

OUR CITY. OUR FUTURE.



# Long Pond Flow Control Structure and Flood Mitigation

## Public Engagement

What We Heard  
December 2021

ST. JOHN'S



# Disclaimer

- This document provides a summary of what was heard from participants during this engagement process. It is not meant to reflect the specific details of each submission word-for-word, although attempts have been made to do so when possible.
- The City produces a What we Heard document for every city-led public engagement project. This collected commentary is shared with the community to ensure we heard you correctly.
- The City protects the privacy of those who provide feedback as per Access to Information and Privacy Legislation.
- The full scope of commentary is used by city staff and Council to help inform recommendations and decisions.



# Context

- The Rennies River watershed has been subjected to major flood events caused by river flooding. One of the earlier major flood events recorded was in 1986 when 110 mm of rainfall caused flooding along Leary's Brook and Rennies River. Increasing urbanization in the Rennies River watershed, more frequent and intense precipitation events, and anticipated increase in precipitation frequency and intensity due to climate change are expected to result in an increase in risk of flood damage along Rennies River.
- The Rennies River Catchment Stormwater Management Plan (RRCSMP) was completed in 2014. On May 26, 2014, Council Directive CD# R2014-05-26/5 recommended the implementation of the study's recommendations (see next slide) to address flooding in the area.
- To reduce flood risk and take action to safeguard residential dwellings and community infrastructure, the City is proposing to construct a flow control structure across the outlet of Long Pond to help protect areas downstream of Long Pond from flooding as well as associated flood mitigation infrastructure. The additional infrastructure (cast-in-place wall and two earth berms) are intended to mitigate flood damage to nearby infrastructure.
- The proposed structure will be located on the downstream side of the Allandale Rd bridge and will allow for pedestrians to cross over the structure via a 3.0m wide walkway.



