SLOW THE BOW

BOWNESS RESPONSIBLE FLOOD MITIGATION SOCIETY

IPC Meeting

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

Technical Modelling and a Rush to Subdivide

1) Mapping Discrepancies

- River Valley Flood Map does not appear to match the Alberta Flood map

2) Community-Wide Technical Modeling (High Hazard Flood Fringe)

- The city's "community-wide" technical modelling is not representative of the effected high hazard flood fringe areas.

3) Lack of Communication and Rushed Developments

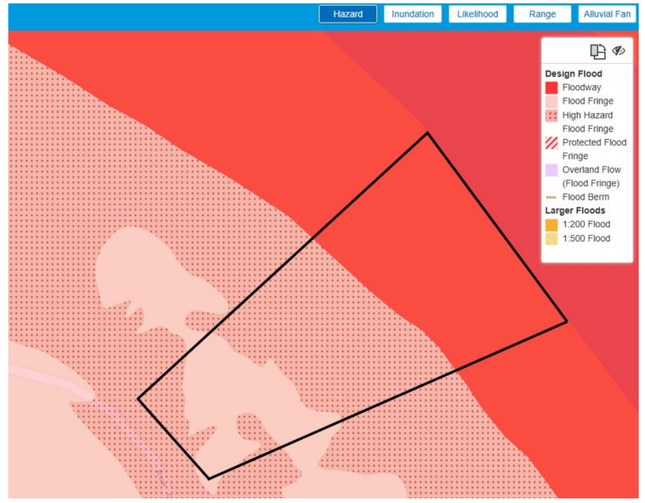
- No acknowledgement or response to homeowner letter, difficulty accessing proposed changes, and homeowners' push for premature developments and subdivisions before high hazard flood policy changes.

Technical Modelling and a Rush to Subdivide

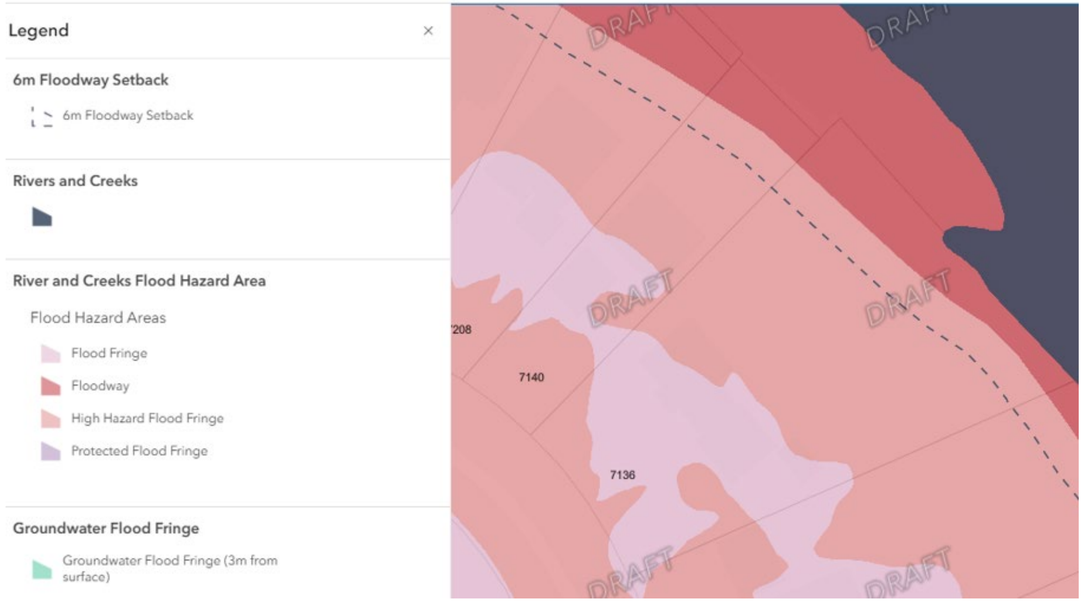
1) Mapping Discrepancies

- Calgary's River Valley mapping appears to use old maps in all engagement, misleading the public.
- Minimizes the effect of proposed regulations
- Alberta floodway map shows approximately 35-40% of lot coverage
- River Valley floodway map "draft" shows approximately 5-10% of lot coverage

Current Alberta Government Flood Awareness Map (Updated May 2025)



Calgary River Valleys Project- Draft Mapping for 2025 Engagement



Technical Modelling and a Rush to Subdivide

2) Community-Wide Technical Modeling (High Hazard Flood Fringe)

- Phase 3 What We Heard “Re-Confirmed that increases to building footprints at a community-wide scale increases velocity of floodwaters.”

