



## **Council Meeting**

Jubilee Centre Council Chamber  
9909 Franklin Avenue, Fort McMurray

Tuesday, December 13, 2016  
6:00 p.m.

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### **Agenda**

#### **Call To Order**

#### **Adoption of Agenda**

#### **Minutes of Previous Meetings**

1. Special Council Meeting - November 28-December 2, 2016
2. Council Meeting - December 6, 2016

#### **Public Hearings and Related Reports**

3. Bylaw No. 16/026 - Amendment to Timberlea Area Structure Plan and Land Use Bylaw - Lot 25, Block 20, Plan 152 4140 (Paulson Street)
  - Public Hearing
  - 2nd and 3rd readings

#### **Reports**

4. Flood Mitigation Plan Update
  - presentation: Dawny George, Director, Engineering Department
  - delegations

5.      2017 Capital Budget, 2018 - 2022 Capital Plan
  - scheduled delegations - Rachel Orser and Maureen Gravelle, Regional Recreation Corporation
  - delegations
  
6.      2017 Interim Operating Budget
  - delegations
  
7.      Selection Committee Recommendations - Annual Committee Appointments
  
8.      Sustainable Development Committee Recommendation –Snye Point Café Lease
  - delegations
  
9.      Sustainable Development Committee Recommendation –Wood Buffalo Sport Connection Community Engagements
  - delegations

**Adjournment**

**Unapproved Minutes of a Special Meeting of the Council of the Regional Municipality of Wood Buffalo held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Monday, November 28, 2016, commencing at 5:00 p.m.**

**Present:** M. Blake, Mayor  
T. Ault, Councillor  
L. Bussieres, Councillor  
S. Germain, Councillor  
K. McGrath, Councillor  
P. Meagher, Councillor  
J. Stroud, Councillor  
C. Tatum, Councillor

**Absent:** J. Cardinal, Councillor  
A. Vinni, Councillor  
C. Voyageur, Councillor

**Administration:** M. Ulliac, Chief Administrative Officer  
K. Scoble, Deputy Chief Administrative Officer  
D. Bendfeld, Executive Director  
R. Billard, Acting Executive Director  
B. Couture, Executive Director  
E. Hutton, Executive Director  
J. Brown, Supervisor Legislative Services  
J. Wall, Legislative Coordinator

**Call To Order**

Mayor M. Blake called the meeting to order at 5:07 p.m. and explained that Council would immediately move into Committee of the Whole to allow for the relaxing of procedure while conducting its annual budget workshop. The Mayor also noted that no motions could be passed while Council is convened as Committee of the Whole.

**Motion to move into Committee of the Whole**

Moved by Councillor J. Stroud that the meeting be recessed so that Council may move into Committee of the Whole.  
CARRIED UNANIMOUSLY

**Community Investment Program Presentations**

**1. Northern Alberta Athletic Association**  
(5:11 p.m. – 5:23 p.m.)

**David Fitzgerald, President, and Ross Green, Treasurer**, provided a presentation on the Northern Alberta Athletic Association and the funding request for 2017.

Discussion ensued regarding ice usage for the Casman Centre and it was requested that Administration report to Council with details of ice utilization for the facility.

**2. Fort McMurray Heritage Society**  
(5:24 p.m. – 5:54 p.m.)

**Carmen Ramstead, President, Roseann Davidson, Executive Director, and Tammy Plowman, Programs Manager**, provided a presentation on the Fort McMurray Heritage Society and the funding request for 2017.

Arrival

Councillor S. Germain joined the meeting at 5:45 p.m.

**3. Wood Buffalo Regional Library**  
(5:55 p.m. - 6:12 p.m.)

**Monica Domingues, Chair, and Melissa Flett, Acting Director**, provided a presentation on the Wood Buffalo Regional Library and the funding request for 2017.

**4. Fort McMurray Tourism**  
(6:13 p.m. – 6:45 p.m.)

**Frank Creasey, Chief Executive Officer and Jean-Marc Guillamot, Chair**, provided a presentation on Fort McMurray Tourism and the funding request for 2017.

Exit and Return

Councillor K. McGrath exited the Council Chamber at 6:16 p.m. and returned at 6:26 p.m.

Recess

A recess occurred from 6:46 p.m. to 7:02 p.m. Following the recess Mayor Blake expressed regrets on behalf of Councillors L. Bussieres and K. McGrath, indicating that they would be absent for the balance of the evening.

**5. Local Helicopter Emergency Response Organization (HERO) Foundation**  
(7:02 p.m. – 7:29 p.m.)

**Paul Spring, President and Board Chair, and Andrea Montgomery-Spring, Director of Stakeholder and Community Relations**, provided a presentation on the Local H.E.R.O Foundation and the funding request for 2017.

**6. Vista Ridge**  
(7:30 p.m. – 7:52 p.m.)

**Kevin Grogan, General Manager**, provided a presentation on Vista Ridge's funding request for 2017.

Exit and Return

Councillor S. Germain exited the Chamber at 7:53 p.m. and returned at 7:54 p.m.



**7. YMCA of Northern Alberta, Wood Buffalo Region**  
(7:53 p.m. – 8:20 p.m.)

**Janet Giles, Senior Vice President, and Jim Weller, Regional Vice-President**, provided a presentation on the YMCA of Northern Alberta and the funding request for 2017.

Exit and Return and Assuming of the Chair

Mayor M. Blake exited the Council Chamber at 8:08 p.m. and Deputy Mayor S. Germain assumed the Chair. Mayor M. Blake returned to the Council Chamber at 8:09 p.m. and resumed chairing of the meeting.

**8. Regional Recreation Corporation**  
(8:21 p.m. – 8:34 p.m.)

**Bruno Francoeur, Board Chair, and Rachel Orser, Chief Financial Officer**, provided a presentation on the Regional Recreation Corporation and the funding request for 2017.

Discussion ensued regarding the 4% wage increase for the CUPE unionized staff for 2017 and it was requested that additional details be provided to Council with respect to this increase.

**Recess**

The Mayor then declared the meeting recessed at 8:35 p.m., noting that it would reconvene at 5:00 p.m. on Tuesday, November 29, 2016 in the Jubilee Centre Council Chamber.



**Unapproved Minutes of a Special Meeting 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, November 29, 2016, commencing at 5:00 p.m.**

**Present:** M. Blake, Mayor  
T. Ault, Councillor  
S. Germain, Councillor  
P. Meagher, Councillor  
J. Stroud, Councillor  
C. Tatum, Councillor

**Absent:** L. Bussieres, Councillor  
J. Cardinal, Councillor  
K. McGrath, Councillor  
A. Vinni, Councillor  
C. Voyageur, Councillor

**Administration:** M. Ulliac, Chief Administrative Officer  
K. Scoble, Deputy Chief Administrative Officer  
D. Bendfeld, Executive Director  
R. Billard, Acting Executive Director  
B. Couture, Executive Director  
E. Hutton, Executive Director  
J. Brown, Supervisor Legislative Services  
J. Wall, Legislative Coordinator

**Reconvene**

Mayor M. Blake reconvened the meeting at 5:02 p.m., noting that the proceedings are continued from the November 28<sup>th</sup> meeting, and that Council was still sitting as Committee of the Whole.

**Operating Budget Presentations**

**9. 2017 Operating Budget Introduction**  
(5:03 p.m. - 5:19 p.m.)

**Elsie Hutton, Chief Financial Officer and Executive Director, Corporate Services Division accompanied by Linda Ollivier, Director, Financial Services**, introduced the proposed 2017 Operating Budget, noting that a detailed presentation had been provided to Council on November 1, 2016. It was indicated that the proposed budget had already been reduced by \$30 million from the 2016 Budget, which included a \$20 million reduction of the Capital Budget and \$10 million of the Operating Budget.

**Public Delegations**

**10. Public Delegations**  
(5:20 p.m. – 5:26 p.m.)

**Jim Rogers, resident**, spoke to the proposed 2017 budget and the rural water and sewer projects.

**11. Planning and Regional Development Division**

(5:26 p.m. – 5:31 p.m.)

**Bob Couture, Executive Director, Planning and Regional Development**, gave an overview of the proposed 2017 Operating Budget for the Planning and Regional Development Division.

**12. Planning and Development**

(5:32 p.m. – 6:03 p.m.)

**Jamie Doyle, Director, Planning and Development**, gave an overview of the proposed 2017 Operating Budget for the department.

It was requested that the following information be provided:

- Breakdown of total costs associated with the reviews/projects that are being undertaken in 2017.
- An explanation and detail around the increase of 17% in wages and benefits for the Planning and Development Department.
- Further explanation and clarification on the total FTE count in 2016 in comparison to 2017.

Entrance

Councillor S. Germain joined the meeting at 5:44 p.m.

**13. Land Administration**

(6:04 p.m. – 6:09 p.m.)

**Keith Smith, Director, Land Administration**, gave an overview of the proposed 2017 Operating Budget for the department.

**14. Economic Development**

(6:10 p.m. – 6:23 p.m.)

**Keith Smith, Acting Director, Economic Development**, gave an overview of the proposed 2017 Operating Budget for the department.

**15. Community and Protective Services Division**

(6:24 p.m. – 6:32 p.m.)

**Dale Bendfeld, Executive Director, Community and Protective Services Division**, gave an overview of the proposed 2017 Operating Budget for the Community and Protective Services Division.

Exit and Return

Councillor T. Ault exited the Chamber at 6:29 p.m. and returned at 6:31 p.m.

**16. Community Services**

(6:33 p.m. – 6:58 p.m.)

**Carole Bouchard, Director, Community Services, accompanied by Toni Elliott, Manager, Community Facilities and Investment,** gave an overview of the proposed 2017 Operating Budget for the department.

It was requested that the following information be provided:

- Details on staffing and the total cost associated with the respective events that are led by the Community Services Department.

**17. Municipal Law Enforcement/RCMP Support Services**

(6:59 p.m. – 7:34 p.m.)

**Kimberly Snow, Acting Director, Municipal Law Enforcement and RCMP Support Services and Lorna Dicks, Inspector, RCMP,** gave an overview of the proposed 2017 Operating Budget for the department.

Exit and Return

Councillor S. Germain exited the Council Chamber at 7:01 p.m. and returned at 7:02 p.m.

Recess

A recess occurred between 7:34 p.m. and 7:52 p.m.

**18. Regional Emergency Services**

(7:53 p.m. – 8:09 p.m.)

**Darby Allen, Director, Regional Emergency Services, accompanied by Kasia Odrzygozdz, Financial Analyst,** gave an overview of the proposed 2017 Operating Budget for the department.

It was requested that the following information be provided:

- Statistics regarding any increases of calls to Regional Emergency Services with respect to the use of fentanyl.

Return

Councillors C. Tatum and S. Germain re-entered the Council Chamber at 7:54 p.m.

Exit and Return and Assuming of the Chair

Mayor M. Blake exited the Council Chamber at 7:55 p.m. and Deputy Mayor S. Germain assumed the Chair. Mayor M. Blake returned to the Council Chamber and resumed the Chair at 8:05 p.m.

Exit and Return

Councillor C. Tatum exited the Chamber at 8:06 p.m. and returned at 8:07 p.m.

**19. First Nation and Métis Nation Relations**

(8:10 p.m. – 8:19 p.m.)

**Dennis Fraser, Director, First Nation and Métis Nation Relations and Elena Gould, Manager, Aboriginal Relations**, gave an overview of the proposed 2017 Operating Budget for the department.

**Recess**

The Mayor then declared the meeting recessed at 8:20 p.m., noting that it would reconvene at 5:00 p.m. on Wednesday, November 29, 2016 in the Jubilee Centre Council Chamber.

**Unapproved Minutes of a Special Meeting of the Council of the Regional Municipality of Wood Buffalo held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Wednesday, November 30, 2016, commencing at 5:00 p.m.**

**Present:** M. Blake, Mayor  
T. Ault, Councillor  
L. Bussieres, Councillor  
S. Germain, Councillor  
K. McGrath, Councillor  
J. Stroud, Councillor  
C. Tatum, Councillor  
A. Vinni, Councillor

**Absent:** J. Cardinal, Councillor  
P. Meagher, Councillor  
C. Voyageur, Councillor

**Administration:** M. Ulliac, Chief Administrative Officer  
K. Scoble, Deputy Chief Administrative Officer  
D. Bendfeld, Executive Director  
R. Billard, Acting Executive Director  
B. Couture, Executive Director  
E. Hutton, Executive Director  
J. Brown, Supervisor Legislative Services  
J. Wall, Legislative Coordinator

**Reconvene**

Mayor M. Blake reconvened the meeting at 5:02 p.m., noting that the proceedings are a continuation of the November 28 and 29 meetings, and that Council was still convened as Committee of the Whole.

**20. Communications and Stakeholder Relations**  
(5:03 p.m. - 5:30 p.m.)

**Brenda Erskine, Acting Director, Communications and Stakeholder Relations, accompanied by Monica Ball, Financial Analyst,** gave an overview of the proposed 2017 Operating Budget for the department.

**Exit and Return**

Councillor K. McGrath exited the Council Chamber at 5:15 p.m. and returned at 5:17 p.m.

**21. Infrastructure and Engineering Division**  
(5:31 p.m. – 5:32 p.m.)

**Robert Billard, Acting Director, Infrastructure and Engineering Division,** gave an overview of the proposed 2017 Operating Budget for the Infrastructure and Engineering Division.

**22. Engineering**

(5:33 p.m. – 5:49 p.m.)

**Dawny George, Director, Engineering, accompanied by William Brook, Acting Manager, Building Infrastructure Management, and Donna Perera, Financial Analyst,** gave an overview of the proposed 2017 Operating Budget for the department.

It was requested that the following information be provided:

- Details as to the full costs of resources and FTE's associated with all of the projects, study's and reviews being proposed for each of the departments.

**23. Public Works**

(5:50 p.m. – 6:06 p.m.)

**Nina Caines, Manager, Public Works and Parks, accompanied by Terra Brenneis, Acting Manager, Roads, and Katalin Verraszto, Financial Analyst,** gave an overview of the proposed 2017 Operating Budget for the department.

**24. Environmental Services**

(6:07 p.m. - 6:26 p.m.)

**Leslie Burke, Acting Director, Environmental Services accompanied by Travis Kendel, Manager, Water Treatment, and Jhnel Weller-Hannaway, Financial Analyst,** gave an overview of the proposed 2017 Operating Budget for the department.

**25. Sustainable Operations**

(6:27 p.m. – 6:39 p.m.)

**Leslie Burke, Director, Sustainable Operations,** gave an overview of the proposed 2017 Operating Budget for the department.

It was requested that the following information be provided:

- Statistics/information regarding the education program for students and the success of its delivery.
- Clarification and further information was requested as to the salary and benefits costing for the Sustainable Operations Department personnel.

Recess

A recess occurred from between 6:39 p.m. and 6:58 p.m.

Exit

Councillor T. Ault exited the meeting at 6:39 p.m.

**26. Transit Services**

(6:59 p.m. – 7:19 p.m.)

**Tony O'Doherty, Acting Director, Transit Services, accompanied by Earl Romkey, Manager, Technology, Technical Planning & Scheduling, and Kashif Ghafoor, Financial Analyst,** gave an overview of the proposed 2017 Operating Budget for the department.



Exit and Return

Councillor K. McGrath exited the Council Chamber at 7:01 p.m. and returned at 7:12 p.m.

**27. Wood Buffalo Recovery Committee and Task Force**

(7:20 p.m. – 7:36 p.m.)

**Dana Woodworth, Recovery Team Leader, accompanied by Mark Power, Manager, Project Services for the Recovery Task Force,** gave an overview of the proposed 2017 Operating Budget for the department.

It was requested that the following information be provided:

- Details on the positions and costs of staff who have been seconded from other departments to the Recovery Task Force

**Recess**

The Mayor then declared the meeting recessed at 7:37 p.m., noting that it would reconvene at 8:30 a.m. on Friday, December 2, 2016 in the Jubilee Centre Council Chamber.



**Unapproved Minutes of a Meeting of the Special Council of the Regional Municipality of Wood Buffalo held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Friday, December 02, 2016, commencing at 8:30 a.m.**

**Present:** M. Blake, Mayor  
L. Bussieres, Councillor  
J. Cardinal, Councillor (via teleconference)  
J. Stroud, Councillor  
C. Tatum, Councillor  
A. Vinni, Councillor  
C. Voyageur, Councillor (via teleconference)

**Absent:** T. Ault, Councillor  
S. Germain, Councillor  
K. McGrath, Councillor  
P. Meagher, Councillor

**Administration:** M. Ulliak, Chief Administrative Officer  
K. Scoble, Deputy Chief Administrative Officer  
R. Billard, Acting Executive Director  
D. Bendfeld, Executive Director  
B. Couture, Executive Director  
E. Hutton, Executive Director  
J. Brown, Supervisor Legislative Services  
J. Wall, Legislative Coordinator

**Reconvene**

Mayor M. Blake reconvened the meeting at 8:32 a.m., noting that the proceedings are a continuation of the November 28-30 meetings, and that Council was still sitting as Committee of the Whole.

**28. Corporate Services Division**  
(8:33 a.m. – 8:36 a.m.)

**Elsie Hutton, Chief Financial Officer and Executive Director, Corporate Services Division**, introduced the proposed 2017 Operating Budget and gave an overview of the departments within the division.

**29. Financial Services**  
(8:37 a.m. – 8:41 a.m.)

**Linda Ollivier, Director, Financial Services**, gave an overview of the proposed 2017 Operating Budget for the department.

**30. Human Resources**  
(8:42 a.m. - 8:53 a.m.)

**Terry Hartley, Director, Human Resources**, gave an overview of the proposed 2017 Operating Budget for the department.

**31. Information and Advisory Services**  
(8:54 a.m. - 9:00 a.m.)

**AnnMarie Hintz, Acting Director, Information and Advisory Services**, gave an overview of the proposed 2017 Operating Budget for the department.

**32. Supply Chain Management**  
(9:01 a.m. - 9:08 a.m.)

**Ted Zlotnik, Director, Supply Chain Management**, gave an overview of the proposed 2017 Operating Budget for the department.

**33. Assessment and Taxation**  
(9:09 a.m. – 9:24 a.m.)

**Philip Schofield, Director, Assessment and Taxation**, gave an overview of the proposed 2017 Operating Budget for the department.

Entrance

Councillor C. Tatum joined the meeting at 9:12 a.m.

**34. Council**  
(9:25 a.m. – 9:28 a.m.)

**David Leflar, Director, Legal and Legislative Services**, gave an overview of the proposed 2017 Operating Budget for the department.

**35. Office of the Chief Administrative Officer**  
(9:29 a.m. – 9:30 a.m.)

**Marcel Ulliach**, gave an overview of the proposed 2017 Operating Budget for the Office of the Chief Administrative Officer.

**36. Municipal Auditor**  
(9:31 a.m. – 9:41 a.m.)

**Ralph Timleck, Director, accompanied by Monica Ball, Financial Analyst**, gave an overview of the proposed 2017 Operating Budget for the department.

**37. Deputy Chief Administrative Officer**  
(9:41 a.m. – 9:42 a.m.)

**Kevin Scoble**, gave an overview of the proposed 2017 Operating Budget for the Office of the Deputy Chief Administrative Officer.

**38. Legal and Legislative Services**  
(9:43 a.m. – 9:55 a.m.)

**David Leflar, Director, Legal and Legislative Services**, gave an overview of the proposed 2017 Operating Budget for the department.

### Recess

A recess occurred from 9:56 a.m. to 10:20 a.m.

### Capital Budget Presentations

#### **39. 2017 Capital Budget Introduction**

(10:21 a.m. – 10:32 p.m.)

**Elsie Hutton, Chief Financial Officer and Executive Director, Corporate Services Division and Linda Ollivier, Director, Financial Services**, provided an overview of the proposed 2017 Capital Budget.

### Entrance

Councillors J. Cardinal and C. Voyageur joined the meeting via teleconference at 10:28 a.m.

#### **40. Environmental Services**

(10:30 a.m. – 10:48 a.m.)

**Leslie Burke, Acting Director, Environmental Services**, gave an overview of the proposed 2017 Capital Budget for the department.

#### **41. Public Works**

(10:49 a.m. – 11:12 a.m.)

**Ken Ball, Parks Superintendent, accompanied by Dawny George, Director, Engineering**, gave an overview of the proposed 2017 Capital Budget for the department.

It was requested that the following information be provided:

- Details on the project for the Clearwater Park System, more specifically, which components of the project are aesthetic or rehabilitation/environmental and those specific costs.

#### **42. Engineering**

(11:13 a.m. – 11:41 a.m.)

**Dawny George, Director, Engineering**, gave an overview of the proposed 2017 Capital Budget for the department.

It was requested that the following information be provided:

- A detailed cost breakdown of the of the Jubilee Building renovations, more specifically which components of the project are aesthetic vs. mechanical.

#### **43. Land Administration**

(11:42 p.m. – 11:52 p.m.)

**Keith Smith, Director, Land Administration, accompanied by Travis Kendel, Manager, Water Treatment**, gave an overview of the proposed 2017 Capital Budget for the department.

### Recess

A recess occurred from 11:52 a.m. – 1:08 p.m.

**44. Regional Emergency Services**  
(1:09 p.m. – 1:16 p.m.)

**Darby Allen, Director, Regional Emergency Services**, gave an overview of the proposed 2017 Capital Budget for the department.

**45. Community Services**  
(1:17 p.m. – 1:21 p.m.)

**Carole Bouchard, Director, Community Services**, gave an overview of the proposed 2017 Capital Budget for the department.

**46. Information and Advisory Services**  
(1:22 p.m. – 1:28 p.m.)

**AnnMarie Hintz, Acting Director, Information and Advisory Services**, gave an overview of the proposed 2017 Capital Budget for the department.

**47. Assessment and Taxation**  
(1:29 p.m. – 1:34 p.m.)

**Philip Schofield, Director, Assessment and Taxation**, gave an overview of the proposed 2017 Capital Budget for the department.

Recess

A recess occurred from 1:35 p.m. to 2:19 p.m.

**Reconvening of Special Meeting**

Mayor Blake advised that Council was no longer meeting as Committee of the Whole and declared that the Special Meeting of Council be reconvened at 2:20 p.m.

**48. Public Delegations**  
(2:20 p.m. – 2:25 p.m.)

**Jim Rogers, resident**, spoke to the current financial situation in the Municipality and the Ward System.

**Deliberations**

**49. Budget Deliberations - Conclusion and Recommendation to Council**  
(2:26 p.m. – 3:36 p.m.)

Moved by Councillor J. Stroud that \$100,000 be allocated for the pre-design of a cemetery in Janvier.

CARRIED UNANIMOUSLY

Moved by Councillor C. Tatum that Capital Project # 30 - Jubilee Centre Renovation – Construction 2017, be split into three separate budget items as follows:

- a) mechanical upgrades;
- b) cost associated with the renovation needed to increase staff capacity; and
- c) the cost of lobby renovation.

CARRIED UNANIMOUSLY

Moved by Councillor C. Tatum that Capital Project #45 – FireSmart Greenspace Rehabilitation be reduced by at least 10% following a review of alternate materials and community consultation.

CARRIED UNANIMOUSLY

Moved by Councillor C. Tatum that the Community Investment Program Budget for organizations with requests over 500,000 for 2017 be reduced by 6%, excluding the Vista Ridge Community Investment Grant and the Local Helicopter Emergency Response Organization (HERO) Foundation Grant.

CARRIED UNANIMOUSLY

Moved by Councillor A. Vinni that Capital Project #38 – Clearwater Park System (Riverside Park System) – Remediation – be funded for the remediation portion of the project only in the 2017 budget.

CARRIED UNANIMOUSLY

Moved by Councillor A. Vinni that Capital Project #59 - Conklin Multiplex - Construction be deferred to 2018, pending a review of the scope and business case for this project.

DEFEATED

For: L. Bussieres, A. Vinni

Opposed: M. Blake, J. Cardinal, J. Stroud,  
C. Tatum, C. Voyageur

#### Assuming of the Chair

Acting Mayor C. Tatum assumed the Chair and Mayor M. Blake vacated the Chair at 2:46 p.m. and put forth the following motions:

Moved by Mayor M. Blake that a Transit Bus Shelter Improvements Project, to include shelter decorations, the completion of all clear and heated bus shelters, and appropriate pull outs on Thickwood Boulevard and Confederation Way be approved.

CARRIED UNANIMOUSLY

Moved by Mayor M. Blake that a Primary Road Beautification Project to include decorative covers for all eligible utility box boxes, decorative hanging flowers on both sides of the road, median and boulevard improvements (removing grass and replacing with solid surface like stamped concrete), and the integration of tree planting within median improvements be approved.

CARRIED UNANIMOUSLY

Moved by Mayor M. Blake that a Digital Screen be installed on the Weather Catcher to display public messages and promote municipal events.

DEFEATED

For: A. Vinni, J. Stroud

Opposed: M. Blake, L. Bussieres, J.  
Cardinal, C. Tatum, C.  
Voyageur

Moved by Mayor M. Blake that a Birchwood Trail Lookout Tower be constructed to commemorate all responders to the May 3, 2016 wildfire in the amount of not greater than \$500,000.00.

CARRIED UNANIMOUSLY

#### Assuming of the Chair

Mayor M. Blake resumed the Chair at 2:57 p.m.

Moved by Councillor L. Bussieres that Administration be directed to review all proposed funded Capital Projects and present a savings of at least 10% of the overall proposed 2017 Capital Budget.

CARRIED

For: L. Bussieres, J. Cardinal, J. Stroud,  
C. Tatum, A. Vinni, C. Voyageur

Opposed: M. Blake

The following motion was then presented by Councillor L. Bussieres, and subsequently withdrawn with consent of Council: “that Administration be directed to review the 2017 Operating Budget and present a savings of at least 10% of the overall proposed 2017 Operating Budget.”

Moved by Councillor J. Cardinal that Capital Project #102 – Rural Community Placemaking Fort MacKay – Design in the amount of \$110,000 be moved from unfunded to funded.

CARRIED UNANIMOUSLY

Moved by Councillor C. Tatum that all approved amendments be incorporated into the 2017 Operating and Capital Budgets, and 2018-2019 Financial Plans, and that the revised budget documents be brought forward for Council’s consideration on December 13, 2016.

CARRIED UNANIMOUSLY



**Adjournment**

The meeting adjourned at 3:37 p.m.

