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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] Michele

Last name [required] Heerema

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Apr 15, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Flood Resilience Land Use Bylaw

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

Concerns Re Building Regualtions for Flood Zones.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to express my concerns regarding the proposed bylaws to be discussed at the upcoming infrastructure and planning meeting on April 15, 2026, particularly those related to building regulations in flood zones. My family has lived on Bow Crescent for three generations. Our home, originally built in the early 1950s, is modest and not a high-value property. The proposed bylaws, as they stand, feel overly restrictive and could significantly impact our and other property values throughout the area.

Specifically, restrictions that prevent new construction from exceeding the existing building footprint would limit future development or redevelopment opportunities. This, in turn, could negatively affect long-term property values. A house with a current small footprint would have a significant financial disadvantage over an existing home with a large footprint. Additionally, the application of these restrictions blanketing across the entire flood zone does not appear to account for the unique characteristics of individual properties. The current flood zone maps are unclear, and properties with mixed zoning creates confusion about which restrictions and bylaws would apply. Each property is unique depending on location and the specific hydrology.

The proposed restriction on living space below the 1:100 flood elevation also raises concerns. During the 2013 flood, our home, like many others, experienced property damage. However, in our case, the house property damage was caused by an overburdened aging sewer infrastructure, not overland flooding. We had significant yard flooding, but the house was spared until the sewer issues. Many residents have since taken proactive measures to mitigate future risks, including installing water sensors and adapting redevelopment practices. This is much like the mitigation of having fire sprinklers and hail proof shingles in locations that have risk of mother natures rath. These practices are not regulated.

I would also ask whether there is evidence that having living spaces such as recreation rooms, bedrooms, or laundry areas in basements meaningfully increases risks to personal safety. During the 2013 flood, emergency response efforts were strong and effective, and I feel my personal safety would not have been compromised regardless of where I was within my home. Regulations should be safety focused, not focused on if stuff in a basement will be damaged.

I believe the City of Calgary should prioritize upstream mitigation efforts along the Bow River and assess the level of protection these measures will provide to affected communities. The residents along the Elbow River have been provided upstream flood mitigation, what about the people along the Bow? Following that, any bylaws should consider the specific characteristics of individual neighbourhoods rather than applying a blanket approach.

Residents of Bowness and those living along the Bow River are well aware of both the risks and benefits of living in these areas. With that understanding comes a willingness to take responsibility for personal safety and property mitigation.

Thank you for your time and consideration,

Sincerely,

Michele Heerema

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First name [required] Keaton

Last name [required] Wlaz

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 15, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Infrastructure 7.3 Flood Resilience Land Use Bylaw Amendments, IP2026-0212

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

Bylaw Flood zone changes Keaton Wlaz.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Thank you for the opportunity to submit comments as part of the public review process for the proposed flood bylaw changes. I appreciate the City's efforts to improve public safety and reduce flood risk; however, I have significant concerns about certain provisions that I believe warrant the Committee's careful consideration before the bylaw is adopted.

Most notably, I am concerned about the proposed restriction prohibiting any additions that exceed the existing building footprint. While flood risk mitigation is a worthy goal, a blanket prohibition applied across all properties within a designated zone without regard for individual site conditions or available mitigation measures is overly broad and potentially inequitable in its impact on homeowners.

For many residents, the ability to adapt or expand their home is a fundamental aspect of property ownership. In many cases, the structures in question are outdated and no longer meet the practical needs of modern households. A modest addition does not inherently increase occupancy, nor does it automatically contribute meaningfully to flood risk, particularly where site-specific mitigation can be implemented.

These restrictions also carry real financial consequences. Limiting a homeowner's ability to improve or expand their property can reduce its marketability and long-term value, placing an unfair burden on residents who are already navigating the challenges of living in a flood-affected zone.

I respectfully urge the Committee to consider more balanced alternatives. For example, allowing additions where flood risk can be appropriately assessed and mitigated on a case-by-case basis, rather than applying a uniform prohibition regardless of circumstances.

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First name [required] Mike

Last name [required] Murray

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Apr 15, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Report IP2026-0212: Flood Resilience Land Use Bylaw Amendments



Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In favour

ATTACHMENT_01_FILENAME

260408_BRBC LOS CoC Flood Resilience Bylaw Amendment.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

10 April 2026

Calgary City Council
800 Macleod Trail S.E.,

Calgary AB T2G 5E6

RE: Support for City of Calgary Flood Resilience Land Use Bylaw Amendments, IP2026-0212

To Calgary City Council

The Bow River Basin Council (BRBC) is pleased to support The City of Calgary's 2026 Flood Resilience Land Use Bylaw Amendments. The BRBC appreciates and supports the proactive approach of the city to manage and mitigate risk as Calgary grows and our understanding of future needs is ever evolving. We believe that flood risk management which is adaptive and pro-active as municipalities needs evolve is a critical component of watershed management for the Bow Basin and commend the city for its leadership towards resiliency for the future. The updated mapping and bylaw changes support clear direction and better opportunities for understanding risk for communities. The BRBC also supports the refined definition of flood risk zones to include groundwater and its role of connecting landscapes to rivers and surface water systems.

The Bow River Basin Council is a non-profit charity that works to convene and participate in science-based collaborations to produce information that informs watershed management. We also provide our members and partners opportunity to share knowledge and engage in solution seeking dialogue through our quarterly forums, workshops, and committee work. The Council is made up of over 500 members with over 900 active participants, representing the following categories: Municipal, Commercial/Industrial, Licensee, Non-profit/Academia, Regulatory/Administrative/First Nations, and Individual Public. One of eleven Watershed Advisory and Planning Councils (WPACs) in Alberta, the BRBC is mandated by the provincial government to provide an independent voice for watershed management and health under the Province's Water for Life strategy.

The BRBC, as well as supporting these updates, was pleased to participate in the Calgary River Valleys Project engagement sessions. The values and priorities identified from Calgarians input support the importance of our river valleys, riparian and natural infrastructure that benefit all communities and citizens. The increasing demands and pressures on these critical resources necessitate pro-active planning and management to maintain and sustain them going into the future. We look forward to continuing to support The City of Calgary in this important work.

Sincerely,



Mike Murray
Executive Director
Bow River Basin Council
mmurray@brbc.ab.ca

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First name [required] **Thomas (Tom)**

Last name [required] **Kenny**

How do you wish to attend? **In-person**

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Standing Policy Committee on Infrastructure and Planning**

Date of meeting [required] **Apr 15, 2026**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Flood Resilience Land Use Bylaw Amendments, IP2026-0212**

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

Presentation to InfrastructurePlanning Committee April 2026.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Presentation to Infrastructure Planning Committee – April 15, 2026

Submission by Tom Kenny [REDACTED]

“We need to stop that flood water from even entering the city limits and it’s disappointing where we are right now” – Calgary River Communities Action Group (CRCAG) Co-chair, (2019 approx)

The City Administration’s new building regulations and Land Use bylaws results from the provincial government’s remapping of rivers in Alberta and declaring the area where I live as a “High Hazard Flood Fringe”. These proposals will adversely affect me and more significantly, my neighbours.

I have three (3) issues that I want to highlight for this Committee’s consideration:

1. The Province of Alberta/TransAlta five (5) year agreements to modify TransAlta operations and assist in downstream flood mitigation;
2. Government over-reach as it relates to specific proposed by-laws; and
3. City Administration’s apparent indifference when challenged to advocate for more upstream flood control.