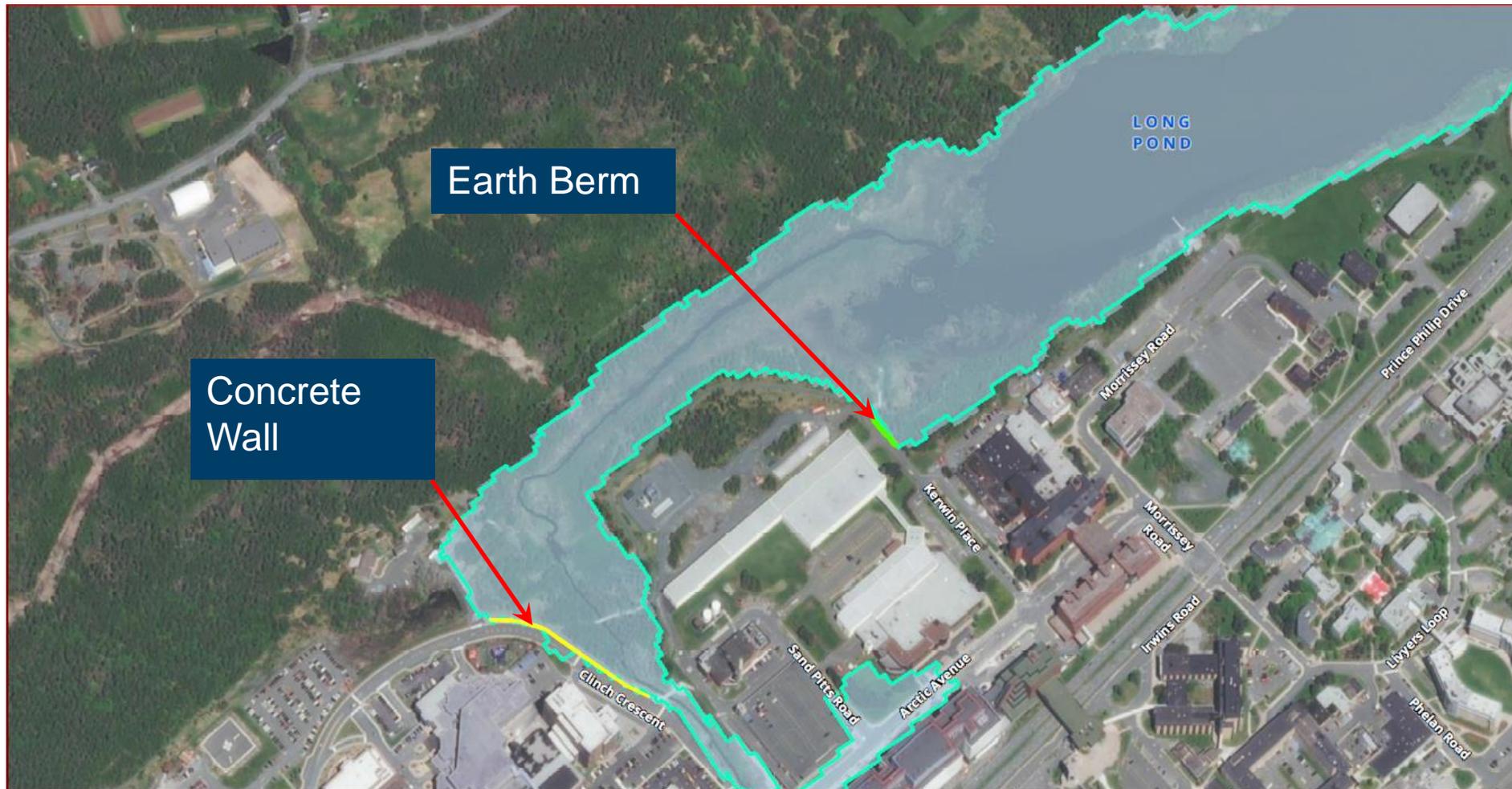
# Background

Priority	Description of Location
1	Location 3: Weir at outlet of Long Pond
2	Location 1, Option A: Kings Bridge Road to Portugal Cove Road & upstream of Portugal Cove Road – Berms & walls only (Recommended Option)
	Location 1, Option B: Kings Bridge Road to Portugal Cove Road & upstream of Portugal Cove Road – New channel and bridge
	Location 1, Option C: Kings Bridge Road to Portugal Cove Road & upstream of Portugal Cove Road – Raised parking lot
2	Location 2: Upstream of Carpasian Road Bridge
3	Location 4: Clinch Crescent East to Clinch Crescent West
4	Location 5: Wicklow Street to Thorburn Road
5	Location 7: O'Leary Avenue Bridge
6	Location 8: Downstream of Mews Place

Rennie's River Catchment Stormwater Management Plan (RRCSMP) completed April 2014.



# Project Location

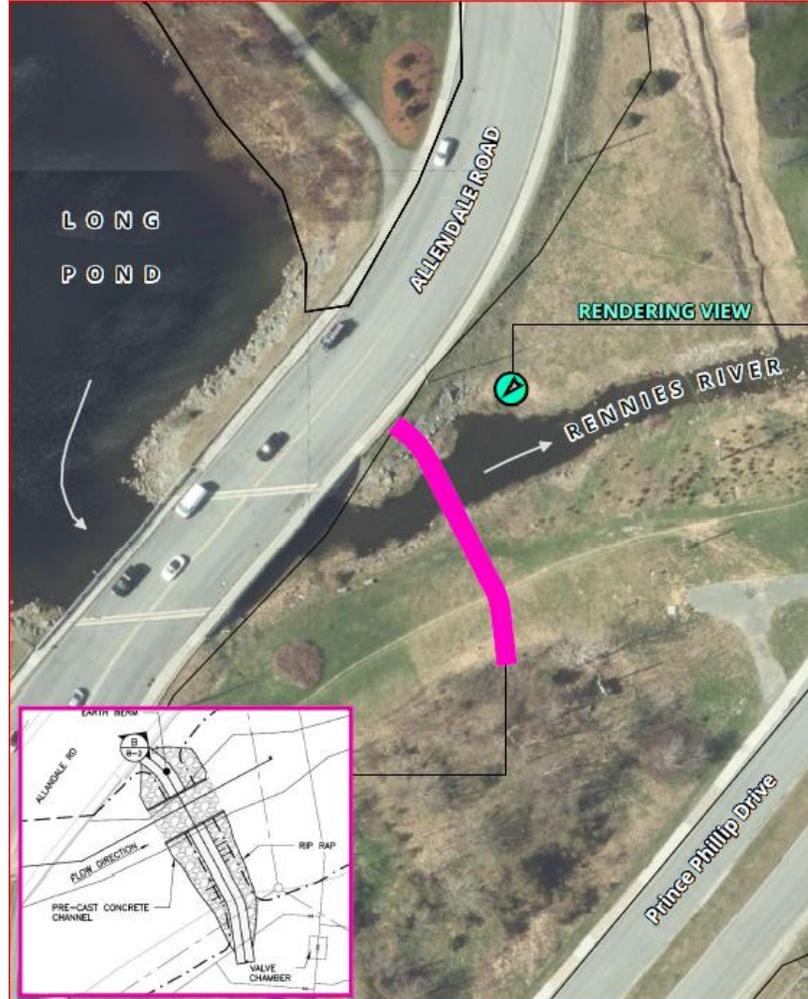


# Project Location





# Project Location



## Flow Control Structure Rendering





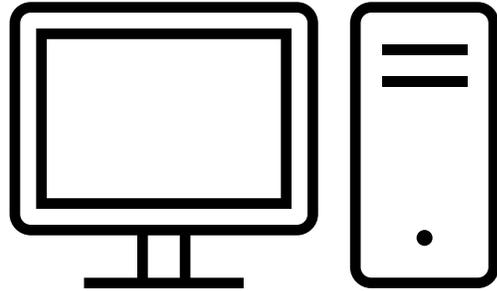
# Public Engagement Plan

## Purpose

- To inform the public of this proposed project and address any questions or concerns they may have.
- Feedback gathered through this engagement will be included in the City's submission to the Government of NL.

## Approach

- Provide a variety of ways for the public to participate in engagement and keep all stakeholders informed regarding the environmental assessment and engagement processes.