\_\_\_\_\_  
Mayor

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



**Unapproved Minutes of a Meeting 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, December 06, 2016, commencing at 6:00 p.m.**

**Present:** M. Blake, Mayor  
L. Bussieres, Councillor  
J. Cardinal, Councillor (via teleconference)  
S. Germain, Councillor  
P. Meagher, Councillor  
J. Stroud, Councillor  
A. Vinni, Councillor  
C. Voyageur, Councillor (via teleconference)

**Absent:** T. Ault, Councillor  
K. McGrath, Councillor  
C. Tatum, Councillor

**Administration:** M. Ulliac, Chief Administrative Officer  
K. Scoble, Deputy Chief Administrative Officer  
D. Bendfeld, Executive Director  
R. Billard, Acting Executive Director  
B. Couture, Executive Director  
E. Hutton, Executive Director  
D. Leflar, Regional Legal Counsel  
A. Rogers, Senior Legislative Officer  
R. Marshall, Legislative Officer  
A. Hawkins, Legislative Officer

**Call To Order**

Mayor M. Blake called the meeting to order at 6:09 p.m.

**Adoption of Agenda**

Moved by Councillor P. Meagher that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

**Minutes of Previous Meetings**

**1. Minutes of Regular Council Meeting - November 22, 2016**

Moved by Councillor J. Stroud that the Minutes of the Council Meeting held on November 22, 2016 be approved as presented.

CARRIED UNANIMOUSLY

**Report**

**2. Appointment of Interim Chief Administrative Officer  
(6:11 p.m. – 6:13 p.m.)**

Moved by Councillor P. Meagher:

- That Annette Antoniak be appointed as Interim Chief Administrative Officer for the Regional Municipality of Wood Buffalo, effective December 7, 2016 until December 31, 2017; and
- That the Mayor be authorized on behalf of Council to sign and execute a contract of employment with Annette Antoniak for the position of Interim Chief Administrative Officer.

CARRIED UNANIMOUSLY

### **Recognition**

#### **3. Immigrant and Refugee Rights Day - December 10, 2016**

Mayor M. Blake spoke to the proclamation for Immigrant and Refugee Rights Day, December 10, 2016.

### **Presentations**

#### **4. Keith Smith, Acting Director, Economic Development re: Business and Economic Recovery Plan (BERP)**

**Keith Smith, Acting Director, Economic Development, and Amanda Haitas, Manager, Development Integration and Research**, provided a status update on the ongoing Business and Economic Recovery Plan.

### **Exit and Assuming of the Chair**

Mayor M. Blake exited the meeting at 6:30 p.m. at which time Deputy Mayor S. Germain assumed the Chair.

### **Public Hearings and Related Reports**

#### **5. Rural Committee Recommendation - Bylaw No. 16/023 - Janvier Area Structure Plan**

(6:31 p.m. – 6:48 p.m.)

Deputy Mayor S. Germain declared the Public Hearing for Bylaw No. 16/023 open at 6:31 p.m.

**Jamie Doyle, Director, Planning and Development, Latosia Campbell-Walters, Manager, Comprehensive Planning, and Jennifer Wardle, Planner II**, provided an overview of the proposed Janvier Area Structure Plan.

**Jim Rogers, resident**, spoke to the process and indicated that more engagement is needed with citizens in the community that are subjected to these regulations.

Deputy Mayor S. Germain declared the Public Hearing closed for Bylaw No. 16/023 at 6:46 p.m.

Moved by Councillor J. Stroud that Bylaw No. 16/023, being the Janvier Area Structure Plan, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 16/023, be read a third and final time.

CARRIED UNANIMOUSLY

**6. Bylaw No. 16/024 - Land Use Bylaw Amendment - Lot 18A, Block 2, Plan 0224422 and Lot 18B, Block 2, Plan 0224422 (Gregoire Drive)**  
(6:49 p.m. – 6:59 p.m.)

Deputy Mayor S. Germain declared the Public Hearing for Bylaw No. 16/024 open at 6:49 p.m.

**Jamie Doyle, Director, Planning and Development**, provided an overview of the proposed Land Use Bylaw Amendment.

**Dan Sorensen, representing the Applicant**, provided a brief opening statement regarding the requested amendment and proposed development for the site.

Deputy Mayor S. Germain declared the Public Hearing for Bylaw No. 16/023 closed at 6:57 p.m.

Moved by Councillor J. Stroud that Bylaw No. 16/024, being a Land Use Bylaw Amendment specific to redesignation of Lot 18A Block 2 Plan 0224422 and Lot 18B Block 2 Plan 0224422 from Highway Commercial District (C4) to Shopping Centre Commercial District (C3), be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 16/024, be read a third and final time.

CARRIED UNANIMOUSLY

**7. Bylaw No. 16/025 - Land Use Bylaw Amendment - Lot 9, Block 1, Plan 042 1273 (Adjacent Memorial Drive, North of Thickwood Boulevard Overpass)**  
(6:59 p.m. – 7:13 p.m.)

Deputy Mayor S. Germain declared the Public Hearing for Bylaw No. 16/025 open at 6:59 p.m.

**Jamie Doyle, Director, Planning and Development** provided an overview of the proposed Land Use Bylaw Amendment.

**Marty Giles, resident and business owner**, spoke in support of the proposed amendment, but indicated that controls need to be put in place with respect to tracking of dirt from the site.

**Jim Rogers, resident**, spoke to items unrelated to the proposed amendment.

Deputy Mayor S. Germain declared the Public Hearing for Bylaw No. 16/025 closed at 7:12 p.m.

Moved by Councillor P. Meagher that Bylaw No. 16/025 being a Land Use Bylaw amendment to change the designation of Lot 9, Block 1, Plan 042 1273, from Direct Control District to Business Industrial District, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 16/025, be read a third and final time.

CARRIED UNANIMOUSLY

## **Reports**

### **8. Land Planning and Transportation Committee Recommendation – Residential On-Street Parking**

(7:13 p.m. – 7:17 p.m.)

Moved by Councillor J. Stroud:

- That the Residential On-Street Parking Study project completion date be extended until August 31, 2017;
- That the scope of the project be revised to exclude those areas of neighbourhoods directly impacted by the wildfire; and
- That a separate On-Street Parking Study be undertaken in neighbourhoods directly impacted by the 2016 wildfire, once the rebuild has been completed.

CARRIED UNANIMOUSLY

### **9. Urban Service Area Franchise Fees During Wildfire Evacuation**

(7:18 p.m. – 7:25 p.m.)

**Elsie Hutton, Chief Financial Officer**, provide an overview of the urban service area franchise fees not collected during the period of evacuation due to the wildfire.

**Ryan Germaine and Sandy Love, representatives from ATCO Gas**, answered questions of Council with respect to franchise fee agreements.

Moved by Councillor P. Meagher that franchise fees not be collected retroactively for the evacuation period from May 3 through June 5, 2016 within the Urban Service Area.

CARRIED UNANIMOUSLY

**10. 2015 Tax Relief Request – 149 Roy Lane, 153 Roy Lane and 172 Coventry Drive, Fort McMurray**  
( 7:25 p.m. – 7:35 p.m.)

**Philip Schofield, Director, Assessment and Taxation**, provided a brief summary of the 2015 tax relief request.

**J. Paul McLeod, resident**, questioned why only three properties are in the report and not all properties that were affected by the fire for the underinsured.

Moved by Councillor P. Meagher that the requests for cancellation of the 2015 municipal tax portion for 149 Roy Lane, Fort McMurray in the amount of \$462.88; for 153 Roy Lane, Fort McMurray in the amount of \$462.88; and for 172 Coventry Drive, Fort McMurray in the amount of \$478.80, be approved.

CARRIED UNANIMOUSLY

**11. Reserve Bids and Sale Conditions for Tax Sale Properties**  
(7:35 p.m. – 7:47 p.m.)

**Philip Schofield, Director, Assessment and Taxation**, provide a brief overview of the reserve bids and sale conditions for tax sale properties.

**Jim Rogers, resident**, suggested that there be uniform policies and consistency with respect to the release of information about the properties.

Moved by Councillor P. Meagher that the reserve bids and sale conditions be established as listed in the Reserve Bids and Sale Conditions for Tax Sale Properties, dated November 15, 2016.

CARRIED UNANIMOUSLY

**12. 2016 Request for Tax and Accounts Receivable Arrears Write-Off**  
(7:47 p.m. – 7:56 p.m.)

**Philip Schofield, Director, Assessment and Taxation**, provide an overview of the report before Council.

Moved by Councillor J. Stroud that the recommended Tax and Accounts Receivable Arrears Write-Off of \$63,997.94 dated December 6, 2016, as Attachment 1, be approved.

CARRIED UNANIMOUSLY

**Adjournment**

As all scheduled business matters had been concluded, Deputy Mayor S. Germain declared the meeting adjourned at 7:59 p.m.

\_\_\_\_\_  
Mayor

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



- 3. Public Hearing re: Bylaw No. 16/026 – Amendment to Timberlea Area Structure Plan and Land Use Bylaw – Lot 25, Block 20, Plan 152 4140 (Paulson Street)**
- A. Introduction by Administration
- Jamie Doyle, Director, Planning and Development
- B. Opening Statement from Applicants
- Scott Mackie, WSP/MMM Group, Lino Paoloni, Shell Canada, and James Munro, Fort McMurray Family Crisis Society
  - Michele Taylor, Executive Director of Waypoints Community Services Association, Colleen Kearney, Board Member and James Munro, Development Consultant
- C. Written Presentations
- Young You – opposed
  - Cindy and Rocky Guitard – opposed
  - Chithra and Udayashankar – opposed
  - Senthil Kumar – opposed
  - Brian J. Lutes – opposed
  - Jack Quan and Vivian Ha – opposed
  - Barry and Agnes Fushtey - opposed
- D. Verbal Presentations
- Kunal Malik – opposed
  - Mukesh Malik – opposed
  - Margaret Montoya – opposed
  - Chantal Beaver – in support
  - Arianna Johnson – in support
- E. Other Verbal Presentations (Time Permitting and with Consent of Council)
- F. Questions of Council
- G. Closing Statement





## Council Meeting Presentation Request

Completed requests to make a public presentation must be received by 12:00 noon on the Wednesday immediately prior to the scheduled meeting. Presentations are a maximum of 5 minutes in duration.

Presentation Information	
Preferred Date of Presentation	Public Hearing - December 13, 2016
Name of Presenter(s)	Scott Mackie (WSP MMM), Lino Paoloni (Shell), James Munro (Fort McMurray Family Crisis Society)
Organization Represented	Shell Canada
Topic	Land Use Bylaw Rezoning - From "R3 Medium Density Residential" to "C2 Mixed / Traditional Commercial"  Timberlea ASP Amendment - From "Low Density Residential" to "Commercial"
Please List Specific Points/Concerns	
Action Being Requested of Council	To approve the rezoning and amendment for property located at Lot 24, Block 20, Plan 1024533, 120 Paulson Street.
<p>Are you providing any supporting documentation (ie: Powerpoint)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, the documentation <u>must</u> accompany this request, as handouts will not be distributed at the meeting. To ensure that your documents meet minimum standards, please see presentation guidelines on the next page.</p> <p>Supporting documents may be e-mailed to <a href="mailto:Legislative.Assistants@rmwb.ca">Legislative.Assistants@rmwb.ca</a>.</p>	

*As per Procedure Bylaw No. 14/025, a request to make a presentation may be referred or denied.*



# Siltstone Ridge

Proposed Rezoning 120 Paulson Street

Scott Mackie

Planning Consultant

December 13, 2016





# Conceptual Site Location



Proposed Development  
120 Paulson Street - Siltstone Ridge





# Site Context – Land Use



Proposed Development  
120 Paulson Street - Siltstone Ridge





# Rezoning and Area Structure Plan Amendments



R1	Single Detached Residential District	C3	Shopping Centre Commercial District
R1S	Single Family Small Lot Residential District	PR	Parks and Recreation District
R3	Medium Density Residential	UE	Urban Expansion District
C2	Mixed / Transitional Commercial	EP	Environmental Preservation District



## LEGEND:

[Red dashed line]	Area Structure Plan Boundary	[Yellow]	Low Density Residential	[Orange]	Medium Density Apartment
[Yellow]	Low Density Residential	[Red]	Commercial	[Blue]	Storm Water Management Facility
[Brown]	Manufactured Housing	[Grey]	Public Service	[Green star]	Trail Head
[Yellow star]	Planned Unit Residential	[Red star]	Potential Commercial		
[Green]	Park / Open Space / Schools				
[Light green]	Environmental Reserve				
[Orange star]	Swing Site				
[Blue line]	Fire Break				

Original Plan by UMA Figure 4 Land Use Plan Timberlea Area Structure Plan, Bylaw 01/020 has been updated to show amendment area.

**Proposed Development**  
120 Paulson Street - Siltstone Ridge



# Current Zoning - R3 Medium Density Residential

Apartment Building with density of less than 60 units per ha

Proposed Development  
120 Paulson Street - Siltstone Ridge





# Proposed Zoning – C2 Mixed/Transitional Commercial District

The purpose of this district is to provide for a mixture of residential, retail and service commercial uses outside of the Central Business core of the Urban Service Area.  
*(Bylaw No. 01/043)*

Proposed Development  
120 Paulson Street - Siltstone Ridge

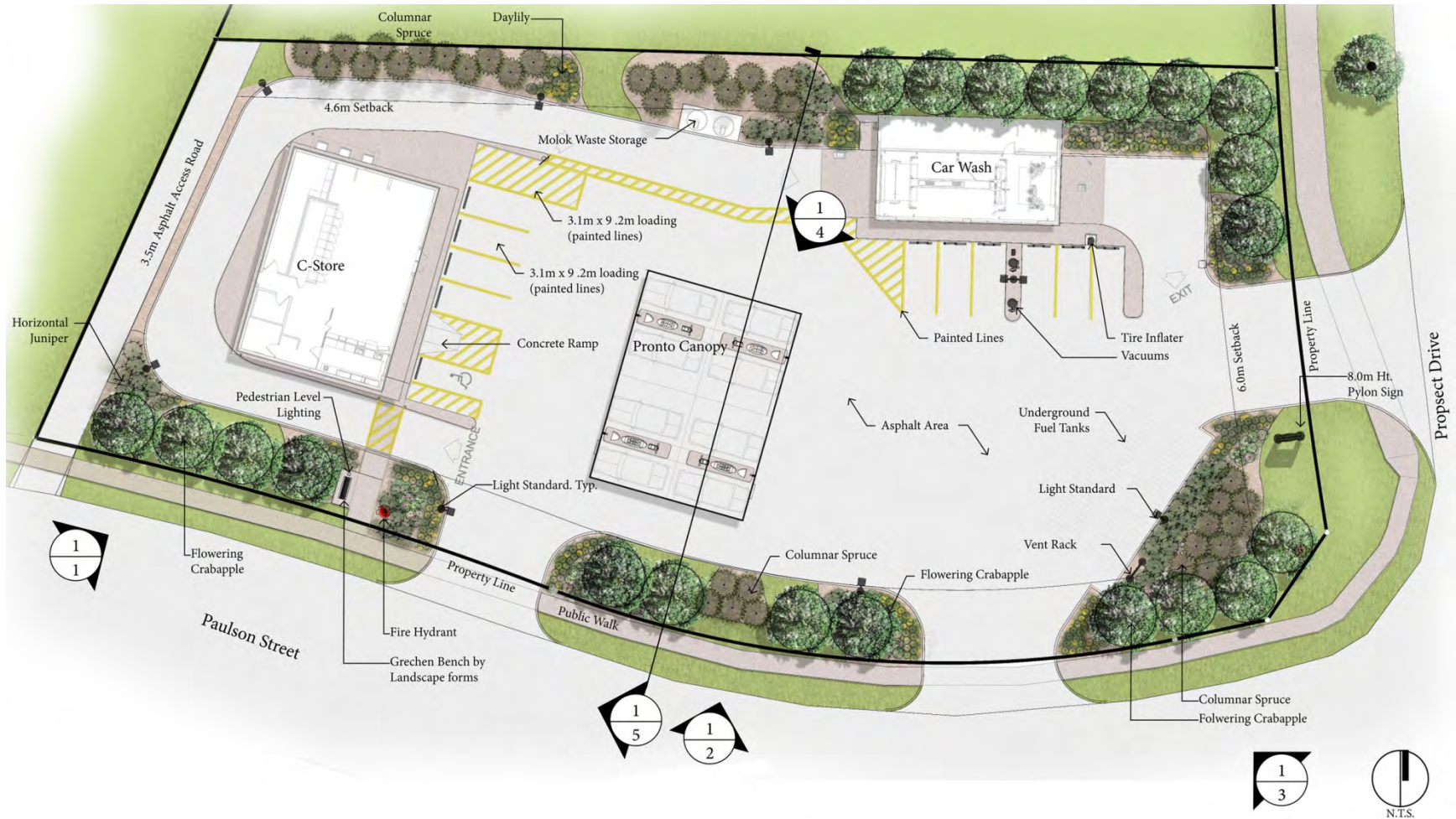


# Site Planning Considerations

- Lighting
- Traffic
- Parking
- Circulation
- Noise



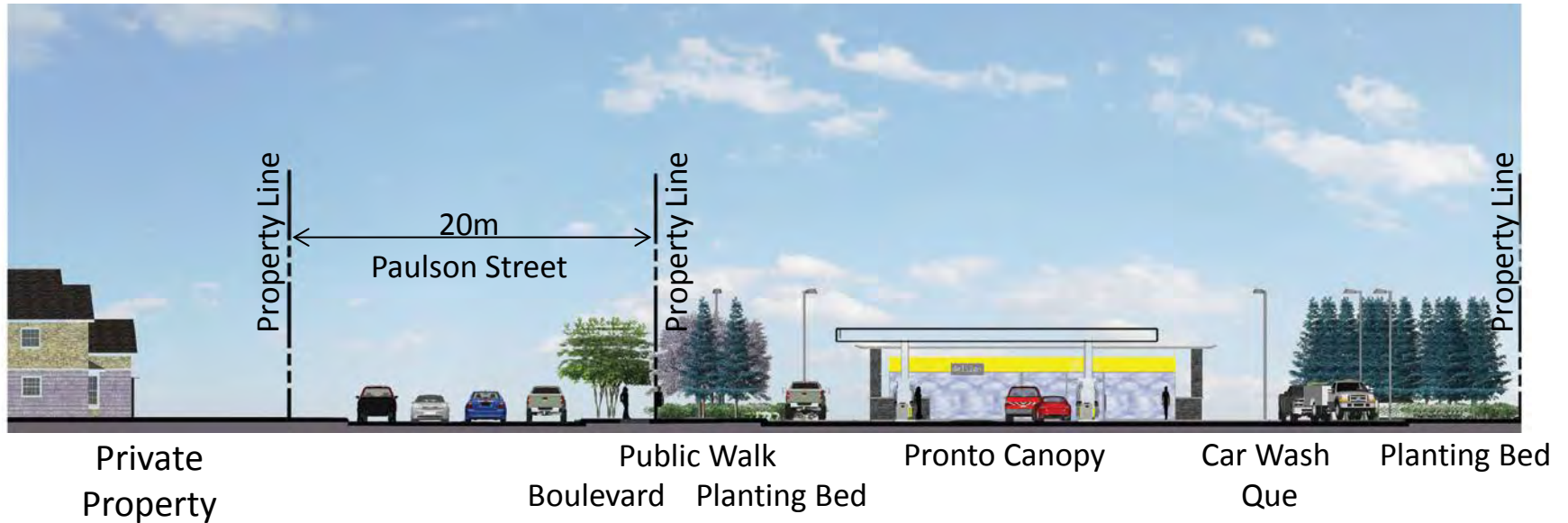
# Conceptual Landscape Plan



Proposed Development  
120 Paulson Street - Siltstone Ridge



# Paulson Street Cross Section



Proposed Development  
120 Paulson Street - Siltstone Ridge





# Conceptual Birds Eye View



Proposed Development  
120 Paulson Street - Siltstone Ridge



# Existing Residential Views



Front Of House



Back Of House

Proposed Development  
120 Paulson Street - Siltstone Ridge





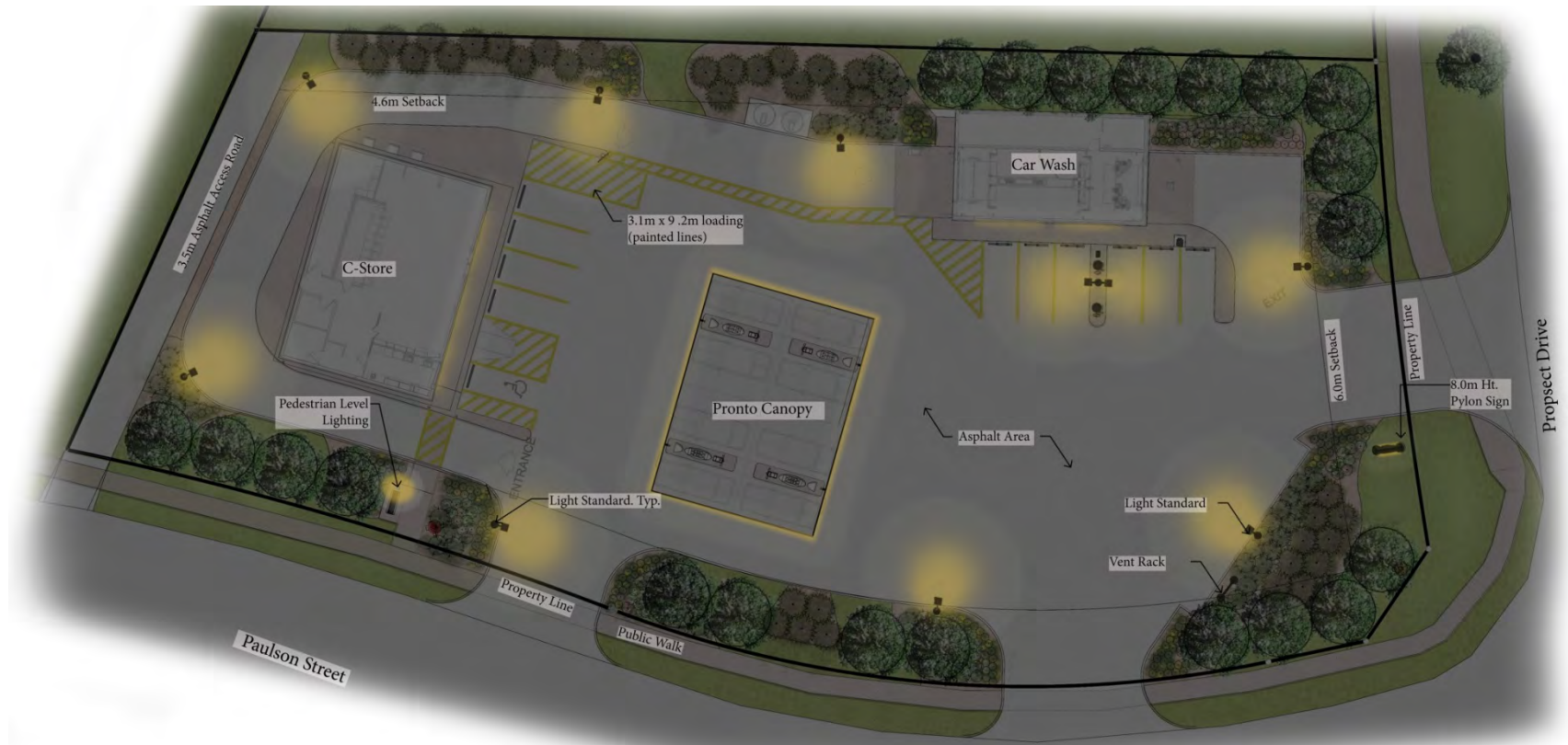
# Apartment Views



Proposed Development  
120 Paulson Street - Siltstone Ridge



# Conceptual Lighting Schematic



Proposed Development  
120 Paulson Street - Siltstone Ridge







# Questions?

# Additional Information

Proposed Development  
120 Paulson Street - Siltstone Ridge





Conceptual View

1  
5

Paulson Street South Perspective | developed



Paulson Street South Photo | undeveloped

Proposed Development  
120 Paulson Street - Siltstone Ridge







Conceptual View

1  
6

Paulson Street Mid-Block North Perspective | developed



Paulson Street Mid-Block North Photo | undeveloped

Proposed Development  
120 Paulson Street - Siltstone Ridge







Conceptual View

1  
7

Paulson Street North Perspective| developed



Paulson Street North Photo| undeveloped

Proposed Development  
120 Paulson Street - Siltstone Ridge







Interior Gas Bar West Perspective| developed



Prospect Drive West Photo| undeveloped

Proposed Development  
120 Paulson Street - Siltstone Ridge





# Conceptual Planting Pallet



Spring Snow Crabapple  
Malus 'Spring snow'  
6.5m Ht. x 5.0m Spr.



Columnar Blue Spruce  
Picea pungens 'Fastigata'  
6.5m Ht. x 2.5m Spr.



Mugo Pine  
Pinus Mugo  
3.0m Ht. x 3.0m Spr.



Hughes Juniper  
Juniperous h. 'Hughes'  
0.4m Ht. x 2.0m Spr.



Adelaide Hoodless Rose  
Rosa 'Adelaide Hoodless'  
1.0m Ht. x 1.0m Spr.