1. The Province of Alberta/TransAlta five (5) year Agreement

I did not see any reference to the TransAlta agreement in the documents associated with this presentation. I think it is important to these discussions. This is a five (5) year “temporary” agreement; compensation paid to TransAlta is \$5.5 million per year to:

modify operations at Ghost Reservoir for flood mitigation purposes from May 16 to July 7 each year, and adjust reservoir levels at three Kananaskis-area reservoirs year-round to supplement flows on the Bow River during dry periods, or provide additional flood storage. (Alberta Environment and Protected Areas [EPA]).

After two annual contracts in 2014/2015 between the parties, the Province reached an Agreement with TransAlta in 2016 and has renewed this five (5) year “temporary” Agreement with TransAlta for the second time, ending on April 01, 2026. I am told there are current discussions to renew this “temporary” Agreement for a third five (5) year term, ending April 01, 2031. This will be seventeen consecutive years of this temporary Agreement. These types of contracts between the Province and TransAlta are not new. I believe there were agreements in place between the Province and TransAlta in 1995 and prior years for flood mitigation and these types of agreements were somehow forgotten when the Province deregulated the electricity market in 1996.

It is interesting that the Province considered the Agreement important when first signed in 2016: The then Minister of Environment and Parks stated: *“This is a valuable agreement that will help protect Calgarians who live and work along the Bow River. [...] This is not only an important investment in the protection of people and the environment; it’s an investment in the resilience of our economy through the protection of downtown Calgary.”*

Provincial representatives now advise the TransAlta agreement for controlling water levels at the Ghost Reservoir is a “temporary” agreement and will not recognize these agreements in the determination of whether the area where I live is in the previously designated Flood Fringe or the newly created High Hazard Flood Fringe. In reality, these are not temporary Agreements and even such a statement defies belief. If this agreement is terminated by the Province and we experience a flood event at some time in the future, even the Province may have difficulty finding enough money to cover the lawsuits.

2. Government over-reach as it relates to these proposed by-laws

Much important work has been done in these documents to amalgamate various current bylaws and regulations. For instance, in the document I may be able to easily find the current bylaws that prohibit basement suites in areas designated as Flood Fringe, going back to 2015 at least, as well as

restrictions on how close to the river bank you can build your home. There are three new issues in this proposal and I object to these being included in the new bylaw. They are:

- Trying to regulate Groundwater in the Flood Fringe or the High Hazard Flood Fringe;
- Limiting a homeowner to his/her existing building footprint if they wish to redevelop their home;
- Increasing the distances from the property line in new construction from four (4) feet to seven (7) feet approximately.

There is no science that would justify these additional restrictions for homeowners in the flood fringe. Groundwater regulations will not make anyone more or less safe. You may lose that old sofa to groundwater in your basement but there are already restrictions on basement suites. Unlike flooding, groundwater is not going to catch us by surprise or be a threat to life. As for restricting building footprints and requiring greater distances away from property lines, these are rules that penalize current homeowners. These proposed bylaws are obviously unfair to a homeowner with a small post-war bungalow, compared to someone who has built in the last few years. But more importantly, I question the science associated with these proposals. I remember a City of Calgary commissioned study (Golder and Associates?) that warned rebuilding and strengthening a specific part of a riverbank could have significant, negative consequences downstream because it had the potential to change the river's flow downstream. I see no references to the hydrologists or water flow testing companies that enable assessments for public works departments and consulting engineers to better anticipate and manage the impacts of extreme weather events such as flooding. But this type of evaluation would have to be done on a property-by-property basis, recognizing variables such as the height of the existing bank, the current orientation of the building, fencing around a property and even soil conditions. To date, we have not seen Engineers, Hydrologists, etc., evaluating our property's orientation to the river.

My conclusion is these proposed bylaws in their totality have very little to do with protecting the citizens of Calgary. Firstly, groundwater does not need legislation. Secondly, if a proposed addition to an existing home is not in the floodway, it should be allowed. Finally, if seven feet from the property line to a new building can be shown to lessen the impact of floodwater, then my comment on this matter should be ignored. These three additions to the current legislation are created to penalize people with homes on or near the Bow River. I and many others in this City are hopeful this new Council will not be so supportive of these progressive agendas.

3. City Administration does not publicly advocate for more upstream control.

The City of Calgary (perhaps the City's Engineering Department) refuses to advocate and refuses to publicly support citizen initiatives to lobby the Province to build the necessary infrastructure to limit high water flow rates on the Bow River through Calgary at 863 cubic meters per second (863 m³/s). This has been, and continues to be, one of the more confusing parts of recent City initiatives, or lack of initiatives involving management/operation of the Bow River through Calgary. It is worthwhile reiterating the quote at the start of this presentation: **"We need to stop that flood water from even entering the city limits and it's disappointing where we are right now"**

It is unclear whether the City's Administration is constrained politically and cannot advocate on behalf of its citizens or whether City Council has directed its Administration not to actively campaign for greater upstream mitigation or whether the City Administration considers its most important role is to strengthen and build up the Bow River banks heading into downtown, as well as constructing/operating related floodgates, and the City is content to leave advocacy to others. The work to shore up the river banks is important, but only because there is no upstream mitigation. This reluctance, failure or disinterest is not where the greater opportunity is when it comes to protecting Calgarians.

The City's response over the past few years is not acceptable to me. I would hope you will agree and direct City Administration accordingly. Please lead the parade when it comes to advocating for upstream mitigation.

Addendum to Presentation to IPC – April 15, 2026
Montgomery Community Association - November 29, 2025

My Comments on High Hazard Flood Fringe and Groundwater Flood Fringe – City of Calgary Public Engagement Online Survey

From the survey narrative: If new dams or reservoirs dedicated to flood mitigation are built in the future, and if their impact on flood flows is established to be dependable and significant, the province will re-evaluate hydrology assessments and hydraulic modelling and consider flood map revisions once final construction is completed, if appropriate, as was the case with the Springbank Off-stream Reservoir.

However, a presentation boards at the Montgomery open house, contained the following note: “Some High Hazard Flood Fringe areas will shift to lower risk categories over the next few years as flood mitigation measures are completed, (ie., the Sunnyside Flood Barrier) The High Hazard Flood Fringe will remain in Bowness...

Please select the statement which matches your opinion on the proposed High Hazard Flood Fringe Regulations

- Regulations are too strong

High Hazard Flood Fringe is an INVENTED designation and only an issue because:

1. The Province of Alberta/TransAlta agreement for controlling water levels at the Ghost Reservoir is considered a temporary agreement, or at least that is what we are told. The reality is it is not temporary and even such a statement defies belief. If this agreement is terminated by Province and we experience a 2013-type event at some time in the future, even the Province would not have enough money to cover the lawsuits; and
2. The City of Calgary (perhaps the City's Engineering Department) refuses to support citizen initiatives to lobby the Province to build the necessary infrastructure to limit high water flow rates on the Bow River to 863 cubic meters per second (863 m³/s). This has been, and continues to be, one of the more confusing parts of recent City policy involving management/operation of the Bow River through Calgary.

Survey 2 - Groundwater Flood Fringe Regulations

Please select the statement which matches your opinion on the proposed regulations on existing development and small additions

I cannot select any of the above because no regulations are required for groundwater, unless the City is prepared underwrite the costs for groundwater damage. That is not going to happen, so the City should stay out of the groundwater issue. Once again, people who live along the river understand the risks of living along the river. Unlike flooding, groundwater is not going to catch us by surprise. It would be educational to hear of any cases where people had to evacuate their homes on an emergency basis because of rising groundwater levels. Groundwater issues are very different than flooding and should not be lumped into discussions about flooding.

