

SLOW THE BOW

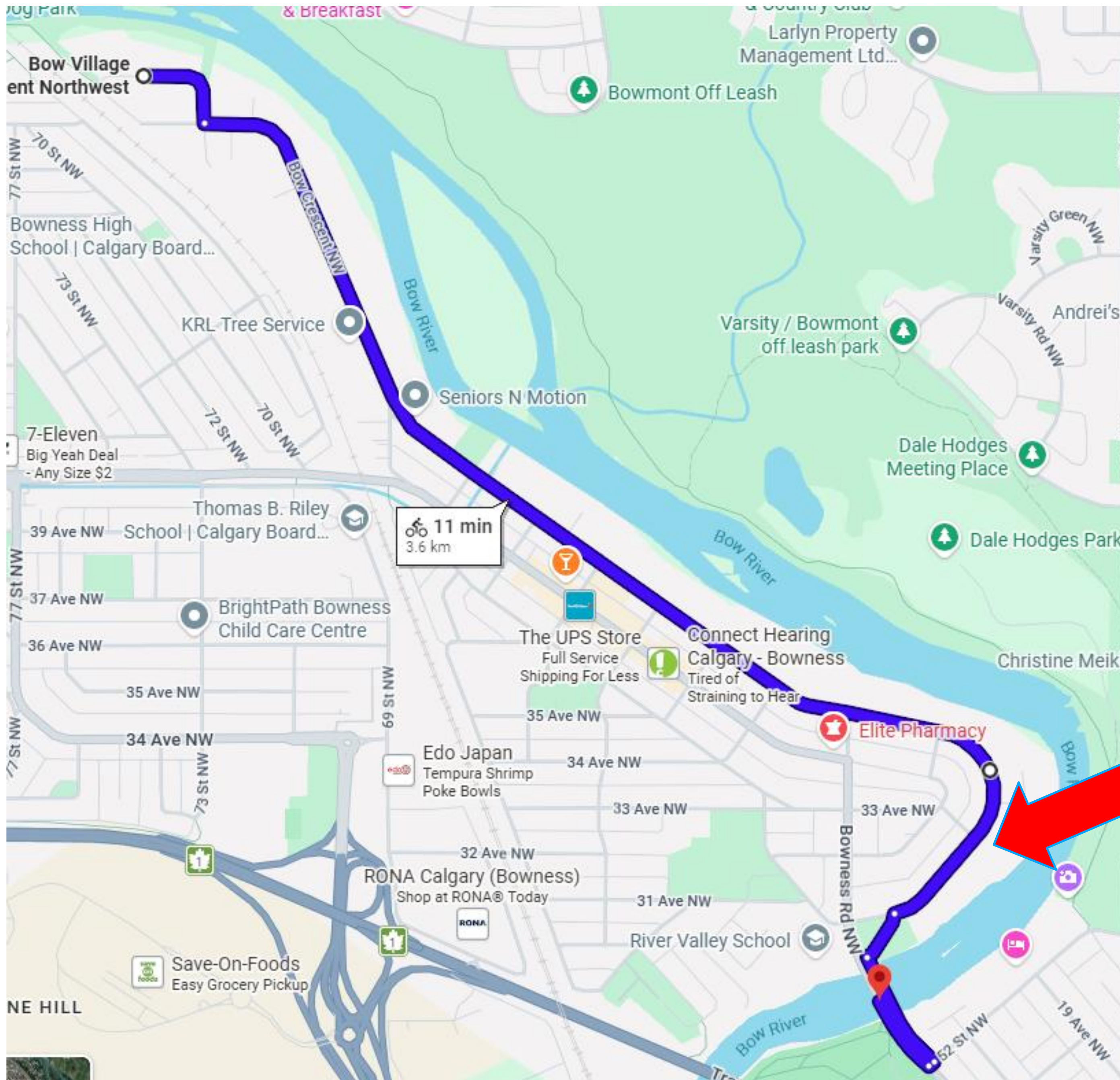
BOWNNESS **R**ESPONSIBLE **F**LOOD **M**ITIGATION SOCIETY



