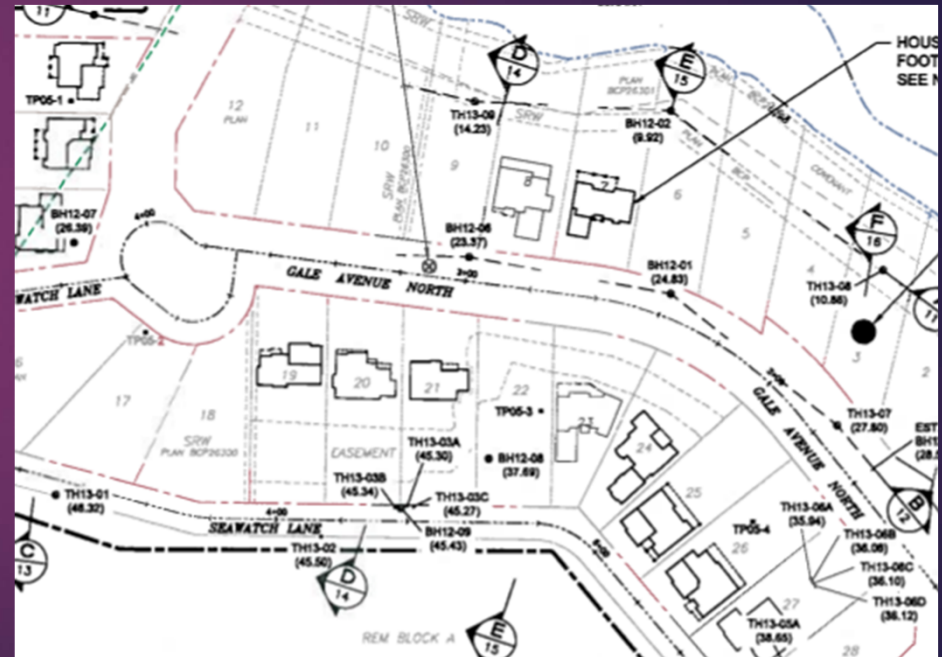


Committee of the Whole Meeting: Discussions related to the Seawatch subdivision.