# Engagement and Communications

- Nearly 2600 postcards mailed to households in the area with information about the project
- Newsletter to 3100 registered users and followers of EngageStJohns.ca
- Posts to regular City communications channels including social media, listservs, website
- PSA issued on November 23, 2021



# Who Engaged



## On EngageStJohns.ca



↑ #people who posted questions

### Virtual Public session

- December 7
- 41 people – many of whom live and/or work in the immediate area

### E-mail

- 3 submissions

14 questions posted on EngageStJohns.ca, most people attended the virtual meeting

# What We Heard Highlights

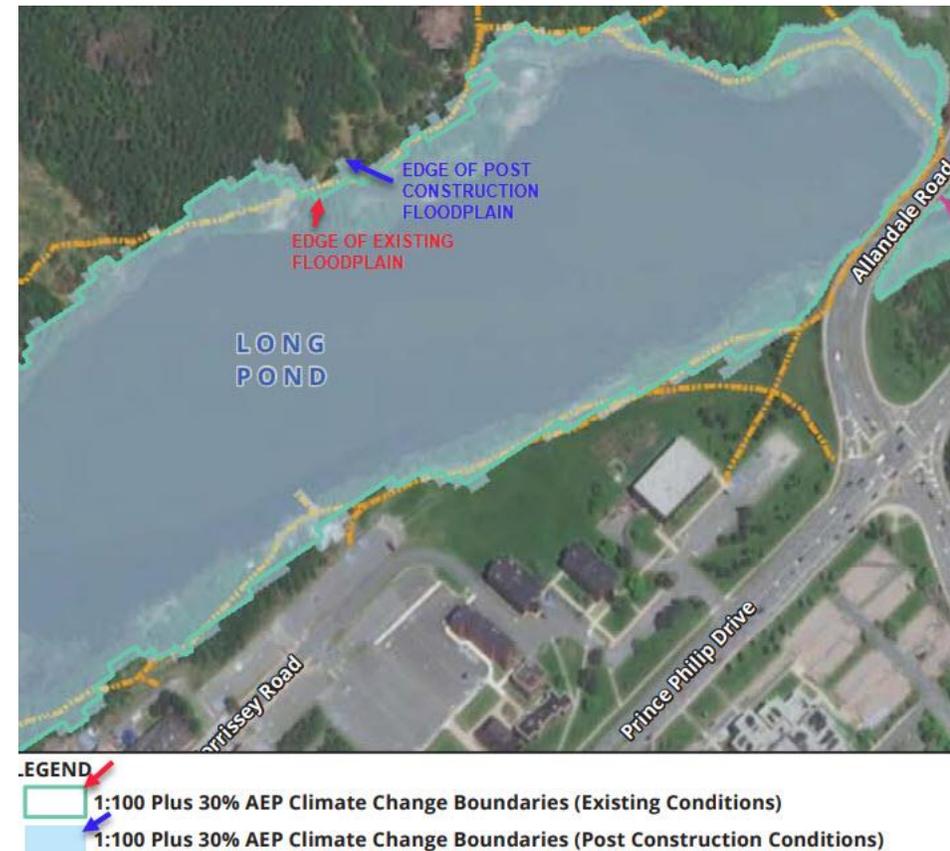
- A list of ALL questions/comments captured throughout the engagement process can be found in the following slides. Answers to online questions are in the document library on [EngageStJohns.ca](https://www.engagestjohns.ca)
- Key concerns/issues from all feedback were as follows:
  - That the sidewalk on Allandale Rd bridge be suitable for pedestrians and other active transportation modes.
  - Water levels in Long Pond following a major flooding event, after the structure is in place, and how the increase would impact the natural environment.
  - Effectiveness of solution at preventing catastrophic damage.
  - General sense that the proposal is a tradeoff between additional flooding at Long Pond, to benefit a small number of homeowners, or to allow flooding downstream.
  - Concerns over unanticipated impacts in the future.

# Questions From EngageStJohns.ca

- Q. Why Why Why are you still not considering cyclists in our infrastructure? WHY?
- A. The walkway over top the flow control structure infrastructure (3m width) is sized to accommodate a future active transportation connection.
  
- Q. Can you show the flood mapping as it is today with no flood control infrastructure in place?
- A. This info is in the document library.
  
- Q. Since it is more likely that some trail structures will be temporarily covered by water during storms (than currently), how will the impacts on these important recreation assets be mitigated? (i.e. water tends to wash gravel from trails, creates drainage grooves, etc.).
- A. The floodplain mapping in the Document Library show the trails around Long Pond. The proposed changes to the Long Pond water level will have a marginal impact on the extent of new trail locations that flood. Erosion occurs due to fast moving water. With Long Pond water levels slowing increasing and slowly receding, the proposed water level change should have little impact on the erosion of trail surfaces around Long Pond.
  
- Q. Looks like a nicer way for pedestrians and bikers to cross the water... other than the existing very narrow sidewalk on the very busy bridge!
- A. Thank you for the feedback.
  
- Q. What steps are being taken to design - or re-design - upstream development to limit the pressure of future flooding? Is consideration being given to retaining existing wet lands and native tree cover, or to replanting areas already damaged by development?
- A. The proposed flood mitigation works are designed given consideration to the upstream development limits and zoning. The existing wetlands are protected by zoning and wetland overlays. The City requires new development to incorporate stormwater management measures as per its Stormwater Detention Policy. The policy states that the post-development runoff rates cannot exceed the pre-development runoff rates; this negates the downstream impact of a development. Developers can achieve this by storage or by retention methods such as bioswales, rain gardens, etc.