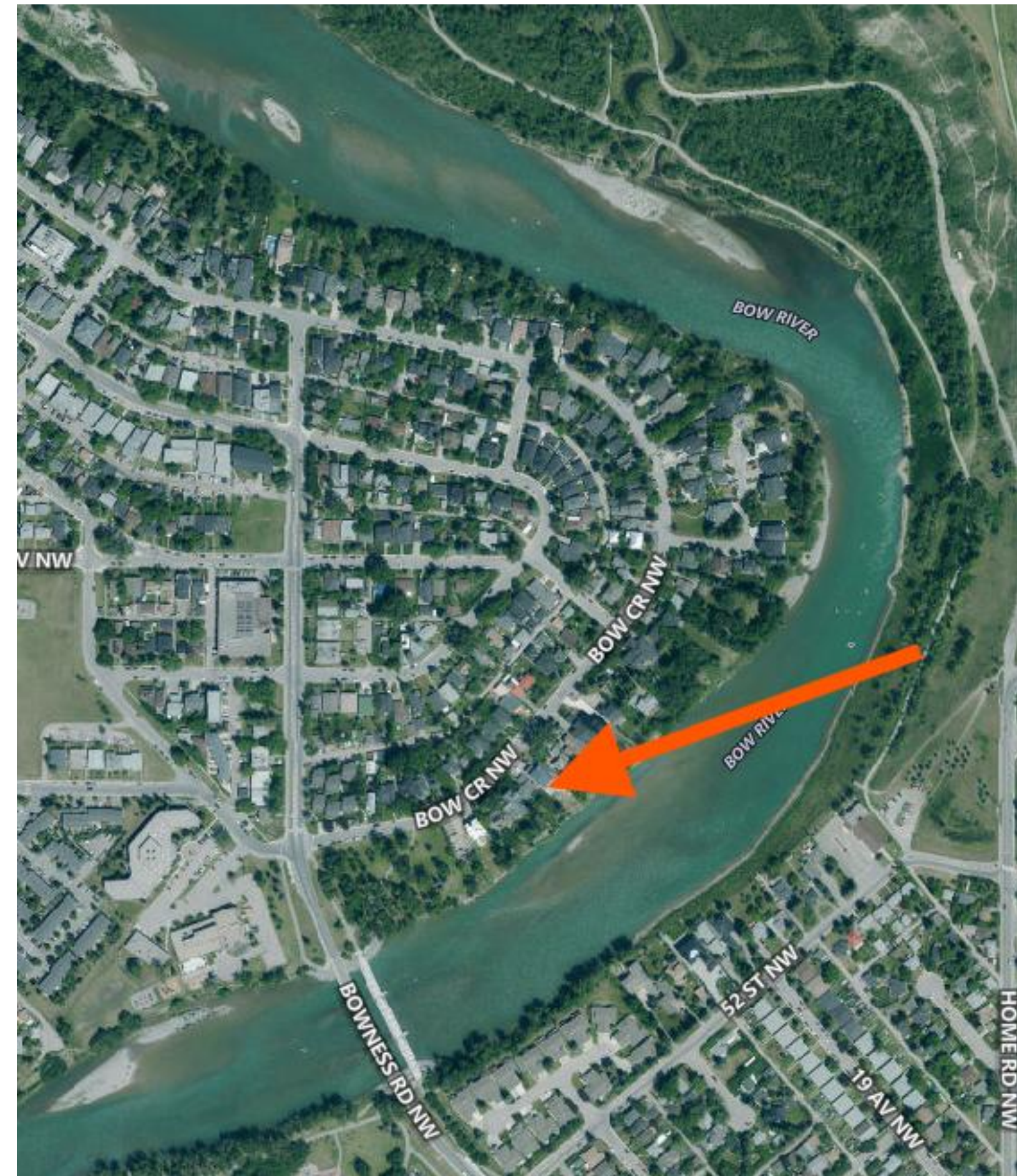
IPC Meeting

Response to Recommendations for Development in Flood Hazard Zones - April 15, 2026

