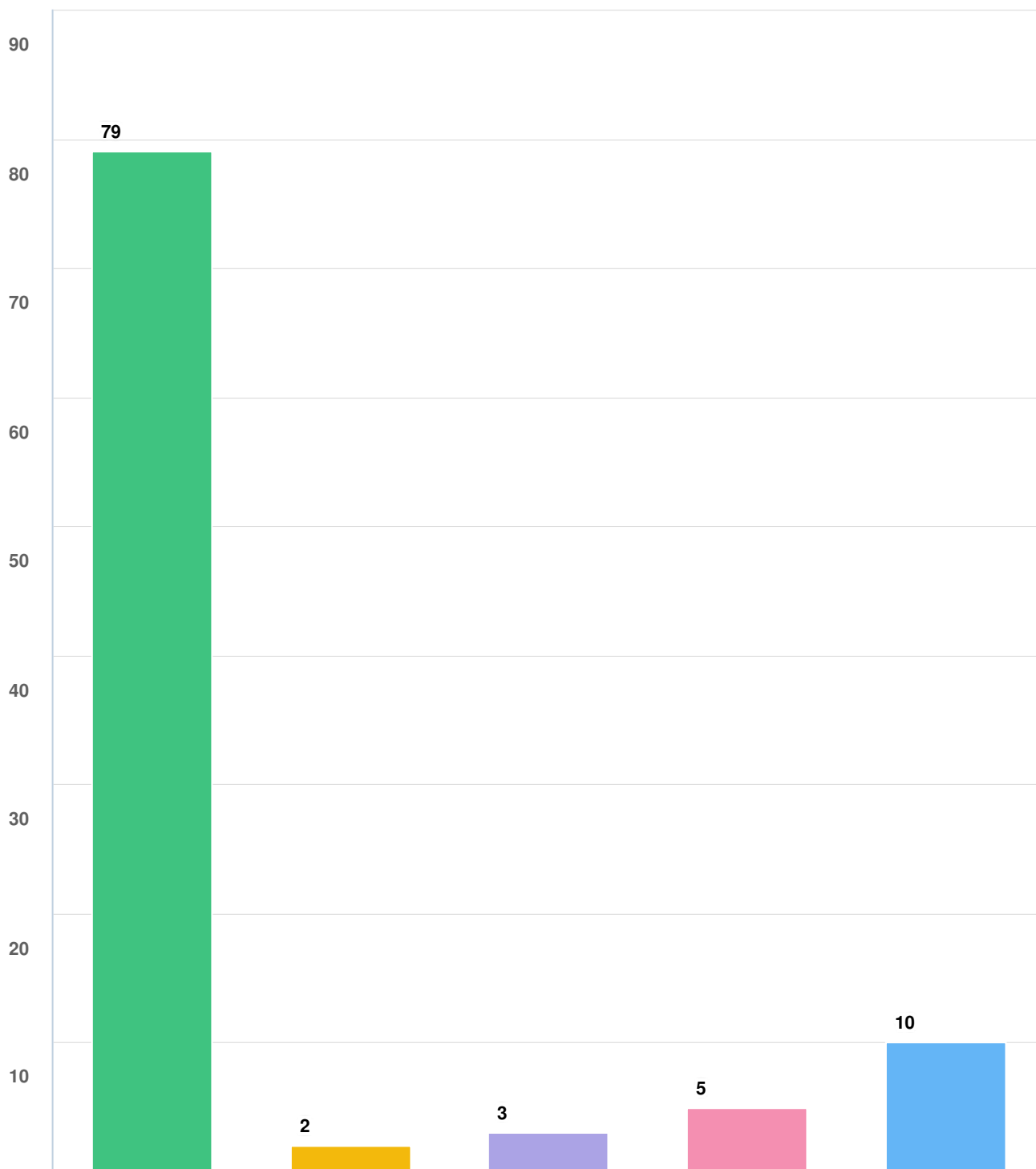
Q5 | Do you have a business, non-residential, commercial or other property impacted by the 2020 flood?



Question options

● Yes ● No ● Unsure

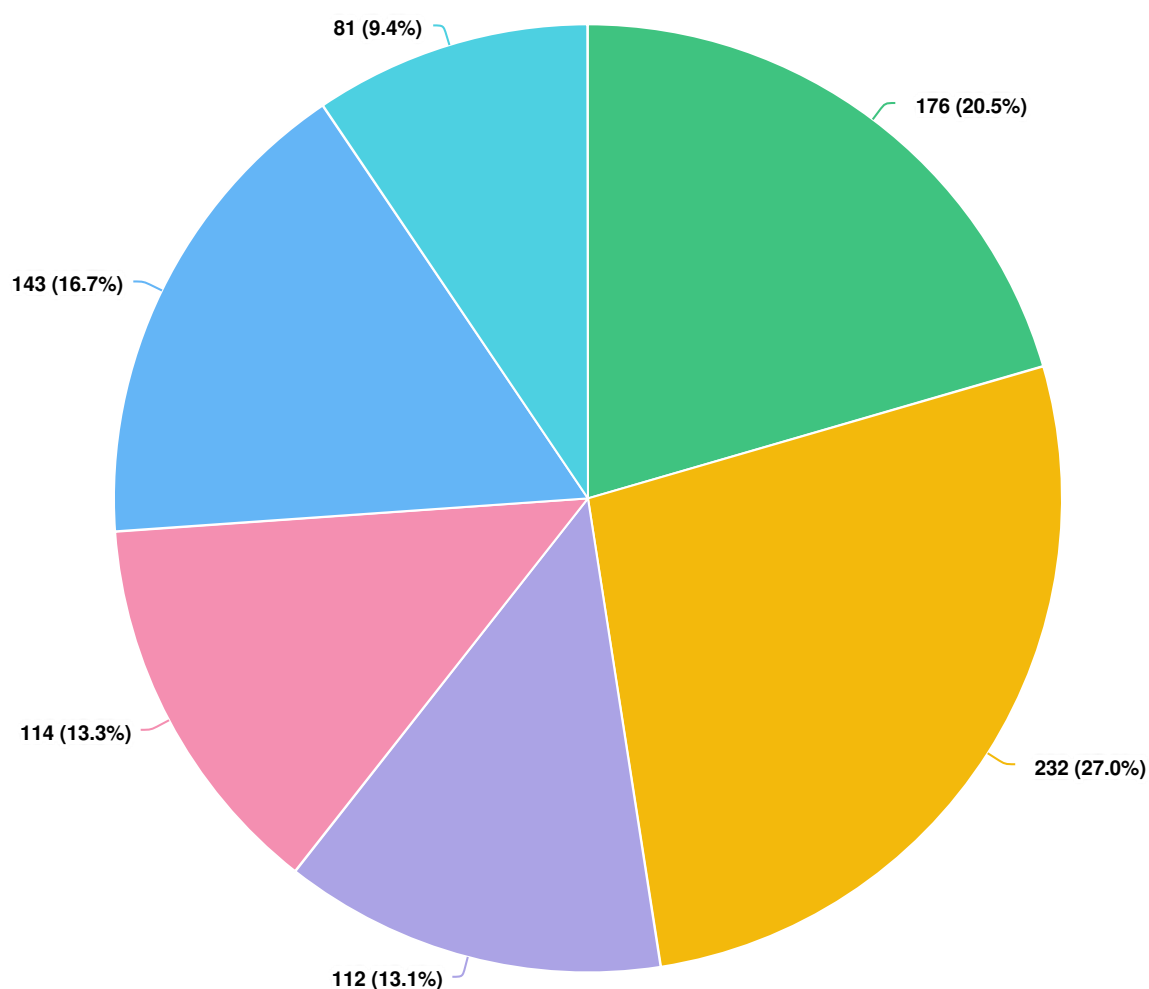
Q6 If yes, where is it?



Question options

● Downtown ● Draper ● Ptarmigan Court ● Taiga Nova Eco-Industrial Park ● Waterways

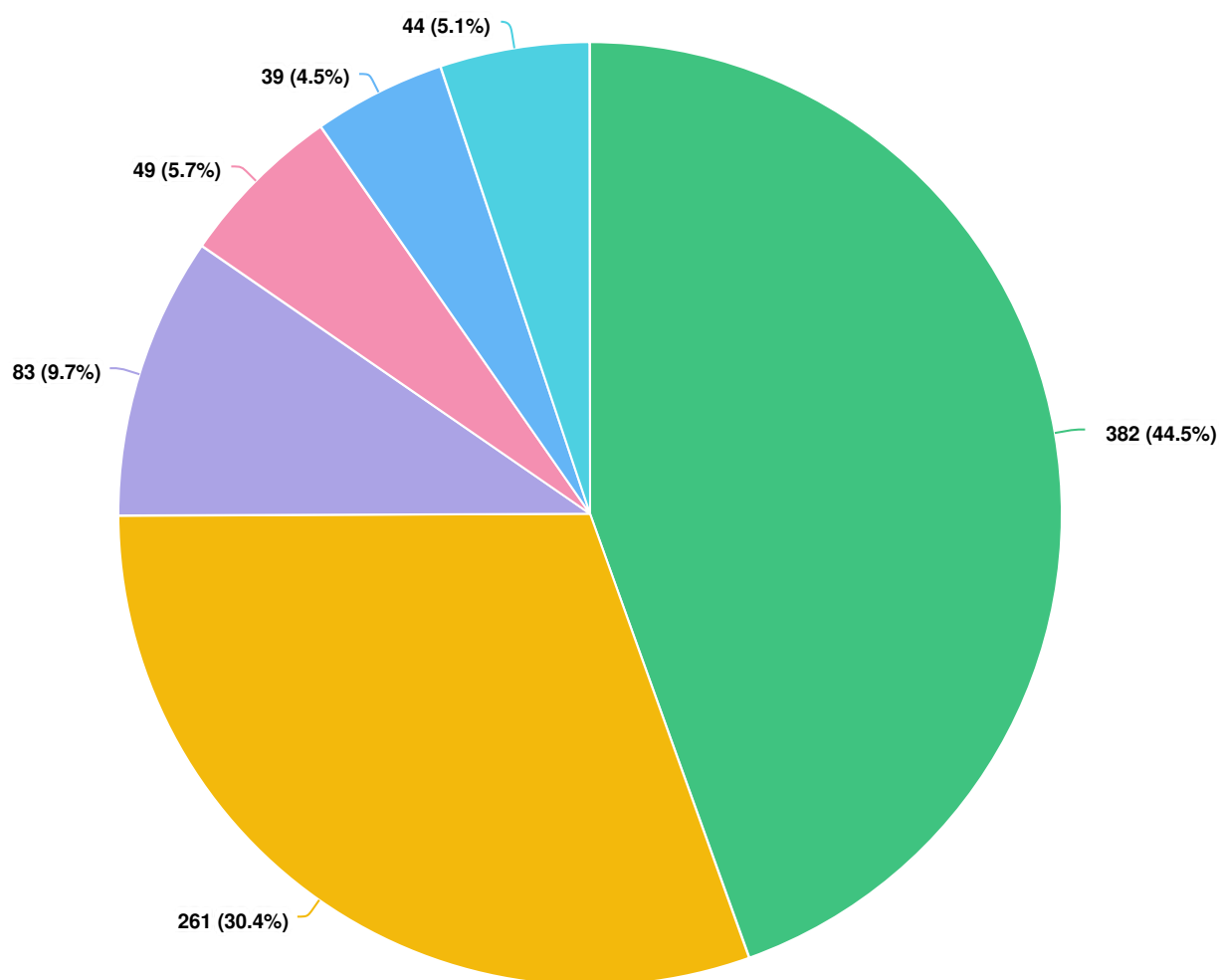
Q7 | Do you support the existing way that floods are managed? That would mean that the Municipality would continue to focus on structural flood mitigation by building berms or retaining walls in flood-prone areas.



Question options

- Strongly support
 ● Support
 ● Neutral
 ● Do not support
 ● Strongly do not support
- Don't know - would like more information

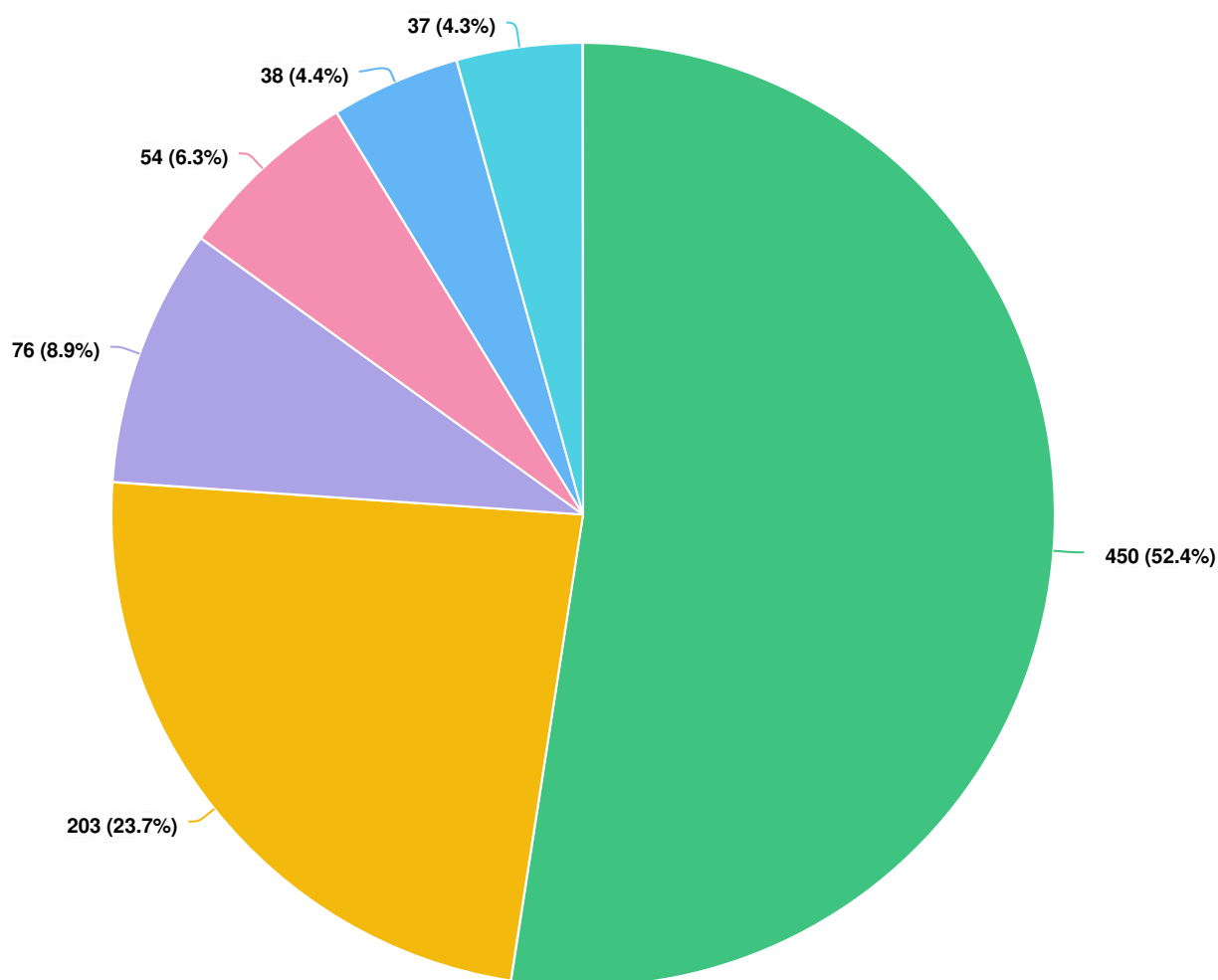
Q8 | Do you support the idea of land controls on new developments below 250 m of elevation? A land control would mean regulating and managing where structures are built. The 250 m elevation is often referred to as the 1-in-100-year flood elevation.