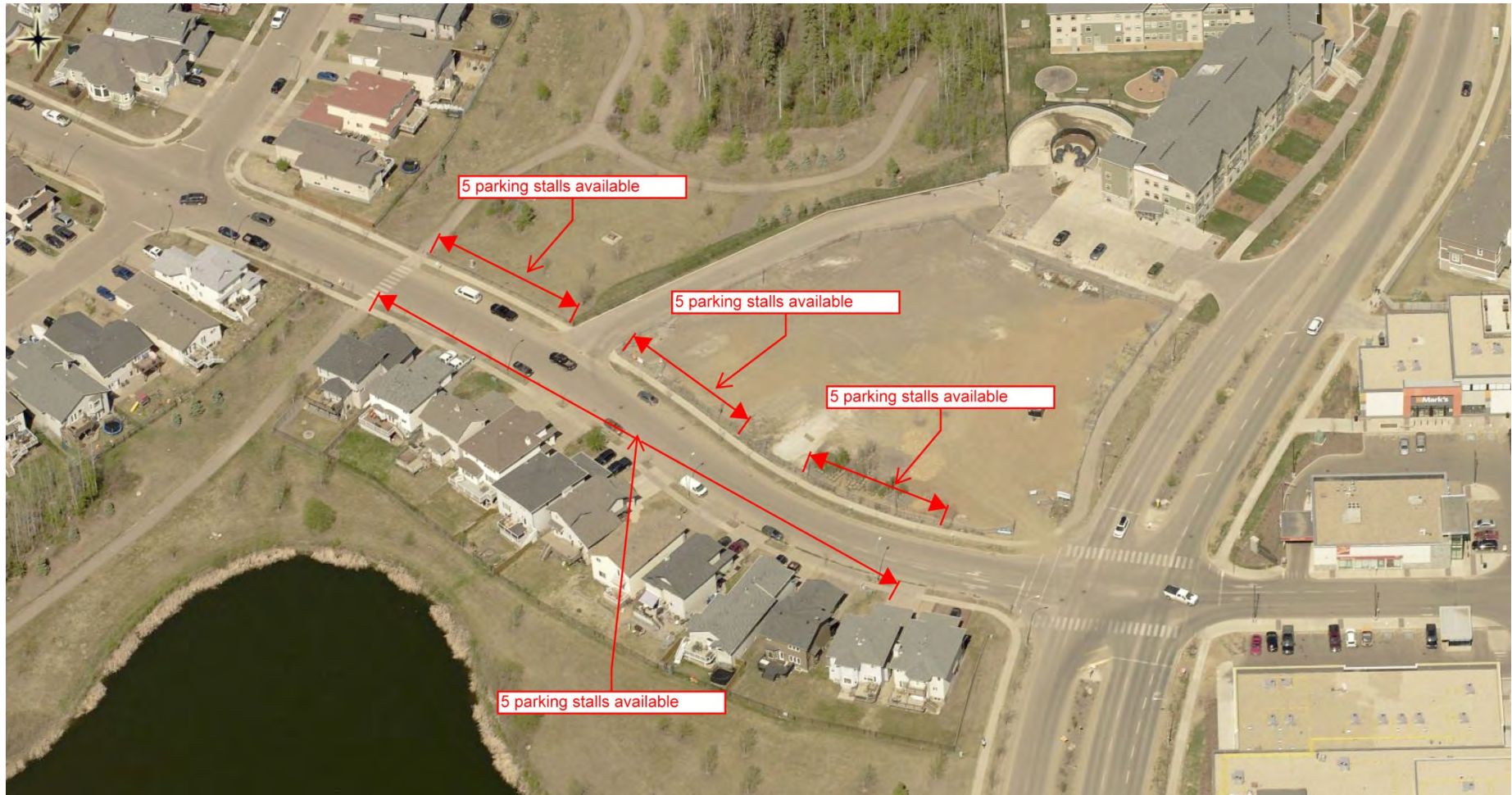
Stella d'or Daylily  
Hemerocalis 'Stella d'orro'  
0.6m Ht. x 0.6m Spr.

Proposed Development  
120 Paulson Street - Siltstone Ridge





# Parking Impact



Proposed Development  
120 Paulson Street - Siltstone Ridge





# Large Truck Access



Proposed Development  
120 Paulson Street - Siltstone Ridge





# Conceptual Apartment Layout



Proposed Development  
120 Paulson Street - Siltstone Ridge



**From:** [Michele Taylor](#)  
**To:** [Legislative Assistants](#)  
**Cc:** [James Munro](#); [Jason Beck](#)  
**Subject:** Council Appearance Request Public Hearing Re. Bylaw No.16/026  
**Date:** Wednesday, December 07, 2016 11:27:30 AM  
**Attachments:**  
**Importance:** High

Hi David,

I am requesting to appear before Council on December 13<sup>th</sup> regarding the Public Hearing Re. Bylaw No.16/026. I am the Executive Director of Waypoints Community Services Association and we are the owners of the property that Shell has applied to rezone. We have accepted a conditional offer to purchase the property from Shell. I will be speaking in favor, (in support) of the rezoning as the sale of the property will help fund a new Women's Emergency Shelter for the Wood Buffalo Region.

Please find attached letters of support from two community leaders:

- Bonnah Carrey, from FuseSocial in Fort McMurray
- Arianna Johnson, Executive Director with the Wood Buffalo Food Bank

And a powerpoint presentation and information sheet we plan to use in our Council Appearance.

I would like to appear and do a 5 minute presentation with one of our Board Members, Colleen Kearney, and our Development Consultant on the project, James Munro.

Thank-you very much, if you have any questions, please contact me at the numbers below.

**Michele Taylor**  
Executive Director

O: 587.537.8903 Ext: 227  
C: **FOIP Act s.17(1)**  
F: 780.791.5560  
[michele.taylor@waypointswb.ca](mailto:michele.taylor@waypointswb.ca)

100-130 Prospect Drive  
Fort McMurray, AB, T9K 2Z5

[www.waypointswb.ca](http://www.waypointswb.ca)





**Re: Support for Rezoning of Lot 25  
Corner of Paulson Street and Prospect Drive**

November 25, 2016

To the Mayor and Council,

FuseSocial would like to show support for the rezoning of Lot 25 on the Corner of Paulson Street and Prospect Drive to commercial use to facilitate the sale of the property by Waypoints (formerly the Fort McMurray Family Crisis Society). The change in rezoning will provide a major part of needed funding to build a new Emergency Womens' Shelter and the very first Sexual Assault and Abuse Healing Centre in the Wood Buffalo Region.

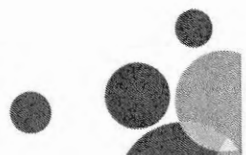
Waypoints has the ability with these new facilities, to provide support for women and children, who suffer from various forms of abuse a safe and secure place of treatment and healing, aimed at the mind, body, heart and spirit. The research shows that abuse increases after a disaster making this facility even more crucial. Making sure our community is home to healthy women and strong mothers will greatly impact the wellbeing of our children and future generations. Without the potential of this new facility in our community, the risk of women and families needing to relocate to access needed supports is a reality.

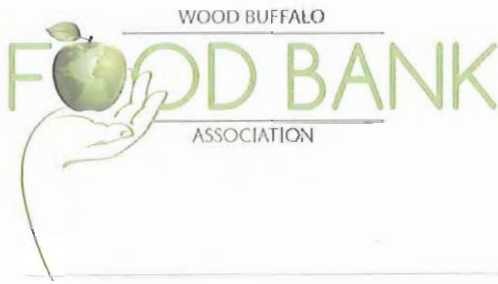
We have full and complete confidence in Waypoints as an organization showcasing strong innovation and effective processes, with the proven capability to deliver great results which make a real difference in the lives of many people in the community.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Bonnah Carey", with a long, sweeping horizontal line extending to the right.

Bonnah Carey  
Chief Social Entrepreneur





**Wood Buffalo Food Bank Association**

10117 King Street

Fort McMurray, AB

T9H 3J1

April 26, 2016

To whom it may Concern:

I am writing to support the rezoning of Lot 25 on the corner of Paulson Street and Prospect Drive to commercial use to facilitate the sale of the property by Waypoints. Waypoints, (formerly the Fort McMurray Family Crisis Society) is using the proceeds from this sale as part of their fundraising efforts to build a new Emergency Womens' Shelter and Sexual Assault and Abuse Healing Centre for the Wood Buffalo Region. These are much needed programs and services for the Wood Buffalo Region and with the existing Women's Second Stage Shelter next to the building site, this capital project will create an innovative domestic violence and sexual abuse social services campus for the region.

Thank-you for your consideration,

Best regards,

A handwritten signature in blue ink, appearing to be "Arianna Johnson".

Arianna Johnson

Executive Director

Wood Buffalo Food Bank Association

[ed@woodbuffalofoodbank.com](mailto:ed@woodbuffalofoodbank.com)

P. 780-743-1125 ext 229 C. 780-880-0667 F. 780-743-9156

10117 King Street, Fort McMurray, AB T9H 3J1





# Waypoints - Unity House Development Update December 2016



# Community Shelter Need

- **Increased need over the last 35 years**
- **Greater need after the fire**
- **Community benefit of Waypoints selling the land**
- **Using the funds for the greater community good**







EAST CORNER VIEW

[illegible]



# Design - New Unity House

- ▶ 45 bedrooms, current Unity House has 9 bedrooms
- ▶ Now includes Sexual Assault Centre
- ▶ Modest building of 16,500 sf. (current 5,700)



# Capital Costs and Fund Raising

- ▶ **Total including Waypoints Land Equity :**      **\$10,625,000**
- ▶ **Funds (cash) Needed to Proceed :**              **\$8,975,000**
- ▶ **Fund Raising to date on Hand :**                      **\$4,700,000**
- ▶ **Funding Required (with sale):**                      **\$1,075,000**
- ▶ **Funding Required (without sale) :**                  **\$4,275,000**



# Shelter Project Timeline

November  
2015

- **Purchase Contract Signed**
- Shell Offer Made November **2015**

Spring/Summer  
2016

- **Formal Process – Purchase Conditional on Rezoning**
- March to October 2016 Public Meetings and Studies

Summer  
2016

- **Amended Offer to Purchase due to Wildfire**
- **Delays due to Wildfire now extend contract by almost 1 year**

Spring  
2017

- **Finalize Sale**
- **Construction – Start April 2017**





# The New Unity House





## UNITY HOUSE CAPITAL PROJECT

### Waypoints' Replacement Emergency Women and Children's Shelter for Fort McMurray and Region

- Waypoints is building a new Unity House to replace the existing, aging and outdated emergency women's shelter.
- The total cost of the project is \$10.6 million including land. Waypoints plans to break ground on the project April 2017.
  - Waypoints owns the land valued at \$1.7 million, and has fundraised \$3.9 million to date.
  - Waypoints is seeking an additional \$5 million in contributions.
    - Waypoints currently has an accepted offer on a piece of property it is selling. When the sale is completed, it will contribute \$3.2 million to the capital project, leaving the final \$1.8 million needed to break ground.
  - Cost of construction is \$8.9 million, (with \$1.7 million in land equity, this brings the total project cost to \$10.6 million).
- Waypoints has community and municipal support, including a municipal grant of \$2.5 million which is part of the 3.9 million dollars raised to date.
- The project is shovel-ready. Construction drawings are complete, a contractor has been engaged, and permits have been applied for.
- In 2014, Waypoints completed construction and opened a \$25 million, 78-unit, affordable housing building named "The Compass" on-time and on-budget. The land that was purchased for the Compass project allowed room for the new Unity House to be built next to the Compass. This will create a unique, regional, social services campus.
- The new shelter will replace the current 9-bedroom shelter that holds up to 36 people. The new shelter will have 45 bedrooms and be capable of expanding. The shelter will also include the regions' first Sexual Assault and Abuse Healing Centre. The new shelter design ensures maximum space utilization to reduce turn-aways. With 1 bed per room and the ability to create multi-bedroom modules for families, every bed is usable.
- Operational funding is in place for both Unity House and the Sexual Assault and Abuse Healing Centre through Alberta Human Services, Alberta Health Services, North East Alberta Child and Family Services, the Fort McMurray United Way and annual community fundraising.
- The demand for emergency women's shelter services has grown significantly as the population has more than doubled since the shelter was built in 1987. In the past 30 years, the population has grown from 35,000 to more than 80,000 people.
- The community need for domestic violence and sexual assault and abuse programs and services has also increased due to the economic downturn. Additionally, post-disaster studies show these needs will continue to rise in the aftermath of the Fort McMurray Wildfire for years to come.



*Front View of Proposed Unity House*



*Rear View of Proposed Unity House*

## Waypoints Programs and Services

- **Unity House:** the region's only emergency women and children's shelter (36 beds) with 24/7 hr crisis line.
- **The Compass:** a 78-Unit Affordable Housing Apartment Building. The Compass includes 13 units of Second Stage Housing, providing low cost, secure, transitional housing for women with or without children with an on-site Child Development Centre and 15 units for housing chronically homeless community members.



*Figure 1 The Compass - 78 Units of Housing*

- **Domestic Violence Community Outreach:** education, support, counselling, advocacy and referrals for women and men experiencing domestic violence, public awareness, training for professionals; "Domestic Violence in the Workplace" programs and services for employers.
- **Opportunities for Change:** court-mandated, psycho-educational group programming for males and females who are responsible for contributing to domestic violence; community agencies and self-referral group programming for males and females taking responsibility for their actions contributing to domestic violence.
- **Sexual Assault and Abuse Centre:** trauma counselling for survivors of sexual assault, rape, and sexual abuse, including family and friends; individual counselling and support groups for adult survivors or childhood sexual abuse; hospital, RCMP, and court accompaniment; advocacy and referrals; educational programs include: Child Sexual Abuse Safety; Sexting and Internet Safety; Healthy Relationships & Age of Consent; First Responder to Sexual Assault; Parent's Group.
- **Housing First:** offers housing with subsidized rental rates for people experiencing homelessness, including one-on-one education and support services.

**From:** FOIP Act s.17(1) on behalf of \_\_\_\_  
**To:** [Legislative Assistants](#)  
**Subject:** Opposition Letter for Bylaw No. 16/026  
**Date:** Wednesday, November 30, 2016 7:12:18 PM

---

Hello,

My name is Young You, and my family is living this FOIP Act s.17(1) for 8 years so far.  
We are clearly oppision for Bylaw No. 16/026.

Because;

1. We have a gas station already in one block appart. Why we need another one here?
2. That will make another NOISE pollution. The old car wash making noise already. We are shift wokers, and so many times disturbed our sleep by that car wash sound (even further than this new one). The new car wash will make more noise, and will create lack of sleep for us, and it will be a safety issues.
3. As you mentioned on Council Report, the TRAFFIC hazard. It NOT same as apartment bldg. because the multy-family residential only busy traffic in the morning and evening. However, the gas bar will create continued traffic. Also, the 2 entrances to Paulson St. will make another traffic hazard because we -residents- have to backing out from our driveway, and there will be some blind spot which we cannot see sudden incoming traffic from the gas station.
4. There will be lighting pollution, air quality issues, and privacy issues also.
5. Finally, I believe, all of this area residents are don't want this gas bar. In other word, no one want to move in this area if that gas bar is here. I don't want to lose my housing value or, I don't want to lose any ability to sell my house in the future.

Money is not only making Fort McMurray strong, but also taking care of our residents and neighbours will build strong our city.

Please take my concern and re-consider this amendment...

Thank you for your time,

Young You

Phone : FOIP Act s.17(1)

E-mail : FOIP Act s.17(1)



**From:** [Cindy Guitard](#)  
**To:** [PlannerlatAshlee.Bevis@rmwb.ca](mailto:PlannerlatAshlee.Bevis@rmwb.ca); **FOIP Act s.17(1)** ; [Legislative Assistants](#)  
**Subject:** Bylaw No. 16/026 Lot 25 Block 20 Plan 152 4140  
**Date:** Friday, December 02, 2016 9:43:10 AM

---

Good morning;

I am writing to speak to the proposed changes for the above bylaw on the lot that is across the street from my new home.

We recently purchased **FOIP Act s.17(1)** and check prior to purchase on what was intended for the adjacent lot.

We are dismayed with the purposed changes!

We do not feel that another service station is needed for this neighborhood.

This is already a busy area and a busy side street, and this will cause unfair congestion to the residents of Paulson St.

The noise level, and traffic will increase, and with a mall area already across the street, and a petro Canada on the other corner we , the residents of this home do not want to see the lot changed from a residential lot.

Please advise where We can place our objections, as we are unable to attended the council meeting, as we are out of town.

Thank you

Cindy and Rocky Guitard

**FOIP Act s.17(1)**

Fort McMurray, Alberta

T9K 0B1



**From:** FOIP Act s.17(1)  
**To:** [Legislative Assistants](#)  
**Cc:** FOIP Act s.17(1)  
**Subject:** Bylaw 16/026 hearing-Unsupported -Proposed Service Station on the corner of Paulson and Prospect Drive  
**Date:** Sunday, December 04, 2016 7:10:57 AM  
**Attachments:** [bylaw 16 026 of Municipality for Service station.pdf](#)

---

Respected CLO

Thanks for the notice of public hearing on the subject bylaw (copy attached) .

We are residents of the area from 2008 onwards and have lived there for the past more than 8 years. We along with our three kids grew up in this area. So we know what is good and what is not good without any prejudice to community.

From 2008 till this time this area has developed a lot (multifold) and become congested. The addition of Stoney Creek mall itself is a threat to this area. We had seen brawls around the pubs and thefts as well increased during this time. The four way stop is also congested now ( Paulson and prospect intersection) and will need to be changed to signal lights soon as it is already congested and very busy and have seen at least two close T bones recently ( near misses).

There is already a Service station of Petro Canada just one block away and not sure the reason for an another one. Irrespective, just across the street (10 meters) is a row of houses where families live peacefully and behind also there is a residential apartment building and green belt as well. Also there are many schoolgoing children in the area going to various schools ( Islamic, MacTavish, Walter and Gladys, St. Kateri, Timberlea Public, Dickinsfield, etc. to name a few) From what we could recall there is no other service station location in Fort McMurray that is so close to the residential area. The effect of the Service station to this green belt is also unknown in the long run. In addition there is a sign that says Deaf Child at Play as well. There are no speed breakers also in this stretch probably allowing the motorists to speed away after the refuelling. If there is a car wash then the additional noise created will disturb our sleep. (already the car wash at Petro Canada gives weird noises many times disturbing our peaceful sleep).

So as residents in the vicinity of the area we don't support this bylaw to grant permission.

Thanks and regards

Chithra and Udayashankar

FOIP Act s.17(1)

Fort McMurray  
AB, T9K 0A9

**From:** [Senthil Kumar](#)  
**To:** [Legislative Assistants](#)  
**Cc:** [FOIP Act s.17\(1\)](#)  
**Subject:** Re: Bylaw 16/026 hearing-Unsupported -Proposed Service Station on the corner of Paulson and Prospect Drive  
**Date:** Monday, December 05, 2016 10:52:21 AM

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Two years ago me and my wife moved to [FOIP Act s.17\(1\)](#) our home, to raise our young kids (currently, 8 & 2 years old), considering that our home located in a quite, hazardless and greener neighborhood. The proposed service station will rescind those thoughts and make our lives worse because of the following reasons.

1. Higher traffic: For the most people that live north of Parson creek drive , the shortest route to the proposed station is via Plamondon drive & Paulson street / Pliska crescent. So the change will increase the traffic near our home and so probability of road accidents. The well being of our school going child and our unmindful toddler will be greatly affected. In the same way, it will affect the children in the neighborhood.

2. Noise pollution: The current Petro-Canada station is located about 300 m from my home, we could still hear, loudly in night times, the noise of dryer blowing on the cars coming out of wash. The proposed station is less than 50 m and directly behind our home. The noise from the blower and traffic will reduce, not only, our peace, sleep and mental health, but it will also significantly affect the lives of people live in east end of Paulson street.

3. Potential gasoline/ diesel vapor: the vapor escapes from the station will harm our physical health as our home is directly exposed to the proposed station.

4. Privacy: As our backyard is directly exposed to the proposed station, the time we get fresh air on our deck will be reduced.

The proposed change will affect our lives in many ways. So we strongly oppose it.

Thanks,

Senthil Nagarajan & Vijaya Karunanithy

[FOIP Act s.17\(1\)](#) Fort McMurray, AB T9K 0A9

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**From:** [FOIP Act s.17\(1\)](#) [mailto:[FOIP Act s.17\(1\)](#)]  
**Sent:** Sunday, December 04, 2016 7:11 AM  
**To:** Legislative Assistants  
**Cc:** [FOIP Act s.17\(1\)](#)  
**Subject:** Bylaw 16/026 hearing-Unsupported -Proposed Service Station on the corner of Paulson and Prospect Drive

Respected CLO

Thanks for the notice of public hearing on the subject bylaw (copy attached) .

We are residents of the area from 2008 onwards and have lived there for the past more than 8 years. We along with our three kids grew up in this area. So we know what is good and what is not good without any prejudice to community.

From 2008 till this time this area has developed a lot (multifold) and become congested. The addition of Stoney Creek mall itself is a threat to this area. We had seen brawls around the pubs and thefts as well increased during this time. The four way stop is also congested now ( Paulson and prospect intersection) and will need to be changed to signal lights soon as it is already congested and very busy and have seen at least two close T bones recently ( near misses).

There is already a Service station of Petro Canada just one block away and not sure the reason for another one. Irrespective, just across the street (10 meters) is a row of houses where families live peacefully and behind also there is a residential apartment building and green belt as well. Also there are many schoolgoing children in the area going to various schools ( Islamic, MacTavish, Walter and Gladys, St. Kateri, Timberlea Public, Dickinsfield, etc. to name a few) From what we could recall there is no other service station location in Fort McMurray that is so close to the residential area. The effect of the Service station to this green belt is also unknown in the long run. In addition there is a sign that says Deaf Child at Play as well. There are no speed breakers also in this stretch probably allowing the motorists to speed away after the refuelling. If there is a car wash then the additional noise created will disturb our sleep. (already the car wash at Petro Canada gives weird noises many times disturbing our peaceful sleep).

So as residents in the vicinity of the area we don't support this bylaw to grant permission.

Thanks and regards

Chithra and Udayashankar

FOIP Act s.17(1)

Fort McMurray

AB, T9K 0A9

**From:** FOIP Act s.17(1)  
**To:** [Legislative Assistants](#)  
**Subject:** Bylaw No. 16/026-Amendment to Timberlea Area Structure Plan  
**Date:** Tuesday, December 06, 2016 3:01:14 PM  
**Attachments:** [Letter to David Leflar.pdf](#)

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Attn: Mr. David Leflar

Dear Sir;

Please find attached correspondence relating to the proposed Bylaw No. 16/026 for presentation to Regional Council on Dec. 13, 2016. I will be out of town on Dec. 13 and not able to present this correspondence in person.

Please feel free to contact me if you have any questions or concerns.

Thank you

Bryan Lutes

# **Bylaw No. 16/026-Amendment to Timberlea Area Structure Plan and Land Use Bylaw- Lot 25, Block 20, Plan 152 4140 (Paulson Street)**

## **Feedback on the proposed 120 Paulson Street land use amendment**

Attention:

Mr. David Leflar  
Chief Legislative Officer  
Regional Municipality of Wood Buffalo  
9909 Franklin Avenue  
Fort McMurray, AB T9H 2K4  
Phone: 780-743-7001 Fax: 780-743-7028  
Email: [Legislative.Assistants@rmwb.ca](mailto:Legislative.Assistants@rmwb.ca)

I have reviewed the appropriate land use bylaws with regard to the potential Land Use Amendment for this site. I am a resident of the neighbourhood and travel through the area in question several times a day.

The following are some questions, concerns and suggested recommendations in this matter.

The advertisement I am responding to was found in the Nov. 24<sup>th</sup> Connect newspaper and indicates that the Land Use Amendment application is for the rezoning of the site from R3 to C2. Further exploration shows that the proponent would like to develop a Service Station with a C-store and car wash.

At the time of the advertisement in the paper there was no signage on the site that indicates the intent to rezone the site. The signage did not appear until the first of December.

In reviewing the potential Land Use Amendment of the subject property several concerns come to light.

## **Concerns**

- The Prospect Pointe neighbourhood was designed to be a family oriented residential community. The neighbourhood has already been impacted by higher traffic volumes moving through it resulting from the Stoney Creek Village shopping centre to the east of the subject site. The increased traffic volumes, short cutting through the Paulson Street neighbourhood from the Stoney Creek Village shopping centre made it necessary to install a four way stop and delete several on street residential parking stalls to accommodate turning lanes from Paulson Street onto Prospect Drive. The proposed development of a Service Station/C-Store/Carwash on the site would only serve to increase the traffic volumes on **Paulson Street which was designed to be a minor**

**collector.** Additional traffic would increase the potential for negative vehicle/pedestrian interaction.

- Notwithstanding administrations opinion that mitigating measures have been incorporated into the design to address traffic, the concept plan presented indicates two multidirectional access points along the approximately 100m frontage of the site. The Compass Building to the north, already has an access point adjacent to the west boundary of the site that serves as its multidirectional access point onto Paulson Street. Approx. 20 m to the west of the Compass Building's access point is a pedestrian crossing for the community trail system that is frequently obscured by parked vehicles. These factors do not lead me to believe that traffic issues have been mitigated in the design. Any access to the site should come from Prospect Drive, the Arterial Road to the east of the site that was designed to accommodate the increased traffic. Even this access point would prove to be problematic as it would be a right in right out access due to the median on Prospect Drive and its closeness to the intersection of Paulson Street and Prospect Drive.
- The subject site has a substantial commercial retail facility immediately adjacent to it on Prospect Drive with a wide variety of commercial retail uses that are more than adequate to meet the needs of the local residents. **A service station/C-store/carwash also exists within one block of this site. The location of the Petro Canada Service station more than meets the needs of the local community.** The addition of a Mixed/Transitional Commercial District site, specifically a Service station, is not required and does not meet the needs of the local residents. This would substantially add to the amount of traffic in a predominantly single family residential neighbourhood. This street has a poorly defined park/pedestrian crossing and is signed indicating that a **deaf child is at play in the area.**
- The two proposed entrances off Paulson Street would reduce, if not eliminate, the already congested residential street parking on this portion of Paulson Street. Paulson Street was designed as a minor collector having a width of 11.5m. RMWB Engineering standards indicate that the ideal width of a road should be 3.7m for each drive lane and 2.5m for each parking lane. Given that Paulson Street is 11.5m wide it is already approx. 1m narrower than the ideal width indicated in the Engineering Standards. To accommodate the access points on Paulson Street, a turning lane would need to be installed which at 3.7m for each lane ( $3 \times 3.7\text{m} = 11.1\text{m}$ ) would consume all but 0.4m of the width of the street. This would eliminate residential parking from both sides of the street for the 12 homes that face the south side of Paulson Street. This is not what the residents of Paulson Street bought when they purchased lots for their homes.
- Due to the median in the road on Prospect Drive and the close proximity to the Paulson Street/Prospect Drive intersection, north bound traffic on Prospect Drive will not be able to access the site. This creates even greater pressure for access from **Paulson Street.**

**Paulson Street is in the middle of a predominantly single family neighbourhood and was not designed to handle the traffic loads of a C2 Land Use.**

- The location of the vent rack for the underground tanks on the Development Concept Plan is in close proximity to the south property line. This is approx. 20m from the homes on the south side of Paulson Street. If approved the stacks should be relocated to an area of the site that is not in such close proximity to the neighbourhood homes.
- An 8m high pylon sign is unsuitable for a residential neighbourhood. The amount of light pollution would greatly impact the quality of life in adjacent homes.
- Light standards in close proximity to the property line causing light pollution in the adjacent single family residential units is also a major concern.
- This is a residential neighbourhood, however, under C2 zoning, some of the Permitted Uses are not compatible. They include but are not limited to:
  - Automotive/Recreational Vehicle Sales and Rentals;
  - Commercial Entertainment Facilities;
  - **Gas Bars; and.**
  - **Service Station, Major and Minor.**
- Some Discretionary Uses – Development Officer - in the C2 Land Use are not compatible with a residential neighbourhood. They include but are not limited to:
  - Automotive and Equipment Repair;
  - Drinking Lounge. Major or Minor;
  - Food Service. Drive-in or Drive-through of any nature;
  - Food Service. Major Restaurant;
  - The drive portion of Food Service. Minor Restaurant;
  - Liquor Store; and,
  - Nightclub.
- Some Discretionary Uses – Planning Commission Officer - in the C2 Land Use are not acceptable with a residential neighbourhood. They include but are not limited to:
  - Adult Entertainment Facility; and,
  - Casino.