SEPTEMBER 20, 2017

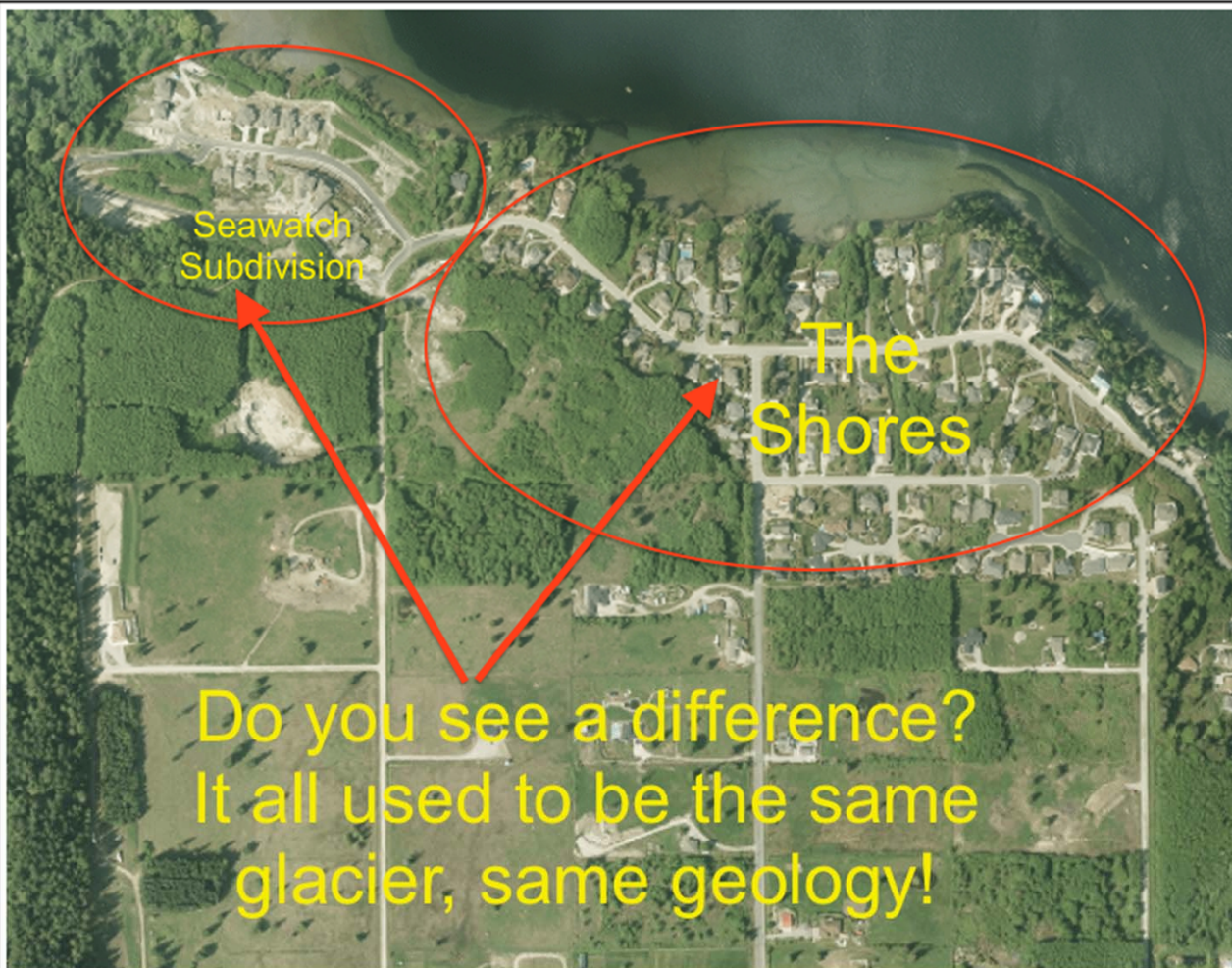


Opening

- ▶ Greeting
- ▶ Introduction

- ▶ Foundation statement of Facts

Seawatch and Properties to the South and East 2014



4

Legend

- Image
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- World Imagery
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
- Citations
 - Jurisdiction
 - Golf Courses
- Parks
 - SCRD Park
 - Recreation Site
 - Municipal Park
 - Provincial Park
- Wharf
- Cemetery
- Band Lands

508.0 0 254.00 508.0 Meters

This information has been compiled by the Sunshine Coast Regional District (SCRD) using data derived from a number of sources with varying levels of accuracy. The SCRD disclaims all responsibility for the accuracy or completeness of this information.



9/17/2017
1:10,000

Seawatch – It's Not the Land!

- ▶ Land suitable for development
- ▶ Assumed that construction and design completed and maintained correctly.
- ▶ However – This did not happen
- ▶ This has obviously escalated the problems beyond what was originally anticipated by the geotechnical engineers. It remains incredulous as to why the DOS has not repaired these issues!

Its not the land....Its the Pipes!



Seawatch - #1 issue

The District refuses to accept responsibility or to carry out repairs recommended by the engineers.

This remains the reason for the problems we are faced with today

? Why does the District continue to ignore or refuse to act upon the recommendations of the district's engineers with regard to the Seawatch Development?

Uplands – Key Problem

Ground water infiltration and high ground water levels caused at Seawatch are directly the result of:

- a. lack of ground water management system of the uphill farmlands coupled with clear cutting in recent years has overloaded the ditches used for groundwater management causing ground infiltration. This resulted in overloading the poorly designed storm sewer system in Seawatch – which is now broken.

Uplands – Key Question

? *When will the District make plans to carry out the recommendations of engineers to line the Crowston road ditches in order to reduce groundwater infiltration? What steps have you taken to remediate and improve the inadequately sized storm sewer.*

Concordia - Recent deep Drilling

- ? An extensive drilling program occurred on the property owned by the developer south of Seawatch. We were told they drilled to depths of nearly 20 meters. Were you aware of this drilling program?
- ? What was it for?
- ? Were the findings shared with Thurber?

Expertise & Oversight

District staff was not capable to review, and properly assess the water mitigation solutions proposed by the developer's engineers and failed to seek professional advice.

Expertise & Oversight

- ? *Did this lack of expertise contribute to the poor oversight shown by the district during the construction phase of Seawatch?*
- ? *Why is the DOS unable to find important records of as-built drawings and records for this project?*

Stacked Rock Wall – Major concerns since 2008

Questionable easement – “Concordia and Concordia”?