# Questions From EngageStJohns.ca

- Q. I see the mapping in the document library ,as you stated. The colors used in the mapping make it difficult to see clearly between the existing conditions and the post construction conditions. Can these differences be made more clear for the reader??
- A. There is very little difference in the existing vs. post construction floodplains. The existing floodplain only has an edge line. The post construction floodplain is shaded. The picture below shows the difference: [to the right]



# Questions From EngageStJohns.ca

- Q. This appears to be a minimalist approach to flood control in the watershed. A major problem, flood control structure or not, is development in the headwaters of the watershed. The most practical and functional way to mitigate future flooding would be to severely restrict further development in the headwater of the watershed. Additionally development should be planned to help mitigate the effects related to loss of vegetation and infiltration capacity. Continued development in the watershed will likely result in the capacity of any structure being exceeded, given the limited storage available. Such planning needs to be completed in concert with the development of a control structure. The city of St John's needs to adopt a more holistic approach to watershed protection and protect the vegetated uplands of the watersheds of the city.
- A. Your comments are duly noted. After completion of the Rennie's River Catchment Stormwater Management Plan (RRCSMP) in 2014, Council directed staff to proceed with the implementation of the recommended flood mitigation projects. Regarding upstream development, the City requires new development to incorporate stormwater management measures as per its Stormwater Detention Policy. The policy states that the post-development runoff rates cannot exceed the pre-development runoff rates; this negates the downstream impact of a development. Developers can achieve this by storage or by retention methods such as bioswales, rain gardens, etc.
- Q. Will the structure affect fish migration? If so, how will it be mitigated.
- A. The structure will not affect fish migration as the natural channel will not be altered.
- Q. I'm wondering why not have the structure on the Upstream side, as it is part of the Long pond trail. The existing sidewalk there is too narrow for the active traffic there now. My experience is that I commonly meet people walking, biking, with strollers and with dogs and often you have to wait on one side for the people to pass the bridge section before proceeding yourself. In keeping with the active transport promise, shouldn't this structure be able to hold bicycle traffic as well? )Or should the bicycle traffic compete on the 4 lane 50kms hour highway at that bridge.)
- A. Construction of the flow control structure downstream of Allandale Road is less challenging, and less intrusive to aquatic life in Long Pond, than if the structure was to be built upstream of Allandale Road bridge. A walkway over top of the flow control structure (3m width) is sized to accommodate an active transportation connection if needed in the future.

# Questions from EngageStJohns.ca

- Q. Sorry, but the maps are very difficult to read. Please, work with colors and the design. Also, you say, "The proposed changes to the Long Pond water level will have a marginal impact on the extent of new trail locations that flood." Could you please make a map with the "new trail locations"? Could you please make an assessment of what exact areas of the trail will be affected? How much are they affected now, and how much will be affected after construction? Honestly said, the difference between existing and post-construction conditions is very little. Then, what is the point of doing it if almost nothing is changing? Could you provide some cost analysis? Thanks! P.S.: Please, make the orientation of .pdf pages horizontal next time if you have horizontally oriented maps.
- A. The orientation has been changed. There are no new trails to be constructed as a part of this project. There will however be new areas that will flood due to the higher water elevation. [see picture to right]
- The length of the trail around Long Pond is approximately 2,905m. The table below summaries the existing trail length and new trail length to be inundated during the three design storms. [see table to right]
- The flow control structure at Long Pond does not eliminate the need for flood protection measures along Rennie's River downstream of Long Pond. The major benefit of the flow control structure is that the peak flows downstream of Long Pond will be reduced, resulting in reduced costs associated with the implementation of flood control options at locations downstream.



Flow Event	Length of Long Pond Trail Flooding (m)	
	Existing Conditions	Post Flow Control Structure Construction
<b>1:20 AEP CC</b>	670	760
<b>1:100 AEP CC</b>	935	1,030
<b>1:100 AEP CC + 30%</b>	1,110	1,395

# Questions from EngageStJohns.ca

- Q. Looking again at the improved flood plain map and trying to understand the difference in what level the lake will be during flood mitigation, it appears that flood level water could advance as high as MUN's Splash facility. Is this correct or have I read the mapping incorrectly? It appears that the shading there goes beyond the current flood plain to through the middle of the building (unless that's not shading-rather the building in satellite view. Can you confirm that the new lake level with flood control in place won't flood that building?
- A. The finished floor of the upper level of the MUN splash facility is at elevation 56.3 m. The anticipated flood level during the 1:100 AEP climate change + 30% event is 56.0 m. Therefore, the upper level of the splash facility will not be flooded. However, the boat storage area of the splash facility is at a lower elevation and therefore will experience flooding during the design event. The flooding at this lower level is pre-existing and will occur without addition of the flow control structure at Long Pond during a 1:100 AEP climate change + 30% event. Please see the following photos for reference. [note – only one photo to right, corrected image on the next slide to replace photo in this response]