After careful review of all of the information that I have been able to access I have developed several suggested recommendations for the Land Use of the site.

## **Recommendations**

- Retain the R3 Land Use.
- If it is the desire of Council to change the Land Use, the Land Use should be changed to a DC (Direct Control) Land Use. The following list of items should be included in the DC zoning:
  - Specific setbacks (min. 6m) and limited building heights (6m if min. 6m set back is not adhered to) facing the adjacent single family residential homes;
  - Only one access point should be allowed off Paulson street and should be as close to the intersection as possible and designated so as not to permit left hand



turning traffic exiting the site. The access point to the east end of the site should remain and the access point to the west eliminated. This will minimize the depth of traffic penetration into the Paulson street residential neighbourhood.

- Parking facilities on the site adjacent to single family residential homes should be limited so as not to be within 6m of the municipal sidewalk with a 6m landscaped buffer between them. This would reduce light pollution from vehicle head lights;
- No parking in the front yard setback;
- Loading facilities to be set away from single family residential homes or adequately screened from view;
- Loading and unloading of materials, goods and equipment should be restricted to Monday to Friday 7:00 am to 7:00 pm so as not to disturb the peaceful enjoyment of the adjacent single family homes;
- Limit the height of any signage on the site to 2m and have it incorporated into the landscaping. An 8M pylon sign is taller than most of the adjacent homes. The light from such a sign would shine into the second floor windows of these homes;
- The height of light standards should be limited to 4m with lighting directed away from the adjacent homes so as to minimize effects of light pollution on the homes; and,
- Limit uses to community needs. The following uses should be **Excluded**:
  - **Service stations (traffic concerns);**
  - Drive throughs (traffic concerns);
  - Casinos(traffic concerns, too close to residential neighbourhood);
  - Bars (traffic concerns, too close to residential neighbourhood);
  - Adult entertainment (traffic concerns, too close to residential neighbourhood);
  - Liquor stores (traffic concerns, too close to residential neighbourhood); and,
  - Night clubs (traffic concerns, too close to residential neighbourhood).

The concerns and recommendations in this document are not an exhaustive review of all of the potential concerns and recommendations that need to be considered prior to changing the Land Use of this site.

If you wish to discuss any of the content of this submission please feel free to contact me.

Bryan Lutes

FOIP Act s.17(1) T9K 0A9

Phone FOIP Act s.17(1)



Email FOIP Act s.17(1)

Thank you for your consideration of my concerns.

From: [Jack Quan](#)  
To: [Legislative Assistants](#)  
Subject: Re sending Bylaw No 16/026 - Amendment to Timberlea Area Structure plan and Land Use Bylaw  
Date: Thursday, December 08, 2016 12:28:58 PM  
Attachments: [vehicle accident involving pedestrian .pdf](#)

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Jack Quan <[17\(1\)](#)>

 Dec 7 (1  
day ago)  


to legislative.a.



To : Mr David Leflar  
Chief Legislative Officer  
Regional Municipality of Wood Buffalo

I have attended the open house and reviewed the appropriate land use bylaws with regard to the potential Land Use Amendment for this site. I am a resident of the Prospect Pointe neighborhood since Oct 2006. I am strongly oppose the Bylaw No 16/026 due to the following concerns;

1. The Prospect Pointe neighborhood was designed to be a family oriented residential community. The change of the Land Use of the subject site to a commercial District would allow for approx 8,500 square meters (91,000 square feet) the size of this development would severely affect the quality of life in the adjacent residential neighborhood.

Prospect Drive currently has a Right in Right Out access point to the Compass building to the North of this site as it was deemed that the Compass building site was too close to the intersection of Paulson Street and Prospect Drive to accommodate a multi directional access point. By the fact that the subject site is closer to the same intersection it stands to reason that at best this site would be able to have a Right in Right Out access to Prospect Drive if access to Prospect Drive is allowed at all.

The adjacent commercial retail site (Stoney Creek shopping center ) has given rise a significant increase in traffic short cutting through the neighborhood on Paulson Street to access it. Any additional commercial retail space in the area would only prove to exacerbate this issue.

2.The increase of traffic in the community give rise to the increase in personal and pedestrian safety concerns. There is an unsignalised pedestrian cross walk on Paulson Street immediately adjacent the site. This cross walk joins two trail systems through two developed MR parks . The pedestrian traffic is substantial especially during the Spring/Summer/Fall . At the corner of Prospect Point Drive and Paulson Street is a sign indicated that Deaf Child at play is very much self explanatory.

3. The increase in Light pollution, traffic noise, potential Hydrocarbon odors, mechanical noise will likely give rise to stressful living condition in the community.

I believe together these factors will contribute to unsafe neighborhood and greatly affect our quality of life.

Regards,

Jack Quan & Vivian Ha [17\(1\)](#)

ps, I have attached two accident reports in the Timberlea area for your reference.

--  
**Jack**

**From:** [B Fushtey](#)  
**To:** [Legislative Assistants](#)  
**Subject:** Bylaw No. 16/026-Amendment to Timberlea Area structure plan and land bylaw-lot 25, block 20,plan 152 4140 (Paulson Street)  
**Date:** Thursday, December 08, 2016 3:13:59 PM

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I sent this yesterday, but have not received a receipt. I sent it now a second time.

Attention Mr.David Leflar,

I would like to take a moment to register my opposition to the amendment. I observe that the increase in traffic will be more dangerous for my children (11 & 13 year old) who walk our dog on trails that are in the area of the amendment. Crossing the road is dangerous already and I have seen first hand accidents happening at the Petrocan gas station corner.

Secondly, my property value will decrease from the new gas station due it will be noisy, more odor and more traffic.

Thirdly, I am concerned that the bylaw change will allow a liquor store or even a adult store.

Fourthly, I see the road is too narrow for the additional traffic of a gas station.

Thanks

Barry & Agnes Fushtey

FOIP Act s.17(1)

Fort McMurray, AB  
T9K2T6

FOIP Act s.17(1)

**From:** [Kunal Malik](#)  
**To:** [Legislative Assistants](#)  
**Subject:** RE: Proposed Amendment of Bylaw No.16/026 - Amendment to Timberlea Area Structure Plan and Land Use Bylaw  
**Date:** Saturday, December 03, 2016 5:49:29 PM

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Hello,

My name is Kunal Malik, and I live at **FOIP Act s.17(1)** right in front of the parcel of land that will be affected by the proposed bylaw amendment. I would just like to start off by saying that I am **strongly opposed** to this amendment of the Timberlea Area Structure Plan and Land Use Bylaw. I attended the Focus Group meeting on March 30, 2016 at Trinity High School and the Open House on October 27, 2016 at Ecole McTavish, where I very vocally expressed my opposition to this proposition. I completed and returned a feedback survey form from the Open House further re-iterating my strong opposition.

I understand that administration is in support of this proposed bylaw, but I would like to present a perspective from a resident that actually lives adjacent to this location and whose life will be affected by this decision everyday, as well as my fellow neighbors.

Firstly, I know that the Municipal Development Plan and Commercial and Industrial Land Use Study would encourage such a bylaw. However, upon consultation with a large number of my fellow neighbors on Paulson Street, Pliska, Peterson Lane, and Prospect Drive as they will also be affected, we can all agree that this is not the proper place for a proposed gas station, car wash, and convenience store. I agree that residents are entitled to various services, and Fort McMurray is lagging behind many other similarly-sized Canadian communities and populations in terms of commercial development. However, simply put the need for this aforementioned gas station complex does not exist in this neighborhood, as this service already exists a mere 300 meters from the proposed parcel of land in the form of the Petro Canada Gas Station beside Stone Creek Village Mall. As it is, this aforementioned Petro Canada gas station has been struggling with business the past few years, as I very rarely see it busy from my house window, which is a further testament to how this proposed project is not needed in the community. Additionally, residents in Timberlea already have access to 3 of these same gas station complex services within a 1 mile distance (Petro Canada Gas station, Extra Foods Gas station, and Millenium Drive Esso station). Putting another gas station complex at this proposed site would prove redundant and I feel that it contradicts Council's claim of the "need to strengthen the Region's commercial sector and diversify the economy" as claimed in the **COUNCIL REPORT**. This proposed project should take place in a community that lacks this specific service, eg. in Eagle Ridge, Abraham Land, or Parsons Creek North.

Being located right next to the Stone Creek Village Mall complex, I was very much opposed to the development of this strip mall a few years ago. The increased prospect of traffic, crime, noise, and litter that adjacent residential properties would endure was something me and my neighbors deeply detested. Despite our reservations though, we recognized that Fort McMurray residents, specifically those in Timberlea deserve a diverse range of services. Even though to this day I am not a fan of the negative effects associated with Stone Creek Mall being right beside my house, I cannot ignore its benefits. However, I must further re-iterate my above concerns. Traffic runs in front of my house on Paulson Street and beside it

on Prospect Drive all throughout the day and night. Cars regularly zoom up and down the street well above the speed limit, creating much noise and traffic. It is very dangerous to even pull out of my drive way due to this constant traffic or even cross the street which is a shared concern of all my neighbors. Just a few years ago, you may remember a man being struck down and killed by a Diversified Bus on Prospect Drive. Police cars and other emergency vehicles are dispatched to this area almost daily. My neighbors and I find ourselves picking up litter from our front lawns everyday that comes from the Stone Creek Mall. Many children live on the street and are too scared to even go outside and play due to the continuous traffic, crime, and noise that emanates from the Stone Creek Mall. There are two clearly labelled **“DEAF CHILD AT PLAY”** signs posted on Paulson Street right in front of the proposed project site. To place a gas station in this community would only augment these above concerns, as an increase in traffic, noise, crime and litter would undoubtedly result. No resident should ever feel scared to leave their house, which is exactly what will further happen if this gas station complex is built here. I understand that the development company has agreed to enact mitigating measures for noise and light pollution from their complex such as trees and shrubs, but upon seeing the designs and discussing this at the Open House, but I am not satisfied this will be nearly sufficient enough. Any rational mindset would surely also share these sentiments.

Lastly, other than the Shell Gas station located in Dickensfield, there are no other gas stations in town that are built in such close proximity to residential properties. I think we only have to go as far back as this past summer to recap us about the very critical ramifications of building a gas station right beside residential properties. May I remind you of the Flying J station on Highway 63 that caught fire and ultimately caused an explosion during the May Wildfire. As a result of this, the adjacent Super 8 hotel caught fire too and uncontrollably burned to the ground. We are very lucky no lives were lost in this specific ordeal. Had this very same episode occurred within a residential area, I fear the fatalities would be unavoidable. By agreeing to put a gas station here, nestled at the very deep center of a residential area, I feel that Council will be making a grave mistake, by not even learning from this very real risk. Furthermore, there have been countless published studies outlining the detrimental health effects posed to citizens after a gas station was built so close to their residential dwellings. I cannot overstate the very real fear surrounding residents have expressed to me that this gas station would pose to them and their families. I challenge Council members to think how they would feel about a gas station being built literally right in front of their own houses, like this Bylaw would create. Would having to look at it everyday further remind them about how their own elected officials failed to take very real concerns of members of their community seriously? Council always claims to have the residents' of Fort McMurray's best interests in minds, but after consultation with my fellow neighbors, they feel the exact opposite will in fact be a reality if this gas station is built here. I further challenge Council to diversify services available to residents, like they claim they want to, rather than producing the same services quite literally adjacent to each other, which this Bylaw would create. This parcel of land would be better served to Fort McMurray residents as a mixed recreational area, (eg. Soccer field, basketball court, kids play structures, etc), a church, or a Senior's Centre, just to name a few, as many believe the city is severely lacking in these areas.

I was hoping to gain further insight regarding the proposal process, and wish to be present at any future information/discussion sessions or potential city council meetings covering this.

Will there be any future forums to voice our opinions on this proposed amendment to the Land Use Bylaw and Timberlea Area Structure Plan? Or what other forms of feedback can we give? How will the community's opinion be taken into account by council? Do we have the right to further contest any decision made by council? What is a general outline and timeline of this process? I strongly urge council to take into account the concerns I have gathered from my fellow neighbors, and in the best interests of the community they **reject** this bylaw proposal. I will be attending the Council Public Hearing on December 13th to further express my opposition to this amendment. I truly hope Council makes the correct decision in **strongly opposing** this ill-conceived Bylaw. Thanks a lot for your generous time and kind consideration regarding this manner.

Regards,

Kunal Malik



**From:** [MUKESH MALIK](#)  
**To:** [Legislative Assistants](#)  
**Cc:** [FOIP Act s.17\(1\)](#)  
**Subject:** Bylaw No. 16/026 - Amendment to Timberlea Area Structure Plan and Land Use Bylaw  
**Date:** Tuesday, December 06, 2016 8:59:41 PM

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**Attention: David Leflar, Chief Legislative Officer**

I would like to speak at the council meeting.

I am opposed to the Amendment to Timberlea Area Structure Bylaw No. 16/026. I am opposed to the development of a gas station/car wash at the corner of Prospect Drive and Paulson Street. The designation of the current land is low density and should not be changed to commercial. Currently we have a gas station/car wash in the area. We also have a strip mall (Stone Creek). These two developments have created a lot of traffic and many vehicles speed in the area and create noise.

Having another commercial development will only increase traffic and noise. My property is exactly opposite to this development of service station. I am not in favor of having more traffic near my house. Many times I am unable to back out of my driveway due to heavy traffic and cars speeding down my street (Paulson Street). I also believe that it is unsafe to have another gas station close to the residential area specially after the May fire where entire Prospect Drive was in flames and families lost their homes and life belongings. There is no need to have another service station when we already have one in the area and two others within a mile.

We should be concentrating on building houses after the fire and provide housing to people who have lost everything than building another gas station. I have talked to many residents on my street (Paulson Street) and they are also opposed to this amendment and development of a service station. The noise in the area is very annoying, specially during the evenings and weekends. Vehicles compete to see who will leave first from the stop sign, and end up almost colliding. I have personally come close to being hit few times while crossing the street. I do not want or need to have additional traffic.

In closing, please consider my reasons and deny this amendment from Low Density Residential to Commercial (Bylaw No. 16/026). I am sure another area may need this development, such as Parsons Creek North. Thank you.

Regards,

Mukesh Malik  
[FOIP Act s.17\(1\)](#)  
Fort McMurray, Alberta  
T9K 0B1  
[FOIP Act s.17\(1\)](#) Home  
[FOIP Act s.17\(1\)](#) Cell  
Email: [FOIP Act s.17\(1\)](#)

**From:** [House Mailbox](#)  
**To:** [Legislative Assistants](#)  
**Subject:** BylawNo.16/026  
**Date:** Wednesday, December 07, 2016 11:01:42 AM

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Hello

I request to appear before Council regarding the proposed change in zoning for Lot 25, Block 20, Plan 152 4140.

The large lot on the corners of Paulson Street and Prospect Drive has been earmarked for a gas station/car wash. The Municipality is supporting amendments to the By-law, to enable the zoning to be changed from Low Density Residential to Mixed/Transitional Commercial.

Paulson Street and Pliska Crescent are residential streets, built with single-family homes. Commercial zoning should stay on the current side of Prospect Drive.

The proposed change would significantly increase traffic into Paulson, and the congestion will impact the whole community. Noise will increase, and the peaceful enjoyment of home-owners in surrounding properties will be significantly diminished.

A traffic assessment should be done prior to the City considering such drastic changes to our community.

The spirit of the community will change for the worse. No-one paying higher-than-average for their land would have chosen to buy land adjacent or right across the road from a gas station.

This community has been impacted a great deal by the May wildfires. The treeline which residents of this area once enjoyed, has been largely destroyed. The trail should be rebuilt and the area improved for the enjoyment of residents. A gas station is not an acceptable replacement for trees and trails.

Thank you  
Margaret Montoya  
[FOIP Act s.17\(1\)](#)

**From:** [Chantal Beaver](#)  
**To:** [Legislative Assistants](#)  
**Subject:** public hearing on December 13th on Bylaw No. 16/026  
**Date:** Wednesday, December 07, 2016 11:22:39 AM

---

I would like to be added to the delegate list for the public hearing on December 13th on Bylaw No. 16/026. I will be speaking in favor of the proposed changes to the Bylaw.

Thanks!

Chantal Beaver

Executive Director

The Hub Family Resource Centre

c.beaver@thehubfrc.ca

FOIP Act s.17(1)

**From:** [Arianna Johnson](#)  
**To:** [Legislative Assistants](#)  
**Subject:** Public Hearing By-Law No 16/026 Amendment to Ttimberlea Area Structural Plan Lot 25, Block 20, Plan 152  
4140 (Paulson Street)  
**Date:** Wednesday, December 07, 2016 11:29:04 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)

---

I would like to speak in support of this change.

Sincerely,  
Arianna Johnson  
Executive Director  
Wood Buffalo Food Bank Association  
[ed@woodbuffalofoodbank.com](mailto:ed@woodbuffalofoodbank.com)  
P. 780-743-1125 ext 229 C. [FOIP Act s.17\(1\)](#) F. 780-743-9156  
10117 King Street, Fort McMurray, AB T9H 3J1





**Subject: Bylaw No. 16/026 – Amendment to Timberlea Area Structure Plan and Land Use Bylaw – Lot 25, Block 20, Plan 152 4140 (Paulson Street)**

**APPROVALS:**

Jamie Doyle, Acting Executive Director  
Kevin Scoble, Deputy Chief Administrative Officer

**Administrative Recommendations:**

1. THAT Bylaw No. 16/026, being an amendment to the Timberlea Area Structure Plan and the Land Use Bylaw, be read a second time.
2. THAT Bylaw No. 16/026 be read a third and final time.

**Summary:**

The Planning and Development Department has received an application to amend the Land Use Bylaw to re-designate a vacant parcel (Lot 25, Block 20, Plan 152 4140) in Stone Creek from Medium Density Residential District (R3) to Mixed/Transitional Commercial District (C2). The intent of the zoning amendment is to allow for the use of Service Station, Minor. This is a permitted use in the C2 District.

**Background:**

The Timberlea Area Structure Plan, adopted by Council in 2001, establishes the land use framework for the community and provides guidance needed for all developments in Timberlea, including Stone Creek. The Area Structure Plan designates the subject land as residential. Currently, the Land Use Bylaw designates the subject land as R3 to allow multi-family residential however no commercial uses are permitted in the R3 District.

A public focus group meeting was held on March 30, 2016 at the Suncor Energy Centre for the Performing Arts with a follow up open house on October 27, 2016 at Ecole McTavish. The community concerns were mainly related to traffic and noise however current zoning allows for medium density residential which would also create increased traffic and activity in the community as uses include apartment building and apartment hotel. Mitigating measures have been incorporated into the site design to address light pollution, noise and traffic. In order to facilitate this development, the proponent is required to amend the Land Use Bylaw 99/059 and the Timberlea Area Structure Plan.



The Subject Area is adjacent single family residential development with a major commercial centre (Stony Creek Village) to the east. The property was previously part of a larger site which was subsequently subdivided in 2014. The approval of this amendment will facilitate the development of medium density residential on the other remaining subdivided parcel.

**Rationale for Recommendations:**

The purpose of the Mixed/Transitional Commercial District (C2) is to provide for a mixture of residential, retail and service commercial uses outside of the Central Business core of the Urban Service Area. The proposed use of a gas bar is a permitted use within this district. A Trip Generation Report was submitted and accepted by the Engineering Department concluding that a Traffic Impact Assessment (TIA) will only be required at the Development Permit stage

The Municipal Development Plan (MDP) promotes retail and commercial development (Policy 3.1.1) and its hierarchy within our community (Policy U.1.5). The policies state that the Municipality will address the need for additional land to invite businesses and increase development which would result in providing employment opportunities and accommodate services according to the needs of the neighbourhoods. This amendment would fulfill the intent of this policy.

The need to strengthen the Region's commercial sector and diversify the economy is further supported by municipal studies including the Commercial and Industrial Land Use Study (CILUS) and the Business Inventory Gap Analysis. These studies indicate that the Municipality is currently providing only half of the commercial square footage found in comparable communities. While these studies date from 2010, Administration believes that the shortage still exists today. This amendment would help address the gap and ensure the local economy remains competitive.

Taking in to consideration the MDP and CILUS policies Administration supports the proposed amendment to the Land Use Bylaw and the Timberlea Area Structure Plan.

**Strategic Plan Linkages:**

Pillar 3 – Building a Vibrant Economy Together  
Pillar 4 – Building an Effective Land Strategy

**Attachments:**

1. Bylaw No. 16/026
2. Development Concept Plan

**BYLAW NO. 16/026**

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND TIMBERLEA AREA STRUCTURE PLAN BYLAW NO. 01/020 AND LAND USE BYLAW NO. 99/059.**

**WHEREAS** Section 633 of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to enact a bylaw adopting an area structure plan;

**AND WHEREAS** Section 639 of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to enact a bylaw adopting a Land Use Bylaw;

**AND WHEREAS** Section 191(1) of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to amend or repeal a bylaw;

**NOW THEREFORE**, the Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, hereby enacts as follows:

1. Timberlea Area Structure Plan Bylaw No. 01/020 is hereby amended by re-designating Lot 25, Block 20, Plan 152 4140 from Low Density Residential to Commercial as depicted in Schedule A.
2. Land Use Bylaw No. 99/059 is hereby amended by re-designating Lot 25, Block 20, Plan 152 4140 from Medium Density Residential District (R3) to Mixed/Transitional Commercial District (C2) as depicted in Schedule B.
3. This bylaw shall become effective when passed.

READ a first time this 22<sup>nd</sup> day of November, A.D. 2016.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2016.

READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2016.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2016.

\_\_\_\_\_  
Mayor

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

# SUBJECT AREA MAP - BYLAW 16/026

## 120 Paulson Street

### Portion of Lot 25, Block 20, Plan 152 4140

Schedule "A"



- Commercial
- Water\_Bodies
- Survey\_Parcels
- Roadways

1 cm = 35 meters



REGIONAL MUNICIPALITY  
OF WOOD BUFFALO

Map Produced by the Community  
Development Planning Branch  
PD\_CR00027\_Schedule A  
16 Nov 2016

# SUBJECT AREA MAP - BYLAW 16/026

## 120 Paulson Street

### Portion of Lot 25, Block 20, Plan 152 4140

Schedule "B"



- C2 - Mixed / Transitional Commercial
- Water\_Bodies
- Survey\_Parcels
- Roadways

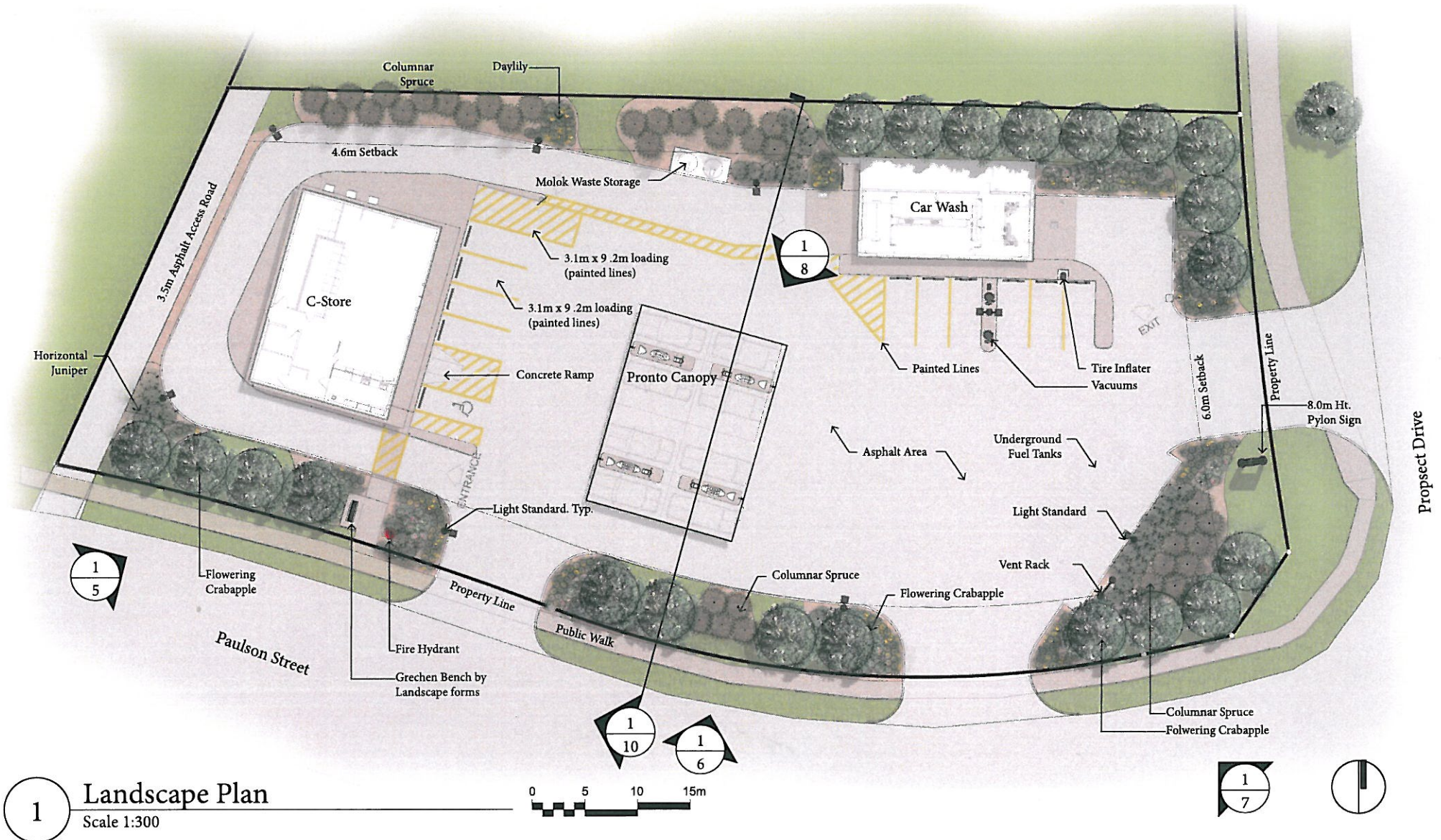
1 cm = 35 meters



Map Produced by the Community Development Planning Branch  
PD\_CR00027\_Schedule B  
16 Nov 2016