Bow Crescent NW



Bowness 1969 and 2026



2013 – The Flood



2013
After the flood



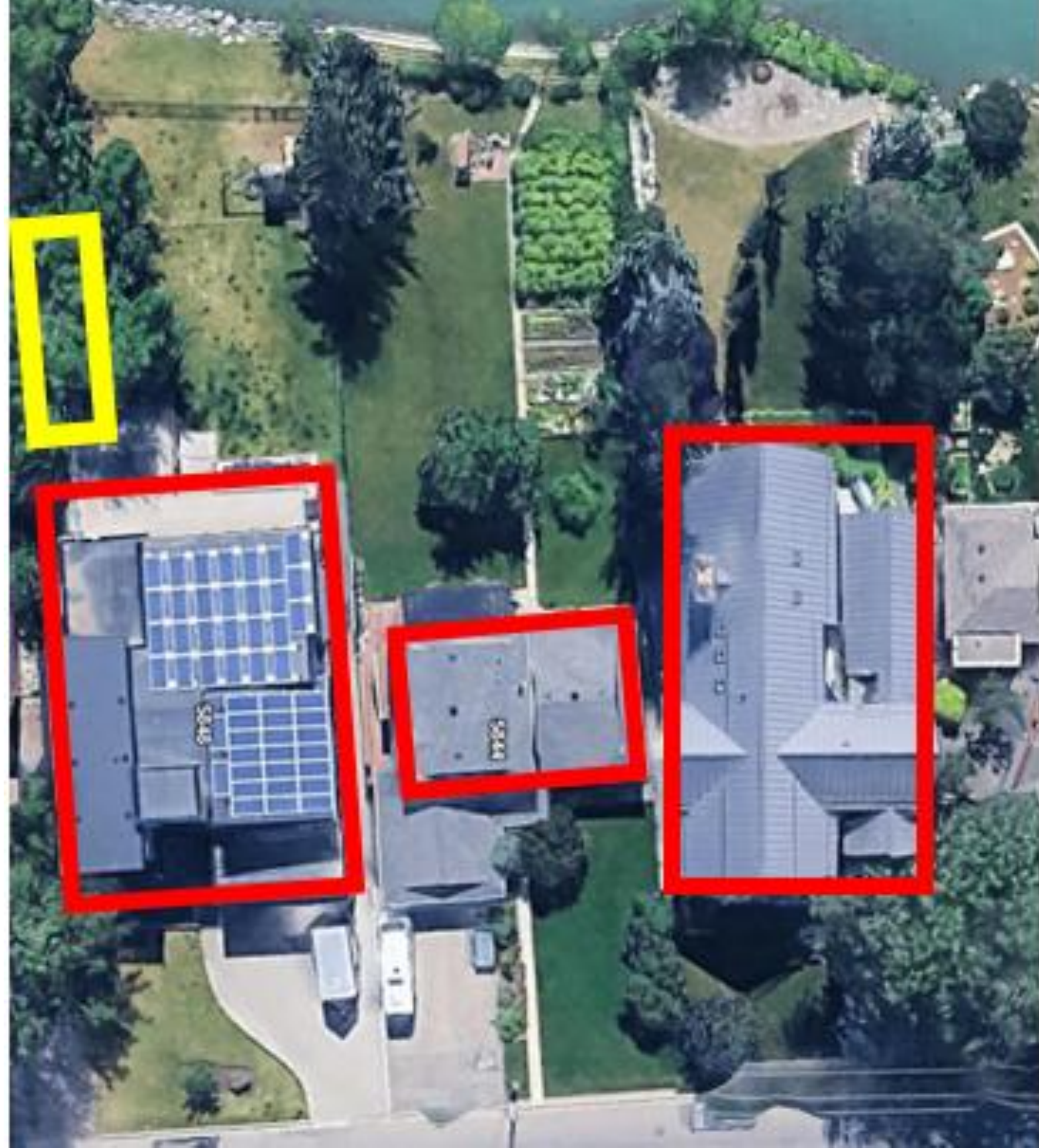
5844 Bow Crescent Before and After the Flood of 2013. Above photo is from July 2014. Below is the current view from 2025.

2026
Today



13 years too late

- Now between 2 new, very large homes built after the flood in 2013.
- The footprints of the buildings are outlined in red.
- The overview map shows that adjacent buildings were constructed much further back than the middle building.