- Of the 7 major areas effected by High Hazard Flood Fringe areas in Calgary. 5 are zoned for parks, golf courses, industrial, and critical infrastructure (Ex. Bonnybrook). Only 2 are zoned for residential, Bridgeland/Riverside and Bowness.

- The use of community-wide scale modelling inappropriately skews their claims of higher water flow velocity reality since the total residential homes in the high hazard in all of Calgary is under 285.

What we heard, what we did

A short overview of the range of input received, the themes that were raised, or some other useful characterization, followed by how the project team has incorporated that input into the decision making, and if not, why.

What we heard	What we did
Unfair application of High Hazard Flood Fringe rules to vacant lots.	Addition of new regulation specific to vacant lots in the High Hazard Flood Fringe provides greater clarity and flexibility for these property owners.
Building footprint regulation in the High Hazard Flood Fringe “too strong”	Project team completed additional technical modelling to assess the impacts of a relaxation to this rule. It was re-confirmed that increases to building footprints at a community-wide scale increase the velocity of floodwaters, posing greater risk to public safety and property damage. No changes to the proposed rule were made as a result.

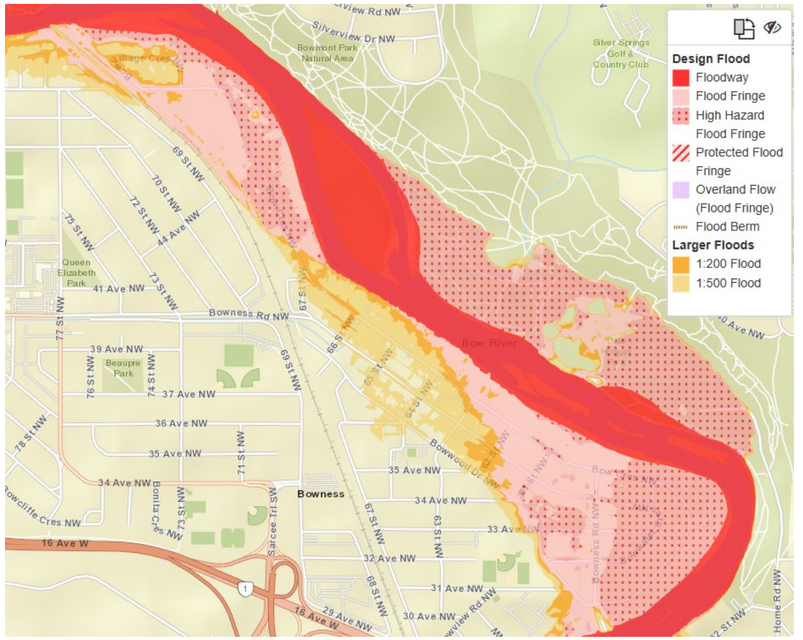
Technical Modelling and a Rush to Subdivide

2) Community-Wide Technical Modeling (High Hazard Flood Fringe)

- Based on the 2021 Census of Bowness, the high hazard flood fringe area impacts less than 250 of the total 5,000+ private properties in Bowness.
- Of the 250 properties, many have improved their footprint since the mid-1900s builds.
- Once adjusting this “community-wide” model to reflect the unimproved original properties, instead of 5,000, the building footprint effect on water velocity should be minimized.
- Please revisit and adjust the models to reflect reality and revise the resulting building footprint and set-back restrictions.

Alberta Flood Map - Bridgeland/Riverside

Alberta Flood Map - Bowness

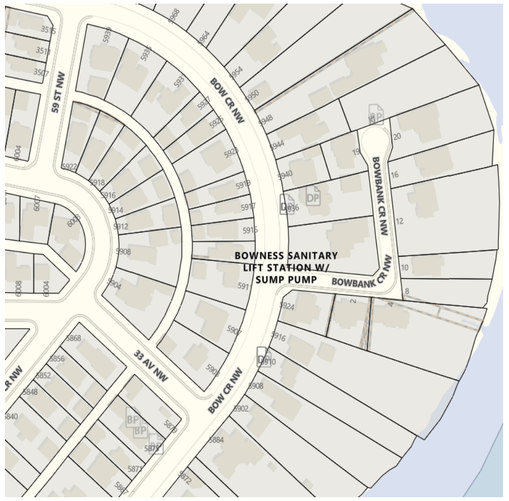


Technical Modelling and a Rush to Subdivide

3) Lack of Communication, and Rushed Developments.

- My letter to Ward 1 earlier this year was never acknowledged.
- Proposed regulation changes are not easily found or accessible.
- Case #1: 1920s built, 1600 sq.ft. 1 bungalow, partial basement, on a 0.88 Ac lot.
- Case #2: 1930s built 900-1200 sq.ft. bungalow, on a 3 Acre lot.
- The proposed high hazard flood fringe regulations would prohibit the subdivision of the lots and restrict footprint size to less than 5% lot of the lot size.
- Please demonstrate the impact to public safety by restricting these lots, instead of just saying there is one.
- Effect of 10% footprint increase on the older properties. 15%? 25%?