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First name [required] Jason

Last name [required] Westgate

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Date of meeting [required] Apr 15, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Proposed BUILDING REGULATIONS FOR FLOOD ZONES - in opposition

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see note my attachments are slightly bigger than 3mb each and I will email 1) presentation and 2) speakers notes to publicsubmissions@calgary.ca

SLOW THE BOW

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

IP2026-0212
Attachment 9

IPC Meeting

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

ISC: Unrestricted

17 of 85

OUR FAMILY. OUR DREAM HOME. OUR COMMUNITY.

5910 Bow Crescent NW, Bowness | DP2026-01888-34375



WHO WE ARE

IP2026-0212
Attachment 9

A South African Family Who Chose Bowness



MOVED TO CANADA

2012
From South Africa
with two kids

ISC: Unrestricted



CONNECTION TO THE BOW

Floating the Bow River
became part of who
we are as a family



WHY BOW CRESCENT

Our dream property
on the river edge
we fell in love with

19 of 85



THE PROPERTY

IP2026-0212
Attachment 9

5910 Bow Crescent NW — Our Dream Lot

~1/2

ACRE

Almost half an acre
of land

50ft

WIDE

Street frontage
on Bow Crescent

400ft

DEEP

Stretching to
the river's edge

750

SQ FT

Existing home
is undersized

ISC: Unrestricted

21 of 85

We Did Everything Right

Development Permit Filed April 2, 2026 | Reference: DP2026-01888-34375

New Build Design

Replace undersized 750 sq ft home with a proper family home including income suite above 3-car garage

Flood Mitigation Built In

We know the flood risk. Our architect has incorporated flood mitigation measures directly into the design

Neighbour Support

Written approval with no objections from both neighbours either side AND the neighbour directly across the street

Submitted in Good Faith

We structured our entire timeline around the June 23rd deadline — acting responsibly and proactively

P2026 0212
Attachments



THE PROBLEM

The Rules Are Changing Mid-Process

The bylaw uses the word **"APPROVED"** — not **"Applied For"**

Applications submitted but not decided before June 23 are NOT protected

**WITHOUT transitional
protection:**

Our DP assessed under rules that didn't exist when we filed. High Hazard Flood Fringe rules would prohibit our build entirely.

ISC: Unrestricted

**WITH transitional
protection:**

Our DP decided under rules in place on April 2, 2026. We can build the family home we planned in good faith.

25 of 85

Three Things We Are Asking This Committee to Consider

01

Transitional Protection

Applications submitted before June 23rd should be decided under the rules that existed at the time of submission. This is a basic principle of fairness and regulatory trust.

02

Lot Context Must Matter

Locking development to a tiny existing footprint on nearly half an acre is not equitable regulation. Our neighbours have built homes that reflect this street's potential. We ask for the same opportunity.

03

Compensation if Development is Lost

If these regulations take away our ability to develop this property, the question of compensation for loss of development potential must be on the table. We invested in good faith — the City must act in good faith too.

Today

Proposed



"We came to Canada to build a life.

*We chose Bowness because of this river
and this community.*

*All we are asking for is the chance to build
our family's dream home here —
**fairly, responsibly, and under the rules
that applied when we made that
commitment.**"*

**My speaking notes are attached*

Thank you

SPEAKING NOTES

Infrastructure & Planning Committee

April 15, 2026 | City Hall, Calgary

Jason & Deidre Westgate | 5910 Bow Crescent NW | DP2026-01888-34375

• OPEN — Who You Are (~60 seconds)

"Good morning. My name is Jason Westgate. I'm here with my wife Deidre.

We moved to Canada from South Africa in 2012 — two kids, a new country, a fresh start. And over the years, one of our family's greatest joys has been floating down the Bow River. It became part of who we are as a Calgary family.

So when we saw 5910 Bow Crescent NW come up for sale — almost half an acre, 50 feet wide, nearly 400 feet deep, right at the river's edge — we didn't hesitate. We jumped at it. This is our dream property. The place where we plan to build our family's dream home."

[Pause here. Let it land. Make eye contact with the committee.]

• THE SITUATION — Who We Are as Applicants (~75 seconds)

"We submitted our Development Permit on April 2nd — reference DP2026-01888-34375 — to replace the existing undersized home on that lot with a well-designed new build that is right for the land and right for the community.

I want to be very clear about something. We bought this property knowing it sits in a flood zone. We are not naive about that. We have worked closely with our architect to incorporate meaningful flood mitigation measures directly into our building design. We are not asking to ignore the risk — we are asking to address it responsibly, with a home built for this environment.

Both neighbours on either side have given us written approval with no objections. So has the neighbour directly across the street. This application has genuine community support."

[Brief pause.]

• THE PROBLEM — Rules Changing Mid-Process (~75 seconds)

"The proposed bylaw amendments — IP2026-0212 — go to Council for a vote on June 23rd. We have read the proposed language carefully. The transitional provisions use the word 'approved' — not 'applied for' — as the qualifying threshold.

That means our application, submitted in good faith on April 2nd, is not protected. If a decision is not reached before June 23rd, we would be assessed under rules that simply did not exist when we submitted.

Rules that would effectively end our ability to build our family home on this property. Permanently.

We are a South African immigrant family who chose Calgary, chose Bowness, and chose this river community to put down our roots. We planned carefully. We engaged our neighbours. We built flood resilience into our design. We submitted our permit. We did everything right — and we are asking this committee not to pull the rug out from under us."

[Pause. This is your most powerful moment. Let the room sit with it.]

● **THE ASK — Three Clear Points (~60 seconds)**

"We are asking this committee for three things:

FIRST

Add a transitional protection clause. Applications submitted before June 23rd should be decided under the rules that existed at the time of submission. That is a basic principle of fairness and regulatory trust.

SECOND

Recognise that lot context must matter. Locking development permanently to the footprint of a tiny existing home on nearly half an acre is not equitable regulation. Our neighbours either side have built homes that reflect the potential of this street. We are asking for the same opportunity.

THIRD

If the City proceeds with these regulations and our ability to develop this property is taken away, the question of compensation for loss of development potential must be on the table. We invested in this community in good faith. The City must act in good faith too."

● **CLOSE (~30 seconds)**

"We came to Canada to build a life. We chose Bowness because of this river and this community — the same river we floated down as a family and fell in love with.

All we are asking for is the chance to build our family's dream home here — fairly, responsibly, and under the rules that applied when we made that commitment.

Thank you."

[Step back. Do not rush to leave. Let the moment close naturally.]

SLOW THE BOW

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

IPC Meeting

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

BRFM Introduction – Who We Are

and groundwater flooding

Our Position on the proposed Bylaws

Our Position on the proposed Bylaws

Our Position on the proposed Bylaws

13(96.1)	<p>“occupied space” includes all areas of a building that are:</p> <p>(a) used for dwelling or business including, but not limited to:</p> <ul style="list-style-type: none"> (i) bedrooms; (ii) living areas; (iii) kitchens; (iv) basements; and
----------	---

“Dwelling” is not defined in the bylaw but is likely in this context refers to context single detached, duplex ...

“Building Footprint” is not defined nor proposed to be defined even though it is being proposed to be part of the regulations

13. (96.1) is already a used as a subsection: **“96.1 “Officer”** means a Bylaw Enforcement Officer or a Peace Officer.”

