



## **Administrative Briefing**

Jubilee Centre Council Chamber  
9909 Franklin Avenue, Fort McMurray

Tuesday, March 04, 2014  
6:00 p.m.

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From time to time, items will be scheduled which must be dealt with in private due to the sensitive or confidential nature of the matter, and in such cases, the specific section of the Freedom of Information and Protection of Privacy Act will be referenced on the agenda.

## **Agenda**

### **Call to Order**

1. Adoption of Agenda
2. Minutes of Previous Administrative Briefing - February 18, 2014
3. Cross Country Mountain Bike Park

### **Motion to Move In Camera**

4. Regional Recreation Corporation  
(In Camera, pursuant to Sections 17 and 24 of the Freedom of Information and Protection of Privacy Act)
5. Timberlea Landing Sublease Proposal  
(In Camera, pursuant to Section 25 of the Freedom of Information and Protection of Privacy Act)
6. Procedure Bylaw  
(In Camera, pursuant to Section 24 of the Freedom of Information and Protection of Privacy Act)

### **Motion to Reconvene in Public**

### **Adjournment**



**Unapproved Minutes of an Administrative Briefing of the Council of the Regional Municipality of Wood Buffalo held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, February 18, 2014, commencing at 6:00 p.m.**

**Present:** M. Blake, Mayor  
T. Ault, Councillor  
G. Boutilier, Councillor  
L. Bussieres, Councillor  
J. Cardinal, Councillor  
S. Germain, Councillor  
K. McGrath, Councillor  
P. Meagher, Councillor  
J. Stroud, Councillor  
A. Vinni, Councillor

**Absent:** J. Chadi, Councillor

**Administration:** B. Makey, Chief Operating Officer  
S. Kanzig, Chief Legislative Officer  
A. Rogers, Senior Legislative Officer  
D. Soucy, Legislative Officer

**Call to Order**

The Mayor called the Administrative Briefing to order at 6:11 p.m.

**1. Adoption of Agenda**

Moved by Councillor J. Stroud that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

**2. Saline Creek Development Collaboration  
- Felice Mazzoni, Director, Planning and Development Department**

Felice Mazzoni, Director, Planning and Development Department, introduced Kim Jenkins, Chief Executive Officer, Keyano College Land Trust Corporation, and Mike Walsh, Manager, Parwest Management Inc. for Rotary Lands at Saline Creek. Mr. Mazzoni spoke with respect to creating a subdivision authority bylaw to facilitate a more effective and efficient subdivision approval process. Mr. Jenkins and Mr. Walsh were in attendance to support administration's initiative.

**Exit**

Councillor P. Meagher left the meeting at 6:21 p.m.

Discussion ensued and it was agreed that the matter be brought to a future Council meeting for consideration. It was also requested that Planning and Development bring forward a presentation providing an overview of the approved Parsons Creek and Saline Creek Area Structure and/or Outline Plans.

## **Arrival**

Councillor G. Boutilier joined the meeting at 6:42 p.m.

### **3. Motion to move In Camera**

Moved by Councillor G. Boutilier that the meeting move In Camera pursuant to Sections 16, 24 and 25 of the Freedom of Information and Protection of Privacy Act.

CARRIED UNANIMOUSLY

### **4. Contractual Matters**

(In Camera, pursuant to Sections 16 and 24 of the Freedom of Information and Protection of Privacy Act)

### **5. Personnel Matters**

(In Camera, pursuant to Section 25 of the Freedom of Information and Protection of Privacy Act)

### **6. Motion to reconvene in public**

Moved by Councillor S. Germain that the meeting reconvene in public.

CARRIED UNANIMOUSLY

The Administrative Briefing was held In Camera from 6:59 p.m. to 9:51 p.m. No notes were taken during the In Camera portion of the meeting.

### **7. Adjournment**

Moved by Councillor K. McGrath that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:52 p.m.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer

## Administrative Briefing Request Form

### Administrative Briefing Information:

*An Administrative Briefing is an opportunity for Administration to present information to the Mayor and Councillors on matters falling under one of the exceptions to disclosure in the FOIP Act. There will be no debate, decision or direction from the Mayor and Councillors at any Administrative Briefing.*

*Please note that unless specifically requested, there will be a maximum of 10 minutes for each presentation with an additional 20 minutes allotted for questions from Elected Officials per item.*

Department:	Public Operations
Subject:	Cross Country Mountain Bike Park
Objective:	To provide Council a follow-up as requested on November 15, 2013, regarding the development of a bike park.
Summary of Issue:	<p>During budget deliberations on November 15, 2013, Council requested that Administration provide additional information about the development of a bike park.</p> <p>Currently, the region does not have a cross country mountain bike park. This was identified in the 2004 Parks and Recreation Master Plan as a high priority; and is a required venue for the 2015 Western Canada Summer Games. Moreover, on November 7, 2013, 100 people were consulted at a community engagement session regarding their preferred location for the development of a bike park. The Silin Forest Road (Ross Hennigar Park) was identified as the preferred site.</p>
Attachments: (to be submitted with this form)	Cross Country Mountain Bike Park PowerPoint Presentation Council Minutes from November 15, 2013
Presenters: (name, title and department)	Nina Caines, Manager, Parks Branch; Monica Lance, Manager, Community Strategies
Attendees: (name, title and department)	Glen Smith, Director, Public Operations Department Carole Bouchard, Director, Community Services Department
Proposed Administrative Briefing Date: March 4, 2014	
<p>Approvals:</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;"> <p>_____</p> <p>Director</p> </div> <div style="text-align: center;"> <p>Sudhir Sandhu</p> <p>Executive Director</p> </div> <div style="text-align: center;"> <p>Brian Makey</p> <p>Chief Administrative Officer</p> </div> </div>	