Question options

- Strongly support
 ● Support
 ● Neutral
 ● Do not support
 ● Strongly do not support
 ● Don't know - would like more information

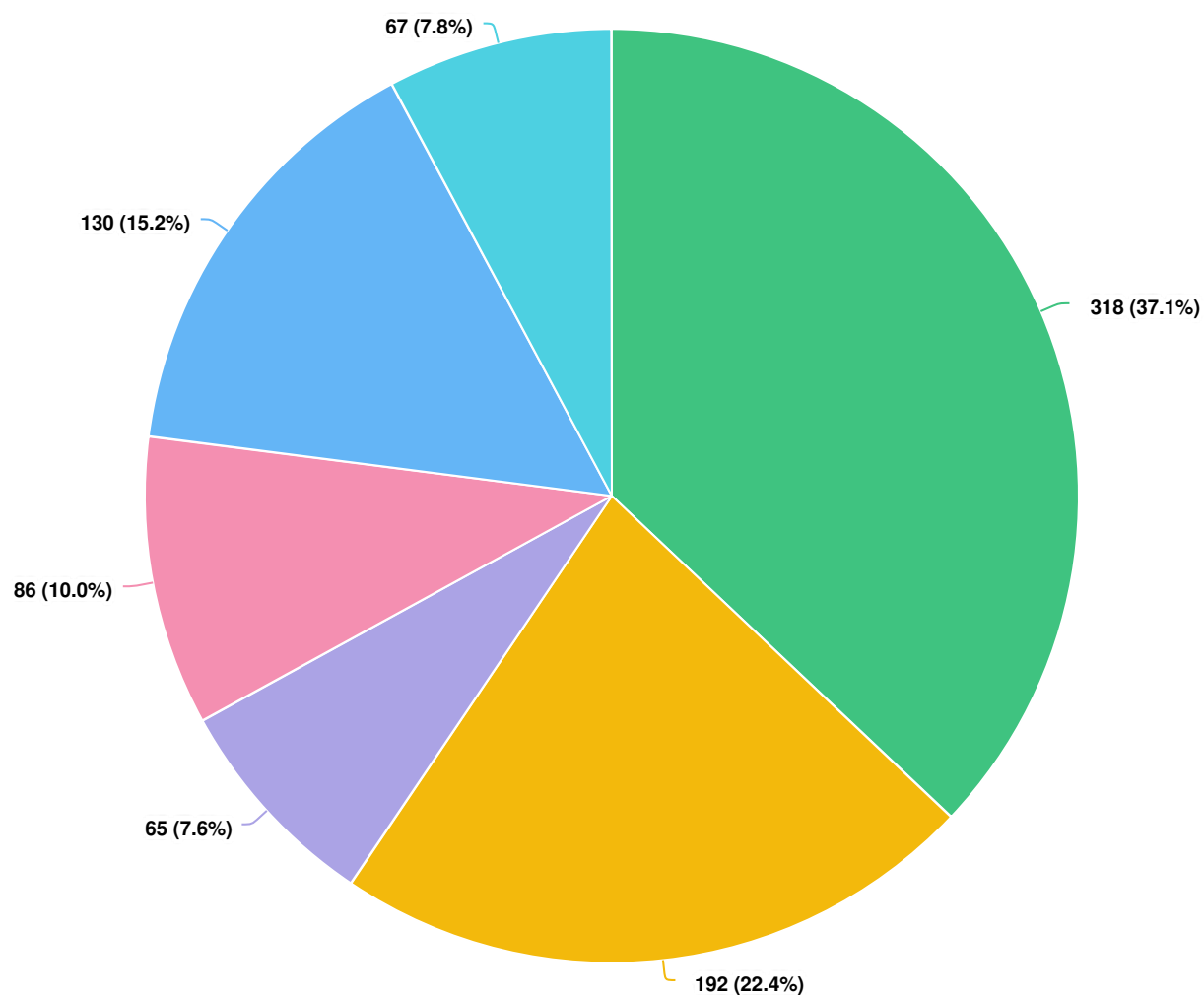
Q9 | Do you support the idea of ending new developments in flood-prone areas? This would mean that, below 250 m, no new developments would be allowed.



Question options

- Strongly support
 ● Support
 ● Neutral
 ● Do not support
 ● Strongly do not support
 ● Don't know - would like more information

Q10 Do you support the idea of a land swap in flood-prone areas? This would mean that the landowner would swap their land with the Municipality for land in another area that is not prone to flooding. Under this scenario, compensation for houses and oth...



Question options

- Strongly support
 ● Support
 ● Neutral
 ● Do not support
 ● Strongly do not support
- Don't know - would like more information

Q11 Thank you for completing the survey. If you have any other comments you would like to share, please share them now.

Screen Name Redacted

6/26/2020 02:42 PM

Please MAIL or EMAIL these questions directly to all owners in the flood plain. This way (unlike last time after the fire) you can accurately obtain the opinions of the people directly affected.

Screen Name Redacted

6/26/2020 02:43 PM

Those people affected by the flooding (such as ourselves) should be consulted sooner, rather than later. A lasting solution is needed urgently.

Screen Name Redacted

6/26/2020 02:43 PM

Please include Longboat Landing as a location as we are technically neither waterways or downtown

Screen Name Redacted

6/26/2020 02:45 PM

We need to think differently about how we protect the community. Resilience and long-term sustainability should be a top priority. Private insurance is increasingly problematic and the days of other governments coming to the aid of people when disasters happen will be over/will be minimal. The right thing to do is to explore buyouts and/or land swaps with people that are living in flood-prone areas, while completing the berm to help protect the remainder of downtown for those above the 250M mark.

Screen Name Redacted

6/26/2020 02:50 PM

At the original post-wildfire townhalls there were discussions of landswaps, buyouts, etc. for waterways/ptarmigan court due to flood risk, But, it was eventually taken off the table by the municipality and I never heard what the reasoning was. I would support a buyout /land-swap if we had some freedom regarding the relocation and input on the process throughout the execution. Swap would be better to keep people in town rather than taking the buyout and moving out of town.

Screen Name Redacted

6/26/2020 02:51 PM

Swap would be better to keep people in town rather than taking the buyout and moving out of town.

Screen Name Redacted

6/26/2020 02:51 PM

Current market valuations of homes will have a huge impact on outcome of buyouts. A lot of people owe more on their homes then they're worth. Using home values 3-5 years ago will help aid in buyouts.

Screen Name Redacted

6/26/2020 02:53 PM

How was any of Longboat Landing approved without flood mitigation being in place first? Or why were the buildings allowed to be built below 250 meters? If the ground had been required to be built up higher, none of this area would have flooded.

Screen Name Redacted

6/26/2020 02:53 PM

We need to know asap whats the decision, if there will be buyout we need to know so we stop rebuilding our houses. If there is no buyout we need to know too so we can fix the house before winter comes.

Screen Name Redacted

6/26/2020 02:53 PM

I want to explain why I no longer support the walls and berms. We have been promised this mitigation for decades and the city always has a reason to delay or cancel the project. Then wastes more tax dollars on these engagement sessions and new engineers only when a disaster reminds them of the issue. It is unfair to the homeowners, especially those in Waterways

Screen Name Redacted

6/26/2020 02:55 PM

and Ptarmigan, for these broken promises to continue. Its time to let us go.
I agree with The mayor. Now is the time.

Screen Name Redacted

6/26/2020 02:59 PM

I hope the council makes a decision in a timely manner. Our homes are damaged and insurance is impossible to get. We had the maximum allowed by our insurance company and it was only \$10,000 which only covered about 10% of our damage. The property value has plummeted so selling is very difficult.

Screen Name Redacted

6/26/2020 03:05 PM

I am very confused as to where our city has spent 150 million on flood mitigation thus far. Visually, we can only see a large pile of dirt in Waterways! We live in some of the most beautiful terrain in the world! We are not the first city to have to deal with flooding and we won't be the last! Let's have some correspondence with other cities that have built flood mitigation structures and systems. We have much to learn. With that being said, enough studies, engineering reports, concept ideas... it's time for boots on the ground! Build up our riverbanks, raise the roads etc! Please ensure the mitigation is both functional and appealing! In other words I don't want to see a big, weed ridden, dirt pile! Let's see some creativity and landscaping done to the areas! I love my neighbourhood, I don't want to leave, I will not give up until our city has exhausted every avenue to ensure our flood areas are protected!

Screen Name Redacted

6/26/2020 03:07 PM

I had insurance. if others choose not to purchase, that's their personal decision. Why would our tax dollars be used to subsidize their decisions

Screen Name Redacted

6/26/2020 03:07 PM

why do we keep building in flood plains? Parsons creek is a massive area that needs to be developed....

Screen Name Redacted

6/26/2020 03:10 PM

I hope that land owners are given the option to land swap or buy out. That would be the most ideal scenario for those of us who have been impacted by both the fire and all the flooding over the years.

Screen Name Redacted

6/26/2020 03:10 PM

#7 says do you support ending new developments. If you consider park space new development then I would not provide support. If you mean buildings, then yes I may support this statement. Consider adding definitions. Thank you.

Screen Name Redacted

6/26/2020 03:12 PM

I think the important thing to understand is that we cannot sell our homes because no one will buy a home that has been damaged by fire and flood. Not to mention how much our homes have devalued because of the economy and since both natural disasters have occurred. it literally gives us no other option other than to declare bankruptcy if we want to leave. that is not an option- that is a death sentence. And one blanket decision does not help everybody. I think you should offer both the buyout option as well as the land swap option. But that decision should be made immediately because we are already trying to rebuild and why should we be wasting our hard earned money to repair our homes if we're leaving? This city made a hundred percent the wrong decision when they chose to allow people to rebuild and not only rebuild but rebuild without flood mitigation in effect. People lost their homes a second time and under five years because of that decision. Quite frankly if you can't protect us we should not be down here. I want to leave. I

Screen Name Redacted 6/26/2020 03:21 PM	voted to leave last time and I would like to leave now. there is no other viable option I am 35 years old and I am rebuilding for a second time unless I declare bankruptcy. That is 100% not fair to do to somebody. To put someone through this much crap in 5 years is unfair. You guys have all the data in front of you. The only smart, right, and well informed decision to make, is to allow us to leave by buying us out. I believe the Rmwb would be able to better control the flood prone areas better than individuals. Buying out is a great option
Screen Name Redacted 6/26/2020 03:32 PM	I'm in favour of a buyout as long as it's good for both sides
Screen Name Redacted 6/26/2020 03:39 PM	Develop waterways into parks and recreation
Screen Name Redacted 6/26/2020 03:44 PM	Downtown is a known flood plain. Development has continues with this knowledge. Municipal tax dollars should not be used to buy out properties.the likelihood is these residents take the money and move away. This will not help Fort McMurray in any way. I am firmly opposed.
Screen Name Redacted 6/26/2020 03:44 PM	If you were planing land swaps and buy outs what would that look like financially for home owns. Will it pay out current mortgages and help with down payments for new? And land swap does that mean you are given land to build a house or are you provided money to build and what about you mortgage? Need a lot more info
Screen Name Redacted 6/26/2020 03:44 PM	People that buy land/property in a flood zone know that is the risk they are putting themselves in and require to get the proper insurance accordingly. I strongly do not support the city and our tax dollars going to these buyouts.
Screen Name Redacted 6/26/2020 03:47 PM	Despite where anyone lives within the community, we were all impacted by the flooding downtown due to boil water advisories and loss of access to businesses.
Screen Name Redacted 6/26/2020 03:49 PM	Please do not forgot about Fontaine ... In the VERY back, there is a row of 5 houses. We are a stone throw away from the water/one of the first houses that flooded. We would very much appreciate a buyout considered. we have called 10 insurance companies, none of which will cover us. The water comes close to our house every river break.
Screen Name Redacted 6/26/2020 04:03 PM	Strongly support buyout or land swap options that include Grayling Terrace. However I am concerned about how fair value will be determined given the drop in the real estate market over the last few years. If we get bought out at current value and then a few hundred people are house searching, the rest of the market will go up quickly and we will be left with a huge gap. If people were offered their original purchase price it would probably help convince more people to agree.
Screen Name Redacted 6/26/2020 04:09 PM	Instead of building in the flood prone areas, make them nice green spaces for residents to enjoy.
Screen Name Redacted 6/26/2020 04:22 PM	Exhausted. Mentally and physically drained. Heart broke. Just moved into brand new house from fire February 2020 to have it destroyed in flood. No one will ever want to buy in this area again. Will never be able to sell.