# Flood Mitigation Plan Update

December 13, 2016

Presenter: Dawny George  
Director, Engineering Department

# Flood Mitigation Summary

- 2007 - Council approved Flood Mitigation to an elevation of 248.5 metres (current estimated 1:40 year)
- Prairie Loop Boulevard and Saline Creek Parkway are built to the current estimated 1:40 year elevation
- In response to Provincial Legislation, an updated Flood Mitigation strategy to 250 metres (current estimated 1:100) began in the fall of 2013
- In 2014, Council approved dike construction to 250 metres as part of 2015 Capital budget

# Flood Mitigation Summary (cont'd)

- April 2015 – Council approved requesting a 1 year deferral from the Province in implementing flood mitigation while alternative solutions were investigated
- Design and construction of flood mitigation and Prairie Loop Boulevard were placed on hold
- November 2015 – Council approved the completion of Prairie Loop Boulevard and flood mitigation to 248.5 metres



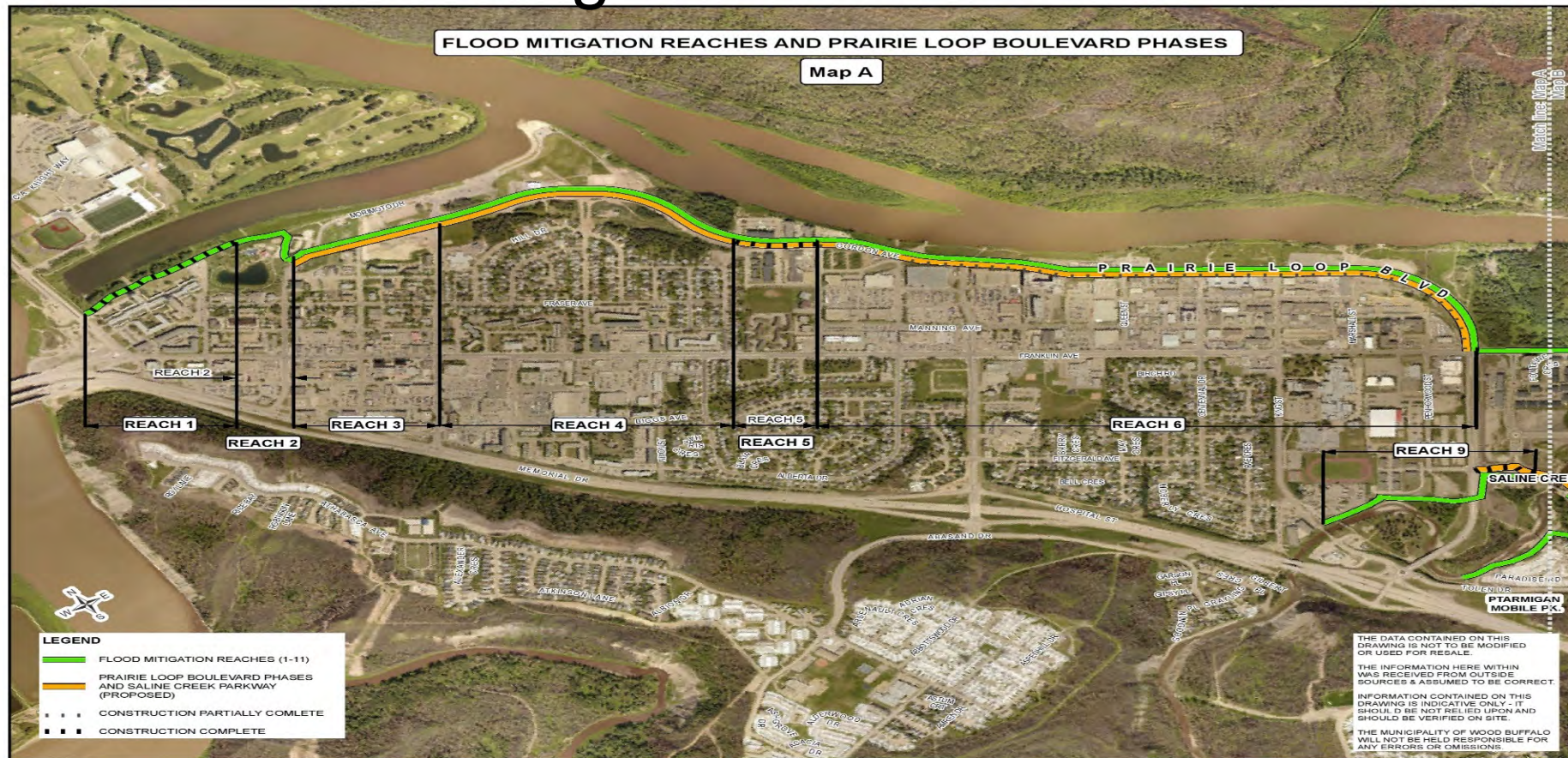
# Flood Mitigation Summary (cont'd)

- Province recently began to update its Flood Hazard Analysis to confirm the elevation of the 1:100 which is expected to be complete in March 2018
- August 2016 – Administration presented a comprehensive presentation on flood mitigation, the history, provincial and municipal policies and various mitigation methods

# Flood Mitigation - Where We Are Today

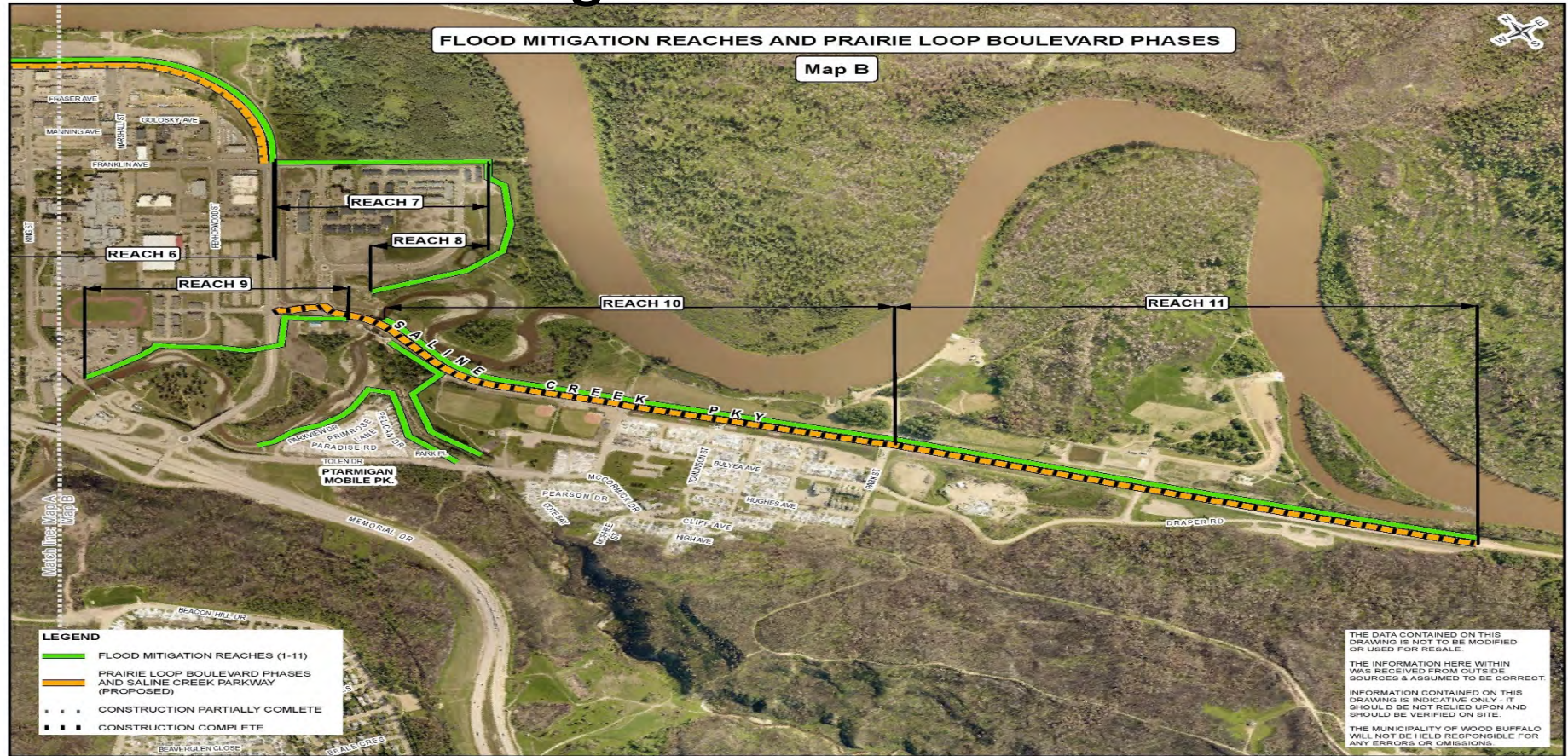
- In October 2016, Administration commissioned IBI/Golder to complete a Benefit Cost Analysis of the flood mitigation options for the Lower Townsite, Waterways and Ptarmigan Court
- Flood Mitigation predesign/design is on the funded list and construction for 1:100 is deferred by Council to 2017 and as such is being proposed in the 2017 Capital Budget Plan
- Design of Prairie Loop Boulevard to 248.5 metres is nearly at completion stage for the remaining phases

# Flood Mitigation - Reaches





# Flood Mitigation - Reaches



# Benefit Cost Analysis – Criteria & Assumptions

- Analysis assessed both structural (dike, concrete wall, demountable wall) and non-structural (self insurance and third party insurance) flood mitigation measures
- Report is based on the pre-fire condition of residential and commercial assets in the study areas
- Report assumed a full build out post-fire for Waterways and Ptarmigan Court
- Non-structural mitigation options only includes insurance in the current report



# Benefit Cost Analysis – Key Outcomes

- A 100 year flood event has an estimated pre-fire total flood damage cost of \$809 million for the Lower Townsite, Waterways and Ptarmigan Court
- Doing nothing to address the risk of flooding introduces perceived disregard on behalf of the Municipality
- Cost of flood insurance is difficult to anticipate with accuracy
- Self-Insurance and Third Party Insurance options both carry significant risks

# Benefit Cost Analysis – Key Outcomes (cont'd)

- A demountable wall option for a 1:100 year event proved most favourable for the Lower Townsite and Waterways considering the triple bottom line
- None of the structural alternatives considered for Ptarmigan Court resulted in a favourable benefit/cost ratio

# Flood Mitigation and Post Fire Rebuild

## Ptarmigan Court:

- Other alternatives such as buy out and relocation for Ptarmigan Court were given consideration but did not result in a favorable cost comparison when compared to the structural mitigation option
- Recommendation is structural mitigation for Ptarmigan Court because many residents want to rebuild and this would help repair the social fabric
- Not fiscally prudent to do both structural mitigation and buy out/relocation

# Flood Mitigation and Post Fire Rebuild (cont'd)

- The Province provided the Municipality with two letters regarding rebuilding and flood mitigation in the Waterways and Ptarmigan Court area in September, 2016
- Repeal of Flood Proofing Bylaw 13/032 and Overlay Bylaw 16/021 facilitated rebuilding of Waterways Ptarmigan Court

# Flood Mitigation and Post Fire Rebuild (cont'd)

- Recovery Committee's recommendation to Council on December 7, 2016 states that Administration be directed to develop a long-term flood mitigation strategy
- Considering the above scenarios, Structural Flood Mitigation is recommended for Lower Townsite, Waterways and Ptarmigan Court to protect the residents to the current estimated 1:100 year flood event; 250 metres elevation



# Recommendation # 1 & 2

- Proceed with the pre-design, design and construction of the demountable wall for the Lower Townsite, Waterways and Ptarmigan Court to the current estimated 1:100 year elevation (250 metres)
- Construction of the demountable wall that allows flexibility to increase by 1 metre the flood protection level based on anticipated changes to the Provincial regulation; allow foundation design for 251 metre elevation

# Recommendation # 3 & 4

- Adoption of temporary flood mitigation measures up to the current estimated 1:40 year elevation until permanent flood mitigation measures are in place
- Rental of ice-breaking equipment (e.g. Amphibex) for use in the 2017 flood season for preventative ice breaking

# Budget Implications

- Capital Investment for the demountable wall:
  - \$103 - \$126 million for pre-design, design and construction for the Lower Townsite
  - \$33 - \$43 million for the pre-design, design and construction for the Waterways and Ptarmigan Court
- Operational Investment for the rental of the ice breaking equipment based on a public procurement process

# Rational for the Recommendations

- Proceeding with the demountable wall option:
  - Reduces the exposure to flood risk within FHA
  - Provides flexibility to Municipality in addressing anticipated increase in flood protection elevation by the Province
  - Eligibility for possible grant funding
  - Eligibility for DRP assistance if a flood event higher than the 1 in 100 year occurs (250 meters)
  - New development could be allowed in FHA

# Rational for the Recommendations (cont'd)

- Proceeding with the demountable wall option:
  - Increases the chance to obtain third party flood Insurance for individual property owners
  - The Municipality's flood insurance premiums could be significantly reduced
- Proceeding with the preventive ice breaking:
  - Provides a more robust temporary flood abatement for an ice jam flood when combined with other operational efforts until a permanent flood mitigation is in place



# Questions?





## **Subject: Flood Mitigation Plan Update**

### **APPROVALS:**

Dawny George, Director  
Robert Billard, Acting Executive Director  
Dana Woodworth, Recovery Team Leader  
Annette Antoniak, Chief Administrative Officer

### **Administrative Recommendations:**

THAT Administration proceed with pre-design, design and construction of structural flood mitigation for the Lower Townsite, Waterways and Ptarmigan Court reaches in the form of an engineered demountable wall to the current estimated 1:100 year flood water elevation (250 metres);

THAT Administration make provision in design and construction of the demountable wall for flexibility to increase the level of flood protection to the current estimated 1:200 year flood water elevation (251 metres) if flood protection above 250 metres is later stipulated by the Province based on the outcome of its Fort McMurray River Hazard Study currently underway.

THAT Administration adopt temporary flood mitigation measures to protect all flood hazard areas as well as possible from a flood water elevation of up to 248.5 metres (current estimated 1:40 year flood water level) until permanent flood mitigation measures are in place; and

THAT Council approve rental through a competitive procurement process of ice-breaking equipment (e.g. Amphibex) as part of the temporary flood mitigation measures to respond to an ice jam flood event, the funding source to be the approved operational budget.

### **Summary:**

Following the comprehensive presentation on Flood Mitigation in August 2016, Administration commissioned a third party Benefit Cost Analysis (BCA) Report to assess various risks and flood mitigation alternatives for the Lower Townsite, Waterways, and Ptarmigan Court based on pre-fire conditions on the assumption that a full or nearly full build out will occur post-wildfire.

The benefit cost ratios for the current estimated 1:100 year return period and for the 1:200 year return period are very close; 1:200 year return period ranked slightly higher for Lower Townsite and slightly less for Waterways in comparison to 1:100 year return period. But with the application of triple bottom line considerations, a demountable wall option for the current estimated 1:100 year return period elevation proved the most favorable for the Lower Townsite and Waterways, of the structural mitigation alternatives considered.

None of the structural alternatives for flood protection considered for Ptarmigan Court resulted in a favorable benefit cost ratio. The cost of the Municipality simply buying out the residents of Ptarmigan Court (and thereby avoiding the cost of structural mitigation for that area) was assessed based on a general land value appraisal of the area, and that cost turned out to be comparable or higher to the cost of the structural mitigation options set out in the BCA. The cost

of relocation is estimated to be even higher than the cost of a buyout because lots in other parts of Fort McMurray are higher priced and vacant land would require roads and servicing.

The Wood Buffalo Recovery Committee's recommendation to Council on December 7, 2016 was that Administration be directed to develop a long-term flood mitigation strategy for properties in the flood hazard area (the "FHA").

Since Council has already made the decision to allow rebuilding in Waterways and Ptarmigan Court (when the provisions of the Wildfire Recovery Overlay were extended to apply to those areas) and since some development permits for that purpose are already issued, it is recommended that the Municipality build structural flood mitigation in these communities as a long term strategy to ensure that Disaster Recovery Program funding will be available, and to provide residents of these communities with the best chance of obtaining flood insurance at a reasonable cost.

While the ongoing flood mitigation measures are intended to meet the current estimated 1:40 year flood water elevation (248.5 metres), Administration is proposing additional preventative measures in 2017 that will result in a more robust flood abatement program as a temporary measure to enhance the level of protection of the FHA up to the 1:40 year elevation (248.5 metres).

### **Background:**

#### **Flood Mitigation - History**

In 2007, Council approved Flood Mitigation to an elevation of 248.5 m (current estimated 1:40 year ice jam elevation). Accordingly, Prairie Loop Boulevard and Saline Creek Parkway are built to 248.5 metres elevation to provide flood mitigation.

An updated Flood Mitigation Strategy began in the fall of 2013 to meet the 1:100 year ice jam flood water elevation (250.0 metres). In 2014 Council approved including construction of a dike structure to the current estimated 1:100 year elevation in the of 2015 capital budget. On April 14, 2015, Council approved Administration's request to seek a one year deferral from the Province in implementing flood mitigation, while alternative solutions were investigated. The deferral was granted by the Province, and the design and construction of flood mitigation as well as the remaining portions of Prairie Loop Boulevard were placed on hold.

On November 3, 2015, Council approved completing flood mitigation and Prairie Loop Boulevard to 248.5 metres (the level of the current estimated flood water level resulting from 1:40 year ice jam flood event) while the Province updated its Flood Hazard Analysis. Subsequently Administration sent a letter to the Province summarizing the impact of the Flood Hazard Analysis on the Municipality's Flood Mitigation Plan and access to grant funding, and the impact on residents' access to disaster assistance in the event of a flood.

At the August 2, 2016 Council meeting Administration provided a comprehensive presentation on flood mitigation, including the history of ice jam and overland flooding, provincial and municipal policies, various mitigation methods and the current status of flood mitigation within the urban service area. A demountable flood wall was presented as an alternative flood

mitigation solution and Council requested that Administration further investigate this option. Since then, Administration has engaged the Province to understand grant opportunities and eligibility of funding under the Disaster Recovery Program (DRP) for the demountable wall option. The Province has responded positively and has advised the Municipality to continue to engage the Province during the design phase of the demountable wall.

Administration then commissioned IBI/Golder Associates to complete a Benefit Cost Analysis of various risks and flood mitigation alternatives for the Lower Townsite, Waterways, and Ptarmigan Court. The report is based on the pre-fire condition of residential and commercial assets in the study area, and considered insurance as a non-structural mitigation option.

The Benefit Cost Analysis assessed both structural (dike, concrete wall, demountable wall) and non-structural (self-insurance, third-party insurance) flood mitigation measures for currently estimated 40yr, 100yr, 200yr and 500yr return periods. A ***triple bottom line approach*** (evaluating not only financial but also environmental and social impacts) was applied to develop a full picture of the merits and risks of each option. Factors considered include: capital cost, operating and maintenance costs, land requirements, physical protection/damage avoidance, financial risk, social considerations and impacts to the environment. Key findings of the study are highlighted below:

- A 100 year flood event has an estimated pre-fire total flood damage cost of \$809 million for the Lower Townsite, Waterways and Ptarmigan Court. This estimate includes both direct and indirect costs of damage to residential and commercial properties and public infrastructure. Direct costs are estimates of actual damage repair, and indirect costs include business interruption, temporary accommodation costs, loss of public services, flood fighting and cleanup, and costs associated with trauma, stress and anxiety (psychosocial impacts).
- Doing nothing to address the risk of flooding may result in a perception that the Municipality is insensitive to the situation of residents and businesses in the FHA, since development known to be at risk from flooding would be allowed without any protective measures being taken by the Municipality.
- The cost of flood insurance to individual property owners is difficult to estimate, and it is also difficult to anticipate what damages would or would not be covered due to the complexity and nature of this kind of insurance coverage. For these reasons, the insurance industry will often choose to not underwrite the risk in areas such as the FHA.
- The concept of the Municipality itself undertaking to insure FHA residents (either traditional third party insurance, or “self-insurance” which is basically the Municipality setting up the equivalent of its own local disaster recovery fund) carries significant risks with no net economic benefit. Insurance ***alone*** is not a viable option and should not be the entire public policy response to major flood risk. Insurance acquired by the Municipality, to some level, could be a ***backstop*** to structural flood mitigation measures, or a means of supplementing compensation available from the Disaster Recovery Fund. But insurance should not be considered as a way to avoid the cost of structural mitigation measures.



- The benefit cost ratio for the current estimated 1:100 year return period and 1:200 year return period are very close: 1:200 year ranked slightly higher for Lower Townsite and slightly less for Waterways in comparison to the 1:100 year return period. But with the application of the triple bottom line approach explained above, a demountable wall option for the current estimated 1:100 year return period elevation proved the most favorable option for the Lower Townsite and Waterways.
- None of the structural alternatives considered for the Ptarmigan Court area resulted in a favorable cost/benefit ratio for any level of flood protection. Other alternatives for Ptarmigan Court were considered but also did not result in a favorable cost comparison when compared to the structural option.

### Flood Mitigation – Current Status

The Province has commissioned Golder Associates to update the Fort McMurray River Hazard Study. This study is expected to be complete by March 2018 and will update flood maps with elevations for open water and ice jam flooding. Based on the outcome of this study, the elevation of a 1:100 year ice jam flood (250 metres) could change.

Currently flood mitigation construction for the current estimated 1 in 100 year ice jam elevation (250 metres) is deferred by Council to 2017 and as such is being proposed in the 2017 Capital Budget Plan. Flood mitigation pre-design and design were re-approved in 2016.

The proposed design and construction for a demountable wall allows flexibility to increase the flood protection level. It is proposed that the foundation of the demountable wall be constructed to support a wall to the current estimated 1:200 year elevation (251 metres) in 2017. In that way, should the Provincial report reveal that the 1:100 level exceeds 250 metres, the height of the wall could be relatively quickly and easily increased to accommodate the Provincial findings.

Regardless of the construction of a 1:100 year flood mitigation option; the Municipality will incur residual costs as a result of a flood including clean up, Emergency Management activities such as evacuation, and restoration of any area outside the flood protected area.

In September 2016 the Province provided the Municipality with two letters regarding rebuilding and flood mitigation in the Waterways and Ptarmigan Court area. In reliance on the content of those letters, Council repealed the provisions of the Land Use Bylaw that required special flood proofing measures in the FHA [originally introduced in 2013 by Bylaw 13/032] and also extended the scope of the Wildfire Recovery Overlay [Bylaw 16/021] in order to facilitate rebuilding of Waterways and Ptarmigan Court.

On December 7, 2017 the Wood Buffalo Recovery Committee passed a motion to recommend to Council that Administration be directed to develop a long-term flood mitigation strategy for recommendation to Council that accomplishes the following:

- (a) Ensures that residents within flood hazard areas will be fully eligible for Disaster Recovery Program (DRP) funding for future flood events;
- (b) Allows the encumbrances (development agreement and restrictive covenant) currently being required as conditions of approval to re-develop fire damaged properties in the

flood hazard areas to be discharged from all affected land titles as soon as the flood mitigation strategy is fully implemented; and

- (c) That there will be no Regional Municipality of Wood Buffalo buyout of any or all properties within the flood hazard areas as a flood mitigation strategy.

This Council Report addresses all the elements of the Recovery Committee's recommendation, also taking into account that Council has already made the decision to allow rebuilding of properties damaged or destroyed by the wildfire, in Waterways and Ptarmigan Court. Administration recommends that the Municipality proceed immediately to detailed design and construction of structural flood mitigation to the current 1:100 year flood water elevation level (250 metres) in these communities as a long term strategy to ensure that residents will remain eligible for DRP funding and will have the best chance of obtaining individual flood insurance at a reasonable cost. If this level of structural mitigation is completed, the Municipality itself would be at much less risk of liability for failure to warn residents, and could then legitimately consider removing from land titles the encumbrances (designed to warn potential purchasers) that have been and continue to be required as conditions of development approval for rebuilding.

While the ongoing flood mitigation measures are intended to meet the current estimated 1:40 year elevation (248.5 metres); as part of the 2017 flood Emergency Management program Administration is proposing additional preventative measures in 2017 that will result in a more robust flood abatement program including the rental of ice-breaking equipment and additional operational measures to provide additional protection up to the current estimated 1:40 year level (i.e. sandbagging, inflated tubes etc.). Although these measures may not function as a completely leak proof system even in a 1:10 year or 1:25 year event, it would enable better management and minimization of loss.

### **Alternatives:**

The Benefit Cost Analysis detailed alternative flood mitigation options, the advantages and disadvantages of each are outlined below:

#### **Do Nothing**

Advantages:

- No cost to the Municipality, therefore no impact on property taxes
- Residents of areas not at risk of flooding would not be contributing to the cost of protecting those who choose to live or do business in the FHA

Disadvantages:

- Perceived disregard on the part of the Municipality for the plights of FHA residents
- Does not reduce loss; leaves FHA residents vulnerable to estimated damages of \$809 million in a 1 in 100 year ice jam event
- No eligibility for assistance under the Disaster Recovery Program in the event of a flood
- Third party flood insurance likely unavailable for individual property owners in FHA
- Potential damage to the Municipality's reputation

### Self-Insurance

#### Advantages:

- No immediate capital expenditure

#### Disadvantages:

- Would require operational investment of \$809 million over time to build a sufficient insurance account to cover a 1 in 100 year ice jam event (e.g. may require \$80 million to be set aside per year for the next 10 years or approximately 10% of the current proposed 2017 budget). When an event occurs, these funds will need to be re-established, resulting in perpetual investment
- Lost opportunity cost of the funds set aside for self-insurance due to the risk associated with investment strategies (e.g. investment, debt reduction, or other capital projects not undertaken)
- Does not reduce loss; leaves community vulnerable to estimated damages of \$809 million in a 1 in 100 year ice jam event. At worst, these damages could occur prior to the accumulation of the self-insured value of \$809 million
- No eligibility for assistance under the Disaster Recovery Program in the event of a flood
- Third Party Flood Insurance likely unavailable for individual property owners, unless structural flood mitigation is also provided
- Potential restriction on development in flood hazard area (FHA), depending on future Provincial legislation changes

### Third Party Insurance

#### Advantages:

- No immediate capital expenditure
- Transfer of risk to insurer

#### Disadvantages:

- Would require operational budget to cover cost of insurance premiums
- After an initial serious event the Third Party Insurance may no longer be available to the Municipality, or might be available only at a significantly increased cost
- Does not reduce loss; leaves community vulnerable to estimated damages of \$809 million in a 1 in 100 year ice jam event
- No eligibility for assistance under the Disaster Recovery Program in the event of a flood
- Potential restriction on development in flood hazard area (FHA), depending on future Provincial legislation changes

### Ptarmigan Court

None of the structural alternatives for flood protection considered for Ptarmigan Court resulted in a favorable benefit/cost ratio. While the cost of buyout or relocation is estimated as comparable or higher to the cost of the structural mitigation options; Council could still consider these as options. But the recommendation is structural mitigation for Ptarmigan Court because many residents want to rebuild and this would help repair the social fabric -- and it is not fiscally prudent to do **both** structural mitigation **and** buyout/relocation.