(6)	<p>In the river flood area, buildings must be designed with the following flood mitigation measures:</p> <p>(a) in the floodway, high hazard flood fringe or flood fringe, a building must:</p> <ul style="list-style-type: none"> (i) be designed to prevent structural damage from floodwater, as demonstrated by a note on the plans by a qualified professional; (ii) have the main floor entirely above the designated flood elevation; (iii) have all occupied space and Secondary Suites be located above the designated flood elevation;
-----	---

Our Requests

Thank you

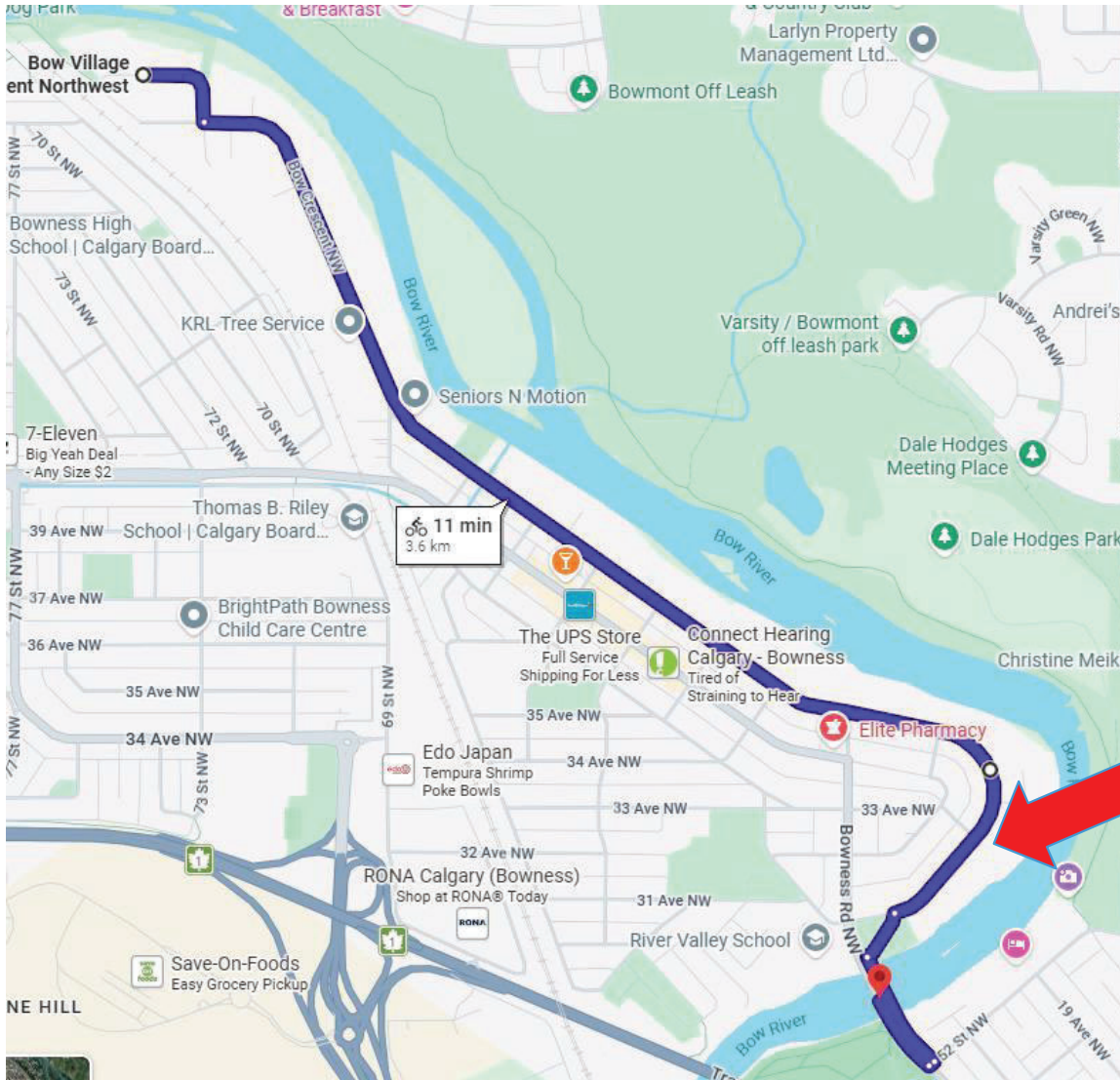
SLOW THE BOW

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

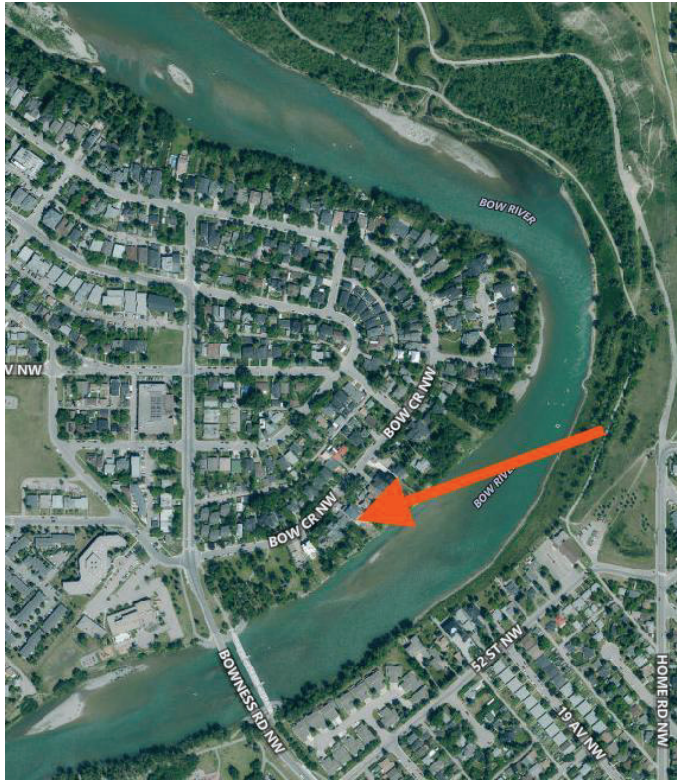
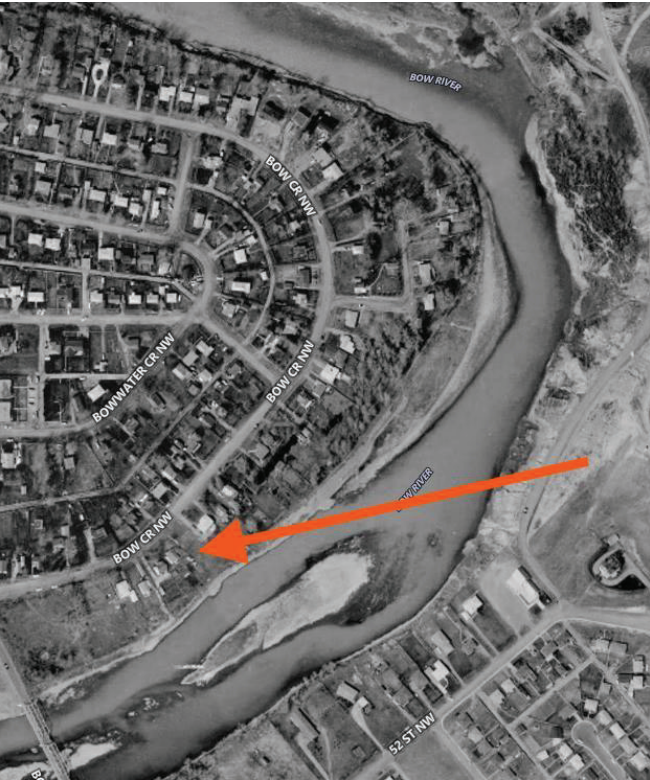
IPC Meeting

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.