Screen Name Redacted

6/26/2020 04:31 PM

People make their own choices to live in flood zones, and if they don't want to buy insurance, that's their choice. My tax dollars should not be used for others bad decisions

Screen Name Redacted

6/26/2020 04:33 PM

It's our choice to live here, we know the risks, that's why I had an insurance policy, thank god

Screen Name Redacted

6/26/2020 04:39 PM

Placing a pile of dirt in a flood plain is illegal in Nova Scotia so it boggles my mind that Waterways was allowed to rebuild there after the 2016 fire. I do not support tax payer dollars going to financially assist buy outs for people who foolishly bought in an area where they couldn't get flood insurance. Also, the cost of building berms and maintenance is very high and any investment must consider the long term cost and potential liabilities. We need to learn from events like New Orleans and Katerina.

Screen Name Redacted

6/26/2020 04:59 PM

The stigma of downtown as a flood prone area has strongly stuck since the recent flood. We felt let down by the municipality for not doing enough in flood control. Driving through the flood berm it is very obvious that there are very low areas that could easily be overrun by water. Saying the municipality has done enough is an overstatement. Every year there is siltation on the river. Just watch that island close to the bridge grow over the years. Yet we have not seen any dredging efforts to remove the massive amount of silt deposited on the river. Now then, what value does downtown properties have? People cannot continue to live in there without being constantly anxious of their safety. And it is of course s no brainer to say that nobody would want to buy properties in downtown anymore. RMWB should just buy out the properties in downtown if they can not assure the safety of the people living and doing business there.

Screen Name Redacted

6/26/2020 05:03 PM

I would suggest buy outs in ptarmigan, waterways, and Draper so remainder of flood mitigation budget could be spent mitigating flood risks downtown.

Screen Name Redacted

6/26/2020 05:18 PM

This Matter need to take action immediately

Screen Name Redacted

6/26/2020 05:22 PM

This has been going on for many years and much tax dollars spent. Council should have prevented rebuilding the last time. People foolishly and knownely build where they shouldn't. Parsons north should become retail zone

Screen Name Redacted

6/26/2020 05:26 PM

Was so disappointed that the city was not prepared they should of had there infrastructure in place for these events. How many evacuations are there to come. So tired of this.

Screen Name Redacted

6/26/2020 05:27 PM

Parsons north should become retail area

Screen Name Redacted

6/26/2020 05:29 PM

Although I understand that support needs to be provided to the residents affected by the flooding, it is also imperative that we recognize that the property owner/occupant is residing or operating in a flood plane willingly. The flood plane has always been a flood plane and still people choose to move / rent / purchase / live / operate businesses there. Ar some point the choice to make large purchases/investments/contracts like leases needs to

Screen Name Redacted

6/26/2020 05:31 PM

fall on the person that chooses to enter these agreements. The rest of the tax base that chooses not to live/or operate businesses there should NOT be footing the bill for land and property buy outs or relocations!

I hope this municipality does something for people who where affected and are uninsured or under insured. Because the DRP is not helping people that had sewer backups.

Screen Name Redacted

6/26/2020 05:35 PM

As a mostly residential insulator, I've heard from a few homeowners already about the flood. A lot of them have said they want to stay where they are, as it's home. Buyouts or land swaps might be difficult to convince the public to go for. I'd like to see a restriction of new building in flood prone areas, though rejuvenating the downtown area would be exempt from that as it would be renewing existing buildings and areas, not building new.

Screen Name Redacted

6/26/2020 05:36 PM

Most residents in waterways were offered this deal and wouldn't take it after the 2016 wildfire so I strongly disagree with the land swap and the buyout.

Screen Name Redacted

6/26/2020 05:36 PM

Please consider the unique distinction of Longboat Landing from the rest of "downtown" and its proximity to Waterways

Screen Name Redacted

6/26/2020 05:43 PM

I was a victim of the wildfire I owned a home in waterways, I ended up moving because of all the uncertainty over the flooding and no clear direction of a land swap

Screen Name Redacted

6/26/2020 05:44 PM

Concerned about the drop in property value for buyout option. Would likely still be stuck with a large mortgage

Screen Name Redacted

6/26/2020 05:44 PM

If we do need to move, I would like to be able to choose what area to live, I do not want to move where you tell us we can move.

Screen Name Redacted

6/26/2020 05:48 PM

Stop allowing people to build on flood plains...

Screen Name Redacted

6/26/2020 05:50 PM

I totally support a buy out

Screen Name Redacted

6/26/2020 05:52 PM

The flood is a wake up call that action should be taken. This is not a joke. Thank God we were able to save our lives even though we were at risk. We personally never got a Mandatory evacuation and witnessed our house flood in front of our eye. It hurts to see my hometown struggle every time from a natural disaster knowing that our municipality isn't equipped and unprepared. The least rights people should receive is the feeling of secure. We don't feel that here. I'd hate to sell my house but if I have the risk that this could be a yearly thing going on, than this would be my only option. I doubt the municipality would ever find a way to fix or prevent all this cause if it did, then I'm sure all this wouldn't have happened. The times our homes were flooding, it's was extremely sad to see it was just left with no actions taken or any effort of preventing it. If the buyouts option doesn't pass than at least guarantee homeowners and businesses some kind of security. Either by offering a special insurance or a % guarantee that help will be provided to support any natural disasters. No one feels the pain as much as the one getting affected and we would never want to feel it again please.

Screen Name Redacted

6/26/2020 06:05 PM

I support the buy out opportunities but I also think that you should have to sign a legal agreement to purchase another home in fort McMurray to keep the money in town

Only rebuilt after fire cause you guys said build flood protection

Screen Name Redacted

6/26/2020 06:54 PM

I do support but outs as one of the effected residents in waterways. If things move along quickly, and residents receive adequate compensation. We are spending savings hand over fist to rebuild our home. If our homes will be purchased we will need to know ASAP

I purchased my condo unit in year 2016 at a very high price, not knowing that my property is in a flood zone as the developer received a permit from the municipal government in order to be allowed to build condo units. If I were informed that the property that I wanted to purchase is in a flood zone, I would definitely not purchasing it at all. And now if the government is going to buyout our properties , I hope the government would buy our property at our original purchasing prices in order to honor us as victims of these flood incident caused by the oversight of the municipal government. If the government did not issue permits to developers to build condo units at the flood zones in the beginning , then we would not become victims of this flood's incident. There are lots of owners out here stuck at where we are because of the financial situations as lots of us will declare bankruptcy if the government only buy out our property at the current market prices. We all want to stay where we are but if the flood keeps on happening every year, it will be really difficult for us to continue our lives normally , especially insurance companies declined to offer us insurance coverage for overland water damage. Also , as a result of this 2020 flood , our condo unit goes plummet while the condo board insurance will be sky rocketed because of the insurance claim. I also support the alternative option as home relocation, as long as my new property is similar to what I have currently in terms of overall size of the home, number of bed rooms / shower rooms / garages size etc. thank you for your time.

Buy my house and i will move to Thickwood now!

Screen Name Redacted

6/26/2020 07:20 PM

I do support all of the options presented, but getting more specifics would better understand my priority on the options mentioned

Screen Name Redacted

6/26/2020 08:23 PM

Land swap or buyout for the affected areas. We do not need this to happen again in the future. It's been devastating to say the least. No one should have to go though this.

Screen Name Redacted

6/26/2020 08:42 PM

Considering land swaps and buyouts without having a clear path forward on what to do with the abandoned lands first, and determining the total costs of

such as considering re-development or remediation etc without leaving an eyesore of a mess downtown seems backwards. The municipality has already invested millions to build flood abatements. The city should determine what else needs to be completed to avoid impacts like this in the future from flooding before entertaining buy-outs and land swaps as it would essentially kill the downtown that is a focus for revitalization. Businesses and private residents purchased homes/properties in the flood plain fully knowing the risk, if anything the municipalities obligations and priorities should be on limiting future non-green space infrastructure development in the flood plain, and completing abatements like putting backstops in the storm sewer system and complete the berm.

Screen Name Redacted

6/26/2020 08:53 PM

The hanging stone river along grayling terrace also got extremely high couple of weeks ago and threatened to bust the banks and destroy grayling terrace from a heavy rain fall. Houses should not be built this close to rivers in future on low ground.

Screen Name Redacted

6/26/2020 09:10 PM

Please add Longboat Landing to the list of areas

Screen Name Redacted

6/26/2020 09:17 PM

It is up to the homeowner to decide where they want to live. Home owners are responsible for their choices. I knew the risk when I bought my home 20 years ago (lived in a rental during the 97 flood in the same area). I am insured for overland flood I am now investigating my own flood control measures for the future.

Screen Name Redacted

6/26/2020 09:20 PM

The property we own is in long boat landing. We would strongly support buy outs of this area to help with dealing with floods as this area is very high risk.

Screen Name Redacted

6/26/2020 09:29 PM

I like the buyout option by the city in fear it will happen again

Screen Name Redacted

6/26/2020 09:29 PM

Situation of flooding that has occurred in Perth Andover New Brunswick should be reviewed by the municipality. The town was prone to floods...eventually they decided to move many of the homes/businesses out of the area. The town has thrived ...the river still flows..but the homes can be insured now, perspective buyers can obtain mortgages because they are not in a flood zone!! We cannot continue in this manner- the reality is flooding will happen again and homeowners/businesses cannot expect the governments both federal and provincial/municipality or Insurance companies to continue to offer support. I would be concerned that the Municipality could be held responsible for allowing homeowners, condos developers and businesses to build in these areas..a class action lawsuit that the municipality could never recover from the effects.

Screen Name Redacted

6/26/2020 09:56 PM

Not happy with the city the way they deal with national disasters! This is huge problem considering that we have now gone through a fire and two floods! Feeling defeated! The property is was bought when the the market was high and now the pain and suffering has costed stress, my mental health and tons of money!

Screen Name Redacted

6/26/2020 09:58 PM

Build the dyke and protect our homes, we don't want to move

Screen Name Redacted

6/26/2020 10:00 PM

In regards to the buyout and land swap. I think there should be a choice of either or.

Screen Name Redacted

6/26/2020 10:06 PM

Do not want my taxes to go up for buying of houses. Let's fix the roads

Screen Name Redacted

6/26/2020 10:06 PM

I want to keep my home

Screen Name Redacted

6/26/2020 10:13 PM

If you consider to buy out, are you going to shut down half of franklin ave that was flooded !!!!

Screen Name Redacted

6/26/2020 10:15 PM

Love living in waterways and don't want to move

Screen Name Redacted

6/26/2020 10:22 PM

My family has lived in waterways for over 30 yrs, we are not moving

Screen Name Redacted

6/26/2020 10:24 PM

There should be a conscious decision to never build in the flood plane. Stop throwing our tax money away building flood mitigation and instead due the land swap. Every single resident in the downtown should be given the option for a buy out / swap with land north or south of the river valley. It's time planning and development and city council stepped up and moved the down town core and everyone along with it up in to the hill.

Screen Name Redacted

6/26/2020 10:48 PM

We are hoping to support the idea of a buyout due to losing faith that building berms would work.

Screen Name Redacted

6/26/2020 10:50 PM

We need better berms. We have been dealing with floods since mcmurray was founded, its nothing new. We just need to be better prepared for it next time.

Screen Name Redacted

6/26/2020 10:56 PM

Buyout my house for the exact amount I paid for it. I will use that to buy in another area of town. I would prefer to have more freedom of choice than a "land swap". When I bought my house it was not identified as being in a flood zone. My neighbour that's been in his house for 30+ years says that this street was never considered a flood zone before. The issue in our area was that river water was geysering out of the manholes in the street and I can only imagine it was the same kind of scenerio in everyone's basements. Install gate valves of some kind in the sewer system to prevent river water from flowing into buildings.

Screen Name Redacted

6/26/2020 11:08 PM

People have to take responsibility for their own choices and possible consequences- such as where to build homes. The city shouldn't be responsible for folks who choose to build knowing the risks in that location.

Screen Name Redacted

6/26/2020 11:11 PM

Am supportive of building retaining walls, etc., buying out downtown businesses and "renewing" our down town. We can design/implement mitigation's for significant flooding events and we should be utilizing our rivers to "show off" the beauty of fort McMurray. Current downtown infrastructure isn't doing that.

Screen Name Redacted

6/26/2020 11:27 PM

Finally someone is asking the correct questions.

Screen Name Redacted

6/27/2020 12:05 AM

I own in a condo in [REDACTED]. I never thought I would be able to afford a home in YMM as I don't work on site making the big money, but I scrimped and saved and managed to finally buy a home. My dream came true. I thought I was set. How wrong I was. Last year (December 2019) we lost flood coverage. Our premiums skyrocketed - from \$58,000 for insurance to \$385,000. Our building was built in 2014 and has not had a claim other than 2016 (wildfire smoke). We can't get flood coverage and we desperately want it. Without flood coverage and proper flood mitigation, I don't have a home -- I have a gamble. If there is a flood again and it damages our building, I and most of the owners in [REDACTED] and [REDACTED] are going to be ruined financially even though on paper we should be doing great. This time we only had sewer back-up, but next time, I don't know. I hope we too are included in a land swap or buy-out. If we're not and we get flooded out, I am not sure what me and my family will do.. or the other 60-70 people who live in my buildings will do (or the hundreds who live throughout Longboat Landing!) I fully support a land swap or buy-out. Yes, it may be costly but I am sure it pales in comparison to recovery costs now and inevitable recovery costs in the future. What happens if there's another major flood here in the next few years? How many times will businesses and residents rebuild? How many times will the Red Cross and the provincial/federal governments bail us out before they say enough is enough? How many times can we go to Canadians and say, "We need help!"? At some point, we have to stop throwing money down the drain. Let's pay the costs now - as big as it may be - so that we may all have a better future, economically and otherwise. Yeah, I hate the thought that my taxes will go up, but if that brings peace of mind to me and my family as well as long-term stability? I'll pay for it. I'll pay for it in a second. What to do with the land that is purchased, with all these empty houses? Turn them into parkland. Let's become the festival capital of Alberta. Let's have all kinds of fesitvals, "music in the park" events, food festivals, urban and farmer's markets, in city camping areas. Let's reduce red tape and make it easy - safe, but easy - to set up these kinds of evetns. Let's get innovative and while we do it, let's ignore the people who say "good idea BUT....", those people who always have a thousand reasons why something work work and then ten thousand complaints about how nothing good ever happens in YMM. Thank you.