**Budget/Financial Implications:**

Budget/financial implications for each recommendation are listed below:

1. Capital investment will be required to proceed with the demountable wall option:
  - \$103 - \$126 million estimated for design and construction in the Lower Townsite
  - \$33 - \$43 million estimated for design and construction Waterways and Ptarmigan Court

While the demountable wall option has been perceived thus far as a much cheaper option than earthworks, building the foundation of the demountable wall to a 1:200 year system increases the cost. However the flexibility provided increases the overall benefit cost while ensuring that potential future Provincial regulation can be accommodated. Also to be noted is that the estimates provided above for demountable wall are at the feasibility level and therefore are subject to change  $\pm 50\%$ . If a non-expandable 1:100 demountable system is selected, the capital cost is expected to decrease by \$10 million  $\pm 50\%$ .

2. Operational investment for the rental of ice breaking equipment based on a public procurement process is planned to be accommodated in the proposed 2017 operational budget. In the event the rental cost exceeds the operational budget, Council approval will be sought at that time.

**Rationale for Recommendations:**

The rationale for each recommendation is outlined below:

1. Proceeding with the demountable wall option will reduce the exposure of residents, businesses and municipal infrastructure within the flood hazard area (FHA) to any flood events. The nature of the demountable wall will also afford the Municipality flexibility to respond to potential updated flood elevations legislated by the Province in future years, as is currently anticipated in 2018. Additional benefits of this option include:
  - Potential eligibility for grant funding
  - Eligibility for DRP assistance if a flood event higher than the 1 in 100 year occurs
  - Third Party Flood Insurance might be available for individual property owners
  - The Municipality's own flood insurance premiums could be significantly reduced
2. Proceeding with preventative ice breaking measures will result in more robust temporary flood abatement for an ice jam flood. This is a prudent measure that when combined with additional operational efforts will offer enhanced protection while more permanent flood mitigation solutions are developed and implemented.

**Strategic Plan Linkages:**

Pillar 1 – Building Responsible Government  
Pillar 4 – Building an Effective Land Strategy  
Pillar 6 – Building a Sustainable Region



# 2017 Budget and Financial Plan

Maintaining the Foundation for  
Today and the Future

December 13, 2016

Presenters: Elsie Hutton, CFO  
Linda Ollivier, Director of Financial Services



## **2017 Budget Development Work Plan**

- Work Plan accepted by Council – September 13, 2016
- Budget Presentation to Council – November 1, 2016
- Council Budget Review Workshops – November 28 – December 2, 2016

## **Joint Plan for Bill 21 Transition**

- Endorsed by Council – November 22, 2016
- Formation of Wood Buffalo Steering Group
- Initial meeting held – December 6, 2016
- Wood Buffalo Steering Group support for a 2017 Interim Operating Budget
- Additional time required for preparation of recommendations for Council consideration and regional stakeholder engagement

# **2017 INTERIM OPERATING BUDGET**

## **2017 Interim Operating Budget**

- Provides operational funding of \$137M for the first quarter of 2017
- Opportunity for Wood Buffalo Steering Group to recommend a Joint Plan for Bill 21 Transition
- Presentation of the 2017 Operating Budget, 2018 – 2019 Financial Plan prior to end of first quarter 2017

# **2017 CAPITAL BUDGET AND 2018 - 2022 CAPITAL PLAN**

# Capital Budget Guidelines

The 2017 Capital Budget and 2018-2022 Capital Plan is based on the following considerations:

- Council approved 2015 – 2017 Strategic Plan
- Master Plans
- Asset replacement cycles
- Changing economic climate



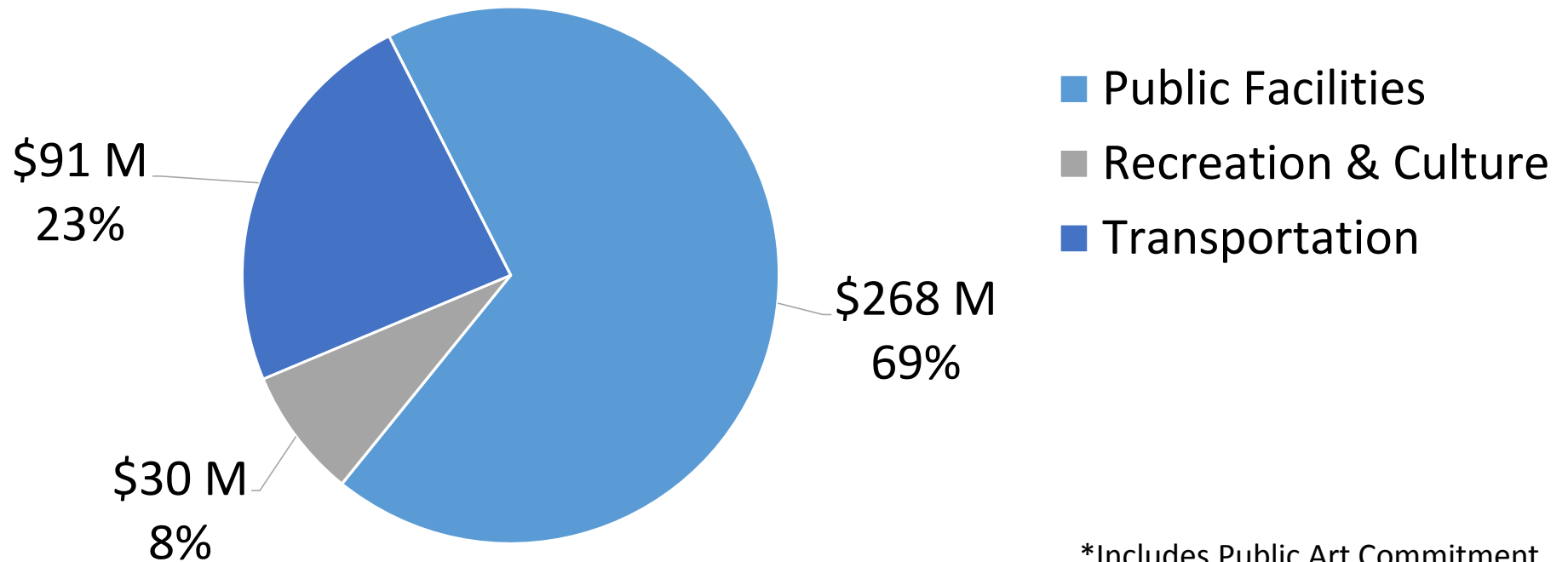
# **2017 CAPITAL BUDGET**

## **2017 Capital Budget**

- Includes motions carried at the December 2, 2016 Special Council meeting
- Incorporates 10% budget reduction on projects that have not been fully tendered
- Wood Buffalo Steering Group support to ensure capital project delivery not impacted

# 2017 Capital Budget, by Category

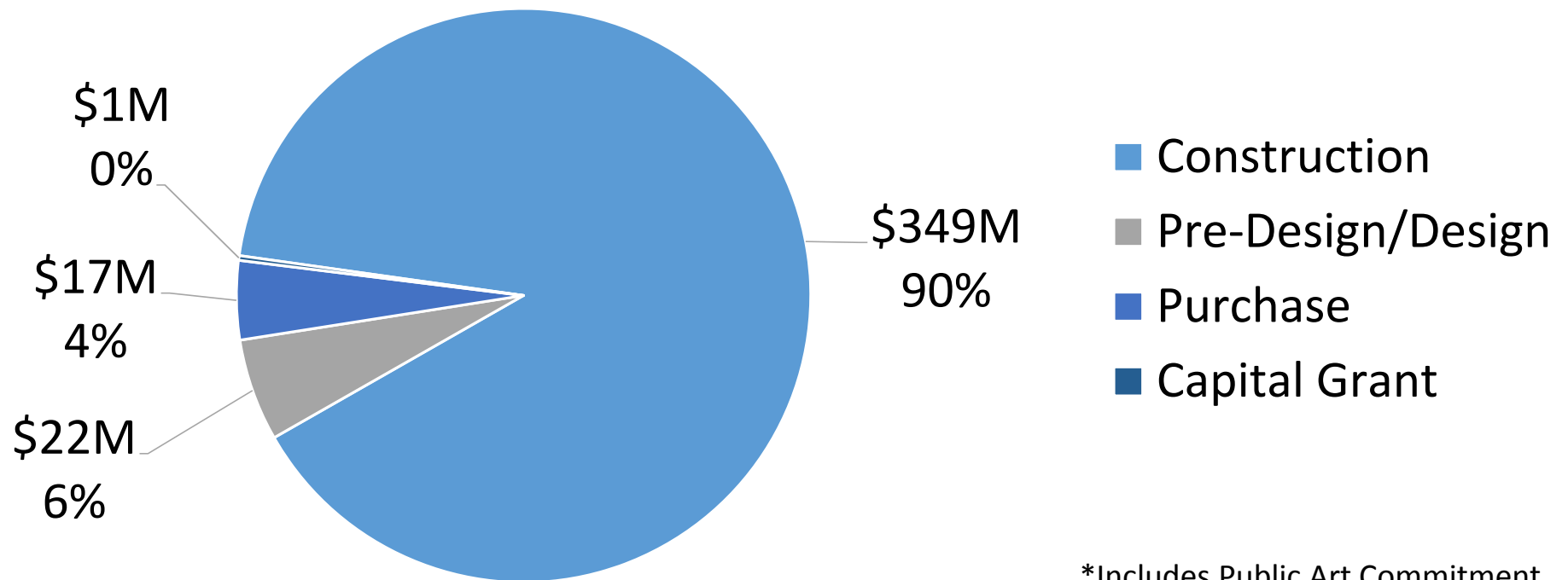
**70 Projects = \$389M\***



\*Includes Public Art Commitment

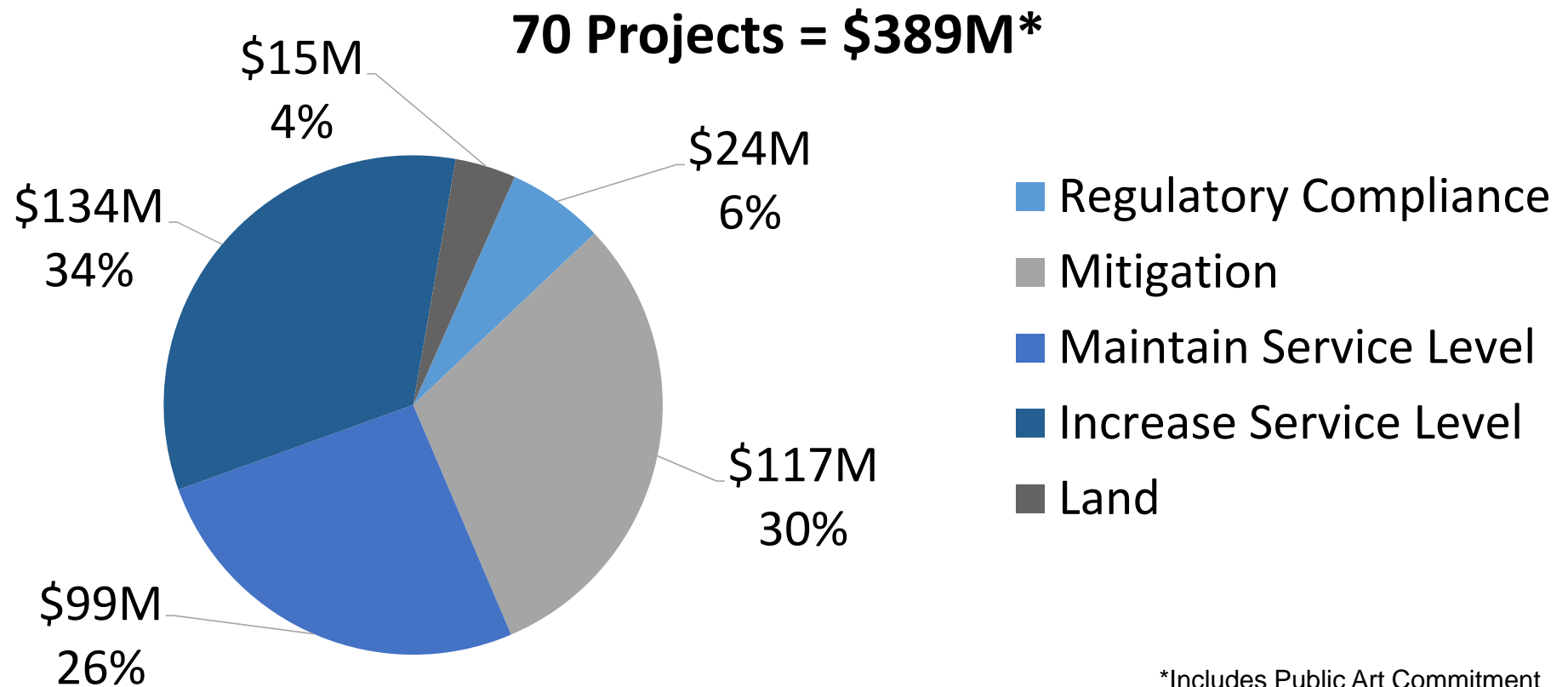
## 2017 Capital Budget, by Type

Total = \$389M\*



\*Includes Public Art Commitment

## 2017 Capital Budget, by Secondary Category



## 2017 Capital Budget & 2018 - 2022 Plan

Category	2017 (\$'M)	2018 (\$'M)	2019 (\$'M)	2020 & after (\$'M)	Total (\$'M)
First year of a pre-approved multi-year projects	24	31	17	-	<b>72</b>
Single year projects	98	-	-	-	<b>98</b>
First year of multi-year projects	38	84	29	-	<b>151</b>
Other than first year of a multi-year project	228	298	136	4	<b>666</b>
Equipment purchases	1	1	-	-	<b>2</b>
<b>2017 Capital Budget/Plan</b>	<b>389</b>	<b>414</b>	<b>182</b>	<b>4</b>	<b>989</b>



## 2017 Capital Budget & 2018 - 2022 Plan

Category	2017 (\$'M)	2018 (\$'M)	2019 (\$'M)	2020 & after (\$'M)	Total (\$'M)
Funded	389	414	182	4	989
Unfunded	29	301	313	217	863
<b>Total Funded and Unfunded</b>	<b>418</b>	<b>715</b>	<b>495</b>	<b>221</b>	<b>1,852</b>

\*Excludes Public Art Commitment

## 2017 Capital Funding Sources

	(\$'M)
Transfer from Operating Budget required for Capital	285
Debentures	52
Grants	52
<b>Total Funding Available/Required</b>	<b>389</b>

## Next Steps

- Wood Buffalo Steering Group development of Joint Plan for Bill 21 Transition
- Presentation of Steering Group recommendations for Council approval
- Presentation of the 2017 Operating Budget, 2018 – 2019 Financial Plan prior to end of first quarter 2017

# 2017 Budget and Financial Plan

Maintaining the Foundation for  
Today and the Future

December 13, 2016

Presenters: Elsie Hutton, CFO  
Linda Ollivier, Director of Financial Services





## Council Meeting Presentation Request

Completed requests to make a public presentation must be received by 12:00 noon on the Wednesday immediately prior to the scheduled meeting. **Presentations are a maximum of 5 minutes in duration.**

<b>Presentation Information</b>	
<b>Preferred Date of Presentation</b>	December 13, 2016
<b>Name of Presenter(s)</b>	Rachel Orser and Maureen Gravelle
<b>Organization Represented</b>	Regional Recreation Corporation of Wood Buffalo
<b>Topic</b>	The RRCs 2017 Capital Budget Request
<b>Please List Specific Points/Concerns</b>	That the 2017 Capital Budget requested by the RRC has been recommended as unfunded, specifically those projects classified as critical for business continuity or safety related. The value of these projects is \$2.46 million.
<b>Action Being Requested of Council</b>	That Mayor and Council reconsider funding the 2017 capital projects request, as highlighted above.
<p><b>Are you providing any supporting documentation (ie: Powerpoint)?</b>      <input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>If yes, the documentation <u>must</u> accompany this request, as handouts will not be distributed at the meeting. To ensure that your documents meet minimum standards, please see presentation guidelines on the next page.</p> <p>Supporting documents may be e-mailed to <a href="mailto:Legislative.Assistants@rmwb.ca">Legislative.Assistants@rmwb.ca</a>.</p>	

*As per Procedure Bylaw No. 14/025, a request to make a presentation may be referred or denied.*





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# Presentation to Council

December 13, 2016

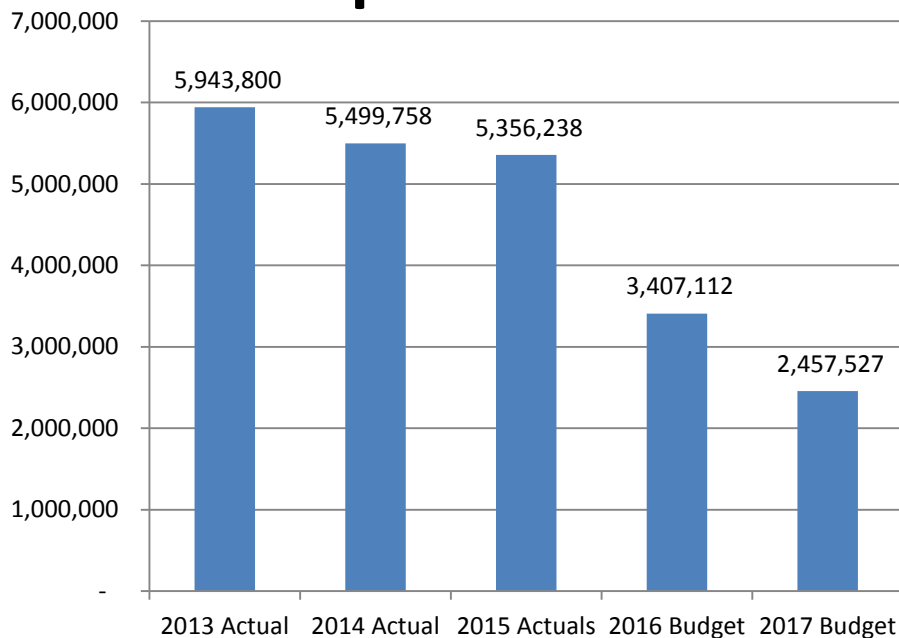
**Presenters:**

Rachel Orser, Interim RRC Chief Executive Officer  
Maureen Gravelle, Interim RRC Chief Financial Officer

# Capital Request

# Capital Budget

## Capital Grant



- Revised Capital Request of \$2.46M
- Capital Projects included are required for safety, operational efficiencies, business continuity, customer satisfaction and improving life expectancies of the facilities.

# Capital Budget

Project Title	Amount Requested	Classification
Auto Stop Elevators	\$135,000	Mitigating
Elevator Replacement	\$350,000	Mitigating
IT Server Cluster Refresh	\$800,000	Sustaining
Netting – Driving Range	\$92,000	Mitigating
Zamboni Overhead Door	\$6,000	Mitigating
Storage Cage	\$5,000	Sustaining

# Capital Budget

Project Title	Amount Requested	Classification
Fire Suppression System	\$42,500	Mitigating
MIP Watchguard Firewall	\$45,000	Sustaining
AZ Watchguard Firewall	\$13,000	Sustaining
Sponsorship Amenity Signage	\$45,000	Sustaining
Crosstrainers	\$210,000	Sustaining
Banquet/Fox Den Equipment	\$231,615	Sustaining



# Capital Budget

Project Title	Amount Requested	Classification
Grounds Maintenance Equipment	\$209,000	Sustaining
HVAC Upgrades	\$50,000	Sustaining
Contingency	\$223,412	
Total Request	\$2,457,527	

The background features several large, rounded rectangular shapes in shades of blue and green. A light blue shape is at the top left, a dark blue shape is at the top right, a medium blue shape is on the right side, and a green shape is at the bottom left.

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**Subject: 2017 Capital Budget, 2018 – 2022 Capital Plan****APPROVALS:**

Elsie Hutton, Executive Director  
Annette Antoniak, Interim Chief Administrative Officer

**Administrative Recommendations:**

1. THAT the 2017 Capital Budget in the amount of \$388,738,142 and \$619,535 Public Art Fund transfer totaling \$389,357,677 be approved as set out on Attachment 1, 2017 Capital Budget, dated December 13, 2016 as follows:

Capital Infrastructure Reserve	\$ 284,944,458
Debenture Financing	52,297,605
Grants	<u>52,115,614</u>
Total	<u>\$ 389,357,677</u>

2. THAT the net budget reduction on multi-year projects in progress totaling \$34,729,628 as set out on Attachment 2, 2017 Capital Budget – Multi-Year Projects – In Progress – Cash Flow Changes, dated December 13, 2016, be approved.
3. THAT the new multi-year projects totaling \$152,976,770 as set out on Attachment 3, 2017 Capital Budget New Multi-Year Projects – Cash Flow – Funded, dated December 13, 2016, be approved.
4. THAT the cash flow on multi-year projects totaling \$ 599,918,202 as set out on Attachment 4, 2018 – 2022 Capital Plan – Multi-Year Projects – Cash Flow – Funded, dated December 13, 2016, be approved.

**Summary:**

The Proposed 2017 Capital Budget, 2018 – 2022 Capital Plan was presented to Council on November 1, 2016. Following a series of budget workshops held to review and discuss requirements, Council considered a number of amending motions at a Special Meeting held on Friday, December 2, 2016. Included in the amendments was the requirement to reduce the 2017 Capital Budget by 10%. This motion resulted in a budget reduction of \$40.8M. In the event bids received through a public procurement process exceed budget, other options will be considered. The Council-approved additions to the capital budget of \$22.7M have subsequently been included. Subsequent to the Budget Workshops, the Municipality received approval for a \$10M Public Transit Infrastructure Fund grant for the Bus Bay Turnout & Transit Shelters – Thickwood & Confederation capital project.

Upon consideration, it is recommended that the 2017 Capital Budget be approved to ensure that delivery of critical capital projects is not impacted due to a delay in funding approval. Administration will monitor to ensure that transfers from the Capital Infrastructure Reserve to fund capital projects is not impacted by changes to the 2017 Operating Budget.

The *Municipal Government Act* (MGA) requires that every Alberta municipality approve a budget prior to passing a property tax bylaw. It is advantageous for a municipality to approve a budget prior to the start of the budget year to avoid delays or disruptions in planned activities for the upcoming year.

**Background:**

The 2017 Capital Budget, 2018 - 2022 Capital Plan was developed under the theme, ‘Maintaining the Foundation for Today and the Future’.

Administration is mindful of the economic climate and changes in the community due to the wildfire. In addition, the impact of proposed amendments contained within Bill 21 continue to be considered. Subsequently, members of Council and Administration have met with key stakeholders to seek a collaborative approach to the Government of Alberta in addressing the concerns arising from the Bill.

Administration has prepared a budget that is responsive and sets the stage for future changes as required. The 2017 budget is based on the allocation of funding aimed at maintaining assets, providing quality core services and construction of capital assets to support municipal operations as identified in the existing 2015 – 2017 Strategic Plan. A reduction of 10% has been incorporated

A “Funded” listing of capital projects is provided in Attachments 1 - 4. The listing includes projects that have been previously approved in progress that will continue to be delivered in 2017 and onward as well as new projects deemed a priority.

For capital projects, each sponsor department prepared the information for consideration by the Capital Projects Steering Committee (CPSC) based on an enhanced business case template. The CPSC reviewed the results of the prioritization matrix to allow allocation of finite resources and based on immediate need.

Attachment 5 includes an “Unfunded” listing of capital projects that we were not deemed required for an immediate need. As priorities change, these projects may be considered at some point in the future.

Mayor and Councillors also had an opportunity to submit specific requests. Requests that were supported by Council have been incorporated into the capital budget.

In order to enhance opportunities for public delegations, budget workshops were rescheduled to evenings. A number of engagement opportunities were provided through a number of means:

- Public presentation of the proposed budget during the Council meeting on November 1, 2016;
- Posting of the proposed budget and financial plan on the Municipal website;
- Dedicated email and telephone options for members of the public to engage both Council and Administration; and
- A series of budget workshops between Council and Administration (November 28, 29, 30, & December 2, 2016) that were webcast live for the convenience and information of citizens.

### **Budget/Financial Implications:**

The budget philosophy for 2017 is fundamentally different than any other year. Decreasing revenues and adapting to a community that is not experiencing growth require the Municipality to focus on maintaining existing assets and programs/services. Prudent fiscal management required that undrawn debt scenarios were reviewed to ensure that future years are not negatively impacted. The administrative recommendation to transfer uncommitted funds in the Capital Infrastructure Reserve of \$350M to fund previously approved debenture-funded capital projects and thereby reduce the committed debt has not been included at this time based on preliminary discussion with the Wood Buffalo Steering Group. A January workshop to discuss debt will be scheduled with the Wood Buffalo Steering Group and subsequently presented to Council for approval.

### **Rationale for Recommendations:**

The presentation of the 2017 Capital Budget, 2018 - 2022 Capital Plan incorporates changes approved by Council at the December 2, 2016 Special Meeting.