Most Lots Already Re-Developed



No Subdivision Allowable?

Technical Modelling and a Rush to Subdivide

3) Lack of Communication, and Rushed Developments.

- The current zoning (R-CG) allows for the development up to 45% of the lot size.
- Unique to Bow Crescent, the street has specific depth governed in the ARP and Bylaw that restrict development to the average depth plus 4.6m (15ft).
- As is, for the majority of lots along the River of Bow Cres, it is not possible by statute to develop to the current zoning maximum of 45%.

Consideration for Bowness ARP

e. Given that many lots along Bow Crescent are especially deep, the Approving Authority, when reviewing discretionary use permits for residential uses, shall apply the contextual building depth rule contained in the Land Use Bylaw to ensure that streetscapes are maintained and that adjacent properties are not over shadowed or over viewed with new construction.

20 | Bowness Area Redevelopment Plan

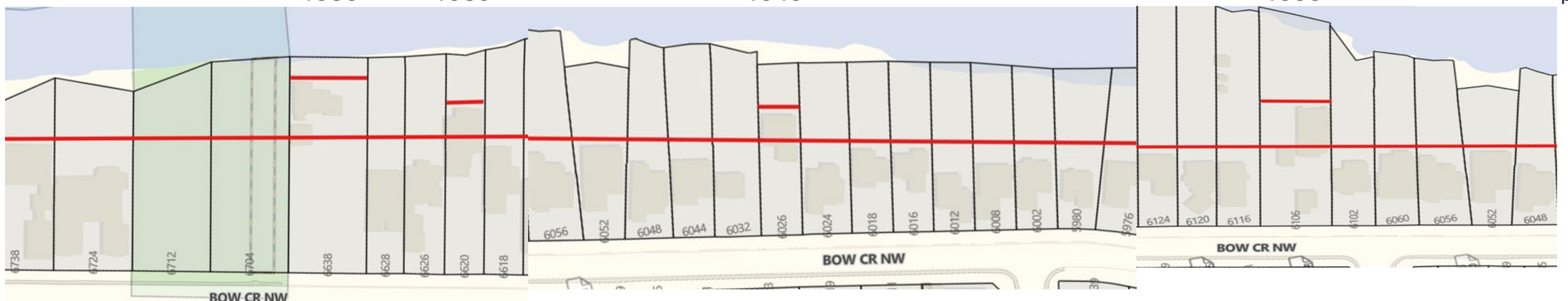
(37) "***contextual building depth average***" means:

(a) where there are at least two other ***buildings*** on the same block face, the average ***building depth*** of the ***contextual adjacent buildings*** plus 4.6 metres;

(b) where there is only one other ***building*** on the same block face, the ***building depth*** of such ***building*** plus 4.6 metres; and

(c) where there is no other ***building*** on the same block face, 65.0 per cent of ***parcel depth***.

Build Years - 1936 1989 1949 1990



Technical Modelling and a Rush to Subdivide

3) Lack of Communication, and Rushed Developments.

- Most lots are already re-developed. The greatest impact is to those in smaller, older homes on large lots, now in a rush to develop before June 23, 2026.
- It is an undue burden to place on a property owner in the name of public safety, without adequate access, communication, representative modelling, or compensation.
- I'd be happy to assist with any questions.

High Hazard Flood Fringe (June 23, 2026 Time Condition)

(5) Unless otherwise referenced in subsection (7), no new ***buildings*** or other structures are allowed in the ***high hazard flood fringe***, except for the replacement of a legally existing **Accessory Residential Building**, **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling** or **Single Detached Dwelling** on the same ***building*** footprint.

(6) Unless otherwise referenced in subsection (7), the maximum number of ***units*** or ***suites*** is equal to the number of ***units*** or ***suites*** legally existing or approved on a ***parcel*** prior to June 23, 2026.

(7) A new **Single Detached Dwelling** and one **Accessory Residential Building** may be constructed on a vacant ***parcel*** designated as a ***low density residential district*** if the vacant ***parcel*** was created through a subdivision application approved prior to June 23, 2026, and the ***building***:

(a) has the minimum ***building setbacks***:

(i) 2.2 metres from any ***side property line***; or

(ii) 1.8 metres from one ***side property line***, if the combined ***building setbacks*** from both ***side property lines*** is greater than or equal to 4.4 metres; and

(b) does not contain a ***suite***.

(8) An addition to a ***building*** in the ***high hazard flood fringe*** may only occur if it does not increase the ***building*** footprint or increase the obstruction to the floodwaters.

(9) ***Grade*** in the ***high hazard flood fringe*** must not be altered.

Thank you