Screen Name Redacted

6/27/2020 01:53 AM

It's a choice where you buy. While the floods are unfortunate, it's a risk you take buying in these areas. The same as the risk we took buying our house that is now worth \$150,000 less than we bought it for. Is the municipality going to help us out with this too?

Screen Name Redacted

6/27/2020 04:48 AM

I support a land swap but not additional compensation for structures.

Screen Name Redacted

6/27/2020 07:04 AM

Buy out the residents please. Home values have plummeted in the flood areas. No one will buy my home. We would not be able to insure, or not afford very high insurance rates being in a flood zone. We are suffering.

Screen Name Redacted

6/27/2020 07:10 AM

It is irresponsible for the city to allow people to continue to live in flood prone areas. Our home was devastated by the flood and insurance did not help us.

Screen Name Redacted

6/27/2020 07:12 AM

A berm is no guarantee that it will protect our area in future flooding. Additionally, we would never be able to sell our property as who would live in a flood damaged house, that is impossible to insure and the loss we would take financially is heartbreaking. This flood made our lives depressing and we are stuck and do not know how to recover. The cost of a berm and the cost of insurance claims and recovery... please, just stop. Put Municipal and government money towards buying out the downtown residents instead so they can have thier quality of life back.

Moving ALL residential people out of the flood zone is the only responsible thing to do. We can not afford overland flood insurance and due to the flooding there is no market value for our homes. Feel free to contact me if you need more input.

Screen Name Redacted

6/27/2020 07:15 AM

This will happen again. I can not survive another disaster like this. I have been in a hotel since April and my home basement level and garage is totaled. My insurance will not cover my losses. I need to leave the area, but can not sell. We are underwater financially on our home. A buyout would help so many get heir lives and living conditions and security back. Thank you kindly

Screen Name Redacted

6/27/2020 07:34 AM

Also consideration needs to be given to the fact that homeowners will likely be unable to sell their homes in these areas. Also future insurance could be difficult.

Screen Name Redacted

6/27/2020 08:09 AM

Waterways is in a frequentl flood zone, yet people insist on rebuilding there time after time. After the 2016 fire,there should have been zero opportunity for ppl to rebuild down there. And yes I know a few homeowners who reside down there. It doesnt change my stance. The municipality should not be responsible for those who continuously require tax funded help during flooding.

Screen Name Redacted

6/27/2020 08:09 AM

We should be able to provide different answers for different areas. Buy out or land swap for Ptarmigan is not the same for downtown for example. For starters the RMWB made a terrible decision by caving into the self interest of certain politicians to allow rebuild in waterways and ptarmigan trailer court in particular after the 2016 fire. The recommended approach should be: finish building dykes complete with engineering controls around downtown, buy out (or land transfer) ptarmigan trailer court, build a dyke around Waterways from McCormick to Park Street and tie back to high ground, sloping up and back down for Draper Road. For Draper itself institute land development controls requiring either land raising on individual lots, or flood resistant structures (for example ground level garages that can flood, occupied space above the 250, Longboat Landing is a good example). For Taiganova, close the gap in the existing dyke and include engineering controls to prevent river back-up into the system. For the dyke construction around downtown, ensure the flood works includes full planning and design for integration of green space, waterfront access, pedestrian corridors and connectivity, drainage, etc.

Screen Name Redacted

6/27/2020 09:17 AM

I will support everything for the good

Screen Name Redacted

Longboat Landing should be added to the proposed buyout area. It flooded

6/27/2020 09:37 AM

Screen Name Redacted

6/27/2020 09:49 AM

worse than waterways and is wedged at the confluence of the hangingstone and clearwater.

Focus on land swap instead of basic buyouts. Our money should support people in staying in the community and not those who want to sell and run to Edmonton. Instead of ending development on flood zone there should be a clear understanding that no assistance will be provided to property owners or tenants in the event of a flood. There should also be no municipal or provincial money spent on flood control measures for these areas.

Screen Name Redacted

6/27/2020 10:07 AM

I would strongly support the idea of buyouts for areas prone to flooding, as long as the compensation is of fair market value and provides residents the ability to relocate to a new area. If the compensation provided is so low that residents aren't able to afford buying a new house, it would defeat the entire purpose

Screen Name Redacted

6/27/2020 10:52 AM

The question of where I live and if my home was impacted... My home was impacted with the boil advisory that ensued with the flooding... Their is a need in latter discussions to not only talk about mitigation of the flood plain but also mitigation of the water treatment plant..to ensure this event won't happen again.. And that solutions being implemented are shared with all property owners .

Screen Name Redacted

6/27/2020 11:05 AM

Putting the cost burden of buying my house on tax payers seems wrong. Improving infastructure seems like a better way to use money.

Screen Name Redacted

6/27/2020 11:18 AM

maybe you people should consider properly repairing and maintaining your storm sewer system. Like most residents I have video proving your storm sewer system did not function as designed causing what your are getting away with calling an "overland flood" and leaving us all on the hook for thousands in repairs, nor was there any option to allow us to sandbag our properties which would have saved them you need to take a serious look at your emergency management plans for "flooding"

Screen Name Redacted

6/27/2020 11:29 AM

As a homeowner who's property value has dramatically reduced, I would need a lot more information regarding land swap or buy out as we could be left with extreme negative equity or left with a large balance following a buy out

Screen Name Redacted

6/27/2020 12:13 PM

Our home in Draper was destroyed by the wildfire of 2016. The detached garage was not destroyed. We were unable to rebuilt due to slope stability issues which the Municipality in our opinion strongly feel failed to recognize and provide help for those affected. The flood of 2020 left some minor water issues in our garage. In our opinion we strongly feel that this is another big issue that the Municipality need to step up and and provide much needed help to people affected. Hopefully this time they do.

Screen Name Redacted

6/27/2020 12:26 PM

when will we know what is going on and when will we here or get a decision is made and how will we be informed

Screen Name Redacted

6/27/2020 12:32 PM

I do not support #7 because our city has not made much headway on those projects since 2016 rebuild or 2013 flooding. It is evident it is not a priority for

Screen Name Redacted

6/27/2020 02:22 PM

our council or administration, and if that is the case, it would be best to just buy out homeowners or land swap homeowners so they can carry on with life without worrying about the risk of yet another preventable disaster.

I am strongly support the buyout program for the properties that affected seriously caused by the flood. We cannot bear the flood risk again in the near future and the government cannot guarantees to us that the flood will not happened again after the berm is built for preventing the flood. As we bought our property, we totally did not know we would be living on a high risk flood zone, otherwise we won't buy the property which located in the flood-prone areas. What our big concern is if the government buy out our property at the current property assessment value, it is totally unfair to the residents who bought it at the very high price couple years ago. After the wild fire and the economic recession this couple years, our property value has been decline seriously, and we know that our property value will constantly decline after the flood. If the government is really consider to buy out our property. It is better to have a reasonable buyout but not according to the current property assessment value. Otherwise, we have to face the foreclosure or bankruptcy after the buy out. If the government is really care of the safety of the people, it should not give the permit to the developers to build the townhouse in the flood prone areas. This is not the mistakes made by us but the government, no one will choose to spend a high price buying a home in a high risk flood zone.

Screen Name Redacted

6/27/2020 03:21 PM

We've had three disasters since the flood of 1997, it's time we got out of there. Tired of moving in and out .

Screen Name Redacted

6/27/2020 03:45 PM

Let's get a move on and make it happen, we also need to work on the downtown core it looks like garbage

Screen Name Redacted

6/27/2020 03:49 PM

I would only support this if it doesn't cost us tax paying residents more money.

Screen Name Redacted

6/27/2020 04:07 PM

It is ridiculous that the Municipality would buy out land for owners who knew they were in a flood zone when they purchased the land/property. It is there risk to take. If the municipality buys out the land what will they do with the land? Sit vacant, create more park space that is not needed? Seriously the most ridiculous suggestion made to buy out!!! Stop wasting our tax dollars on these ideas, just finish the berm for future protection and so a better job monitoring the ice jams instead of sitting back waiting for them to clear up!!!! I've been a resident for 53 years and this has been the worst managing ever, they used to blast the ice jams before they got worse and I've lived through several of the historical Floods.

Screen Name Redacted

6/27/2020 04:20 PM

A buy out would be the best option for owners. Then they can choose where to relocate. Development can still be done for business and apartments instead with flood mitigation implementation in the plans.

Screen Name Redacted

6/27/2020 04:27 PM

this should have been done after the fire 4 years ago when there were issues with insurance building in flood plains.

Screen Name Redacted

6/27/2020 04:40 PM

I support land swap with no payment for structures How would we afford to buy the downtown??? Waterways drapper had a chance under fire to have

Screen Name Redacted

6/27/2020 04:57 PM

insurance to pay for the buildings now tax payer pays???

We as a community need to realize that the floods will keep coming. The stress and worry can be prevented buy moving people up on the hill Parsons Creek

Screen Name Redacted

6/27/2020 05:49 PM

Only concern about buyouts is the fact that our mortgage would be more than current property assessment and we would have to start over buying a new place which we haven't financially planned for (obviously because we weren't planning on starting over). What would a buyout look like in regards to how we would be compensated.

Screen Name Redacted

6/27/2020 05:55 PM

Quite impossible to answer any of these questions without knowing elevations of existing properties and streets, a timeline of previous floods and the level they reached, and what the current Flood Mitigation Plan is. A link to thd Plan should be included.

Screen Name Redacted

6/27/2020 07:00 PM

If the municipality considers buyouts of land or property in current known flood prone areas, heavy consideration must be taken into account that the land being bought is not worth the same value as the land being swapped for in the none flood prone area. Market value is considerably different based on the risk!

Screen Name Redacted

6/27/2020 07:43 PM

I feel like dirt berms won't be very effective, water at that level would just follow to the end and then seep in with even more volume. Plus dirt berms erode and leak. Doesn't seem very cost effective to me.

Screen Name Redacted

6/27/2020 07:48 PM

Building the downtown core , up out of the flood plain makes perfect sense. Stores , malls casinos as well as infrastructure. With the property values being as low as they are, the buyouts, would cost the taxpayers less.

Screen Name Redacted

6/27/2020 07:51 PM

I think buyouts make the most sense. However, as a commercial tenant, I'm extremely concerned that if our landlord was bought out, we would not be able to afford similar commercial space anywhere else in town.

Screen Name Redacted

6/27/2020 08:47 PM

Would be interested to know how they would determine buyout prices

Screen Name Redacted

6/27/2020 09:43 PM

I'd like more information on what areas of the lower townsite would be impacted by a buy-out. I'd also like to know more about the value attributed to purchasing those properties and what the city would do with the land afterwards.

Screen Name Redacted

6/27/2020 10:00 PM

I wish our property management was more forthcoming with information anout the building we lived in as we are still not home. Is the municipaliry able to urge better communication to tenants from landlords?

Screen Name Redacted

6/27/2020 10:55 PM

I was dismayed to learn of this via Facebook and not a formal notification via mail from the municipality. That would explain why you have let our neighborhood fall into disrepair for so long after the fire though. Not happy with council and their secret agendas.

Screen Name Redacted

DRP is not helping flood victims in Waterways. . After 7 weeks and providing

6/28/2020 12:42 AM

\$35,000 in Paid receipts to Gov AB. we have been approved and qualified for a \$2000 advance payment. Which according to Gov AB Should be arriving by Canada post in two weeks. It appears that this system is broke already.

Screen Name Redacted

Build up the dykes

6/28/2020 01:04 AM

Screen Name Redacted

I'm not moving !

6/28/2020 01:07 AM

Screen Name Redacted

Please don't take our properties

6/28/2020 01:13 AM

Screen Name Redacted

Some answers require further details such as how the values of the houses will be determined if buyouts occur? How much support will be given for building new houses in case land swaps occur?

6/28/2020 03:06 AM

Screen Name Redacted

It is incredibly infuriating that 90% of Waterways was destroyed by fire and we begged and begged to on have flood proofing building regulations put in place then when insurance would have covered the cost of the changes to rebuild. It is most infuriating that the Saline Creek Parkway was knowingly built below 250m. How much more neglect and waste can a community takes. It is absolutely criminal!! And now you want us to make choice on a buy-out or land swap without any information on what that compensation package looks like. Disgraceful beyond disgraceful!! Buy-out at pre-fire market price would be how you handle this! Your abuse of residents should be what your compensating for!! Land Swap?? Where?? In a development that isn't being developed so we can further lose our shirts over your incessant waste of our tax dollars!! You should all Ben ashamed and embarrassed for your neglect and then held accountable for the criminal waste of taxpayers dollars!

6/28/2020 07:06 AM

Screen Name Redacted

The water/sewage did not come over the berm, it came through the mechanical devices due to failures. The berm(Clearwater Drive) did the job it was intended to do. Lift station 1a crapped out causing sewage to enter our home prior to overland water entering.

6/28/2020 09:16 AM

Screen Name Redacted

I think it's unfair to raise property taxes and use that money to buy out or move people in the flood plain areas. They knew the risks when buying there. Stop building up downtown it's ridiculous, start moving businesses to higher ground.