Yellow dots = houses that are new or have been substantially rebuilt

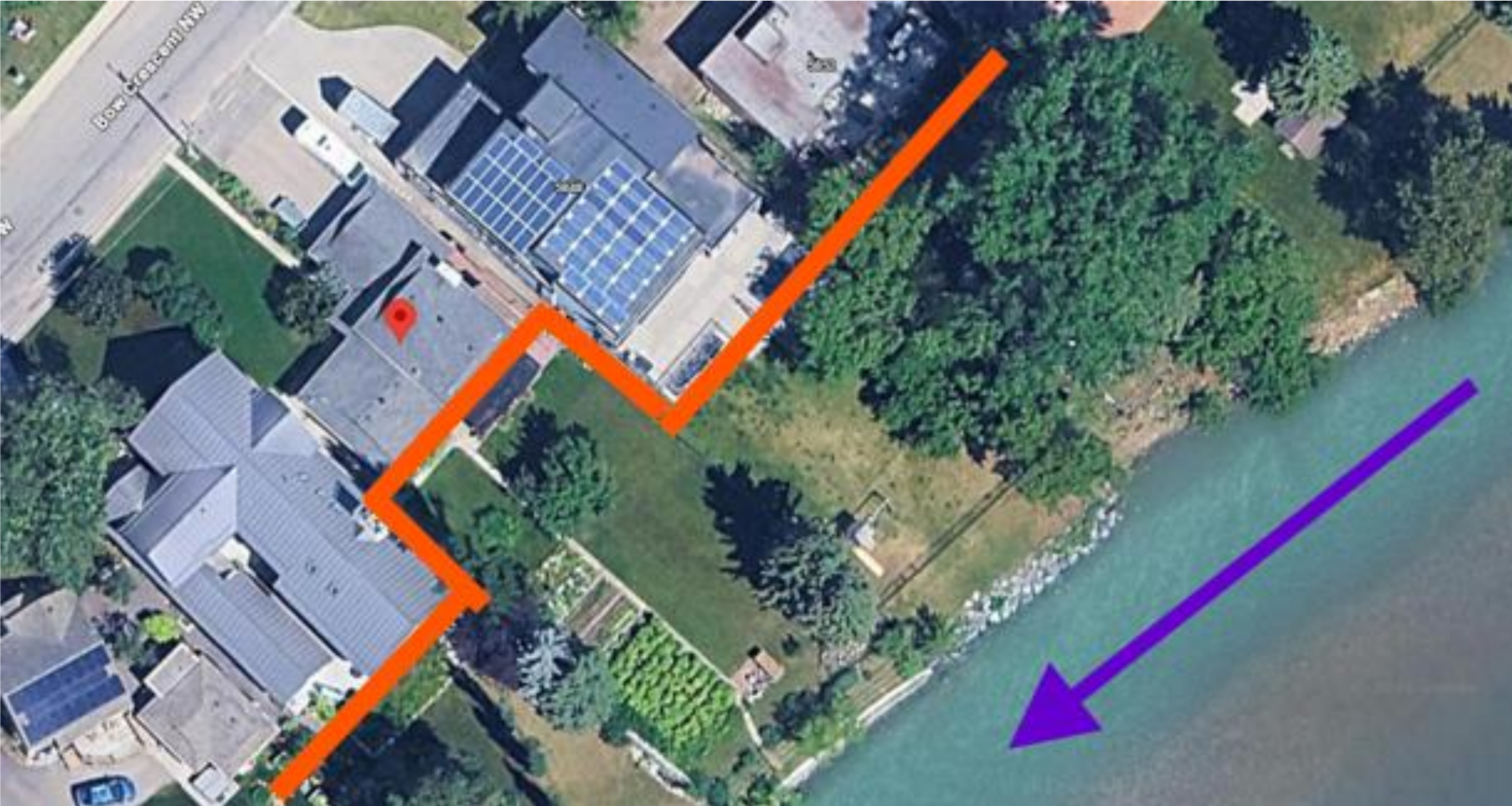




Examples Today



Property site layouts and river flow patterns



Flood resilient buildings

- Raised grade
- No basement / foundation only



Flood resilient buildings – raised first floor



Unintended Consequences

If existing footprints are restricted, then tall, “skinny” houses may be built.