# Questions from EngageStJohns.ca

- Q. Thanks for the reply. I appreciate it. Thanks as well for the photos. Looking at the photos, I just wanted to seek further clarification. You said the finished upper floor is at 56.3 m but in the picture, you labelled the lower door/floor of the facility at 56.3 metres. The upper part is about 2 metres higher than that. So I wanted you to confirm which part of the building is truly at 56.3 m since that's critical to my/our understanding of the current flooding risk and potential effects of this project. When you answered, "The anticipated flood level during the 1:100 AEP climate change + 30% event is 56.0 m" is that with or without the flood control structure in place? If it is without the flood control structure in place, can you please give an estimate with it in place? Thank you.
- A. *"Looking at the photos, I just wanted to seek further clarification. You said the finished upper floor is at 56.3 m but in the picture, you labelled the lower door/floor of the facility at 56.3 metres."*

It is in fact the upper level of the facility that has a finished floor elevation of 56.3 m. The incorrect photo was labeled. Please see photo below. [to right]

*"...is that with or without the flood control structure in place? If it is without the flood control structure in place, can you please give an estimate with it in place?"*

The anticipated flood level during the 1:100 AEP climate change + 30% event is 56.0 m with the flow control structure in place.



# Questions From EngageStJohns.ca

- Q. At normal level your data shows Long Pond is at 53.2m. During and, I assume immediately following, a 1:100 AEP +30 % rainfall event , this level will rise to a maximum of 56.0m. How long will it take the level to return to normal (53.2m) assuming no rain during the period between the achievement of the maximum height (56.0.) and the normal water level? What is that time today with no type flood mitigation structure in place?
- A. This will require further analysis to extract the information from the hydrology models. CBCL will include the existing and post construction durations to lower the pond level back to the 53.2m normal water elevation in the Environmental Registration documents to be submitted to the Province.
- Q. This newly proposed flood control “weir” and associated downstream berms and walls, is just not justifiable, monetarily, or environmentally. It is taking a hammer to squash a fly. Individual solutions for the small handful of homes at risk of flooding should be investigated instead, and assistance provided to the homeowners. This current plan will do nothing to mitigate groundwater flooding of their basements and ponding of water behind the berms; in fact, it’s likely to create and exacerbate those problems. Homeowners have options – landscaping and flood-proofing mitigations can help keep water out. The river and its fish, bird and mammal populations have no such options. I’m not aware of a single environmental group in favour of this project. All of the hard work and money that the QVRRDF and others have invested in our river ecosystem over the decades will have been for naught if this project goes ahead. We have lived adjacent the river for 25-odd years and notice that even ordinary rainfall now causes the river to rise quicker and higher (flash) than it ever did before during such rains. This has happened just since new housing and business developments in marsh land off Kenmount Road went in, and since the former marsh at the bottom of Winter Avenue was covered in new housing and pavement. It is the city’s own misuse of water-permeable land and floodplain that is the far greater cause of any increased local flooding we see on Rennie’s River. Naturally climate change effects will be piled on top of that. We can’t berm our way out of that dilemma. Berms can and do fail, and in any event, merely push the flood problem further downstream and across the river. You say the concrete and earth structure adjacent to Allandale Road is designed to reduce the height of planned downstream berms on Rennie’s River (from a previously proposed 2.2m height at one location!). Even at half that height it is still a ridiculous and destructive proposal, and the citizens won’t stand for it. You read the room tonight in the public meeting as well as I did. In a similar project in Cape Breton, some previously flooded homeowners opted to accept the continuing risk rather than lose their beloved natural areas to berms. Last I heard, the municipality shelved the project. St. John’s should do so as well.
- A. Thank you for your comments. They are duly noted.

# Questions from the public meeting

- Q. Why did the City in approving the housing developments on Kenmount Road not have the developers install settling ponds to address the flow of water into Long Pond.....what is the capacity now of the new storm drains recently installed on Kenmount Road??  
A. The City has in place a requirement for new developments to consider runoff and restrict that runoff to predevelopment conditions in the Stormwater Management Policy. In that development, the City took a proactive, conservation approach. In the most recent project, the goal was to address the issue with drainage and is not related to this project, which aims to protect properties downstream.
- Q. no.....that is the problem too much water coming into Long Pond too quickly from land that is now paved with city street and drains.....where are the " settling ponds" in Kenmount terrace???  
A. Developments that were approved after the policy came into effect (2013) would have required the conditions above.
- Q. Does the new structure provide more or less flood mitigation to residents below Long Pond in comparison to the originally planned weir dam?  
A. No they are the same thing.
- Q. In your previous slide you showed people walking across the new weir, however most of the pedestrian traffic is on the west side of the Allandale Road. Is there a plan to upgrade the sidewalk on the west side of Allandale Road?  
A. At the present time this is not in scope of the project. Widening the sidewalk on the upstream side of the Allandale Rd bridge could happen as part of a future capital works project, when the bridge requires a major rehabilitation, but that is not a part of this project.
- Q. What is the current flood plan and has it been adjusted to reflect current atmospheric rivers?  
A. We have looked at flood mapping and the 100-year flow with and without climate change and the impact on the floodplains.
- Q. Can you ensure there will be a maximum rise of 0.6m, regardless of the storm event?  
A. No we cannot guarantee, it is a projection by engineers and scientists.
- Q. In floods we are looking at 100 m<sup>3</sup> per second. Is this tiny structure able to slow that flow by any significant amount. Is it able to withstand fluid pressure?  
A. 1 in 100-year storm is much less than 100 m<sup>3</sup> per second and yes it can withstand the pressure.