6/28/2020 09:38 AM

Screen Name Redacted

We are furious that greedy politicians have permitted the build on the area we are in. The recent article of Globe and Mail (link provided) <https://www.theglobeandmail.com/canada/article-fortress-mcmurray-after-decades-of-building-on-the-floodplain-a-city/> - has mentioned extensive studies of the flood prone areas were previously done and that POLITICS permitted development despite the studies. We are devastated and our life long retirement is now worthless; We currently live in fear for the next river ice break up and temporary measures like your dams or berms are only remedial measures and maintenance budgets can always be cut and we are at the mercy of Mother Nature. The liability rests on the Government for

6/28/2020 10:18 AM

Screen Name Redacted

6/28/2020 11:10 AM

having allowed the builds in these flood prone areas when previous studies have been done. We ask you to please save us, condemn the flood prone Lower Townsite ; it is most logical to move people away from the dangerous river than controlling mother nature .

Since Fort McMurray has flooded and will again, and that the infrastructure is older downtown, with the lower prices of oil, it just makes sense to relocate everyone to Timberlea, Thickwood, Beacon Hill, Gregoire, North Parsons, Stone Creek, etc. This will reduce the amount of foreclosures and then the downtown core can be restored to a park like Central Park, or building up that land significantly over time like they did in Vancouver, Richmond, East Vancouver areas and then built. It doesn't make any sense to rebuild and spend money when there is asbestos, and the likelihood of further loss and mental well being affected by future losses. With oil lower, this town has plenty of other areas that can be inhabited and then when the people settle, they will have better mental well being as the likelihood of being affected by another flood is very minimal. The downtown core has many issues, and rather than fighting a troubling sore spot that will only cost more in the long run, just relocate people and develop park trails and outdoor markets and nursery and other simple shops. This would help Fort McMurray restore that area to be able to recover without significant costs, and add reasons for people to settle here with their families long term by offering something incredible.

Screen Name Redacted

6/28/2020 11:15 AM

the reason we chose to live in downtown because we don't want to travel far from our work, save time, save gas, save mileage, and many more.

Screen Name Redacted

6/28/2020 11:18 AM

In regards to Ptarmigan Court, we should never have been allowed to rebuild. We've essentially wasted another four years of our lives and money, rebuilding, only to be maybe plopped somewhere else in town. Half of the residence didn't even come back to the trailer park. Would've been nice if they reevaluated who was coming back and giving us the option of buying double lot. If a land swap happens it needs to be somewhere appealing to all of us. Not just up in Stone Creek where there's all kinds of land waiting to be built on. You would have to check a lot of boxes to want us to move somewhere else. Especially now that it's four years after the fire. This whole situation is ridiculous and has been so poorly handled. We are totally neglected down here in Ptarmigan Court and everybody drives by us and probably snickers at how foolish the whole situation is.

Screen Name Redacted

6/28/2020 12:46 PM

Thanks, I really appreciate knowing that something is being done & discussed...I'm still cleaning stuff with mud. Thank you.

Screen Name Redacted

6/28/2020 01:22 PM

My son and our friends were heavily impacted by the overland flooding in Longboat Landing due to the inadequate dyke construction to date since the 2013 Hangingstone R flood. We housed and fed them while they were evacuated in addition to helping them clean out their garages and basement areas. It was a stressful and exhausting time. It's ridiculous that the city allowed housing to be developed in this area and that the berm has yet to be completed to help protect homes constructed in this area. The priority for the construction seem to be delayed every year where the focus was for fire

smart to take trees down behind our homes which didn't even burn during the fire...I have lived here since 1980 - 40 years and moved up to Timberlea area in 1986 after seeing much of the Snye area flooded by the Clearwater and Athabasca Riivers and watching the water rise up close to our home on Hardin Street in the old Suncor town houses we rented. It was the reason we moved to higher ground. The ability for these rivers to flood has been totally ignored by the city with the development of new malls and stores - even Canadian Tire which originally flooded at the end of Reidel St and was rebuilt on only slightly higher ground along the Clearwater River Years later. Also the development on Mac Island - Which the RMWB continues to heavily subsidize - and extending down the far end of Franklin Ave. to Longboat Landing and Keyano College, the Bob Lamb centre, the power engineering building, the SSWC and so on. During tge building boom prior to 2015 there was a lot of hastily approved construction permitted by the city. Those working for the city in the civil engineering department or Planning and Development groups must be insufficiently informed with regards to the potential for flooding in the downtown areas along the Clearwater River – this flooding is certainly nothing new. There is ample room in Parsons Creek and there was also Abraham's land that was rezoned for little-used religious structures which could have held sports facilities or additional housing or businesses which would be more accessable for residents of Fort McMurray 70% of which live on the north side of the bridge. I do believe it is incumbent upon the city to make some changes in the way they approve development in flood zones and is in their best interest to offer buyouts to those who cannot afford to continuously be flooded when they aren't able to even get flood insurance for their homes. No one wants to live in fear of spring every year and what they might have to go through again - there's enough PTSD since the 2013 flood, the 2016 wildfire and now the 2020 flood... Hopefully lessons have been learned - the berm construction gets expedited in the downtown areas to reduce fear and anxiety for those who still live along the River in those areas. If there can be no guarantee that they will not re-flood in the future – even with berm construction completed due to the rising groundwater levels and sewer backups during Overland flooding then land/property buyout is a good option for the city to provide these residents.

Screen Name Redacted

6/28/2020 02:18 PM

buyout/swap would have to mandatory - concern about leaving condo owners in a bad situation if the owners cannot agree

Screen Name Redacted

6/28/2020 02:52 PM

I love living on my street and so does my family, we don't want to relocate

Screen Name Redacted

6/28/2020 02:55 PM

Berms should be built in consideration of a > 251 mt water level increase since in the most recent flood we scrapped the 250 mt level by a few cm. Learn from the actions taken in Holland using controlled flood plains and gates to direct the water flow. Thanks for all the work you have done to support the communities affected

Screen Name Redacted

6/28/2020 03:23 PM

Homeowners are aware that they live in a flood zone, and that was their personal decision, how many of them rebuilt in flood zones after the fire, why should everyone's else's tax dollar be responsible , for their decisions

Screen Name Redacted

6/28/2020 04:32 PM

There is plenty of water and road infrastructure in Parsons Creek and near the airport for new developments that were supposed to be built during the boom days. These spaces are ready to go for homes that are otherwise never going to be built because those boom days are not coming back. If the mayor wants people to stay in town, give them the option to have a home that will actually survive.

Screen Name Redacted

6/28/2020 05:26 PM

Make all the flood zone a huge park, walking trails... it would be beautiful...

Screen Name Redacted

6/29/2020 07:14 AM

I think the buyouts come down to \$\$\$\$

Screen Name Redacted

6/29/2020 09:03 AM

The people in affected areas were aware of the flooding possibilities as it is an every year occurrence. They were offered a land swap after the fire and refused so I am sorry, but I strongly do not support.

Screen Name Redacted

6/29/2020 09:09 AM

As a home owner I am concerned about the resale of my home... will anyone ever want to buy in this area. Also, what are the chances of insurance in the future.

Screen Name Redacted

6/29/2020 09:16 AM

the reason you will continue to have flooding is that the riverbed will continue to build up and flatten out. The rivers have not been dredged since the 80's, when the barges stopped running the river. Need to dredge the river and utilize the reclamation material as part of the berm reinforcement.

Screen Name Redacted

6/29/2020 09:32 AM

Bad ideas from council and mayor

Screen Name Redacted

6/29/2020 09:35 AM

My family wasn't affected yet we felt the pain of one's who went through this. All structures should be built above flood plain or make it high enough to mitigate the damage.

Screen Name Redacted

6/29/2020 09:38 AM

The planned flood mitigation's will continue to cost the RMWB budget for the rest of the city's lifespan for things like maintenance and aging repairs as well as repairs due to damage during flooding. These mitigation's are also not a guarantee flood prevention mostly because we cannot predict water levels as we have recently learned. The only viable option is to buyout residents with in the flood zone, if not all, buyouts should be mandatory for Draper and waterways as well as longboat landing.

Screen Name Redacted

6/29/2020 10:21 AM

Make a educate decision that be beneficial for wood buffalo

Screen Name Redacted

6/29/2020 10:34 AM

Please buyout downtown at least to pay off the mortgage and fees of the homes. That is more than reasonable. Make an educated decision to make Wood Buffalo come back stronger.

Screen Name Redacted

6/29/2020 11:02 AM

I do not own a business, but my office building was impacted by flooding. I would support adequate solutions for Commercial properties as well. It appears a number of facilities were impacted more by sewer back-ups. Perhaps an Engineering control would be useful in such cases.

Screen Name Redacted

6/29/2020 11:07 AM

Rebuilding in the flood area does not make sense.

Screen Name Redacted

You need to connect with resident not just online but offline too. We have a

6/29/2020 11:56 AM

Screen Name Redacted

6/29/2020 12:41 PM

lot of older residents who are not on facebook or have regular access to internet. We are in this together, so please include everyone, online or offline. The lack of planning over the years sums it up best. How can I support current flood measures being taken! For 30 years they have talked about floods but poor planning proves itself once again. No flood gates installed in sewer outfalls to river, cut a V in bank and drive away, what did they expect to happen. I was vocal with Saline Parkway before pavement installed , government legislated 250 min level, before the pavement was installed, but the municipality, city continued to build road knowing it did not meet height requirements. How can we vote on land swap not knowing locations being exchanged for. Buyouts, how can we vote not knowing how much purchase prices will be. I fought hard with Waterways rebuilding, as 90percent burnt this was the time to buy our land not after houses were built knowing a flood was going to occur. Such a waste of taxpayer money to force this community to rebuild, without implementing flood preventions which would have been covered by insurance rebuilds, why was the wording allowed to rebuild status quo! Why continue building berms with intersections allowing water flow behind berms. Why was sacrificial land originals allowed to built on filling in flood prone areas with dirt, really where did engineering expect the water to go. To me the municipality and engineers employed by city should be held accountable for the flood, it's too bad they won't admit to there poor planning! Information about this issue needs to be distributed to citizens by all means including information in mailboxes or something pasted on our doors, it is not enough to assume that everyone listens to the radio all the time and no even though technology is everywhere it doesnt mean that everyone has access to it. Please inform in new and old school ways, thank you.

Screen Name Redacted

6/29/2020 12:46 PM

I am very sorry for the people that own property in the area below 250 m, but what happened in 2020 is not new, they were aware when they build or bought the property. RMWB should build extra berms and retaining walls to provide additional protection to the area above 250 m, like the hospital. I do agree that RMWB would facilitate to empty the area below 250 m using the money reserved for protecting the area, but not more.

Screen Name Redacted

6/29/2020 01:03 PM

Moneys should be directed towards buyouts instead of further mitigation. River break up every year poses this risk. NOT just the "1 in 100" flood.

Screen Name Redacted

6/29/2020 01:31 PM

Screen Name Redacted

6/29/2020 01:43 PM

If buying out will there be a fair market price? Will you pay for the entire move?

Screen Name Redacted

6/29/2020 03:55 PM

After the 2016 Wildfire I don't think the municipality should have allowed anyone to rebuild in a known floodplain

Screen Name Redacted

6/29/2020 05:13 PM

The flood mitigation was started and not finished. What actual guarantees are we going to have that this doesn't happen again. As the municipality continues to allow construction without first doing the mitigation makes no sense. There are no guarantees that an ice jam won't occur causing the same damage again.

Screen Name Redacted

6/29/2020 05:41 PM

Thanks to everyone who helped during the flood

Screen Name Redacted

6/29/2020 06:01 PM

We feel if a berm is constructed to protect downtown and Waterways and not Draper, that will increase flooding for our property. We would entertain a total buyout if we are not included in the protection of the berm.

Screen Name Redacted

6/29/2020 07:42 PM

My home value is gone

Screen Name Redacted

6/29/2020 09:32 PM

I strongly think that draper and waterways shouldnt be a place for houses as it is high flood area rain included.

Screen Name Redacted

6/30/2020 09:48 AM

I support new development in the flood plain If structures are constructed with no basements similar to homes behind the Legion. The homes along Hill Drive cannot continue to remain safe for occupancy due to repeated flooding with possibility of structural damage and/or sick environment related to black mould development as areas may be missed during the disinfection and sanitation process. When water levels reached 3-4 feet on the main floor, how do we know if the support beams remain structurally and environmentally safe?

Screen Name Redacted

6/30/2020 11:30 AM

Getting permits to rebuild is absolutely ridiculous. Inspectors are asking for huge changes beyond what was damaged to bring up to code. Costing thousands of dollars more onto rebuilds! People don't have insurance to cover, aren't working due to covid and low oil prices. We're going broke. One inspector wants certain things done. Then after spending more money to do it, a different inspector comes to approve what was done but according to his views he finds other infractions. It's a never ending money pit of a scam! Fix the rebuild permit issues!

Screen Name Redacted

6/30/2020 11:33 AM

Please buy me out! Thanks

Screen Name Redacted

6/30/2020 11:45 AM

I would personally love to see the downtown area turned into something that can handle some flooding. A big beautiful park with lots of greenspace, maybe an outdoor swimming pool, picnic tables and benches. Something for everyone of all ages to enjoy. It could be beautiful and functional. It could be an area for family picnics, for kids to play, a leisurely walk, or a place for the RMWB to host events.

Screen Name Redacted

6/30/2020 03:08 PM

I fear that if the city starts down the road of buy outs, it will not end. How do you decide who gets bought out and who doesn't. Where does the money come from? Are we looking at bankrupting the whole city to buy out every business and home in the flood zone? To many properties would need to be bought out.

Screen Name Redacted

6/30/2020 03:13 PM

Re question 10 I would support a land swap as long as I would not pay "lot rent" or have my taxes increase significantly. Also to have the option of city purchasing my property and I have the option of moving my trailer.

