

# Memo



To: Committee of the Whole  
From: Development and Engineering Services  
Date: June 11, 2018  
Subject: Proposed Amendment to the Floodplain Management Bylaw (No. 1402/1756) - Interim Construction Elevations in the Floodplain (File: 09-4150)

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## Background

### Purpose

The purpose of this memorandum is to advise Council of a proposed bylaw amendment to manage and regulate new construction in the floodplain based on high water elevations derived from the recent flood event.

### Current Floodplain Management Bylaw

Flood protection and construction elevations in the City are currently managed through the Floodplain Management Bylaw No. 1402 (as amended by Bylaw No. 1756). This bylaw establishes flood construction levels and floodplain setbacks based on a flood with a 0.5% chance of recurrence each year (also known as a 200-year flood event). The flood construction levels and maps were established in 1992 and are used by the Building Official to determine: a) if a property is in the floodplain, and b) at what elevation a habitable building must be constructed in order to mitigate flood risk.

The recent flood event demonstrates that elevations and setbacks based on the 200-year event may not be adequate to protect property and infrastructure or to ensure a safe and healthy environment for residents.

### Proposed Bylaw Amendment

A land surveyor is currently documenting the high water levels reached during the recent flood event. It is anticipated that these levels will be determined by mid-June, after which new flood construction levels for various neighbourhoods with flood risks will be determined. Staff then intends to bring forward a bylaw amendment to reflect these new refined levels.

It is noted that this is considered to be an interim measure until the "Floodplain Mapping and Risk Assessment Project" is complete (see memo to Council dated May 7, 2018). This project is being undertaken in partnership with Urban Systems with funding from Gas Tax and UBCM. The project involves: a) updating hydrology and floodplain maps and incorporating climate change information; b) evaluating risks and hazards to community, infrastructure and emergency response; and, c) highlighting the connections

and provide input to community planning, emergency management, and asset management / capital planning.

### **Proposed Timeline**

Based on staff receiving the new flood construction elevations in mid-June, the anticipated timeline for bylaw adoption is as follows:

Action	Anticipated Date	Forum
Bylaw amendment introduction / considered for 1 <sup>st</sup> and 2 <sup>nd</sup> reading	June 25, 2018	Regular Meeting
Community engagement (i.e., open house, website, social media)	June 25 – July 6, 2018	Community (comments from the community documented and transmitted to Council by July 6, 2018))
Bylaw amendment considered for 3 <sup>rd</sup> and final reading	July 9, 2018	Regular Meeting
Bylaw implementation	Ongoing	Bylaw enactment posted on website; development and building permits evaluated as per new regulations

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


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## **Benefits or Impacts**

### **General**

This project provides for emergency preparedness, fiscal responsibility and sustainability of infrastructure and natural assets.

### **Strategic Impact**

-  Protects our natural assets and infrastructure.
-  Identifies natural floodplain assets / services and improves sustainability of critical infrastructure.
-  Incorporates participation by the community in reviewing and understanding flood hazard awareness and regulation.

### **Policy/Legislation**

Official Community Plan; Floodplain Management Bylaw; Asset Management Plan; Zoning Bylaw; Multiple provincial and federal acts.