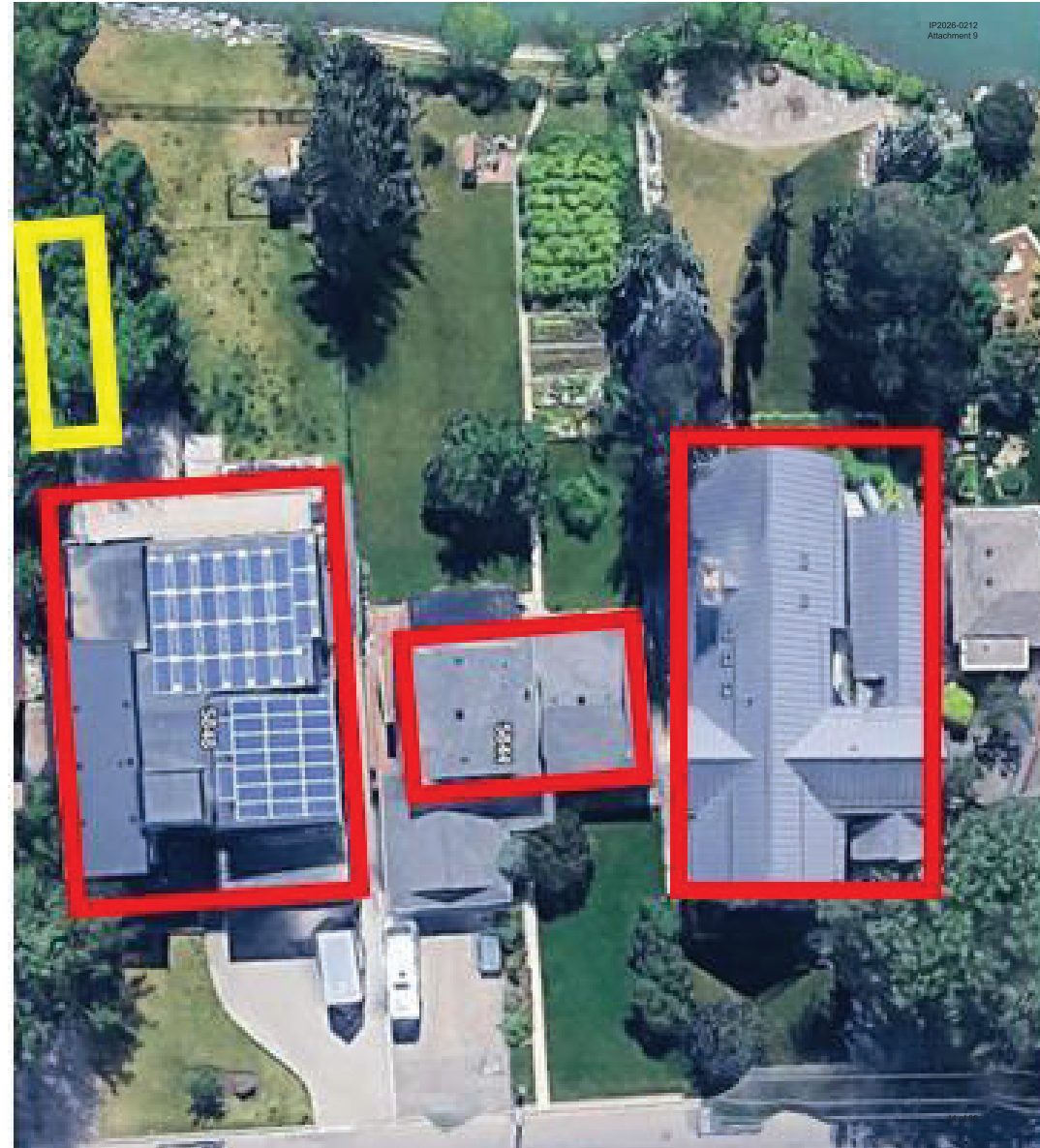
2026

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.