Screen Name Redacted

6/30/2020 05:24 PM

Everyone who owns in this area knew there was a risk. They chose to purchase/build/open businesses in those areas. I also chose to purchase a home in a commodity driven economy, knowing there was a risk of my property losing value, currently sitting at a quarter of a million dollar loss. Where is my buy out? Property ownership is a risk. The most we can afford to do is flood mitigation, and build berms and retaining structures. I am sad

Screen Name Redacted

6/30/2020 06:02 PM

those impacted have suffered such a loss, but they chose that risk.

I have lived in the downtown and Greyling Terrace areas and believe ongoing impact of flood waters means moving the residences off the flood plain and flood prone areas.

Screen Name Redacted

6/30/2020 06:49 PM

When you purchase a home in a buyout it has to be enough to purchase a home in the other areas that are valued at \$100,000.000 more than downtown. When you purchase homes in the downtown all of the home owners should be given the same opportunity. Only the people affected by the flooding should be the decision makers. We want to be notified of all of the public engagements. We want 100% transparency. Should be a public engagement of only the affected areas and permanent residents only with a local downtown address. Length of residency should be considered in the decisions. If the decision comes to buy outs then it needs to happen in the summer. Individual conversations should be had with senior homeowners regarding alternate options. How far do people go in spending on repairs and upgrades until the decision is made.

Screen Name Redacted

6/30/2020 06:55 PM

Only people affected by the flood should be involved in the decision. Length of residency should be considered if buy out is the decision. Long time residents should be offered alternative options. One on One With buy out enough money has to be given to purchase another home in Fort McMurray. Need to be notified of public engagements. Affected residents need their own public engagement.

Screen Name Redacted

6/30/2020 07:03 PM

Declaration of emergencies needs work. People need to be re warned with flood packages. Disaster events need to be well defined with clear direction. For evacuation and re-entry.

Screen Name Redacted

6/30/2020 07:36 PM

1.What did RMWB learn from 2013 floods?? 2. What did RMWB learn from 2020 Floods???

Screen Name Redacted

6/30/2020 08:42 PM

Would like to see the city do better at the flood mitigation "currently" in place. There should be more berm management, as well as more proactive response.

Screen Name Redacted

6/30/2020 09:17 PM

I decided to not buy in a flood zone for that reason so why should we buy people out who made a bad decision

Screen Name Redacted

6/30/2020 09:19 PM

Move people out of the low areas of Downtown, Waterways, and Draper. There is plenty of land in the city and the risk is not necessary.

Screen Name Redacted

6/30/2020 09:27 PM

The city should have already built the berms to the 100 year mark. They went for a cheaper, lower berm option, and look what happened.

Screen Name Redacted

6/30/2020 10:05 PM

My business was under insured & probably not re-open.

Screen Name Redacted

6/30/2020 10:23 PM

It's great you are involveing the residents of Wood Buffalo to help make changes.

Screen Name Redacted

I live at Longboat Landing, and there are several unattractive and

6/30/2020 10:39 PM

undeveloped areas at the front entrance and the rear of the development which have naturally turned into ponds/swamps and have attracted local wildlife and plants. I believe strongly that these areas should be expropriated from the landholders and turned into parks/ ponds similar to what you would find in Eagle Ridge. This would have the effect of making the area more desirable as property values have plunged due to the economy and the flood, and also minimizing new houses that are exposed to potential future floods. This land is unlikely to be purchased for years/decades for development and would not only beautify the area but would also be a natural sink for ground water. Totally banning development in the downtown area may be extreme, but certain areas such as I have mentioned are prime candidates to take over and ponds require very little maintenance. The Penhorwood land could also be considered for a dog park perhaps.

Screen Name Redacted

7/01/2020 07:31 AM

I'm very disappointed that so little has been done to manage floods and relocate homes and businesses in Fort McMurray. It has been quite evident for many years that it is expensive and futile to think that we can continue to support people who insist on living down in Waterways and downtown area. Even after all the high cost and hardships caused by the 2020 flood there is always a risk of a repeat flood next year and every year after that. Time for Fort McMurray to stop begging for financial help and support while continuing to rebuild in those vulnerable areas. The Municipality needs to start making some smart choices and then take action!

Screen Name Redacted

7/01/2020 07:55 AM

The Municipality should be gravely ashamed of themselves for ignoring this problem for years now. The Snye should have been dredged years ago, and a much deeper channel dug to support rising water in the River. Also, no one should have been allowed to build in Waterways or South of Home Hardware, period. This area is extremely low, and even without the Ice jam, this area is very flood prone. The Municipality should have moved all businesses and residential property to Parsons Creek, where there is piles of unused land. Also, Canadian tire, Walmart and those other stores along the flood area should move their businesses to Parson's Creek or Eagle Ridge, where more people live and they wouldn't have the risk of flooding. After all the years of wealth in this area, so much money has been squandered and wasted. The fire break around town was not maintained.....caused the huge loss of homes to people in 2016. The flood mitigation was not properly managed, town flooded multiple times in the last 8 years. If proper management of this municipality and it's land infrastructure had happened, the people are Fort McMurray would not have had all the shit that has happened to them over the past 8 years! Thanks RMWB~!

Screen Name Redacted

7/01/2020 08:10 AM

I would like to see residents and business owners offered compensation to move I just don't think economically the time is right to spend that amount of money.

Screen Name Redacted

7/01/2020 08:33 AM

This is not right Fort McMurray has had other disasters and those people who lost homes were not offered these options. Not Right.

Screen Name Redacted

7/01/2020 08:43 AM

I believe this survey dose not reflect residents expectations. This survey should include idea how to mitigate or control the flood if happened next

Screen Name Redacted

7/01/2020 08:43 AM

year? What is municipality plan action? Not after the fact you put ideas how to compensate damages!! You should have action plan to avoid such this damages by flood. The city loosing population due to this crisis and no action from municipality unfortunately. Please put plan how to control these crisis like fire , flood and flyin fly out for oil sands companies. Thanks

I will involved in previous flooding. People who purchased land in the mentioned areas shhould have known they are in flood zones, thats why I disagree with the buyouts. Implementing changes for future property's should include risk assessment to an owner so they fully understand possibilities of flooding. We will never be flood risk free.

Screen Name Redacted

7/01/2020 09:22 AM

I can see residential development controlled or even removed from the 250m zone and any commerical development in the area would be engineered above 250m elevation.

Screen Name Redacted

7/01/2020 09:22 AM

It does not matter where one has a home, even homes in upper areas (eg. Timberlea/Beacon Hill) have had flooding in recent years... so natural disasters happen no matter where you are -- flooding, fire, hurricanes, tornatoes, mudslides, etc. Mother nature has control not us but we should have left the flood plains & natural overflow areas alone!

Screen Name Redacted

7/01/2020 11:02 AM

With the loop you guys build it took away the flood plain witch made the ice pack more.... This 1-100 is now more often because of it.

Screen Name Redacted

7/01/2020 11:10 AM

Shame on people that didn't buy insurance! They should not be helped at all and those that say they couldn't get insurance then the loss is on them! We live downtown and got insurance!! Maybe the city should pay for all the years we paid to have insurance then??? People should be responsible for their own actions and decisions! This is not 100 year flood... it was worse in 1977. We were here then too!!!!

Screen Name Redacted

7/01/2020 11:47 AM

A berm/perimeter roadway to protect downtown could be built along the Clearwater and Hangingstone rivers to the highway in such a way as to protect the actual downtown areas. Areas of Waterways could be subject to land swaps/expropriation or other solutions. The land could then be developed with sports/park facilities that could be managed to benefit from or at least not be devastated by a flood.

Screen Name Redacted

7/01/2020 12:23 PM

Many of the people affect were aware that they are moving into a flood zone/area. They chose to do so regardless of the risk without getting/having proper insurance. Many of these homes were affect by the fire of 2016 and fought to stay in their area and rebuilt to what they wanted/preferred to do. Now we are dealing with major flood and not enough insurance, etc it is not up to our tax dollars to bail them out when they made the conscious decision to live in the high risk areas. The city almost 20yrs ago paid people out to move from their homes (across from Ashley furniture) because of flooding to only then let that area to be built with business and condos. When does this stop in regards to the council making these bad decisions and giving more payouts. It should not be allowed to have any new structures being approved in flood zone areas. Clearly the council needs to put a stop to these decisions and start acting more proactively.

Screen Name Redacted

Berms will only help so much as we were affected by the water coming up

7/01/2020 02:41 PM

Screen Name Redacted

7/01/2020 05:56 PM

Screen Name Redacted

7/01/2020 06:15 PM

Screen Name Redacted

7/01/2020 06:17 PM

Screen Name Redacted

7/01/2020 06:35 PM

Screen Name Redacted

7/01/2020 11:11 PM

Screen Name Redacted

7/01/2020 11:34 PM

Screen Name Redacted

7/02/2020 09:44 AM

Screen Name Redacted

7/02/2020 10:39 AM

Screen Name Redacted

7/02/2020 11:03 AM

Screen Name Redacted

7/02/2020 12:20 PM

Screen Name Redacted

7/02/2020 12:35 PM

Screen Name Redacted

7/02/2020 12:47 PM

from the sewers

We need to finish building the berms, culverts, etc before any new development is allowed anywhere in the flood zone. Persons or businesses who do build in the flood zone must waive all future costs for flooding from government or other government disaster services. If they cant or wont, then no one builds in the flood zone.

1. Why were people allowed to rebuild in the area deemed a flood zone after the fires? 2. Why is the city considering compensating these poor choices? 3. Stop wasting taxes payers money trying to protect the waterways area. I understand the downtown core needs protection (blast the ice up river and stop sitting on your hands like this year) 4. If some insurance providers won't insure waterways properties why the hell should the city help! 5. if there is consideration in helping these fools, I want someone 2 give me the \$240,000 my property has depreciated because of the economy. Its no different, the down turn is unavoidable just as the flood was! Right!

The risk is too high for structures to be rebuilt in flood prone areas. I like the idea of a land swap, this will help folks start new somewhere safe.

Please buy me out railway ave

Need Solution ASAP

as the residential owner in downtown are i strongly support buyouts

This issue will continue to happen for years to come if we don't change it soon. It'll be disaster after disaster. Hanging stone river nearly broke its banks again in early June with heavy rain !! Slopes behind grayling terrace are also slipping away and potential land slide is very possible with dead trees and slope moving visually on river bank on both sides

I don't support tax payer dollar's relocating homes in flood prone areas and I don't support using more tax dollars to boost downtown. Too much money has already been wasted in trying to redevelop downtown. Stop throwing good money after bad. Our shrinking tax base can't afford this anymore!!!! Flood mitigation to this point has not worked at all. We absolutely want a buyout.

Likely may need to buy-out and swap for some residential parts of Waterways, Draper, Ptarmigan and lowest spots of Downtown. Likely robust land controls/manage and flood structures for Taiga Nova and rest of Downtown.

Would like municipality to help build up the land in flood prone areas. Example help cost of bringing in dirt.

We were covered for flooding but have been informed we will not be able to renew overland flood insurance when our policy renews. The city not

Screen Name Redacted

7/02/2020 01:27 PM

completing the promised flood mitigation has put us in this position. We don't believe the city will complete the projects to mitigate, it is not fair to put us at risk for another natural disaster while we wait for mitigation. Please buy us out.

Living in a condo with my unit facing the river, if the road is torn up and rebuilt at a higher elevation and the road made into a major thoroughfare, my property value would decrease greatly. Also it would also limit severely the enjoyment I currently get from my deck. I purchased this property for the size of the deck and the peacefulness. The town has, since my purchase, already ruined some of that peace by making the road an alternative to Franklin, and property thereby worth less. I would expect any further upgrading in the roads to mean I would be offered fair value to move out.

Screen Name Redacted

7/02/2020 03:00 PM

There needs to be a dike or something built

Screen Name Redacted

7/02/2020 04:17 PM

After living here for many years and witnessing the downtown flood 3 times, I think it is time that the city clear the area of residences. Letting people get flooded over and over again is distressing - even with the berms (which proved useless) - you can never control nature. Move everyone to higher ground, and hopefully in doing so we can all get back to a more normal market where people are not losing their shirt if they sell their home. Lots of foreclosures on the market right now, and a bunch more coming...

Screen Name Redacted

7/02/2020 05:06 PM

Failures in the downtown core include sewer backups. The municipality must develop the downtown sewer system to prevent backups during 1 in 100 year flood situations. These events will soon no-longer be covered by insurance.

Screen Name Redacted

7/02/2020 06:35 PM

Experienced the '77 flood as a resident of the Lower Townsite near Clearwater School. All the engineers will succeed in doing with their berms and dykes is ensure that the next flood will be bigger and costlier. Remove the infrastructure from the valley and return it to farms, forests, and parks...

Screen Name Redacted

7/02/2020 06:54 PM

I do not believe that you will ever be able to flood mitigate the entire valley without putting a berm up river beyond Draper. Suggest more focus on ways to eliminate the ice jams, which cause such significant floods and I am concerned that no focus is being made in this regard

Screen Name Redacted

7/02/2020 07:40 PM

People should be allowed to do what they want so long as they are not harming others. That also means buying low lying land. That does not mean they are entitled to a payout when they have damage occur based off of floods. This is a known natural phenomenon. I would suggest that real estate should be required to inform clients that the property is in a flood plain prior to purchasing. After that, it becomes the buyer's responsibility.

Screen Name Redacted

7/02/2020 08:27 PM

Parsons creek....