### **Strategic Plan Linkage:**

Pillar 1 – Building Responsible Government

### **Attachments:**

1. 2017 Capital Budget, 2018 – 2022 Capital Plan – December 13, 2016
2. 2017 Capital Budget – Multi-Year Projects – In Progress – Cash Flow Changes – December 13, 2016
3. 2017 Capital Budget New Multi-Year Projects – Cash Flow – Funded - December 13, 2016
4. 2018 – 2022 Capital Plan – Multi-Year Projects – Cash Flow – Funded – December 13, 2016,
5. 2017 Capital Budget (Unfunded) – December 13, 2016





Regional Municipality of Wood Buffalo  
2017 Capital Budget  
December 13, 2016

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Approved in a prior year (carry forward), no future budget request
Equipment Project

Ref #	Major Category	Budget Approval Year	Project Name	Total Annual Budget (Not including Public Art)	Public Art Reserve 2017	2017 Request (Including Public Art Reserve)	2017 Funding Source(s)	Provincial Grants	Federal Grants	Reserve	Offsite Levy/ Developer Charges	Debenture Financing
1	Recreation & Culture	2014	Active Transportation Trail Phase 1 Construction	\$ 1,000,000	\$ -	\$ 1,000,000	CIR	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -
2	Public Facilities	2015	Anzac Fire Hall - Construction	4,000,000	-	4,000,000	CIR	-	-	4,000,000	-	-
3	Public Facilities	2014	Beacon Hill Outfall and Pipeline Upgrades -Construction	13,326,142	-	13,326,142	CIR	-	-	13,326,142	-	-
4	Recreation & Culture	2014	Clearwater Park System (Riverside Park System) - Remediation	1,732,000	-	1,732,000	CIR	-	-	1,732,000	-	-
5	Recreation & Culture	2014	Community Playgrounds (Eagle Ridge,Janvier, Chad Matthies, St. Gabriel School Playground Replacement)	730,000	-	730,000	CIR	-	-	730,000	-	-
6	Public Facilities	2016	Confederation Way Sanitary Sewer Phase 2 - Construction	22,200,000	-	22,200,000	CIR	-	-	22,200,000	-	-
7	Recreation & Culture	2013	Conklin Multiplex - Construction	15,000,000	-	15,000,000	CIR/DEBENTURE	-	-	1,500,000	-	13,500,000
8	Public Facilities	2006	Enterprise Information Management (EIM)	248,000	-	248,000	CIR	-	-	248,000	-	-
9	Public Facilities	2016	Fleet Shop Equipment Tooling	117,000	-	117,000	CIR	-	-	117,000	-	-
10	Public Facilities	2014	Flood Mitigation - Construction	18,855,000	-	18,855,000	DEBENTURE	-	-	-	-	18,855,000
11	Public Facilities	2014	Flood Mitigation - Predesign/Design	3,500,000	-	3,500,000	CIR	-	-	3,500,000	-	-
12	Transportation	2012	Fort Chip Winter Road Bridge Replacement	500,000	-	500,000	CIR	-	-	500,000	-	-
13	Transportation	2013	Fort Chipewyan Richardson River Bridge Replacement – Construction	1,500,000	-	1,500,000	CIR/DEBENTURE	-	-	800,000	-	700,000
14	Public Facilities	2014	Fort Chipewyan WTP Expansion - Construction	9,000,000	-	9,000,000	CIR/GRANT	3,995,614	-	5,004,386	-	-
15	Public Facilities	2016	Grayling Terrace Lift Station - Construction	1,000,000	-	1,000,000	CIR	-	-	1,000,000	-	-
16	Transportation	2016	King Street Bridge Rehabilitation	2,600,000	-	2,600,000	CIR	-	-	2,600,000	-	-
17	Public Facilities	2016	Life-Pak 15 Replacements	55,000	-	55,000	CIR	-	-	55,000	-	-
18	Public Facilities	2008	Lift Station Upgrades (South)	5,000,000	-	5,000,000	CIR/DEBENTURE	-	-	3,757,395	-	1,242,605
19	Public Facilities	2016	MacKenzie Stormwater Management - Design	2,520,000	-	2,520,000	CIR	-	-	2,520,000	-	-
20	Public Facilities	2016	Mills Avenue Stormwater Management - Construction	6,000,000	-	6,000,000	CIR	-	-	6,000,000	-	-
21	Transportation	2008	Prairie Loop Boulevard	18,000,000	-	18,000,000	DEBENTURE	-	-	-	-	18,000,000
22	Public Facilities	2014	Regional Scada Wan - Construction	1,500,000	-	1,500,000	CIR	-	-	1,500,000	-	-
23	Public Facilities	2015	Rural Infrastructure Rehabilitation 2015-2017 - Construction	18,200,000	-	18,200,000	CIR/GRANT	18,000,000	-	200,000	-	-
24	Public Facilities	2014	Rural Water and Sewer Servicing - Construction	75,425,000	-	75,425,000	CIR	-	-	75,425,000	-	-
25	Public Facilities	2014	Southwest Water Supply Line Phase 1 - Construction	2,500,000	-	2,500,000	CIR	-	-	2,500,000	-	-
26	Recreation & Culture	2016	Stonecreek Drainage - Construction	1,000,000	-	1,000,000	CIR	-	-	1,000,000	-	-
27	Transportation	2016	Urban Infrastructure Rehabilitation 2016-2018 - Design	1,500,000	-	1,500,000	CIR	-	-	1,500,000	-	-
28	Recreation & Culture	2014	Vista Ridge 2014 - 2017 Capital Grant	1,150,000	-	1,150,000	CIR	-	-	1,150,000	-	-
	Subtotal: Other than first year of a multi-year project			\$ 228,158,142	\$ -	\$ 228,158,142		\$ 21,995,614	\$ -	\$ 153,864,923	\$ -	\$ 52,297,605
29	Public Facilities	2017	4 Way Chamber and Twin line to Lower Townsite Reservoir (Abasand)	\$ 4,500,000	\$ 77,500	\$ 4,577,500	CIR	\$ -	\$ -	\$ 4,500,000	\$ -	\$ -
30	Public Facilities	2017	Building Life Cycle - 2017-2019	2,212,000	-	2,212,000	CIR	-	-	2,212,000	-	-
31	Public Facilities	2017	Computer Assisted Mass Appraisal (CAMA) System Review-Construction	108,000	-	108,000	CIR	-	-	108,000	-	-
32	Recreation & Culture	2017	FireSmart Greenspace Rehabilitation	6,750,000	-	6,750,000	CIR	-	-	6,750,000	-	-
33	Public Facilities	2017	Jubilee Center Renovation - Construction 2017	2,120,000	-	2,120,000	CIR	-	-	2,120,000	-	-
34	Public Facilities	2017	MacDonald to 4-Way Chamber Supply Line - Construction	3,024,000	58,320	3,082,320	CIR	-	-	3,024,000	-	-
35	Public Facilities	2017	Thickwood Perimeter Sewer - Construction	9,000,000	305,500	9,305,500	CIR/GRANT	-	6,000,000	3,000,000	-	-
36	Public Facilities	2017	Thickwood Perimeter Sewer - Design	3,600,000	29,250	3,629,250	CIR	-	-	3,600,000	-	-
37	Public Facilities	2017	Urban Arterial Boulevard Improvements & Beautification	7,000,000	-	7,000,000	CIR	-	-	7,000,000	-	-
	Subtotal: First year of a multi-year project			\$ 38,314,000	\$ 470,570	\$ 38,784,570		\$ -	\$ 6,000,000	\$ 32,314,000	\$ -	\$ -

Regional Municipality of Wood Buffalo  
2017 Capital Budget  
December 13, 2016

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Approved in a prior year (carry forward), no future budget request
Equipment Project

Ref #	Major Category	Budget Approval Year	Project Name	Total Annual Budget (Not including Public Art)	Public Art Reserve 2017	2017 Request (Including Public Art Reserve)	2017 Funding Source(s)	Provincial Grants	Federal Grants	Reserve	Offsite Levy/ Developer Charges	Debenture Financing
38	Recreation & Culture	2017	Birchwood Trail Lookout Tower	\$ 500,000	\$ -	\$ 500,000	CIR	\$ -	\$ -	\$ 500,000	\$ -	\$ -
39	Transportation	2017	Bus Bay Turnout & Transit Shelters - Thickwood & Confederation	10,000,000	50,000	10,050,000	GRANT	6,549,000	3,451,000	-	-	-
40	Public Facilities	2017	Computer Assisted Mass Appraisal (CAMA) System Review-Predesign	90,000	-	90,000	CIR	-	-	90,000		
41	Public Facilities	2017	Conklin WTP Upgrade Phase 2 - Construction	3,150,000	15,750	3,165,750	CIR	-	-	3,150,000	-	-
42	Transportation	2017	Culvert Rehabilitation Hwy 63 at Fort Hills	594,000	-	594,000	CIR	-	-	594,000	-	-
43	Transportation	2017	East Clearwater Highway - Predesign	5,000,000	-	5,000,000	CIR	-	-	5,000,000	-	-
44	Transportation	2017	Emergency Access Roads - Construction (Connection B,D,E)	900,000	4,500	904,500	CIR	-	-	900,000	-	-
45	Transportation	2017	Emergency Access Roads - Design (Connection B,D,E)	270,000	-	270,000	CIR	-	-	270,000	-	-
46	Transportation	2017	Fort Chipewyan - Airport Structure - Repair Airport Existing Sprung Structure Storage Membrane	36,000	-	36,000	CIR	-	-	36,000	-	-
47	Public Facilities	2017	Fort Chipewyan Lift Station Upgrades - Design	540,000	-	540,000	CIR	-	-	540,000	-	-
48	Recreation & Culture	2017	Fort Chipewyan New Cemetery - Design Build	2,333,000	11,665	2,344,665	CIR	-	-	2,333,000	-	-
49	Public Facilities	2017	Fort Chipewyan Water and Sanitary Sewer - Design	450,000	-	450,000	CIR	-	-	450,000	-	-
50	Public Facilities	2017	IAS Infrastructure Upgrades - 2017	347,000	-	347,000	CIR	-	-	347,000	-	-
51	Recreation & Culture	2017	Janvier Cemetary - Predesign/ Design	100,000	-	100,000	CIR	-	-	100,000	-	-
52	Public Facilities	2017	Jubilee Center Renovation - Design	767,000	-	767,000	CIR	-	-	767,000	-	-
53	Public Facilities	2017	King Street Booster - Design	113,000	-	113,000	CIR	-	-	113,000	-	-
54	Public Facilities	2016	Land Acquisition 2016	9,843,000	-	9,843,000	CIR	-	-	9,843,000	-	-
55	Public Facilities	2017	Land Acquisition 2017	5,468,000	-	5,468,000	CIR	-	-	5,468,000	-	-
56	Recreation & Culture	2016	Rural Community Placemaking Fort MacKay - Design	99,000	-	99,000	CIR	-	-	99,000	-	-
57	Transportation	2017	Saline Creek Parkway Phase 2 - Design (Connection F)	2,700,000	13,500	2,713,500	CIR	-	-	2,700,000	-	-
58	Transportation	2017	Snow Disposal Site - Design	675,000	-	675,000	CIR	-	-	675,000	-	-
59	Transportation	2017	South Leg, A Frame Road at Saprae Creek Trail	1,710,000	8,550	1,718,550	CIR	-	-	1,710,000	-	-
60	Transportation	2017	Thickwood Blvd - Abasand Drive Erosion Remediation	2,700,000	13,500	2,713,500	CIR	-	-	2,700,000	-	-
61	Public Facilities	2017	Thickwood Reservoir Replacement - construction	6,300,000	31,500	6,331,500	CIR	-	-	6,300,000	-	-
62	Public Facilities	2017	Timberline Storm Water Upgrade - Construction	810,000	-	810,000	CIR	-	-	810,000	-	-
63	Public Facilities	2017	Timberline Storm Water Upgrade - Design	81,000	-	81,000	CIR	-	-	81,000	-	-
64	Transportation	2017	Urban Infrastructure Rehab 2017 - Construction	42,379,000	-	42,379,000	CIR/GRANT	13,800,000	-	28,579,000	-	-
	Subtotal: Single year project			\$ 97,955,000	\$ 148,965	\$ 98,103,965		\$ 20,349,000	\$ 3,451,000	\$ 74,155,000	\$ -	\$ -
65	Public Facilities	2017	911 Dispatch Upgrades	\$ 409,000	\$ -	\$ 409,000	CIR/GRANT	\$ 320,000	\$ -	\$ 89,000	\$ -	\$ -
66	Public Facilities	2016	Pumper Truck for Fire Station #6	260,000	-	260,000	CIR	-	-	260,000	-	-
67	Public Facilities	2017	Wild Land Sprinkler Trailer - RES	170,000	-	170,000	CIR	-	-	170,000	-	-
	Subtotal: Equipment Purchases			\$ 839,000	\$ -	\$ 839,000		\$ 320,000	\$ -	\$ 519,000	\$ -	\$ -
68	Public Facilities	2015	Fort MacKay Fire Hall - Construction	\$ 7,884,000	\$ -	\$ 7,884,000	CIR	\$ -	\$ -	\$ 7,884,000	\$ -	\$ -
69	Public Facilities	2016	Fort McMurray WWTP Process Improvements - Construction	6,300,000	-	6,300,000	CIR	-	-	6,300,000		-
70	Public Facilities	2016	Parson's Creek Fire Hall 6 - Construction	9,288,000	-	9,288,000	CIR	-	-	9,288,000	-	-
	Subtotal: First year of a pre-approved multi-year project - Construction Phase			\$ 23,472,000	\$ -	\$ 23,472,000		\$ -	\$ -	\$ 23,472,000	\$ -	\$ -
			Public Art - 2017							619,535		
	Total - 2017 Capital Budget			\$ 388,738,142	\$ 619,535	\$ 389,357,677		\$ 42,664,614	\$ 9,451,000	\$ 284,944,458	\$ -	\$ 52,297,605

**Regional Municipality of Wood Buffalo**  
**2017 Capital Budget - Multi-Year Projects - In Progress - Cash Flow Changes**  
**December 13, 2016**

<b>Legend</b>
Other than first year of a multi-year project
Approved in a prior year (carry forward), no future budget request
Single year project

Ref #	Project Name	2016 & Prior Approved	2017 Request	2018 Request	2019 Request	2020 Request	2021 Request	Thereafter (2022+)	Total Budget All Years
<b>A - Original Budget/ cashflow as approved by Council &amp; Fiscal Policy</b>									
<b>A.1. Ongoing multi year projects with no cashflow changes</b>									
1	Anzac Fire Hall - Construction	8,000,000	4,000,000	-	-	-	-	-	12,000,000
2	Conklin Multiplex - Construction	26,500,000	15,000,000	8,500,000	-	-	-	-	50,000,000
3	Fort Chip Winter Road Bridge Replacement	2,000,000	500,000	-	-	-	-	-	2,500,000
4	Grayling Terrace Lift Station - Construction	8,360,000	1,000,000	-	-	-	-	-	9,360,000
5	King Street Bridge Rehabilitation	640,000	2,600,000	-	-	-	-	-	3,240,000
6	Life-Pak 15 Replacements	55,000	55,000	55,000	55,000	-	-	-	220,000
7	Lift Station Upgrades (South)	23,731,680	5,000,000	-	-	-	-	-	28,731,680
8	Mills Avenue Stormwater Management - Construction	1,000,000	6,000,000	6,000,000	-	-	-	-	13,000,000
9	Southwest Water Supply Line Phase 1 - Construction	32,500,000	2,500,000	-	-	-	-	-	35,000,000
10	Urban Infrastructure Rehabilitation 2016-2018 - Design	1,500,000	1,500,000	1,500,000	-	-	-	-	4,500,000
11	Vista Ridge 2014 - 2017 Capital Grant	12,035,000	1,150,000	-	-	-	-	-	13,185,000
<b>Subtotal</b>		<b>\$ 116,321,680</b>	<b>\$ 39,305,000</b>	<b>\$ 16,055,000</b>	<b>\$ 55,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 171,736,680</b>

<b>A.2. Ongoing multi year projects with cashflow changes</b>									
12	Active Transportation Trail Phase 1 Construction	\$ 2,500,000	\$ 3,250,000	\$ 3,250,000	\$ -	\$ -	\$ -	\$ -	\$ 9,000,000
13	Beacon Hill Outfall and Pipeline Upgrades -Construction	9,673,858	5,326,142	-	-	-	-	-	15,000,000
14	Clearwater Park System (Riverside Park System) - Remediation	1,375,639	18,744,361	680,000	-	-	-	-	20,800,000
15	Community Playgrounds (Eagle Ridge,Janvier, Chad Matthies, St. Gabriel School Playground Replacement)	1,064,289	810,711	-	-	-	-	-	1,875,000
16	Confederation Way Sanitary Sewer Phase 2 - Construction	500,000	28,700,000	14,000,000	-	-	-	-	43,200,000
17	Enterprise Information Management (EIM)	3,203,793	545,276	-	-	-	-	-	3,749,069
18	Enterprise Resource Planning	29,868,042	5,000,000	1,500,000	-	-	-	-	36,368,042
19	Fleet Shop Equipment Tooling	75,100	129,900	-	-	-	-	-	205,000
20	Flood Mitigation - Construction	3,492,037	43,950,382	50,257,581	100,000,000	-	-	-	197,700,000
21	Flood Mitigation - Predesign/Design	2,787,485	4,900,000	2,112,515	-	-	-	-	9,800,000
22	Fort Chipewyan Richardson River Bridge Replacement – Construction	5,000,000	3,160,000	-	-	-	-	-	8,160,000
23	Fort Chipewyan WTP Expansion - Construction	25,000,000	8,700,000	3,300,000	-	-	-	-	37,000,000
24	MacKenzie Stormwater Management - Design	-	2,000,000	-	-	-	-	-	2,000,000
25	Prairie Loop Boulevard	50,894,767	43,000,000	4,806,800	-	-	-	-	98,701,567
26	Regional Scada Wan - Construction	2,000,000	-	-	-	-	-	-	2,000,000
27	Rural Infrastructure Rehabilitation 2015-2017 - Construction	2,000,000	27,200,000	40,800,000	-	-	-	-	70,000,000
28	Rural Water and Sewer Servicing - Construction	10,675,000	95,925,000	70,925,000	42,475,000	-	-	-	220,000,000
29	Stonecreek Drainage - Construction	1,000,000	4,000,000	-	-	-	-	-	5,000,000
<b>Subtotal</b>		<b>\$ 151,110,010</b>	<b>\$ 295,341,772</b>	<b>\$ 191,631,896</b>	<b>\$ 142,475,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 780,558,678</b>

**Regional Municipality of Wood Buffalo**  
**2017 Capital Budget - Multi-Year Projects - In Progress - Cash Flow Changes**  
**December 13, 2016**

**Legend**

Other than first year of a multi-year project  
 Approved in a prior year (carry forward), no future budget request  
 Single year project

Ref #	Project Name	2016 & Prior Approved	2017 Request	2018 Request	2019 Request	2020 Request	2021 Request	Thereafter (2022+)	Total Budget All Years
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**A.3. Ongoing multi year projects not requiring funds in 2017**

30	Architectural Upgrades Owned - Leased 2013	\$ 153,753	\$ 1,346,247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
31	Specialized Transit Bus Purchases Replacements 2014-2017	388,000	877,200	-	-	-	-	-	1,265,200
32	Transit Bus Lifecycle Refurbish Program 2014-2020	1,417,500	576,000	576,000	576,000	576,000	-	-	3,721,500
33	MacKenzie Blvd Lift Station Diversion & Sewer Upgrade - Construction	20,300,000	10,000,000	-	-	-	-	-	30,300,000
<b>Subtotal</b>		<b>\$ 22,259,253</b>	<b>\$ 12,799,447</b>	<b>\$ 576,000</b>	<b>\$ 576,000</b>	<b>\$ 576,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,786,700</b>
<b>Total Original Budget</b>		<b>\$ 289,690,943</b>	<b>\$ 347,446,219</b>	<b>\$ 208,262,896</b>	<b>\$ 143,106,000</b>	<b>\$ 576,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 989,082,058</b>

**B - Revised Budget/ cashflow**

**B.1. Ongoing multi year projects with no cashflow changes**

34	Anzac Fire Hall - Construction	8,000,000	4,000,000	-	-	-	-	-	12,000,000
35	Conklin Multiplex - Construction	26,500,000	15,000,000	8,500,000	-	-	-	-	50,000,000
36	Fort Chip Winter Road Bridge Replacement	2,000,000	500,000	-	-	-	-	-	2,500,000
37	Grayling Terrace Lift Station - Construction	8,360,000	1,000,000	-	-	-	-	-	9,360,000
38	King Street Bridge Rehabilitation	640,000	2,600,000	-	-	-	-	-	3,240,000
39	Life-Pak 15 Replacements	55,000	55,000	55,000	55,000	-	-	-	220,000
40	Lift Station Upgrades (South)	23,731,680	5,000,000	-	-	-	-	-	28,731,680
41	Mills Avenue Stormwater Management - Construction	1,000,000	6,000,000	6,000,000	-	-	-	-	13,000,000
42	Southwest Water Supply Line Phase 1 - Construction	32,500,000	2,500,000	-	-	-	-	-	35,000,000
43	Urban Infrastructure Rehabilitation 2016-2018 - Design	1,500,000	1,500,000	1,500,000	-	-	-	-	4,500,000
44	Vista Ridge 2014 - 2017 Capital Grant	12,035,000	1,150,000	-	-	-	-	-	13,185,000
<b>Subtotal</b>		<b>\$ 116,321,680</b>	<b>\$ 39,305,000</b>	<b>\$ 16,055,000</b>	<b>\$ 55,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 171,736,680</b>

**B.2. Ongoing multi year projects with cashflow changes**

45	Active Transportation Trail Phase 1 Construction	\$ 2,500,000	\$ 1,000,000	\$ -	\$ 3,250,000	\$ -	\$ -	\$ -	\$ 6,750,000
46	Beacon Hill Outfall and Pipeline Upgrades -Construction	9,673,858	13,326,142	-	-	-	-	-	23,000,000
47	Clearwater Park System (Riverside Park System) - Remediation	1,375,639	1,732,000	7,300,000	6,000,000	4,200,000	-	-	20,607,639
48	Community Playgrounds (Eagle Ridge,Janvier, Chad Matthies, St. Gabriel School Playground Replacement)	1,064,289	730,000	-	-	-	-	-	1,794,289
49	Confederation Way Sanitary Sewer Phase 2 - Construction	500,000	22,200,000	14,000,000	-	-	-	-	36,700,000
50	Enterprise Information Management (EIM)	3,203,793	248,000	840,000	-	-	-	-	4,291,793
51	Enterprise Resource Planning	29,868,042	-	10,126,449	400,000	-	-	-	40,394,491
52	Fleet Shop Equipment Tooling	75,100	117,000	-	-	-	-	-	192,100

Regional Municipality of Wood Buffalo  
2017 Capital Budget - Multi-Year Projects - In Progress - Cash Flow Changes  
December 13, 2016

Legend
Other than first year of a multi-year project
Approved in a prior year (carry forward), no future budget request
Single year project

Ref #	Project Name	2016 & Prior Approved	2017 Request	2018 Request	2019 Request	2020 Request	2021 Request	Thereafter (2022+)	Total Budget All Years
53	Flood Mitigation - Construction	3,492,037	18,855,000	63,257,581	82,300,000	-	-	-	167,904,618
54	Flood Mitigation - Predesign/Design	2,787,485	3,500,000	3,512,515	-	-	-	-	9,800,000
55	Fort Chipewyan Richardson River Bridge Replacement – Construction	5,000,000	1,500,000	-	-	-	-	-	6,500,000
56	Fort Chipewyan WTP Expansion - Construction	30,000,000	9,000,000	5,500,000	-	-	-	-	44,500,000
57	MacKenzie Stormwater Management - Design	200,000	2,520,000	-	-	-	-	-	2,720,000
58	Prairie Loop Boulevard	50,894,767	18,000,000	27,806,800	-	-	-	-	96,701,567
59	Regional Scada Wan - Construction	2,000,000	1,500,000	-	-	-	-	-	3,500,000
60	Rural Infrastructure Rehabilitation 2015-2017 - Construction	2,000,000	18,200,000	49,800,000	-	-	-	-	70,000,000
61	Rural Water and Sewer Servicing - Construction	10,675,000	75,425,000	91,425,000	42,475,000	-	-	-	220,000,000
62	Stonecreek Drainage - Construction	1,000,000	1,000,000	3,000,000	-	-	-	-	5,000,000
Subtotal		\$ 156,310,010	\$ 188,853,142	\$ 276,568,345	\$ 134,425,000	\$ 4,200,000	\$ -	\$ -	\$ 760,356,497

B.3. Ongoing multi year projects not requiring funds in 2017

63	Architectural Upgrades Owned - Leased 2013	\$ 153,753	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153,753
64	Specialized Transit Bus Purchases Replacements 2014-2017	388,000	-	-	-	-	-	-	388,000
65	Transit Bus Lifecycle Refurbish Program 2014-2020	1,417,500	-	-	-	-	-	-	1,417,500
66	MacKenzie Blvd Lift Station Diversion & Sewer Upgrade - Construction	20,300,000	-	-	-	-	-	-	20,300,000
Subtotal		\$ 22,259,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,259,253
Total Revised Proposed Budget		\$ 294,890,943	\$ 228,158,142	\$ 292,623,345	\$ 134,480,000	\$ 4,200,000	\$ -	\$ -	\$ 954,352,430
Net Increase (Decrease) (B-A)		\$ 5,200,000	\$ (119,288,077)	\$ 84,360,449	\$ (8,626,000)	\$ 3,624,000	\$ -	\$ -	\$ (34,729,628)



Regional Municipality of Wood Buffalo  
2017 Capital Budget, New Multi-Year Projects - Cash Flows  
December 13, 2016

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Approved in a prior year (carry forward), no future budget request
Equipment Project

Ref #	Project Name	2017 Request	Public Art Reserve	2017 Request (Incl. Public Art Reserve)	2018 Request	2019 Request	2020 Request	2021 Request	Thereafter (2022+)	Total Budget All years (Incl. Public Art)
1	4 Way Chamber and Twin line to Lower Townsite Reservoir (Abasand)	\$ 4,500,000	\$ 77,500	\$ 4,577,500	\$ 11,000,000	\$ -	\$ -	\$ -	\$ -	\$ 15,577,500
2	Building Life Cycle - 2017-2019	2,212,000	-	2,212,000	10,944,000	1,260,000	-	-	-	14,416,000
3	Computer Assisted Mass Appraisal (CAMA) System Review-Construction	108,000	-	108,000	1,860,000	-	-	-	-	1,968,000
4	FireSmart Greenspace Rehabilitation	6,750,000	-	6,750,000	4,500,000	-	-	-	-	11,250,000
5	Jubilee Center Renovation - Construction 2017	2,120,000	-	2,120,000	7,580,000	-	-	-	-	9,700,000
6	MacDonald to 4-Way Chamber Supply Line - Construction	3,024,000	58,320	3,082,320	8,640,000	-	-	-	-	11,722,320
7	Thickwood Perimeter Sewer - Construction	9,000,000	305,500	9,305,500	30,000,000	22,100,000	-	-	-	61,405,500
8	Thickwood Perimeter Sewer - Design	3,600,000	29,250	3,629,250	2,250,000	-	-	-	-	5,879,250
9	Pumper Truck for Fire Station #6	260,000	-	260,000	798,200	-	-	-	-	1,058,200
10	Urban Arterial Boulevard Improvements & Beautification	7,000,000	-	7,000,000	7,000,000	6,000,000	-	-	-	20,000,000
Total - 2017 Capital Budget, New Multi Year Projects		\$ 38,574,000	\$ 470,570	\$ 39,044,570	\$ 84,572,200	\$ 29,360,000	\$ -	\$ -	\$ -	\$ 152,976,770





