

Dear City Council,

In support of Lori Bresciani's (Councillor, Ward 4) motion to introduce a coordinated water drainage system in the Greens on Gardiner subdivision:

I would like to submit my input regarding the water management/drainage issues that seem to be plaguing the Greens on Gardiner housing development in Regina. I would offer the following for your consideration when discussing the clear need for a coordinated water management/drainage solution in the Greens:

1) The evidence of water management/drainage problems is undeniable in the Greens. If you travel down Green Bank Rd (one of the main roads into this housing development), you can see significant numbers of roll-flat hoses that extend out to the sidewalks. It's worth noting that many people have drainage lines that are hidden in landscaping, re-directed to the backyard, or directly linked to the sewer lines. While sump pump lines are code for newer houses, it is important to realize that sump pumps run regularly in the Greens - even when rainfalls have subsided - this suggests that there is a substantial underlying problem.

2) A quick drive through the area reveals that the sidewalks in the area are badly cracked and buckling inward. A neighborhood that is about 10 years old should not have sidewalks that have deteriorated this badly in such a short amount of time. It suggests that the soil is not stable, and water management problems may be related to this problem.

3) Garage pads and driveways are heaving/sinking, cracking, and buckling - this is a serious red flag for such a new housing development. My neighbor's driveway has sunk to an alarming degree in one corner and the sidewalk in front of his house has buckled inward. The cost of replacing a garage pad is exorbitant, and insurance companies are not inclined to compensate homeowners for such claims. The end result is that homeowners either have to absorb the repair/replacement costs themselves, or continue to watch the property damage worsen.

4) It goes without saying that as time goes on, we are likely to see more evidence of insurance claims related to water damage inside of homes in the area. In recent months (summer, 2020), following a heavy rainfall, multiple property owners along the West side of Green Bank Rd (houses with detached garages) experienced water damage. As I understand it, the Facebook page was flooded with homeowners complaining about water damage. It is important to keep in mind that this subdivision is relatively new, and homes in the area typically start at around \$500K. Homeowners in the area will only tolerate so much before they decide to collectively take action, so a timely and coordinated drainage plan from the city would be wise.

5) Residents are starting to resort to unfair practices to safeguard their own homes against water problems by grading their properties to place neighbors at a disadvantage. My neighbor purposefully built up the ground level of his backyard by three or four inches (I have pictures to support this statement) to lower his own risk. This type of behavior triggers the need to respond in kind. By-laws should exist that restrict this type of behavior, but the main issue is once again the problem of water management/drainage.

6) Following significant rainfall, I have observed water "ponding" in some backyards in the area. This suggests that there are clear problems with the soil composition or the plan for drainage in the area.

If I can be of any further assistance, please let me know how I can help.

Ron Martin