Screen Name Redacted

7/02/2020 10:28 PM

But out the land in the flood prone areas, do not allow new developments in the flood prone areas and develop in the timberlea parsons creek area instead

Screen Name Redacted

7/02/2020 10:46 PM

Shouldn't wait to long to make the best decision for residents while another disaster could happen again. Having the idea that this disaster could happen every year it's making me sick. I would rather prefer to swap or buyout my

Screen Name Redacted 7/02/2020 10:49 PM	property. Thanks More information about buy out and land swap
Screen Name Redacted 7/02/2020 10:50 PM	As a business owner, renting in the downtown area, my main concern would be trying to find a new rental space if the building owner was bought out. Finding a new rental space with the required square footage in a newer development would be well above our budget. Given the current municipal, provincial, federal and global state of the economy, our business would not be able to continue to operate.
Screen Name Redacted 7/02/2020 11:40 PM	Taxpayers should not have to front the bill for homeowners who fought to rebuild after the fire and other floods when residents in affected areas new the risks and fought to rebuild there after they were told last time.
Screen Name Redacted 7/03/2020 07:46 AM	Proposed buyoust and land swaps are only for properties in the areas where flood control measures must happen.
Screen Name Redacted 7/03/2020 08:03 AM	In this case the berm worked. In 2013 a berm may have helped Heritage Park. The RMWB should be concentrating on the areas around the rivers that are not protected. Nothing will work if you do not look at closing the sewers down. Waterways is a big bowl now and those entrances should be looked at. The Golder Report on the Snye once suggested that there be a door that closed in the fall and opened in the Spring. This would shutdown the flow of water into the lower townsite. Why can this not be used to protect Waterways and Downtown. The RMWB is slowly changing the look around the rivers. Waterways, downtown and Mac Island should be looked at on a case by case issue. Mac Island is a flood zone and should be treated as such. No new buildings until flood mitigation is solved.
Screen Name Redacted 7/03/2020 08:06 AM	How many homes in the lower town site had backwater valves on the sanitary? Would it have helped prevent basement flooding of areas that didn't have overland flooding? Would there be a benefit to starting a backwater valve program for older homes that don't have them, part of ABC for new homes.
Screen Name Redacted 7/03/2020 09:13 AM	I may support a buyout but not without fair prices to the landowner/home owner! Much more info is required to provide a good answer to these questions.
Screen Name Redacted 7/03/2020 09:30 AM	I think if the municipality has money to be buying out property owners, it should be buying the poor people who are going bankrupt in Abasand condos from the fire. The flooded out people had the option to leave last time and they stayed. The people in Abasand did not have this option
Screen Name Redacted 7/03/2020 10:41 AM	I don't believe the municipality should have allowed building at Denholm Gate. I trusted the engineering studies and the RMWB and now my finances have been severely impacted. Please buyout all condo buildings at Denholm Gate (including units that have become rentals)
Screen Name Redacted 7/03/2020 10:53 AM	I think buy-outs for all areas impacted by flood waters and flood waters entering via storm drain should be considered.
Screen Name Redacted 7/03/2020 12:22 PM	For homes impacted by fire in waterways, my understanding is that they were offered land swap in Saline Creek or Parsons Creek North. If they refused to

Screen Name Redacted

7/03/2020 12:36 PM

take the swap and still rebuilt in an area known to flood, they must take some ownership for that. The city feels responsibility but tax payers should not be stressed with this cost. I lost my home in the fire and rebuilt. I am grateful for all that was done for me.

Now that real estate in YMM has tanked, I'd greatly appreciate RMWB buyout my property too,, regardless whether the impact resulted from a tanked economy, flood, fire or frost it is not feasible nor equitable for tax payers to buy out these flooded home owners. There are multitudes of vacant old & new homes here in YMM.. whether from foreclosures or overbuilding that flooded home owners can swop out for equal market value or closest to with adjustments on closing. Vacant downtown can be revitalized in a more natural environmental setting as nature is clearing indicating to us humans, is necessary. Please consider the assets RMWB already has.. its people & plentiful empty residential structures built on high non-flood prone land. Thank you for all you folks have done & are doing.

Screen Name Redacted

7/03/2020 03:13 PM

We are happy with where our property is, just need to get you guys to build up around it

Screen Name Redacted

7/03/2020 04:08 PM

We need action now to protect our homes from future flooding!

Screen Name Redacted

7/03/2020 05:39 PM

What areas of town are being offered for the potential land swap? Thanks

Screen Name Redacted

7/03/2020 06:24 PM

I don't support the Land Swap as we have a huge lot and that is why we bought down town and walking distance to shops, mall, restaurants

Screen Name Redacted

7/03/2020 08:05 PM

We need this to happen ASAP for our condo which is at the end of Riedel and is probably the closest building to the river. Why would we want to go to the expense of doing the repairs if this is a option????

Screen Name Redacted

7/03/2020 09:35 PM

Just do the groundwork

Screen Name Redacted

7/03/2020 10:08 PM

I only support if you give the people in flood zones the price of land full price and homes at preflood price we the people this is someone's life

Screen Name Redacted

7/03/2020 10:32 PM

I answered neutral to the land swap and buyout questions. My concern is that if these option are exercised that all of Waterways would be lumped in together, even though there are several properties were not affected and are not in flood prone areas. My property was not affected by the flood and not in a flood prone area. I am supportive of these options if they only apply to those affected parties and they wish to pursue them. However, I am not supportive if these options are exercised for the entire Waterways community. I very much love where I live and have no desire to move. If I am forced to move, I will leave Fort McMurray.

Screen Name Redacted

7/03/2020 11:15 PM

The roads should at least be raised to the levels agreed upon... so there is an escape route... they flood first and then those down below are trapped before they even get wet.

Screen Name Redacted

Work from mac island to father mercredi street was done and failed us. 3

7/03/2020 11:38 PM

years ago had sewer back caused by the municipality infrastructure. Road Construction done in 2019 and failed as water flew back into streets and houses in 2020. Basement and main floor were damaged with estimated of \$200,000 to repair. We already lost money because the economy and now because the flood. Can't go through this anymore. Can you guarantee this won't happen again or anytime soon. Therefore buyouts is the best for all parties. Thank you.

Screen Name Redacted

This is my home !

7/04/2020 12:57 AM

Screen Name Redacted

If you buy a house in a flood plain and it is a know flood plain then why would the municipality buy them out. That seems like a waste of municipality money. You buy the house you take the risk. Buy flood insurance if you are in a flood area.

7/04/2020 03:12 AM

Screen Name Redacted

I believe all homes and businesses impacted by the flood should be granted a land swap in the empty land in Parsons Creek and if home owners refuse ,the municipality is no longer responsible for future flood damages that may be incurred.

7/04/2020 07:34 AM

Screen Name Redacted

Question 5 I could fully support if you guys would actually follow thru and finish the project, you started building the berms and retaining walls but stopped halfway just like every other project you guys start. Got to get the budget to build your new art gallery some where I guess.

7/04/2020 10:15 AM

Screen Name Redacted

I'd like to know how much berms would cost. I don't think taxpayers should be responsible for bailing out people who choose to live in flood prone areas. Especially businesses in taiga nova

7/04/2020 01:10 PM

Screen Name Redacted

Keyano housing not only kicked students out after the flooding but won't let us back in. Many people live in keyano housing with families and are struggling to find a place and keyano has not told them when they can come back. Only the garages had been affected and they already took care of it but still won't let students in yet. They should at least let students know how long it will be so they can get a place for that time.

7/04/2020 01:13 PM

Screen Name Redacted

Allowing those people/business's to swap out or be bought out is basically just giving them a lottery that the rest of the taxpayers are funding. Strongly disagree with this.

7/04/2020 01:18 PM

Screen Name Redacted

I don't want to live in Timberlee or by the airport!

7/04/2020 02:09 PM

Screen Name Redacted

How about doing an assessment of Ice thickness, cutting ice Keys, when necessary, and blasting open the blockages prior to flooding?... Ottawa has been doing that for years on the Rideau system.

7/04/2020 04:45 PM

Screen Name Redacted

Has there been any consideration to dredging the river where it passes through the community and removing the islands that have spurted up in that area.

7/04/2020 06:42 PM

Screen Name Redacted

BUY US OUT! WE HAVE LOST EVERYTHING WE BUILT THROUGHOUT THE YEARS AND NO ONE WILL COVER WHAT WE LOST, OTHERWISE KSYS TO THE BANK AND LEAVING

7/04/2020 07:03 PM

Screen Name Redacted

The city should do the best for the resident of fort McMurray to establish a good strong community and not to put obstacles for their stability in the region.

7/04/2020 07:32 PM

Screen Name Redacted

7/04/2020 08:30 PM

So it will not become a transit town

Move them to up town or other location like Eagle Ridge or Stonecreek to balance the housing market tumble.

Screen Name Redacted

7/05/2020 03:33 PM

I strongly believe that we need to protect our community from further disasters. With wildfires, we can control this to a certain extent. With floods, we do have a of simply not building where water can easily get. Many insurances won't cover properties build in areas like that anyways. So why put people in financial and physical risk. With this, I would also strongly advise to have more motions towards stopping fly in and fly out to get more money into the community to help with pay outs/mitigation or whatever the city decides to do.

Screen Name Redacted

7/05/2020 05:15 PM

I have a couple of concerns I would like to see addressed. You mention several times the 250m 100year flood level. The berm by the Snye is supposed to be that level and yet it still flooded, whether incorrectly engineered, poor construction or it just doesn't work was the problem, I am not sure. For me to answer if being at this level is ok to build would be impossible respond to until some answers are provided as to why this area still flooded. I also have concerns with trading properties and/or buyouts if you are going to do it for some areas of downtown and not others. It would have to be consistent for everyone. Some of us bought downtown with he promise of downtown redevelopment and revitalization, yet ever year it just deteriorates. Can you imagine if you some areas became a ghost town and you left other areas standing? Nobody in those areas would ever stand a chance of selling and you will leave many more walking away in debt and distraught. Can you control when the next flood will be or how bad it will be? Absolutely not. Apparently the 250m engineered flood berms don't protect this either. Please choose wisely and choose with everyone in these flood areas in mind. Thank you.

Screen Name Redacted

7/05/2020 05:51 PM

Our area has been continually labelled as "unaffected by the flood" despite 3 feet of water in our homes so please be inclusive of all flooded areas. Buying out properties will lead to even more people leaving Wood Buffalo and increased FIFO (even if they are renting places to stay in town). Property swaps are a good idea but I am concerned that the downtown area will be empty and the property value for those of us who (I assume) won't be eligible for the swap will decrease even further. A property swap to an area of downtown that is less prone to flooding would help with this. Lastly, the elevated road that was supposed to stop flooding in our area may have been effective if there wasn't a drain that was open and allowing water through. I think it is important to recognize that the structures that were put in place did not work properly.

Screen Name Redacted

7/05/2020 06:18 PM

I support property swaps for other properties in the downtown area that are not prone to flooding. Buy outs would lead to everyone leaving fort McMurray. Property swaps for timberlea area would decrease the value of downtown properties even further. I voted for council members based on their platform of revitalizing downtown.

Screen Name Redacted

Please keep downtown thriving.

7/05/2020 06:24 PM

Screen Name Redacted

7/05/2020 06:51 PM

I do not support swapping land for other areas - i am worried about losing the value of my home downtown if everyone moves to timberlea.

Screen Name Redacted

7/05/2020 07:43 PM

When we purchased our home 5+ years ago we were very excited about the plans for the downtown area. The Municipality of Wood Buffalo has made this a huge disappointment to our community. I do not understand how construction took place disrupting our lives for the last 5 years building berms and whatever else was done could not protect the downtown area. I question Municipality decisions to keep us safe. I question the Municipality's honesty regarding the reason for the downtown area flooding. The flooding in the downtown area should have never happened. I hope you do buy us out. The municipality has ruined any hope of having any quality of life here. If the municipality wants to do something right that would be to buy us all out so we can find another place to live.

Screen Name Redacted

7/05/2020 09:30 PM

Buyouts are clearly the best option to mitigate future property damage. Flooding will continue to happen, and repairs will cost the city and province considerably more than buying properties out.

Screen Name Redacted

7/05/2020 09:31 PM

The current situation on flooding is devastating. Preventing flooding is not sustainable or preventable year over year. .

Screen Name Redacted

7/05/2020 09:33 PM

Appropriate buyouts of the Longboat Landing neighborhood are the only option to protect residents. We do not feel Denholm Gate will be protected from future flooding no matter what mitigations are put in places

Screen Name Redacted

7/06/2020 10:45 AM

I wanted to make note that even though I'm a renter, I have been residing in mcmurray since 1981. Wasn't sure feedback was being filtered at all based on ownership status.

Screen Name Redacted

7/06/2020 11:25 AM

I don't want buyouts because people would leave fort mcmurray. I'm ok with land swap if people are swapped with other properties downtown. Downtown prices are already declining compared to uptown

Screen Name Redacted

7/06/2020 11:33 AM

I am worried about everyone leaving downtown and hurting the value of my home. I own a house and my daughter owns a condo downtown. If there is land swap they should not be swapped with land in timberlea or uptown.

Screen Name Redacted

7/06/2020 03:07 PM

I know several people who own property in Waterways. I was told that everyone was offered a buyout during the wildfire and many people said "No." I feel they had their chance and should not be offered again.

Screen Name Redacted

7/06/2020 04:33 PM

Unfortunately those in Waterways were aware of the risks when they rebuilt after the fire. The city could have swapped land at that time and not been responsible for the costs associated with the structures as insurance would have covered that. Those homeowners knew the risks in rebuilding in that area. Our municipality and hence taxpayers should not be subsidizing those that made conscious decisions to build in a flood zone. I would like to have a better understanding of the flood risks because I do not understand how Taiganova was flooded as a brand new industrial park. And to buy out everyone downtown impacted doesnt make financial sense either. Again I'd like a better understanding of where the most risk is based upon low lying areas and the costs for any buyouts. What is the expectation with respect to

Screen Name Redacted

7/06/2020 05:07 PM

the large businesses impacted which includes many retail centers. I strongly "DO NOT" support my TAX dollars buying out any flood home owners or business.

Screen Name Redacted

7/06/2020 09:35 PM

Berms and parkland with walking paths along the hanging stone, Clearwater and Athabasca rivers would be preferred. I think building steel wall along the Clearwater banks with stairs access would be ideal and remove deteriorating metal bank barriers that are hazardous and unsafe.