# **CROSS COUNTRY MOUNTAIN BIKE PARK**

## **Administrative Briefing**

**March 4, 2014**



# SUMMARY

- In previous parks/recreation master plans, a bike park was identified as a high priority
- Presently, there is no suitable venue for the cross country mountain biking course as required by the 2015 Western Canada Summer Games
- \$2 million has been designated for the bike park in the 2014 budget
- There are many bike enthusiasts in the region to sustain such a venue, including the Wood Buffalo Cycling Club





# SITE SELECTION

- Seven (7) potential locations were considered for a bike park; however, a comparative site analysis narrowed it to the five (5) most suitable locations to be presented to the community for consideration:
  - North Parsons Creek
  - Silin Forest Road
  - Lower Wolverine Drive
  - Real Martin Drive
  - Abrams Land

## FORT McMURRAY BIKE PARK

## COMPARATIVE SITE ANALYSIS

FEBRUARY 19, 2014

	MAP NUMBER	SIZE (ha)	OWNERSHIP	POTENTIAL CYCLING COMPONENTS	EXISTING CONDITIONS	SLOPE ANALYSIS	INFRA-STRUCTURE / SERVICING	ROAD ACCESS	ENVIRONMENTAL IMPACT	DISTANCE TO TRANSIT	REGULARITY OF TRANSIT	CURRENT ZONING OR LAND USE	POTENTIAL LINKS TO TRAILS AND PARKS
NORTH PARSONS CREEK LANDS	1	18.6	RMWB (FUTURE MR)	ALL	MOSTLY CLEARED SOME TREES REMAINING SWMF ON SITE	MEDIUM	ALL REQUIRED	CONFEDERATION BLVD	MODERATE	FUTURE	FUTURE	URBAN EXPANSION	COULD BE CONNECTED TO EXISTING TRAILS POSSIBLE FUTURE LINKS
SILIN FOREST ROAD	2	38.0	RMWB	ALL	TREED area NATURAL VEGETATION SOME CLEARED AREAS	PREDOMINANTLY STEEP WITH SOME FLAT AREAS	SOME EXISTING PARKING OTHER SERVICING IS REQUIRED	THICKWOOD BOULEVARD ROSS HAVEN DR. ROMANY ST. THICKET DRIVE	LOW	CLOSE	FREQUENT	DIRECT CONTROL	EXISTING TRAIL LINK AND POTENTIAL FOR FUTURE LINKS
LOWER WOLVERINE	3	18.8	RMWB	MB TRAILS	TREED AREA NATURAL VEGETATION MULTI-USE TRAIL	VARIES	ALL REQUIRED	THICKWOOD BOULEVARD SIGNAL RD	LOW	CLOSE	FREQUENT	PARKS AND RECREATION	POTENTIAL FOR FUTURE LINKS
REAL MARTEN DRIVE	4	28.9	CROWN LAND	ALL	TREED NATURAL VEGETATION WITH EXISTING TRAILS SOME SWAMP/BOG	MIX OF SLOPES	ALL REQUIRED	THICKWOOD BOULEVARD REAL MARTIN DR.	MODERATE	CLOSE	FREQUENT	ENVIRONMENTAL PRESERVATION	POTENTIAL FOR FUTURE LINKS
NORTH TAIGA NOVA ECO-INDUSTRIAL PARK	5	49.7	CROWN LAND	ALL	TREED AREA BOUNDED BY RIVER HIGHWAY AND INDUSTRIAL AREA WITHIN	TREED AREA BOUNDED BY RIVER HIGHWAY AND INDUSTRIAL AREA WITHIN	ALL REQUIRED	HIGHWAY 63 AND THROUGH INDUSTRIAL	LOW	MODERATE	POOR	URBAN EXPANSION	NO EXISTING LINKS
TAIGA NOVA SOUTH	6	7.3	RMWB	BMX	TREED AREA	FLAT	ALL REQUIRED	HIGHWAY 63 AND THROUGH INDUSTRIAL	MODERATE	NONE	POOR	PUBLIC SERVICE	NO EXISTING LINKS
ABRAMS LANDS	7	12.9	RMWB	BMX	CLEARED FOR DEVELOPMENT	FLAT	ALL REQUIRED	THICKWOOD BOULEVARD	LOW	CLOSE	FREQUENT	DIRECT CONTROL	POTENTIAL FOR FUTURE LINKS



ACCEPTABLE

SOME CONFLICT  
BUT REASONABLY  
ACCEPTABLENOT  
ACCEPTABLE

# COMMUNITY CONSULTATION

## **November 7, 2013**

Over 100 people were consulted regarding a preferred location for the development of a bike park.

- Four (4) optional sites were presented to the community:
  - North Parsons Creek
  - Lower Wolverine Drive
  - Silin Forest Road
  - Real Martin Drive
- 78% of those who responded chose Silin Forest Road area as the preferred location.

## **February 27, 2014**

All four optional sites, with the addition of the Abrams Land site, were presented to the community for a total of five (5) potential sites for the bike park.

# KEY CONSIDERATIONS

- In order to have the cross country mountain bike park ready for the 2015 Western Summer Games, construction must begin in Spring 2014.
- The Alberta Bicycle Association has requested that the cross country mountain bike park be in place by Summer 2014 to allow sufficient bedding prior to the Western Summer Games in 2015.