

FLOOD CONCERNS

MY NAME IS AUSTIN STADNYK

I AM HERE TODAY TO SPEAK ON BEHALF OF THE CORONATION PARK FLOOD CONCERN GROUP

WE ARE AN INFORMAL GROUP WHO REPRESENT RESIDENTS OF CORONATION PARK, WHO LIVE IN THE IMMEDIATE AREA OF THE PROPOSED DEVELOPMENT OF THE GOLF COURSE

OUR MANDATE IS TO ADDRESS THE FLOOD ISSUES ASSOCIATED WITH THE PROPOSED REZONING AND DEVELOPMENT OF THE GOLF COURSE

ACCORDING TO THE PLANNING AND DEVELOPMENT ACT, 2007 THE REGINA PLANNING COMMISSION HAS A LEGAL DUTY AND AN OBLIGATION TO PROTECT THE HEALTH, SAFETY AND GENERAL WELFARE OF THE COMMUNITY IN MATTERS OF REZONING

I AM GOING TO BE TALKING ABOUT THE PROPOSED REZONING AND FLOOD ISSUES AND HOW THIS RELATES TO THE HEALTH SAFETY AND THE GENERAL WELFARE OF THE COMMUNITY

OUR GROUP IS DEEPLY CONCERNED THAT GOOD QUALITY SAFE SOCIAL AND SUBSIDIZED HOMES MUST BE PROVIDED IN REGINA FOR ALL PEOPLE WHO NEED THEM.

CITY COUNCIL MUST ENSURE THAT PEOPLE WHO NEED SOCIAL AND SUBSIDIZED HOUSING ARE NOT PLACED IN STRESSED COMMUNITIES THAT ARE STRUGGLING WITH UNSAFE AND UNHEALTHY ENVIRONMENTS

COMPARED TO MOST OTHER AREAS IN REGINA.....CORONATION PARK IS AN UNHRALTHY AND UNSAFE ENVIRONMENT

IN 2011 THE CITY APPROVED ZONING AND DEVELOPMENT PLANS THAT ALLOWED THE BACKFILLING OF THE FLOODPLAIN THAT ADJOINS THE GOLF COURSE.

OUR CONCERN IS WITH WATER RETENTION

SINCE THE FLOODPLAIN WAS BACKFILLED THE GOLF COURSE HAS HELPED PROTECT THE COMMUNITY FROM FLOOD RISK. THE LAND IS A SIGNIFICANT 5 HECTARE AREA WITH AN ABUNDANCE OF LARGE MATURE TREES.

DURING HEAVY RAINS THE LAND ACTS AS A WATER RETENTION SPACE AND ALLOWS A TREMENDOUS AMOUNT OF WATER TO BE ABSORBED OR TO SIT UNTIL THE CHANNEL CAN HANDLE IT. ALL OF THIS PROTECTS OUR HOMES FROM FLOODING.

THE SOCIAL HOUSING ACROSS THE STREET FROM THE PROPOSED DEVELOPMENT (REGENCY GARDENS) AND OTHER PROPERTIES IN THE SURROUNDING AREA HAVE FLOODED BADLY DURING STORMS IN MANY YEARS INCLUDING 1975, 1983 AND 2010 TO NAME A FEW. THIS CAUSED A GREAT DEAL OF DAMAGE TO PROPERTY AND SUFFERING TO RESIDENTS.

DURING THESE STORMS WATER BLOWS OUT OF THE SEWERS LIKE A GEYSER ON MANY STREETS. ENGINEERS FROM STANTECH HAVE TOLD US THIS IS BECAUSE THE CHANNELS HAVE REACHED CAPACITY AND WERE NOT ABLE TO HANDLE THE STORM WATER CAUSING IT TO BACK UP INTO THE SEWERS

THE FLOODPLAIN AT 4001 3RD AVENUE NORTH THAT WAS BACKFILLED USED TO HOLD WATER UNTIL THE CHANNEL COULD TAKE IT. AT THESE TIMES THE WATER WAS OFTEN KNEE DEEP. THIS MINIMIZED COMMUNITY FLOOD RISK AND PROTECTED PROPERTY AND PEOPLE.

SINCE THE FLOODPLAIN WAS BACKFILLED THE GOLF COURSE NOW HELPS WITH WATER RETENTION MAKING THE FLOOD RISK LESS THAN IT WOULD BE

THE ENGINEERING FIRM OF STANTEC FOUND CORONATION PARK TO BE ONE OF THE WORST AREAS IN REGINA IN TERMS OF FLOOD RISK.

IN THEIR REPORT IN 2000 STANTEC CONCLUDED THAT RESIDENTS IN THE AREA WERE UNABLE TO COPE WITH FLOOD PROBLEMS.

THE STANTEC REPORT WENT ON TO SAY THAT CORONATION PARK IS AT RISK FOR FLOODING TO THE EXTENT THAT IT WAS DEEMED TO BE DANGEROUS AND A THREAT TO LIFE.

STANTEC ALSO FOUND THAT CORONATION PARK HAD THE THIRD HIGHEST RATE OF FLOOD INSURANCE CLAIMS IN REGINA

THE REPORT SHOWS THE AREA THAT IS IMMEDIATELY TO THE EAST AND NORTH OF THE PROPOSED DEVELOPMENT ARE IN EXCEPTIONALLY LOW SPOTS.