# Questions from the public meeting

- Q. Following the 1:100 AEP +30% rainfall, how long will it take for the water to return to normal levels?  
A. We will pull this from our model and include in the submission to the Province.
- Q. Water leaving the control structure will be very high at the discharge point during storms. Won't that wash away all the spawning gravels immediately below it? and cause depositional issues below?  
A. We will show in our document that there is a difference in the velocity. Areas further downstream would have decreased velocity, but closer to the structure, there is an increase. We plan to handle this with hydraulics in the design. Gravel may move during a storm, but the increase is only in a small area.
- Q. How has sensitive fish and bird habitat been protected?  
A. During the migratory seasons, we are not likely to see high flows. We consulted a fisheries expert early in the process who did not see adverse effects. We can comment on any impact to the area birds if needed.
- Q. What is the impact of that increase in water in Long Pond on the walking Trails around Long Pond? Storing water on Long Pond has prevents users from walking the Long Pond Trail?  
A. We are working on maps to show the difference in the increased water levels. Storing water does not prevent users from walking because in a significant event there would be flooding on the trails even without this structure. It may be more during a significant event, but we do not anticipate users on the trail during these events.
- Q. I'd like to know about the habitats as well. Rennie's River is well known for its brown trout populations, and the work that SAEN has been doing to reintroduce salmon back into the river. I see that there is a fish passage but not much information provided on it. As well, a 0.6 m raise in water level will likely disturb the riparian area, potentially ruining waterfowl nesting areas.  
A. We will comment on this in the document, and it has been discussed already.

# Questions from the public meeting

- Q. Are there other engineering solutions that could be implemented to reduce the flood impact downstream?  
A. We looked at this extensively when we did the stormwater management plan. There are limited options to address flooding in an urban area without removing houses. We also considered berms and augmenting the natural attenuation effect that Long Pond has on the river system.
- Q. Have, or will, the City and/or consultants during the process have preliminary meetings with CA Pippy Park ,QVRRDF and the like to obtain any sort of consensus prior to the final submission to the Dept. of Environment.  
A. We met with Pippy Park already and this engagement is an opportunity for other groups to express input.
- Q. Also berms are known to increase water velocity and cause downstream erosion if the river is too small - how can we be sure these berms will be successful? If these berms were to fail there could be damage to the riverbanks etc and any downstream properties.  
A. There is no guarantee the berms will be successful, and flooding occurs at times. We use our engineering tools to make estimates. If we do nothing, there are properties that would flood. That is another option.
- Q. Rather than tamper with an entire section of river, trail and pond, has the city investigated local solutions for those few properties at risk.  
A. This has been discussed already.
- Q. A new building is now being developed within the floodplain next to the hospital which has taken valuable area. River habitat protection is not a priority with the City. All the river groups QVRRDF, FLOW, and VRCS in the past few decades have always tried to promote environmental stewardship to protect our rare wild river resources. How can we take an engineering solution, which is the direct cause of all the issues, seriously?  
A. The City attempts to consider habitat and propose solutions.

# Questions from the public meeting

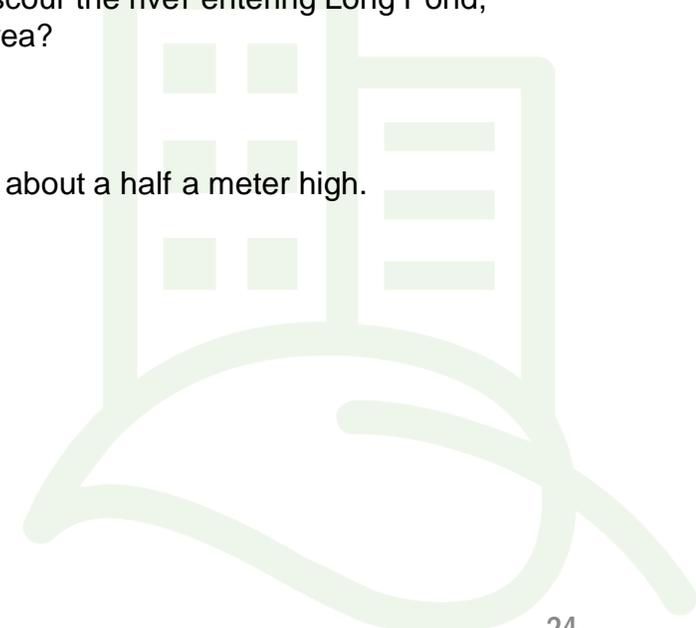
- Q. Just how many residential homes downstream are now affected by the City's current use of Long Pond as a mode of stormwater management?  
A. The existing bridge acts as a "choke" now, but that was not the intent. The number of homes that are likely to be protected by this project are 10-12.
- Q. Is there a diagram that shows what +0.6m high water levels would look like in terms of impact on structures around the pond and trails? Are there any anticipated upstream effects of this change such as in the area of HSC or the river leading into Long Pond?
  - A. We are creating this diagram. No, there are no upstream affects anticipated.
- Q. How many owners of those supposed dozen homes that are at risk are calling for berms and weirs? I have heard none.  
A. We do not know of any such requests.
- Q. How far upstream may flooding impacts extend during heavy weather events?  
A. There are no upstream affects anticipated.
- Q. Are there any additional structures to be built downstream (near bridge on Rennie's Mill Road) or further down near King's Bridge rd.?  
A. Yes, we are in the process of doing an environmental assessment and will have another public meeting soon.
- Q. The cattail marsh at the head of Long Pond is a rare Red Winged Blackbird nesting site (rare for eastern Newfoundland). This will be vulnerable to floodwaters. Was there any investigation by the environmental scientist with regard to this?  
A. We will investigate the effect of the additional 2 feet of flooding if necessary.
- Q. For the structures planned for downstream, is the water table being taken into consideration ?  
A. Yes, we are addressing that in the current work being done.
- Q. Many generalities on the structure and little information on how a significant volume of focussed water through a 2x2 m concrete culvert will impact upon the river bed. I expect this will be able to toss boulders about.  
A. The opening is 6m wide, not 2. The velocities do increase through that area but ultimately the water is released at a slower flow rate so between Prince Phillip Drive and Quidi Vidi Lake, the velocity is less.