Screen Name Redacted

7/06/2020 10:19 PM

We cannot repeat the scenario of 2020. We have vacant foreclosed properties. Our city needs to respect that the effects of Global Warming will only increase - we can't support federal funds to rebuild in flood areas. Let's use those funds to support families with to fill other areas of our city.

Screen Name Redacted

7/06/2020 10:28 PM

I think in the long term it's best to not allow any new dwellings in the area and the land swap is a great option for people. They must know that if they refuse the option the government isn't going to offer it again.

Screen Name Redacted

7/06/2020 10:39 PM

I believe a land swap system may work, but not with buying buildings etc. So if a land swap would happen then the new land would have a new home through insurance, not tax payers. Too expensive. Some areas should not have been replaced after the fire and that is when a land swap should've happened.

Screen Name Redacted

7/06/2020 10:40 PM

I own **(redacted)** vacant lots in Waterway. They were used to be residential houses and business. One of them used to be **(redacted)**. Since the 2020 Spring Flood, I have no more confidence on Waterway as a decent place for residency or business.

Screen Name Redacted

7/06/2020 10:41 PM

Strongly disagree with continuing to build berms and retaining walls that do not function as intended when valves do not close when needed.

Screen Name Redacted

7/06/2020 10:44 PM

We have Commercial Land in Waterways which we plan on Building but not now with the Flood that occurred, we would rather sell our Land, we have **(redacted)** Commercial Lots in the Flood Zone,

Screen Name Redacted

7/06/2020 11:30 PM

I think this flood could have been avoided if the proper steps were taken as soon as the new year starts. Reduce access ice build up months in advance of our normal river breakup. Stop doing knee jerk reactions and start being proactive. This is not a new event. This flood in April 2020 is a MAJOR municipality failure, need to be proactive not reactive.

Screen Name Redacted

7/06/2020 11:56 PM

Having lived here since 1980, I have witnessed a couple of floods in our area, however none as serious as the one this spring. That being said, anyone who tries to tell you they did not know about the possible flooding in the areas affected are not being truthful. As far as items such as land swaps and buyout, I fail to see why my tax dollars should be spent to support these relocations. Although I feel compassion for those affected I also feel they knew the potentials and still decided to build on the flood plain. Any monies spent should be on focused on the flood mitigation.

Screen Name Redacted

7/07/2020 12:19 AM

I was vastly effected in the fire so I am renting now as sold my Beaconhill property. I do feel that some home owners were told not to rebuild in some areas and they chose again too. So this is a complex situation. Also many people now have fixed their properties, how does that work now that they are fixed and livable.

I am actually considering and supporting any means and measures that we can mitigate any future risks that can cause our community to suffer like we suffered in 2020.

please make a plan or strategy that is effective and useful not a solution only

Screen Name Redacted

7/07/2020 07:06 AM

Land swap is a better idea than a buyout, but people in the true flood zone knew the risk of flood. A buyout would allow people to leave McMurray and start somewhere else. That money should stay in the community. Downtown revitalization must encourage to pursue

Screen Name Redacted

7/07/2020 07:57 AM

The idea of the municipality spending tax dollars buying property to have it sit empty and make the downtown a ghost town is wrong and qualitative completion of flood mitigation is a far better use of resource and respect to downtown community

Screen Name Redacted

7/07/2020 08:57 AM

I do not support buying out property that we're given chance years ago to relocate from fire and flood, but refused. Now insurance was refused cause they rebuilt in an area, not a problem of city, government or resident as they should have been building there if you can't get insurance. Would not build if you can't insurance and government should not bale out as well, as then we're letting insurance off of there responsibility.

Screen Name Redacted

7/07/2020 09:46 AM

This an opportunity to create a safer living environment for residents and business owners by moving them from the high risk areas. It also provides an

Screen Name Redacted

7/07/2020 11:22 AM

opportunity to revamp our downtown area. It was discussed in 2016 moving certain residents at that time, had that followed through, some residents would not have been affected by the flood in 2020. It seems counter-productive to rebuild, or further develop, an area that is known to be high risk. I would like to see redevelopment of the downtown area that flooded and eventually have it turned into a large community park for all to enjoy. The businesses that were affected by the flood are mostly businesses that are very important to the function of our community. Some of these businesses will now be out of commission for upwards of 12 months or more. It would be nice to see these businesses receive the same support as residents in terms of relocating. Take this opportunity to create a safer and more welcoming community.

Work should be done on emergency procedures and protocols. Including fail safe mechanisms for loss of communication on both the drinking water and storm sewer systems to reduce the impact of flooding on the community as a whole.

Screen Name Redacted

7/07/2020 11:57 AM

Hello, I feel it's taking way too long to get this matter figured out, we were flooded, our insurance isn't covering us, we heard it was a malfunction in the storm sewer drain system and that's where the water came from, if so why isn't the Municipality taking responsibility for it.....our basements are gone, plus the main floor of my rental house, therefore I don't have any income coming in for my rental house to pay the mortgage.....If the Municipality or the Alberta government soon don't act on this I will have to turn my rental house over to the bank and I lose big time.....my rental house and the garage is ruined, I don't have the money to do anything with it.....It was fully developed and the same goes for my primary house....I'm in a pickle.....my application has been submitted for both houses and I'm waiting for the assessor to call me and set up an appointment.....I don't know where that will take me at this point This is very hard, stressful...we lost lots and it ruined all our plans someone needs to act fast....my number is (redacted) should anyone like to call me...thank you

Screen Name Redacted

7/07/2020 12:43 PM

This situation has been mishandled starting 2 weeks prior to the flood event. We are still not back in our apartment, no communication from the property owner or managers. The services provided the night we evacuated. Untrained volunteers who I swear had no clue what they were doing. Complete mismanagement. Get some people on board with ESS /EMO background and training. Communication to key, why initially there was only one center for registering evacuations defies any logic. And out in Gregoire no less. The laissez faire attitude of the Mayor and municipality was infuriating. "Oh we did great (pat self on the back here) No loss of life. That was only because of sheer luck. And is there going to be an integrity assessment done on the bridges that were jammed with ice, by an engineering firm that is independent of the municipality? I sure hope so. Every time we cross it we wonder???

Screen Name Redacted

7/07/2020 02:10 PM

If a land swap of by out was to occur where would the money come from? Would Fort McMurray residents be forced to pay higher taxes to help those who choose to live in a flood plain? And where would these new homes be built? How would the now vacant land be used?

Screen Name Redacted

7/07/2020 04:33 PM

Land swaps are better than buy outs as the residents should be required to stay in the community, especially if tax dollars are assisting with their recovery. Land swaps should be purchased in areas of existing areas that are developed and that may have vacant lots due to the fire, not in areas like saline creek or heritage.

Screen Name Redacted

7/07/2020 05:52 PM

I believe that there are areas in town that should be developed to better serve the population where floods would not be an issue. There is so much land surrounding us and it doesn't make sense to me to continue to have the lower townsite used for necessity shops and services.

Screen Name Redacted

7/07/2020 06:03 PM

Why has the present city council not completed the flood mitigation program that was started by the previous city council ? Why is the city not offering compensation to all affected home owners ? Why has the city not had a information campaign about getting Basement Development Permit a lot of people are NOT aware that they need one !!!

Screen Name Redacted

7/07/2020 08:20 PM

Consider development of stalled areas, and start to have a look at large retail space other then downtown for development.

Screen Name Redacted

7/07/2020 08:22 PM

Land swap within the municipality is a great option especially if a portion of the funding can be provided by sources other than the municipality. Would insurance and the Province through DRP provide equivalent funding for the land swap cost that they are providing for flood restoration? Are there any federal funding options? Would industry help support with the carrot of lower tax rates moving forward? It would have to be an all or nothing option to swap by area, so the municipality could find savings in eliminating services in that area and by abandoning existing infrastructure and removing any future capital projects pertaining to that area from the budget. There is no way that any one area is going to completely align on this, but the municipality has to think about the masses and think long term. There are plenty of serviced lots available on the market in parsons, it would maintain the tax base and infuse money into the local economy with the building of new houses. There could be incentives to hiring local home builders or contractors. Parsons Creek has two new schools, brand new infrastructure built to current day standards. There are plans for commercial development in parsons, but they were stalled by the slowing of home building in the area. If residential numbers increase, potential commercial opportunities could be drawn to the municipality. The option to walk away for waterways was there in 2016 with the majority of cost to relocate being covered by insurance if Residents forced to move. This opportunity (2020) to relocate isn't as attractive, but it's not going to get any easier next flood. Half of waterways is in a flood plan, other half on a moving slope and infrastructure is aging to non existent. It's time to cut loses and move ahead in a strategic manner.

Screen Name Redacted

7/07/2020 08:39 PM

The berm near Demers worked like it should the issue was the storm drains backing up because there is no shut off valve there. Also the been only goes to ridel. This is where the water broke over to flood the area.

Screen Name Redacted

7/07/2020 10:13 PM

Parsons creek should be re zoned to allow larger lot developments similar to waterways and assist residents in relocating to similar lot sizes but away from the floodplain. This would encourage further development in the parsons area

Screen Name Redacted

7/07/2020 11:34 PM

and prevent us from having to pay for residents who live in a floodplain
Waterways residents were warned after the rebuild from The fire that they were in a flood plane and it was not a great spot. My understanding is they were given the option of a swap out then. My tax dollars should it go to making them while a second time. It's sad but they knew it was a reality of that location. We need local agriculture, greenhouses and livestock for enrichment and community balance. This is our opportunity to have green spaces to grow food, connect with animals and learn from livestock as well. Our town sorely lacks access to agriculture, local grown food and livestock which would provide food, learning opportunities and beautiful green space. Acreages that are bermed up or low infrastructure businesses/dwellings would be ideal. Turn waterways into equine space and space for dunvegan to rebuild. This would take a lot of lemons and turn them into lemonade. Thank you for all your hard work this year!

Screen Name Redacted

7/08/2020 04:36 AM

It os sad that we are being taken advamtage of at a time like this. \$150000 just to fixan elevator

Screen Name Redacted

7/08/2020 05:10 AM

A berm for downtown would result in Watetways 250 elevation 100 year flood level to change for the worse.

Screen Name Redacted

7/08/2020 06:18 AM

We need to limit community engagement and move swiftly. The downtown area is in dire need of revitalization regardless of the flood. We need to stop beating the dead horse and put plan to action! Buyouts and Land Swaps are our "ONLY" option.

Screen Name Redacted

7/08/2020 06:29 AM

Municipality should focus on installing berms and outfall with ability for closures at high risk season. Ensure that all temporary ice roads installed in the winter north of town are removed before spring thaw. Create a flood mitigation committee specifically for flood management. Should have citizen, City and professional representation.

Screen Name Redacted

7/08/2020 06:34 AM

I do not support buy-outs. Land swaps maybe, with no compensation for their homes, I would support. Explain to me the logic of my tax dollars going to buy out a home owner who purchased a home in a flood plain. It was their decision to live there, why should I be buying out their home and bailing them out? I am also extremely disappointed in the city for not finishing flood mitigation work sooner. Every business and street in the lower townsite should be protected by their own berms.

Screen Name Redacted

7/08/2020 08:38 AM

Will encourage buy out if the municipality will pay the same amount as we were approved.

Screen Name Redacted

7/08/2020 09:18 AM

Reason why I do not support the buy out or land swap for those who "knowingly chose" to rebuild in the flood zone; I do not agree with using tax payers money to bail out those who knowingly chose to rebuild in these areas, if we bail them out, why not bail out the Hillview terrace owners as well? People need to step up and take responsibility for their choices and stop relying on our government to bail them out. RMWB residents always seem to have this "entitlement" about them. If they lived anywhere else in Canada or the world, they would not be bailed out for bad choices.

Screen Name Redacted

I support the Municipality giving residents in flood-prone areas the option of a

7/08/2020 01:27 PM

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7/08/2020 03:03 PM

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7/08/2020 07:35 PM

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7/08/2020 07:52 PM

buy-out, but I do not support forcing residents into any decision.

Move the businesses downtown in flood zone to the new half started undeveloped parsons creek /heritage area so we can continue with the use of that cleared land.

I do not own a business in the affected area but my employer does and it has ultimately affected my ability to be able to go back to work. As now they are having to rebuild/fix our place of employment.

Flood berm on river side well protect where I live because off hanginstone and saline creek I call that trapped in a bowl damages I have with no insurance plus it's my retirement plan to sell. U tell me who would buy it.something has to be done and really who knows It could be 101 year flood because Mother Nature controls that not the people thank u.

I just want to thank the municipality for taking time to hear out the residents' opinion regarding the matter. I have a little background in engineering, however, for common folks, maybe they do not quite understand what is being done to mitigate the flood right now. Maybe if there are info sessions on these actions it would help educate the people on what is happening.

If the municipality ends up buying our property, please make sure that we can still afford buying a new house for our family. Thank you very much!

If Municipality will purchase the property, If possible, the amount should be fair enough. Thank you so much.

My answers reflect being involved with the flood mitigation stages back to 2014 and how this administration continues to be guided by outside manipulation. I have no faith that future and current planning personal are capable of administering a fair set of rules that apply to any development in the prone areas if a modified bylaw comes to fruition. The only option that remains is a buyout if a suitable replacement property is not attainable. All this being a reality if the rmwb does not build protection for the whole river valley tributaries and not only the core.

The flooding reoccurrences makes it harder to develop downtown and downtown FtMac really needs a do over -businesses are suffering and some have close shops altogether. I would like to see a vibrant downtown where people will shop locally instead of going south.

Would prefer buyouts if the price is right houses in that area are very old, built in 1967.

Longboat Landing property values will be worthless after the flood. The Condo Corp insurance rates on the properties when we have to renew will be sky high for years even if the berms/retaining walls get put in. Too late for us. Please give us a fair deal.

Creating dams if that is even an option? All I know is that buying out affected properties and relocating will greatly help those people to have a new start, fresh, and with no worries of this nightmare happening again next year. Low lying areas should only be developed as parks and recreation areas



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