THESE FINDINGS IN THE STANTEC REPORT ARE CONSISTENT WITH PEOPLE IN THE GOLF COURSE AREA EXPERIENCING MORE FLOODING THAN MOST NEIGHBOURHOODS IN REGINA

.....A SENIOR ENGINEER WITH THE CITY SAID THAT REZONING AND BACKFILLING THE FLOODPLAIN WOULD CAUSE MINIMAL UPSTREAM AND DOWNSTREAM IMPACTS

CLEARLY WE CAN NOT AFFORD MINIMAL IMPACT AND ANYTHING THAT MAKES IT WORSE ...EVEN MINIMALLY IS UNACCEPTABLE

AND NOW THE CITY WANTS TO DEVELOP BUILDINGS ON THE GOLF COURSE ADDING TO THE FLOOD POTENTIAL

IT IS CONTRARY TO THE BEST INTEREST, HEALTH, SAFETY AND WELFARE OF THE NEIGHBOURHOOD RESIDENTS TO PLACE BUILDINGS ON THE GOLF COURSE

IT ALSO CONTRADICTS THE COMMITMENT OF THE CITY TO PROTECT RESIDENTS FROM FLOOD RISK.

THE CITY HAS AN OBLIGATION TO PROTECT THE CITIZENS FROM FLOOD DANGERS AND RISKS. THE CITY SHOULD BE UPGRADING THE AREA TO IMPROVE WATER FLOW AND WATER RETENTION... NOT CONSIDERING WAYS TO MAKE OUR OBVIOUS PROBLEM ONLY "MINIMALLY WORSE".

IT IS VERY UNLIKELY THAT THE DEVELOPER OR THE CITY COULD PROVIDE A RESEVOIR THAT WOULD HOLD THE AMOUNT OF WATER THAT THE GOLF COURSE HOLDS AND ABSORBS DURING STORMS

SO IF THE LAND ON THE GOLF COURSE IS USED FOR BUILDINGS
THIS WILL INCREASE FLOOD RISK FOR THE COMMUNITY

BUILDING ON THE GOLF COURSE WILL CAUSE THE WATER TO BE
DISPLACED INTO THE REST OF THE COMMUNITY

WHEN THE FLOODPLAIN ON 3RD AVE NORTH WAS BACKFILLED IN
2010 A WATER ENGINEER IN REGINA WAS HIRED TO LOOK AT
FLOOD PROOFING THE PROPERTY

HE TOLD US HE WAS NOT ASKED TO CONSIDER WATER
RETENTION OR THE IMPACT BACKFILLING THE LAND WOULD
HAVE ON THE REST OF THE COMMUNITY AND SO HE DID NOT

HE AGREED THAT THE WATER WOULD HAVE TO GO SOMEWHERE

THE CITY HAS NOT LOOKED AT HOW BUILDING ON THE GOLF
COURSE WILL IMPACT WATER RETENTION, ENCROACHMENT,
UPSTREAM AND DOWNSTREAM IMPACT, SILTATION OR ANY
OTHER IMPACT THIS WILL HAVE ON THE COMMUNITY

TO SUGGEST THERE WON'T BE A PROBLEM WOULD BE
RIDICULOUS AND WOULD BE DISRESPECTFUL OF THE
COMMUNITIES NEED FOR HEALTH, SAFETY AND WELL BEING.

CITY HALL IS ALWAYS LOOKING FOR WAYS TO PREVENT FLOODING IN WEALTHY AREAS OF REGINA LIKE DRY LAKES AND SUNKEN SCHOOL GROUNDS LIKE BEHIND GRANT ROAD SCHOOL IN WHITMORE PARK AND SUNKEN SOCCER PITCHES IN WARD 8

BUT IN POOR AREAS LIKE CORONATION THEY ARE LOOKING AT WAYS TO BUILD AREAS TO MAKE AN EXTREME PROBLEM WORSE

ADDITIONALLY, WE WANT THE ASSURANCE OF THE CITY THAT STEPS WILL BE TAKEN TO DECREASE OUR PERSONAL AND PROPERTY RISK GIVEN HOW SEVERE THE FLOOD RISK IS IN THE GOLF COURSE AREA

ALONG WITH THE REASONS MENTIONED TODAY THERE ARE OTHER REASONS FOR NOT BUILDING ON THE GOLF COURSE.

FOR EXAMPLE, WE FEEL THAT ALLOWING REZONING AND DEVELOPMENT OF THE GOLF COURSE WOULD VIOLATE THE SPIRIT AND INTENT OF THE PLANNING AND DEVELOPMENT ACT, 2007 AND WOULD CAUSE SIGNIFICANT AND UNNECESSARY HARM TO CITIZENS.

WE ALSO BELIEVE THE REZONING AND DEVELOPMENT UNDER THE PRESENT CONDITIONS WOULD VIOLATE OUR CHARTER RIGHTS UNDER THE CANADIAN CHARTER OF RIGHTS AND FREEDOMS. THE CITY HAS A LEGAL, MORAL & ETHICAL OBLIGATION TO PROTECT THE HEALTH, SAFETY AND GENERAL WELFARE OF NEIGHBOURHOODS AND COMMUNITY RESIDENTS.

FURTHER WE FEEL THAT ALLOWING REZONING AND BUILDING ON THE GOLF COURSE WOULD CONSTITUTE CIVIC IRRESPONSIBILITY AND WOULD EXPOSE NEW RESIDENTS TO THE RISKS AND DANGERS THAT THE EXISTING COMMUNITY IS ALREADY STRUGGLING WITH.

IN CLOSING.... PLACING BUILDINGS ON THE GOLF COURSE LAND IS WRONG AND HARMFUL TO THE COMMUNITY