# Questions from the public meeting

- Q. How far upstream may flooding impacts extend during heavy weather events?  
A. For the headwaters, in the development area near Kenmount Terrace, the measures proposed extend through the industrial park (e.g. O'Leary Ave bridge, Pippy Place flood protection walls), we analyzed the structures, and they are still good with this proposal. There is one area to be addressed upstream, but no others expected.
- Q. Can the study by this environmental scientist be available for review? Asking as an environmental scientist myself.  
A. Any work that we do will be included in the environmental registration document which goes to the Province, and is publicly available, including any work that is necessary by an environmental scientist.
- Q. It does not make sense to me to allow flooding of one area to possibly avoid it in another. The flow control system suggested here does not make sense to me.  
A. We are flooding the area around Long Pond to lessen flooding downstream. The reason is that there are no houses around Long Pond. It is still important, and although it floods now in major storm events, it will flood more. It is a trade-off we are discussing.
- Q. Have you studied potential increase in sedimentation this flood control may generate in Long Pond?  
A. We don't anticipate this happening.
- Q. What makes residential properties more important than habitat areas?  
A. We don't know that they are. The question is whether additional water can be stored in the pond, which will increase existing flooding by 2 feet. This is an environmental assessment on the impact of the structure.
- Q. What about the flooding to the properties at the top of Smithville Cres? They too flood  
A. We will check to see if this is in the area of the report.
- Q. Wondering if this will increase flooding risk to the Memorial Science Building (new one) and to the new power substation behind the Memorial parks garage, which is back up power to the HSC?  
A. We do not see these areas being flooding based on our maps.

# Questions from the public meeting

- Q. How far up onto the south side shore of the pond will water be expected to rise on a regular basis? Is it expected that the trail, gazebos, and dock on the south shore of the pond will be impacted, and if yes, by how much?  
A. That area floods now, and we will show on the map the difference in the new level (up to 55.4m) vs now.
- Q. And I have seen flood maps that sees CBC underwater- does this further impact the flooding to the area across from the HSC?  
A. No, this is too far upstream.
- Q. Do the City's development regulations apply to developments in Pippy Park  
A. The City's development regulations do apply, and the Park may also have additional development requirements.
- Q. The water control structures just constructed upstream of Long Pond will now allow all this excess water to scour the river entering Long Pond, exasperating the sedimentation. Has any study been done on expected streambed migration potential in this area?  
A. No, this is not expected to be an issue.
- Q. Do you have any details about the concrete wall at the west end of the pond?  
A. There is a sidewalk, and the line would be at the back of the sidewalk, between it and the river. It would be about a half a meter high.
- Q. This map shows what areas will be regularly underwater? Or just underwater during the 100-year storm?  
A. The latter, the 100-year storm.
- Q. When will the map showing what will regularly be underwater become available?  
A. The map shows this now.
- Q. Are these diagrams pre- new adult mental health facility or considering that full flood impact as well?  
A. We have taken that facility into consideration.



# Questions from the public meeting

- Q. The stream running through the wetland in that flood map is there due to velocities maintaining the channel. Flooding may allow deposition within it and possibly turn it into a braided stream with loss of rearing habitats for fish. Has anyone looked at this possibility?... the cattail marsh at the inlet of the pond. Infrequent occurrences will be frequent with the control structure allowing more material to settle in this area from the upstream scouring.  
A. We do not anticipate this impact. We don't intend to downplay environmental concerns, but it floods now infrequently, and any major flooding would be infrequent. Igor matches the 55.4m. If additional study is needed, we will assess it.
- Q. Would there be a way to engineer protection for the 12 homes at risk, instead of this plan?  
A. This flow control structure results in protection of those homes since the berms are not as high. It also attenuates the flow. These work together as a solution.
- Q. Do we have any information as to whether this project will help residents downstream be able to secure home insurance coverage? For those who are currently unable to secure coverage due to flood risk.  
A. Neither CBCL nor the City have this information – we suggest homeowners discuss this with their insurance providers.
- Q. Downstream berms not as high? So many areas downstream will be bermed anyway? If so, the rivers are reverting to storm water ditches again and this is part of the larger plan.  
A. The question in this project is whether to implement this solution or allow the flood to occur in the major event.
- Q. Please elaborate how this new plan relates to the plan currently in environmental review with the province. Has that first one been rejected by the province?  
A. The history is that an environmental assessment was done on the project and that elevated to the next stage, an environmental preview report, and that was reviewed. We had to make design changes to satisfy some conditions. Those 2 stages are completed and filed. We are now doing another assessment given the significant changes made, relocating the structure and adding to the top of the pond.
- Q. Would berms restrict the water flow from the water table into the River?  
A. We will address the water table in the registration document, and the short answer is no.