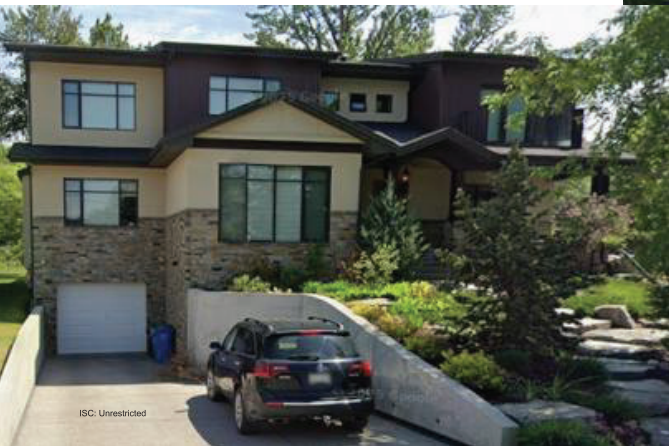


Yellow dots = houses that are new or have been substantially rebuilt



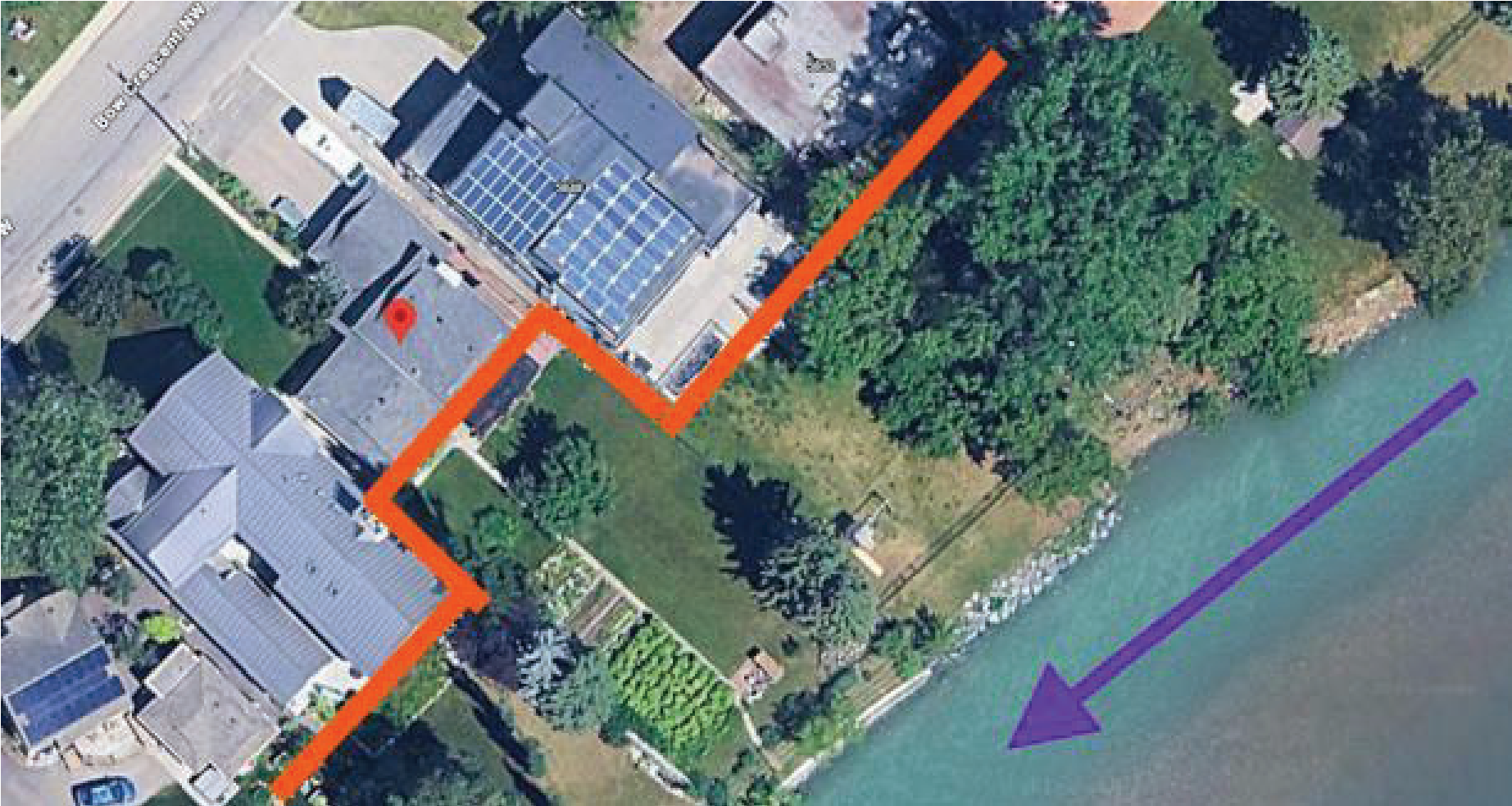


Examples Today



ISC: Unrestricted

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.



SLOW THE BOW

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



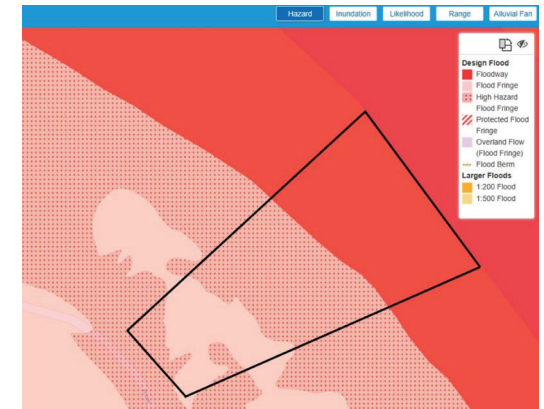
IPC Meeting

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

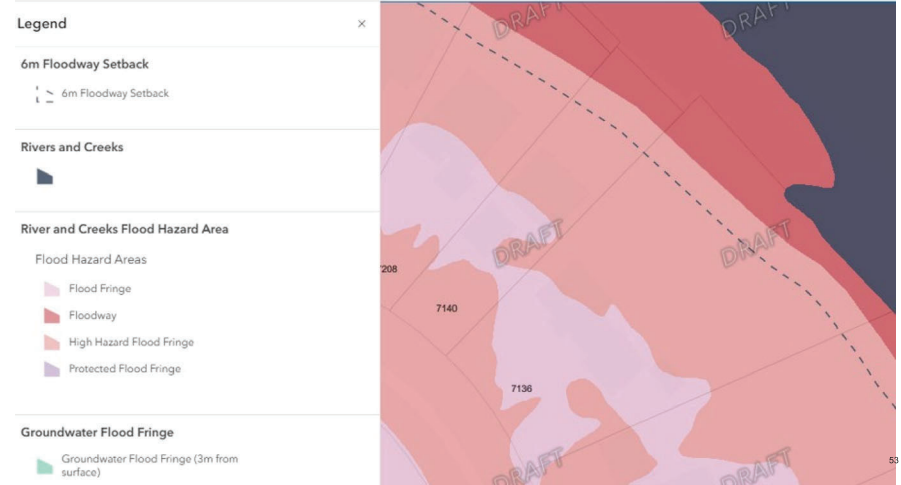
Technical Modelling and a Rush to Subdivide

Technical Modelling and a Rush to Subdivide

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

- 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.

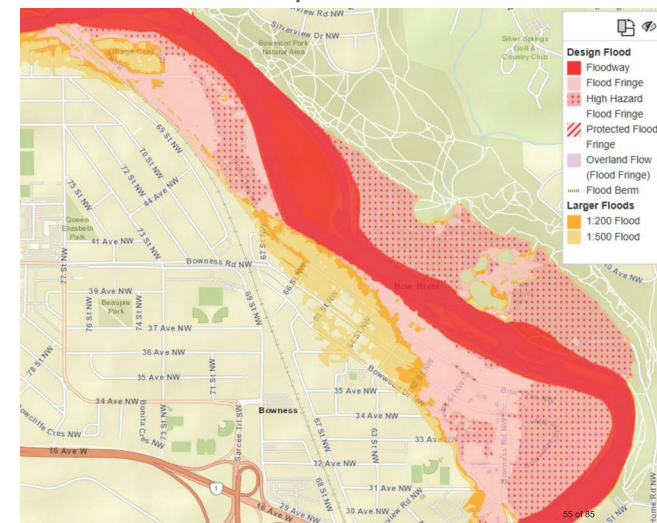
What we heard	What we did
Unfair application of High Hazard Flood Fringe rules to vacant lots.	Addition of new regulation specific to vacant lots in the High Hazard Flood Fringe provides greater clarity and flexibility for these property owners.
Building footprint regulation in the High Hazard Flood 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

Alberta Flood Map - Bridgeland/Riverside



Alberta Flood Map - Bowness



Technical Modelling and a Rush to Subdivide

Most Lots Already Re-Developed



No Subdivision Allowable?



Technical Modelling and a Rush to Subdivide

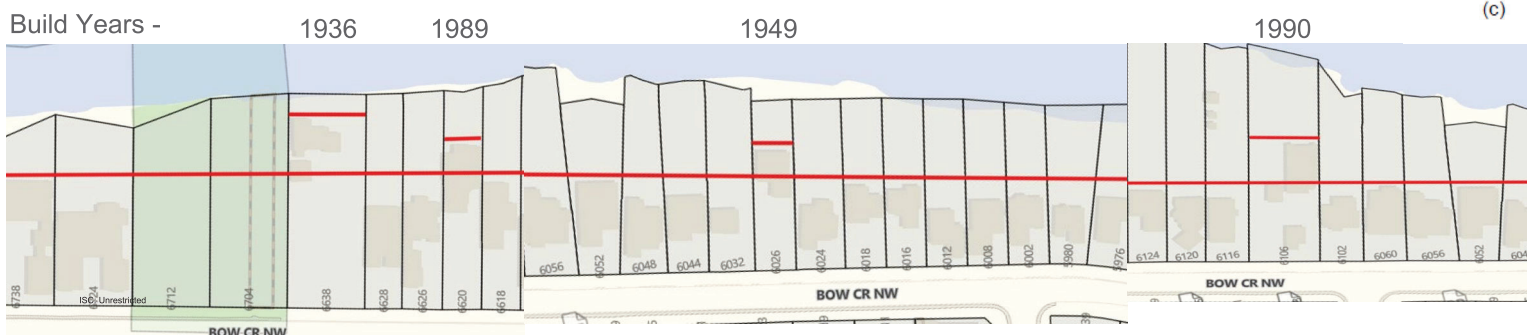
Consideration for Bowness ARP

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**.