- ? *How does an easement agreement between the developer and the developer address Thurber’s concerns regarding stability, drainage, and the formation of future sinkholes?*
- ? *How does this fulfill the requirements of the Remedial Work Requirements proposed by Thurber?*

2012 Sinkhole Event and Seawatch Lane Closure

- ▶ Refusal to act for nearly four years on Thurber's 2008 recommendation resulted in the 2012 sinkhole and the Seawatch closure. We understood that this sinkhole was repaired to the satisfaction of the district – confirmed by the Mayor's public announcement and acknowledgment of the DOS assuming ownership of the roads and infrastructure.
- ▶ Given the closure of Gale Ave North – Seawatch Lane remains the only access to the majority of the residents in Seawatch
- ? *If this was repaired to the district satisfaction – then why is the road still partially closed today?*
- ? *Was this repair accompanied by any warranty or geotechnical assurances?*

Premature Settlement Agreement

- ▶ The District rushed into a settlement agreement proposed by the developer and rescinded the Remedial Action Requirement recommended by Thurber to avoid legal confrontation.
- ? *Why did the district refuse to impose the remedial action requirement and rush to make this settlement without completing the recommendations of the RWA?*
- ? *How did this settlement insure future safety for future buyers?*

DOS, Developer and Indemnity

The District is claiming that the developer is responsible.

The Mayor has stated in public that the DOS has an indemnity against the developer.

To date, the DOS has not made aware any action to act on this indemnity.

DOS, Developer and Indemnity

- ? *If the DOS has a valid indemnity, then why is the DOS and their lawyers unable or unwilling to take necessary steps to prevent and stop the developer to dispose of its assets?*
- ? *What is the financial instrument supporting this indemnity?*

Seawatch - Transparency

- Numerous requests for consultation
- Problems continue to grow
- The DOS is aware
- Requests for information denied

Seawatch - Transparency

- ? *Will you authorize a resolution to release all of these documents in a timely manner to the public?*
- ? *Why was the 2013 Thurber report not made public until after the 2015 sink hole event?*
- ? *Why did the DOS continue to issue building and occupancy permits allowing new residents to move here long after this report was written?*

Seawatch – Transparency

- ? *Why are your engineers required to provide reports in draft form?*
- ? *This is very unusual. Are the modification made by professional engineers?*
- ? *Will you provide all draft reports together with proposed changes suggested by the District prior to these reports being finalized?*
- ? *As reported in numerous reports and most recently in the July 11th, 2017 Thurber report – the regular measuring and reporting of the groundwater monitoring well tests provide crucial data in providing safety to the public. Why has the DOS abandoned these tests?*

Seawatch – New events July, 2017 Thurber Report

The most recent report by Thurber was alarming. For the first time, it summarized concisely the various components relating to the issues at Seawatch.

Most notable – was the district's refusal to mitigate the problems identified in 2015 to repair the known broken storm sewer. It states that inaction by the district as the primary cause of the escalating events in Seawatch.

Seawatch – Gale Ave North repairs

- ? *Will this council authorize district staff and district engineering department to carry out the recommendations, repairs and completion of the remedial works referred to in the Thurber July 11th, 2017 report?*

Seawatch – Mayor's Statement

Despite the Mayor's initial promise to fix the problem, the Mayor encouraged the residents to sue the district as a solution.

Seawatch – Mayor's Solution

- ? *Given the Municipal Insurance Association's response of smugly stating in a meeting with Seawatch residents that they settle such cases as these for 10 cents on the dollar - why is the Mayor encouraging the residents to launch lawsuits?*
- ? *If the Mayor's objective is to find a solution, then how, given the MIA's comment, does the Mayor feel that a fair agreement can ever be achieved?*
- ? *Is the Mayor and council suggesting that innocent people lose their homes, life savings and more - to pay for the DOS' lack of care, inaction, lack of oversight and wrong decisions.*

Summary Statements

- ▶ There was inadequate expertise and oversight during construction
- ▶ The recommendations of the DOS engineers were not incorporated into the development
- ▶ The Remedial Action Requirement was repealed without consulting the residents
- ▶ The DOS has not maintained or repaired their failing infrastructure
- ▶ The DOS continues to ignore the recommendations by its Engineers

Summary Statements

The home owners in Seawatch:

- ▶ had nothing to do with the approval of this subdivision.
- ▶ had nothing to do with the proposed engineering systems.
- ▶ had nothing to do with the construction of the DOS's roads and infrastructures.
- ▶ had nothing to do with providing oversight.
- ▶ had nothing to do with the district accepting the roads and infrastructures from the developer as complete to the satisfaction of the DOS.

Expectations

- ▶ We expect the DOS to follow provincial laws and their own Mission and Vision statements around responsibility, transparency, honesty and integrity.
- ▶ We expect the DOS to repair the roads and infrastructure so that the residents of Seawatch can live safely in their homes and the subdivision can be completed as originally planned.
- ▶ We insist that the Mayor fulfill his promise after the 2015 sinkhole: “I promise that I will fix this”