# What We Heard - Summary

- Residents and stakeholders were interested in the technical aspects of the project and requested many details which the consultants provided.
- Stakeholders were interested in the Environmental Assessment process and approval levels.
- Pedestrian and active transportation safety concerns were raised and addressed.
- Potential environmental impacts, both short-term and long-term, were a major theme of concern, as well as potential damage from floods if not mitigated effectively.

# Next Steps



Release What We Heard

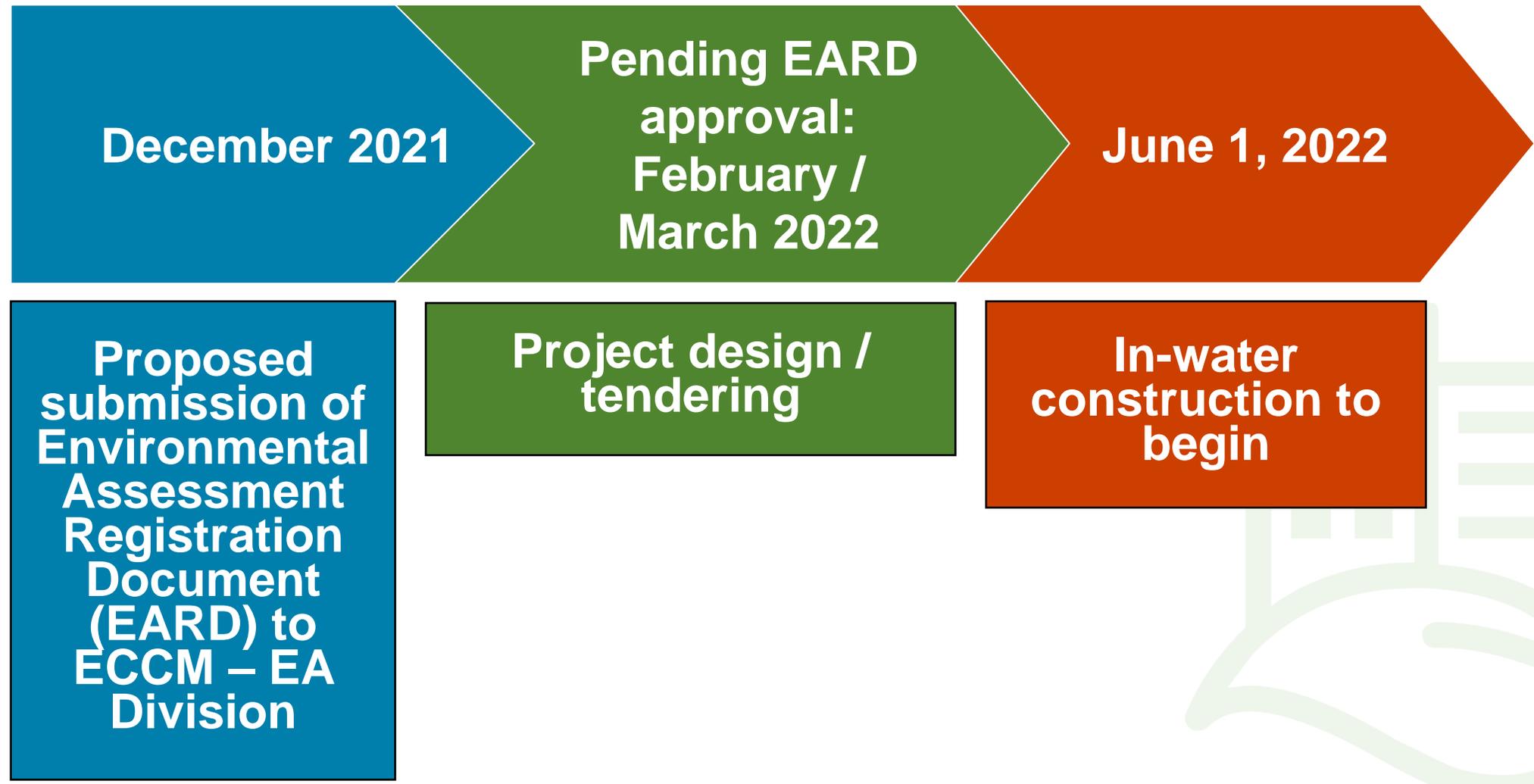


Council to review  
information note



Submit to Province  
to start  
Environmental  
Assessment (EA)  
process

# Schedule



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