Technical Modelling and a Rush to Subdivide

- 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





avg. ~70' x 200+'





Non-Subdivided lot.
~ 70' x 200'

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



IPC Meeting

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

6032 & 6024 Bowwater Crescent NW



6032 & 6024 Bowwater Crescent NW



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

IPC Meeting

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

Hank Vrielink Technical Lead - BRFM

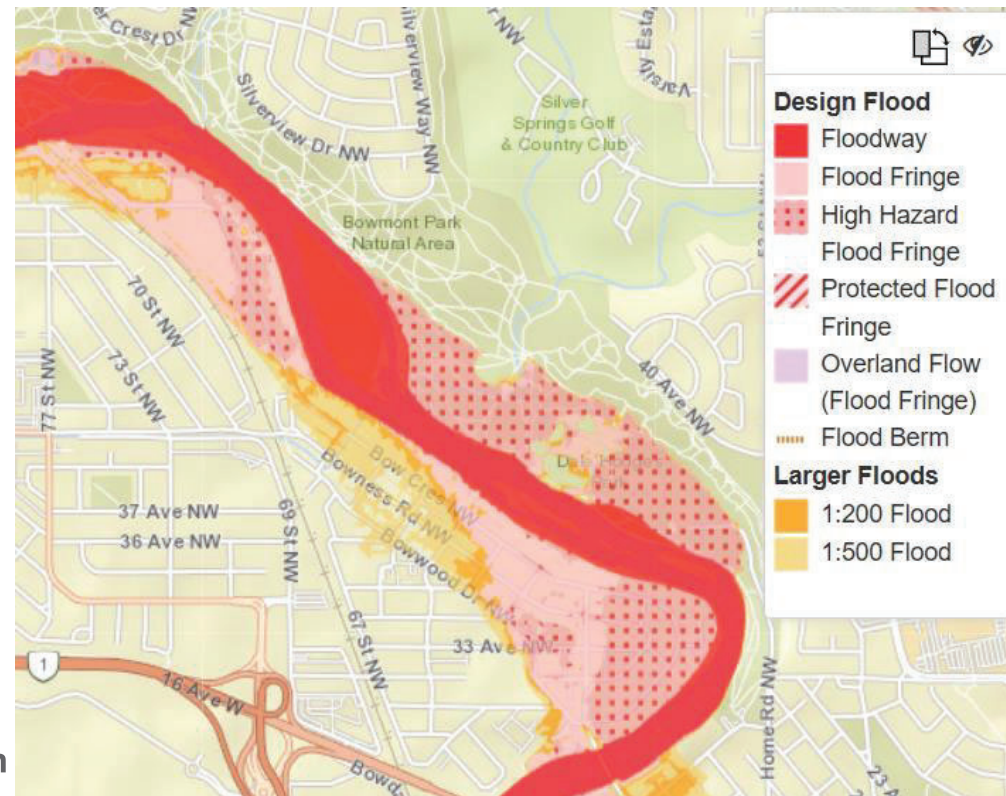
- As Significantly Impacted Stakeholders, BRFM have sought collaborative engagement with City of Calgary and Province of Alberta regarding flood mitigation and resilience for Bowness
 - City Administration has not supported collaborative engagement – Abandoned 3 initiatives



- Request Review Board to send file back to Admin to complete more thorough engagement
 - City has made commitment to community to provide individual property notification which should have been done before this hearing
 - Conduct collaborative engagement to address concerns and evaluate opportunities

Flood Map for Bowness

- Bowness is only residential community significantly impacted by regulations
 - Only Community with Unprotected Flood Fringe
 - Only Community with HHFF
 - Groundwater impacts will essentially only impact Bowness. Other communities have groundwater protection
- High Hazard Flood Fringe Extends Well Into Community
 - Touches on Schools, Senior Homes and Addiction Recover Center
 - Impacted home owners are blocks inland from the river
- HHFF defined in Bowness by Water Depth not Velocity
 - Community based velocity model does not address specific property/development
 - Regulations related to footprint size have no technical support
 - Reducing footprint limits home owners opportunity to optimize investment
- Home owners can and should be able to manage their own financial risk.
 - Risk management should be tied to risk allocation. The city is not taking on this risk
 - 40-45% respondents concluded regulations were too strong



Regulations are discriminatory and punitive for Bowness and do not alter public safety or financial risk

River Before and After 2013 Flood and Erosion Protection Work



City of Calgary Has Significantly Extended HHFF Into Bowness

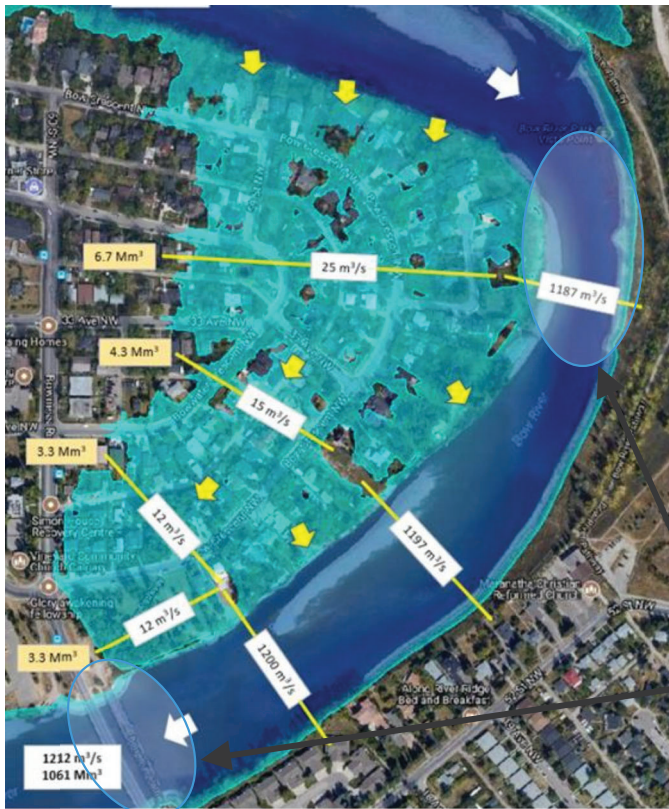
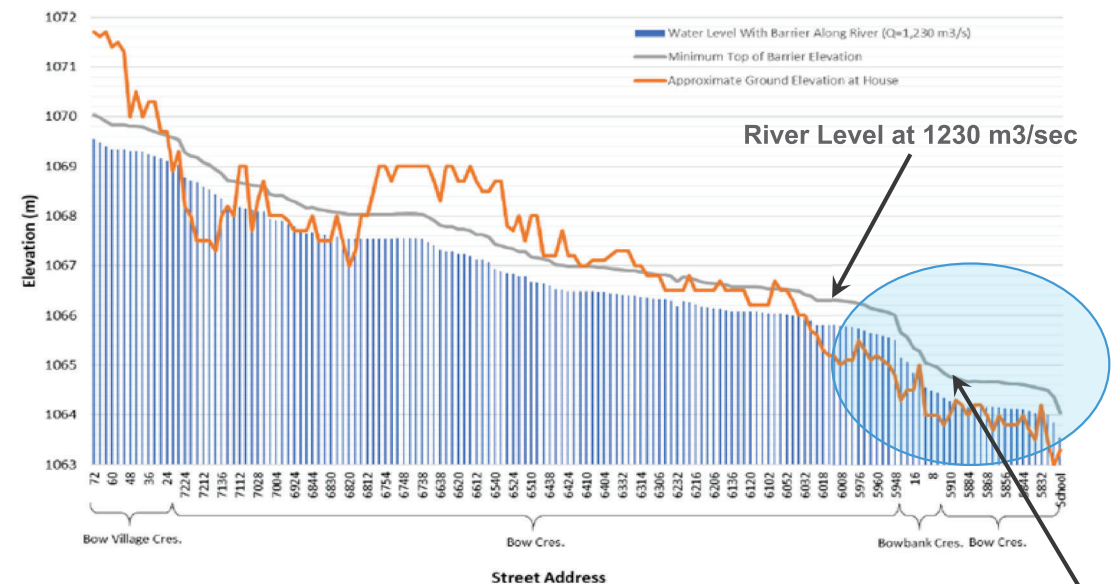


Figure ES.5 Minimum Top of Flood Control Barrier Elevation



- Erosion protection work on East Bank of River and by Hextall Bridges is Choke Point Resulting in flooding flow across Bowness
 - Between Bowbank Cres and Hextall Bridge is steepest river gradient in Calgary
 - **Dredging/Deeping the channel could increase conveyance and offset effect of restriction – Reduce HHFF**

SLOW THE BOW

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

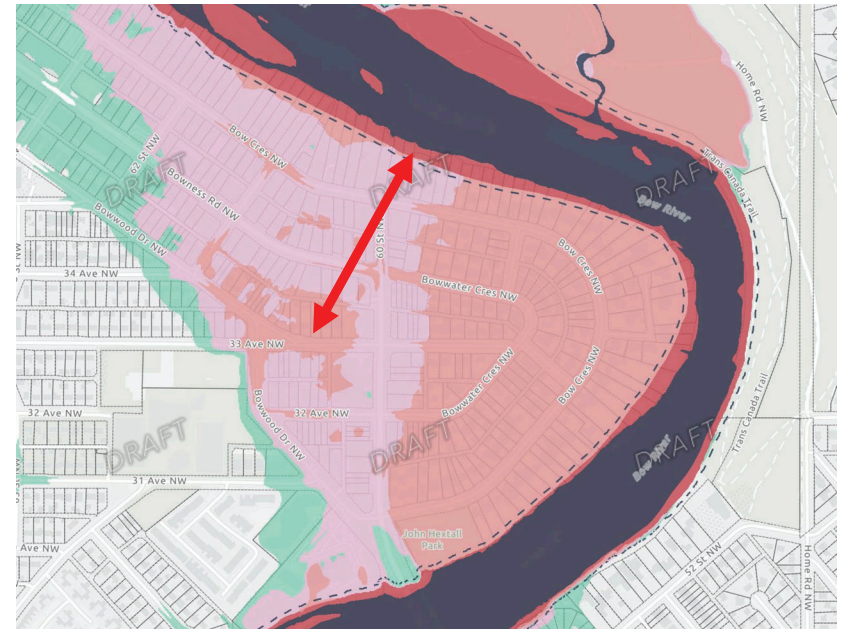


IPC Meeting

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

Communication & Engagement – To Date

- Very few people are aware of the proposed changes
- Methods of advertising were inadequate
- Engagement was not meaningful due to low participation
- Request for a letter drop during engagement phase was denied
- The magnitude of the effect to individuals requires a higher responsibility to ensure people are informed
- The public was not advised of the April 15 IPC meeting and has therefore has not been given a meaningful opportunity to participate



Communication – Oversimplification

- Given the significance of the proposed bylaw changes, it is very important to make sure the public is fully informed

Communication – Oversimplification

Calgary



Protected Flood Fringe (*new*)

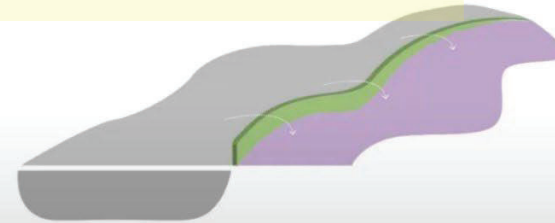
What is the Protected Flood Fringe?

Protected Flood Fringe applies where there is a barrier to mitigate flood risk (e.g. berms, concrete walls, etc.)

Protected Flood Fringe is a new flood hazard zone, and therefore has no existing regulations in Calgary's Land Use Bylaw (Zoning Bylaw).

Protected Flood Fringe:

Applies to locations protected by a barrier. Residual risks remain.



Calgary River Valleys Proj

Communication – Oversimplification

Protected Flood Fringe - The Full Story

Communication & Engagement – Going Forward

- We ask that the City take a step back and restart the Engagement Phase so Administration can become fully informed on site specific realities
- Letter drop should take place prior to engagement or info sessions
- Not just a standard notification letter, but a booklet to fully inform
- The letter drop should take place well in advance to give people a real chance of attending

Separation slide

SLOW THE BOW

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

IPC Meeting

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

Proposed Bylaws BRFM Supports

- limiting density with multiplexes and apartments in High Hazard Flood Fringe
- not allowing rental suites below the Designated Flood Elevation

Requests to IPC

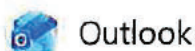
Direct administration to FIRST re-engage and THEN revise the recommendations and bylaws

- identify key affected property owners in the HHFF
- provide a letter drop prior to engagement that includes a booklet to fully inform
- directly engage with key affected property owners **one on one** to ensure they have uncovered all use cases, understood site specific realities and met the test of necessity
- direct administration to require that the bylaws meet the same test as expropriation: fair, sound and necessary
- direct administration to disclose the different scenarios which were run to determine “safety” and the parameters

The Bigger Requests

advocate for equitable flood protection and a better response to flood events

Thank you



Outlook

City of Calgary--New Flood Mapping--Brief Comments

From Wim Veldman [REDACTED]

Date Mon 2026-04-13 8:14 AM

To Davis, Sandra <sandra.davis@calgary.ca>; Frigo, Frank <frank.frigo@calgary.ca>

Sandy and Frank:

These are my personal comments. As you know I have presented detailed assessments for various projects and submitted my views when the first post 2013 flood maps were issued.

In my opinion, **the new mapping is a step backwards** that will lead to increasing challenges for specific projects. Unless you are a consultant primarily interested in billable hours, not productive nor professionally satisfying.

My comments are not for economic reasons. In fact, I am on record as recommending a 1:200 flood criteria (see, CSCE Flood Mitigation Panel Discussion, February 20, 2014—in the News Section of my website www.wimveldman.com) and propose a criteria along the lines of "Fill shall be placed to the 1:100 year water level plus 1.0m or to the 1:200 year water level plus 0.3m whichever is greater" a standard I have applied successfully as per performances during the 2013 flood in Calgary.

You know my views on the **1.0m depth and 1.0 m/s** criteria to map floodways. Valid for undeveloped areas, provided the 2 values are multiplied (and matches, in the English system, my personal rule of 10 from day 1 re the safety of wading a river). However, irrelevant for developed areas. The irregular floodway boundaries on the proposed maps have no basis hydraulically and will lead to numerous discussions, time and frustrations. The original 1983 Bow and Elbow River provided "hydraulically smooth boundaries" while limiting the impact of developments on water levels. With the new depth and velocity criteria, are you prepared to state to Council that "in the future we will not permit developments such as Quarry Park and...and...for these reasons..."

Re the new **High Hazard Flood Fringe** category--confusing and in my opinion, not needed. Either the area is Flood Fringe, and thus can be developed if adequately flood proofed, or Floodway and thus should be left in its present state to convey the design flood. I don't know what I would do with this additional category.

Re the new **Protected Flood Fringe**. I need to review the maps further but for now my view is that if an area is adequately infilled, it is no different than a natural area at the same level which would not be "flagged". If an area is protected by a dike/berm/sheet piling—admittedly a different risk than total infilling-- again I question the need for flagging it, just as you do not flag the total areas protected by flood protection measures such as the SR1 Dam. What do developers, home owners, and insurance companies do with this category?

On a positive note, I complement the Province and the City for the excellent detail available from the mapping.

I am available to discuss this further with you at any time and to present my views to Council, if that opportunity is provided.

Take care.

Wim Veldman