Regional Municipality of Wood Buffalo  
2018 - 2022 Capital Plan - Multi-Year Projects - Cash Flow - Funded  
December 13, 2016

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Approved in a prior year (carry forward), no future budget request
Equipment Project

Ref #	Major Category	Budget Approval Year	Project Name	Total Annual Budget	2017 Funding Source(s)	Provincial Grants	Federal Grants	Reserve	Offsite Levy/ Developer Charges	Debenture Financing
2018 Capital Plan - Resourced (Funded)										
1	Public Facilities	2016	Building Security Infrastructure Upgrades	\$ 1,119,634	CIR	-	-	1,119,634	-	-
2	Recreation & Culture	2014	Clearwater Park System (Riverside Park System) - Remediation	7,300,000	CIR	-	-	7,300,000	-	-
3	Public Facilities	2016	Confederation Way Sanitary Sewer Phase 2 - Construction	14,000,000	CIR	-	-	14,000,000	-	-
4	Recreation & Culture	2013	Conklin Multiplex - Construction	8,500,000	CIR/DEBENTURE	-	-	7,500,000	-	1,000,000
5	Public Facilities	2006	Enterprise Information Management (EIM)	840,000	CIR	-	-	840,000	-	-
6	Public Facilities	2007	Enterprise Resource Planning	10,126,449	CIR	-	-	10,126,449	-	-
7	Public Facilities	2014	Flood Mitigation - Construction	63,257,581	CIR/DEBENTURE	-	-	31,112,581	-	32,145,000
8	Public Facilities	2014	Flood Mitigation - Predesign/Design	3,512,515	CIR	-	-	3,512,515	-	-
9	Public Facilities	2014	Fort Chipewyan WTP Expansion - Construction	5,500,000	CIR/GRANT	4,623,048	-	876,952	-	-
10	Public Facilities	2016	Life-Pak 15 Replacements	55,000	CIR	-	-	55,000	-	-
11	Public Facilities	2016	Mills Avenue Stormwater Management - Construction	6,000,000	CIR	-	-	6,000,000	-	-
12	Recreation & Culture	2012	Northside Recreation Centre-Design	4,000,000	CIR	-	-	4,000,000	-	-
13	Transportation	2008	Prairie Loop Boulevard	27,806,800	CIR/DEBENTURE	-	-	4,728,400	-	23,078,400
14	Public Facilities	2015	Rural Infrastructure Rehabilitation 2015-2017 - Construction	49,800,000	CIR	-	-	49,800,000	-	-
15	Public Facilities	2014	Rural Water and Sewer Servicing - Construction	91,425,000	CIR/GRANT	18,000,000	-	73,425,000	-	-
16	Recreation & Culture	2016	Stonecreek Drainage - Construction	3,000,000	CIR	-	-	3,000,000	-	-
17	Transportation	2016	Urban Infrastructure Rehabilitation 2016-2018 - Design	1,500,000	CIR	-	-	1,500,000	-	-
18	Public Facilities	2017	4 Way Chamber and Twin line to Lower Townsite Reservoir (Abasand)	11,000,000	CIR	-	-	11,000,000	-	-
19	Public Facilities	2017	Building Life Cycle - 2017-2019	10,944,000	CIR	-	-	10,944,000	-	-
20	Public Facilities	2017	Computer Assisted Mass Appraisal (CAMA) System Review-Construction	1,860,000	CIR	-	-	1,860,000	-	-
21	Recreation & Culture	2017	FireSmart Greenspace Rehabilitation	4,500,000	CIR	-	-	4,500,000	-	-
22	Public Facilities	2017	Jubilee Center Renovation - Construction 2017	7,580,000	CIR	-	-	7,580,000	-	-
23	Public Facilities	2017	MacDonald to 4-Way Chamber Supply Line - Construction	8,640,000	CIR	-	-	8,640,000	-	-
24	Public Facilities	2017	Thickwood Perimeter Sewer - Construction	30,000,000	CIR/GRANT	-	6,000,000	24,000,000	-	-
25	Public Facilities	2017	Thickwood Perimeter Sewer - Design	2,250,000	CIR	-	-	2,250,000	-	-
26	Public Facilities	2017	Urban Arterial Boulevard Improvements & Beautification	7,000,000	CIR	-	-	7,000,000	-	-
27	Public Facilities	2016	Pumper Truck for Fire Station #6	798,200	CIR	-	-	798,200	-	-
28	Public Facilities	2015	Fort MacKay Fire Hall - Construction	6,240,000	CIR	-	-	6,240,000	-	-
29	Public Facilities	2016	Fort McMurray WWTP Process Improvements - Construction	12,000,000	CIR	-	-	12,000,000	-	-
30	Public Facilities	2016	Parson's Creek Fire Hall 6 - Construction	13,080,000	CIR	-	-	13,080,000	-	-
Total - 2018 Capital Plan - Resourced (Funded)				\$ 413,635,179		\$ 22,623,048	\$ 6,000,000	\$ 328,788,731	\$ -	\$ 56,223,400
2019 Capital Plan - Resourced (Funded)										
31	Recreation & Culture	2014	Active Transportation Trail Phase 1 Construction	\$ 3,250,000	CIR	\$ -	\$ -	\$ 3,250,000	\$ -	\$ -
32	Public Facilities	2016	Building Security Infrastructure Upgrades	1,243,023	CIR	-	-	1,243,023	-	-
33	Recreation & Culture	2014	Clearwater Park System (Riverside Park System) - Remediation	6,000,000	CIR	-	-	6,000,000	-	-
34	Public Facilities	2007	Enterprise Resource Planning	400,000	CIR	-	-	400,000	-	-
35	Public Facilities	2014	Flood Mitigation - Construction	82,300,000	CIR	-	-	82,300,000	-	-
36	Public Facilities	2016	Life-Pak 15 Replacements	55,000	CIR	-	-	55,000	-	-
37	Public Facilities	2014	Rural Water and Sewer Servicing - Construction	42,475,000	CIR/GRANT	18,000,000	-	24,475,000	-	-

Regional Municipality of Wood Buffalo  
2018 - 2022 Capital Plan - Multi-Year Projects - Cash Flow - Funded  
December 13, 2016

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Approved in a prior year (carry forward), no future budget request
Equipment Project

Ref #	Major Category	Budget Approval Year	Project Name	Total Annual Budget	2017 Funding Source(s)	Provincial Grants	Federal Grants	Reserve	Offsite Levy/ Developer Charges	Debenture Financing
38	Public Facilities	2017	Building Life Cycle - 2017-2019	1,260,000	CIR	-	-	1,260,000	-	-
39	Public Facilities	2017	Thickwood Perimeter Sewer - Construction	22,100,000	CIR/GRANT	-	6,000,000	16,100,000	-	-
40	Public Facilities	2017	Urban Arterial Boulevard Improvements & Beautification	6,000,000	CIR	-	-	6,000,000	-	-
41	Public Facilities	2016	Fort McMurray WWTP Process Improvements - Construction	17,000,000	CIR	-	-	17,000,000		-
Total - 2019 Capital Plan - Resourced (Funded)				\$ 182,083,023		\$ 18,000,000	\$ 6,000,000	\$ 158,083,023	\$ -	\$ -
2020 Capital Plan - Resourced (Funded)										
42	Recreation & Culture	2014	Clearwater Park System (Riverside Park System) - Remediation	\$ 4,200,000	CIR	-	-	4,200,000	-	-
Total - 2020 Capital Plan - Resourced (Funded)				\$ 4,200,000		\$ -	\$ -	\$ 4,200,000	\$ -	\$ -
Total - 2018 - 2022 Capital Plan - Resourced (Funded)				\$ 599,918,202		\$ 40,623,048	\$ 12,000,000	\$ 491,071,754	\$ -	\$ 56,223,400

Regional Municipality of Wood Buffalo  
2017 - 2022 Capital Plan - Unresourced (Unfunded)  
December 13, 2016

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Approved in a prior year (carry forward), no future budget request
Equipment Project

Ref #	Budget Approval Year	Project Name	2017 Capital Request (Not incl. Public Art)	Public Art Reserve 2017	2017 Request (Incl. Public Art Reserve)	2018 Request	2019 Request	2020 Request	2021 Request	Thereafter (2022+)	Total Budget All years (Incl. Public Art)
1	2017	2017 Heavy Equipment Additions	\$ 1,359,000	\$ -	\$ 1,359,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,359,000
2	2017	2017 Heavy Equipment Replacements	5,429,000	-	5,429,000	-	-	-	-	-	5,429,000
3	2017	2017 Light Equipment Additions	722,000	-	722,000	-	-	-	-	-	722,000
4	2017	2017 Light Equipment Replacements	4,154,000	-	4,154,000	-	-	-	-	-	4,154,000
5	2017	Active Transportation Trail Phase 2 - Design	540,000	-	540,000	300,000	-	-	-	-	840,000
6	2017	Building Roof Ladder Access Systems-Construction	909,000	-	909,000	1,966,000	-	-	-	-	2,875,000
7	2017	Building Roof Ladder Access Systems-Design	347,000	-	347,000	-	-	-	-	-	347,000
8	2017	Casman Centre Storage Facility Drainage	54,000	-	54,000	-	-	-	-	-	54,000
9	2017	Fleet Shop Automated Vehicle Locator (AVL) Equipment	1,350,000	-	1,350,000	-	-	-	-	-	1,350,000
10	2017	Fluid Dispensing System 160 Airport Road	54,000	-	54,000	-	-	-	-	-	54,000
11	2017	Fort Chipewyan Lake Front Washroom	270,000	-	270,000	-	-	-	-	-	270,000
12	2017	Fort Chipewyan Mamawi Hall/Arena - Playground	22,000	-	22,000	-	-	-	-	-	22,000
13	2017	Fort Chipewyan Office Building Renovation/Furnishing - Construction	108,000	-	108,000	-	-	-	-	-	108,000
14	2017	Fort Chipewyan Remediation of Pavement	338,000	-	338,000	7,035,000	-	-	-	-	7,373,000
15	2017	Fort Chipewyan Salt Storage Building	450,000	-	450,000	-	-	-	-	-	450,000
16	2017	Fort Chipewyan Sidewalk to Doghead - Design	72,000	-	72,000	-	-	-	-	-	72,000
17	2017	Franklin Avenue - Four Laning	1,080,000	5,400	1,085,400	-	-	-	-	-	1,085,400
18	2017	Gregoire Lake Estates Trail & Skate Park - Construction	778,000	-	778,000	-	-	-	-	-	778,000
19	2017	Gregoire Lake Estates Trail & Skate Park - Design	54,000	-	54,000	-	-	-	-	-	54,000
20	2017	Intelligent Transportation System Phase II (Transit) 2017-2021	497,000	-	497,000	3,489,783	9,689,734	6,906,956	9,090,588	-	29,674,061
21	2017	Janvier Community Hall - Design	360,000	-	360,000	-	-	-	-	-	360,000
22	2017	Janvier Community Hall - PreDesign	180,000	-	180,000	-	-	-	-	-	180,000
23	2017	Landfill Industrial Recycler	540,000	-	540,000	-	-	-	-	-	540,000
24	2017	Learning Management System	1,350,000	-	1,350,000	-	-	-	-	-	1,350,000
25	2017	Learning Management System - Equipment & Technical Training	36,000	-	36,000	-	-	-	-	-	36,000
26	2017	MacDonald Island Park Sustaining Capital Grant 2017	4,160,000	-	4,160,000	-	-	-	-	-	4,160,000
27	2017	Playground Replacement - Design Build	2,475,000	28,625	2,503,625	3,250,000	-	-	-	-	5,753,625
28	2017	Purchase Fire Training Props	49,000	-	49,000	-	-	-	-	-	49,000
29	2017	Replacement Purchase SimMan ALS	41,000	-	41,000	-	-	-	-	-	41,000
30	2017	Responders Park - Design	333,000	-	333,000	30,000	-	-	-	-	363,000

Regional Municipality of Wood Buffalo  
2017 - 2022 Capital Plan - Unresourced (Unfunded)  
December 13, 2016

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Approved in a prior year (carry forward), no future budget request
Equipment Project

Ref #	Budget Approval Year	Project Name	2017 Capital Request (Not incl. Public Art)	Public Art Reserve 2017	2017 Request (Incl. Public Art Reserve)	2018 Request	2019 Request	2020 Request	2021 Request	Thereafter (2022+)	Total Budget All years (Incl. Public Art)
31	2017	RMWB Traffic Management Centre	990,000	-	990,000	1,100,000	-	-	-	-	2,090,000
32	2017	Saprae Creek Community Hall - Construction	4,635,000	28,425	4,663,425	1,050,000	-	-	-	-	5,713,425
33	2017	Trail Lighting - Design Build	675,000	-	675,000	-	-	-	-	-	675,000
34	2017	Training Equipment - Fleet	25,000	-	25,000	-	-	-	-	-	25,000
35	2017	Trans Canada Trail 2017 - Design	68,000	-	68,000	-	-	-	-	-	68,000
36	2017	Transit Bus Lifecycle Refurbish Program 2014-2020	518,000	-	518,000	576,000	576,000	576,000	-	-	2,246,000
37	2017	Transit Services Shelter Additions 2017-2021	293,000	9,415	302,415	520,000	350,000	350,000	370,000	-	1,892,415
38	2017	Urban Sidewalk Extension Program	1,620,000	26,100	1,646,100	1,800,000	1,800,000	-	-	-	5,246,100
39	2017	Wheel Lifts for Transit Fleet	113,000	-	113,000	-	-	-	-	-	113,000
40	2018	Active Transportation Trail Phase 2 Construction	-	-	-	3,600,000	3,600,000	3,600,000	-	-	10,800,000
41	2018	Ambulance Fleet Replacement(#112) 2018	-	-	-	250,000	-	-	-	-	250,000
42	2018	Anzac Splash Park - Design Build	-	-	-	1,200,000	-	-	-	-	1,200,000
43	2018	Beaconhill Off-Leash Dog Park Upgrades - Design Build	-	-	-	480,000	-	-	-	-	480,000
44	2018	Beaconhill Skate Park - Design Build	-	-	-	120,000	-	-	-	-	120,000
45	2018	Conklin Splash Park - Design Build	-	-	-	1,189,200	-	-	-	-	1,189,200
46	2018	Cricket Practice Pitch - Design Build	-	-	-	150,000	-	-	-	-	150,000
47	2018	Dickinsfield Chess Club Park - Design Build	-	-	-	102,000	-	-	-	-	102,000
48	2018	Draper Community Gathering Place - Design	-	-	-	400,000	-	-	-	-	400,000
49	2018	Draper Community Gathering Place - Predesign	-	-	-	200,000	-	-	-	-	200,000
50	2018	Fire Suppression in Fleet Building - Regional Landfil	-	-	-	2,500,000	-	-	-	-	2,500,000
51	2018	Fort Chipewyan Lift Station Upgrades - Construction	-	-	-	14,000,000	-	-	-	-	14,000,000
52	2018	Fort Chipewyan Sidewalk to Doghead - Construction	-	-	-	800,000	-	-	-	-	800,000
53	2018	Fraser & Manning Park Space - Design Build	-	-	-	1,500,000	-	-	-	-	1,500,000
54	2018	Grayling Terrace Splash Park Upgrades - Design Build	-	-	-	835,000	-	-	-	-	835,000
55	2018	Gregoire Lake Estates Trail to Provincial Park - Design Build	-	-	-	756,000	-	-	-	-	756,000
56	2018	Heated Storage Facility (Compost) - Construction	-	-	-	576,000	-	-	-	-	576,000
57	2018	Helen Pacholko Park Upgrades	-	-	-	426,000	-	-	-	-	426,000
58	2018	Hwy 63 Trail Rehabilitation - Design Build	-	-	-	1,980,000	-	-	-	-	1,980,000
59	2018	Janvier Cemetary - Construction	-	-	-	1,000,000	-	-	-	-	1,000,000
60	2018	Janvier Community Hall - Construction	-	-	-	5,170,000	1,050,000	-	-	-	6,220,000

**Regional Municipality of Wood Buffalo**  
**2017 - 2022 Capital Plan - Unresourced (Unfunded)**  
**December 13, 2016**

**Legend**

Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Approved in a prior year (carry forward), no future budget request
Equipment Project

Ref #	Budget Approval Year	Project Name	2017 Capital Request (Not incl. Public Art)	Public Art Reserve 2017	2017 Request (Incl. Public Art Reserve)	2018 Request	2019 Request	2020 Request	2021 Request	Thereafter (2022+)	Total Budget All years (Incl. Public Art)
61	2018	Janvier WTP Electrical/Mechanical Upgrades - Design	-	-	-	300,000	-	-	-	-	300,000
62	2018	King Street Booster - Rehabilitation	-	-	-	1,396,250	-	-	-	-	1,396,250
63	2018	Landfill Residential Scale - Construction	-	-	-	420,000	-	-	-	-	420,000
64	2018	MacKenzie Stormwater Improvements - Construction	-	-	-	16,200,000	20,200,000	-	-	-	36,400,000
65	2018	Northside Recreation Centre Phase 2 - Construction	-	-	-	20,410,000	62,100,000	60,990,000	-	-	143,500,000
66	2018	Northside Twin Arena - Construction	-	-	-	15,000,000	19,500,000	-	-	-	34,500,000
67	2018	Portable Irrigation Equipment - Compost Facility	-	-	-	34,000	-	-	-	-	34,000
68	2018	Prairie Loop Blvd Storm Sewer Upgrades - Design	-	-	-	150,000	50,000	-	-	-	200,000
69	2018	Prairie Loop Blvd Storm Sewer Upgrades - Construction	-	-	-	9,600,000	9,600,000	-	-	-	19,200,000
70	2018	Radial Material Stacker - Compost Facility	-	-	-	170,000	-	-	-	-	170,000
71	2018	Real Martin Cemetery Complex - Design	-	-	-	200,000	-	-	-	-	200,000
72	2018	Regional Landfill Cell 5 - Design	-	-	-	400,000	-	-	-	-	400,000
73	2018	Regional Landfill Cell 5 - Predesign	-	-	-	400,000	-	-	-	-	400,000
74	2018	Regional Landfill Storm Pond 2 - Construction	-	-	-	2,220,000	-	-	-	-	2,220,000
75	2018	Regional Landfill Storm Pond 2 - Design	-	-	-	500,000	-	-	-	-	500,000
76	2018	RES Boat Replacement(#801) 2018	-	-	-	100,000	-	-	-	-	100,000
77	2018	RES Emergency Vehicle Replacement(#310) 2018	-	-	-	800,000	-	-	-	-	800,000
78	2018	RES Light Fleet Replacement 2018	-	-	-	50,000	-	-	-	-	50,000
79	2018	Rescue Truck Replacement(#204) 2018	-	-	-	800,000	-	-	-	-	800,000
80	2018	Responders Park - Construction	-	-	-	2,350,000	3,150,000	-	-	-	5,500,000
81	2018	River Intake - Construction	-	-	-	4,920,000	-	-	-	-	4,920,000
82	2018	Road B at Saline Creek - Construction	-	-	-	5,000,000	7,000,000	-	-	-	12,000,000
83	2018	Rodeo Drive Storm Pipe - Construction	-	-	-	3,600,000	-	-	-	-	3,600,000
84	2018	Ron Morgan Park Upgrades - Construction	-	-	-	1,728,000	1,728,000	1,824,000	-	-	5,280,000
85	2018	Ron Morgan Park Upgrades - Design	-	-	-	350,000	-	-	-	-	350,000
86	2018	Rural Community Placemaking Fort McKay - Construction	-	-	-	1,100,000	-	-	-	-	1,100,000
87	2018	Saline Creek Parkway Phase 2 - Construction (Connection F)	-	-	-	35,000,000	40,000,000	58,000,000	-	-	133,000,000
88	2018	Saprae Creek Sports Field Upgrade - Design Rebuild	-	-	-	1,449,000	-	-	-	-	1,449,000
89	2018	Secondary Access Roads - Construction (Connection A & C)	-	-	-	4,000,000	6,000,000	21,250,000	-	-	31,250,000
90	2018	Secondary Access Roads - Design (Connection A & C)	-	-	-	2,700,000	-	-	-	-	2,700,000
91	2018	Secondary Access Roads - PreDesign (Connection A)	-	-	-	440,000	-	-	-	-	440,000

Regional Municipality of Wood Buffalo  
2017 - 2022 Capital Plan - Unresourced (Unfunded)  
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Ref #	Budget Approval Year	Project Name	2017 Capital Request (Not incl. Public Art)	Public Art Reserve 2017	2017 Request (Incl. Public Art Reserve)	2018 Request	2019 Request	2020 Request	2021 Request	Thereafter (2022+)	Total Budget All years (Incl. Public Art)
92	2018	Silin Forest Road Security Gate	-	-	-	250,000	-	-	-	-	250,000
93	2018	Snow Disposal Site - Construction	-	-	-	4,500,000	4,500,000	-	-	-	9,000,000
94	2018	South Utility Corridor Phase 1 - Construction	-	-	-	20,850,000	36,000,000	36,600,000	7,200,000	-	100,650,000
95	2018	St. Paul & Thickwood Community Park Upgrades - Construction	-	-	-	1,272,000	-	-	-	-	1,272,000
96	2018	St. Paul & Thickwood Community Park Upgrades - Design	-	-	-	175,000	-	-	-	-	175,000
97	2018	Syncrude Athletic Park Cricket Pitch Upgrades - Design Build	-	-	-	480,000	599,880	-	-	-	1,079,880
98	2018	Syncrude Athletic Park Infield Irrigation - Design Build	-	-	-	294,000	-	-	-	-	294,000
99	2018	Syncrude Athletic Park Paving Clubhouse - Construction	-	-	-	264,000	-	-	-	-	264,000
100	2018	Thickwood Stormwater Management - Construction	-	-	-	13,000,000	4,000,000	-	-	-	17,000,000
101	2018	Thickwood Stormwater Management - Design	-	-	-	875,000	-	-	-	-	875,000
102	2018	Timberlea Community Park Change Room Facility - Construction	-	-	-	2,322,000	-	-	-	-	2,322,000
103	2018	Timberlea Community Park Change Room Facility - Design	-	-	-	185,000	-	-	-	-	185,000
104	2018	Trail Paving - Beacon Hill, Thickwood, Rattlepan Creek Crescent	-	-	-	1,350,000	1,350,000	1,350,000	-	-	4,050,000
105	2018	Trans Canada Trail Construction	-	-	-	500,000	-	-	-	-	500,000
106	2018	Urban Infrastructure Rehab 2018 - Construction	-	-	-	60,000,000	-	-	-	-	60,000,000
107	2018	Urban Infrastructure Rehabilitation 2018 - 2020 - Design	-	-	-	1,500,000	1,500,000	1,500,000	-	-	4,500,000
108	2018	Wood Buffalo Estate Outdoor Ice Rink - Design/Build	-	-	-	1,227,000	-	-	-	-	1,227,000
109	2019	Abasand Pump House Upgrade - Construction	-	-	-	-	7,152,000	4,848,000	-	-	12,000,000
110	2019	Ambulance Fleet Replacement(#113) 2019	-	-	-	-	250,000	-	-	-	250,000
111	2019	Draper Community Gathering Place - Construction	-	-	-	-	5,170,000	1,050,000	-	-	6,220,000
112	2019	Ladder Truck Replacement(#402)	-	-	-	-	1,400,000	-	-	-	1,400,000
113	2019	RES Emergency Vehicle Replacement(#311) 2019	-	-	-	-	800,000	-	-	-	800,000
114	2019	RES Light Fleet Replacement 2019	-	-	-	-	50,000	-	-	-	50,000
115	2019	Urban Infrastructure Rehab 2019 - Construction	-	-	-	-	60,000,000	-	-	-	60,000,000
116	2020	Ambulance Fleet Replacement(#114) 2020	-	-	-	-	-	250,000	-	-	250,000
117	2020	RES Emergency Vehicle Replacement(#312) 2020	-	-	-	-	-	800,000	-	-	800,000
118	2020	RES Light Fleet Replacement 2020	-	-	-	-	-	50,000	-	-	50,000
119	2021	Ambulance Fleet Replacement(#115) 2021	-	-	-	-	-	-	250,000	-	250,000
120	2021	RES Emergency Vehicle Replacement(#316) 2021	-	-	-	-	-	-	800,000	-	800,000
121	2021	RES Light Fleet Replacement 2021	-	-	-	-	-	-	50,000	-	50,000
Total, 2016 - 2022 Capital Plan - Unresourced (Unfunded)			\$ 37,048,000	\$ 97,965	\$ 37,145,965	\$ 299,182,233	\$ 309,165,614	\$ 199,944,956	\$ 17,760,588	\$ -	\$ 863,199,356



**Subject: 2017 Interim Operating Budget****APPROVALS:**

Linda Ollivier, Director  
Elsie Hutton, Executive Director  
Kevin Scoble, Acting Chief Administrative Officer

**Administrative Recommendations:**

THAT a 2017 Interim Operating Budget, in the amount of \$137,000,000 be approved to fund operations for the first quarter of 2017; and

THAT Administration present the 2017 Operating Budget, 2018 – 2019 Financial Plan subsequent to the Council endorsement of outcomes of the Wood Buffalo Steering Group tasked with the development of a Joint Plan for Bill 21 Transition before the end of the first quarter.

**Summary:**

The Proposed 2017 Operating Budget, 2018 – 2019 Financial Plan was presented to Council on November 1, 2016. Following a series of budget workshops held to review and discuss requirements, Council considered a number of amending motions at a Special Meeting held on Friday, December 2, 2016. Included in the amendments was the requirement to reduce 2017 Community Investment Program grants over \$500K, excluding the Vista Ridge grant and the Local Helicopter Emergency Response Organization (HERO) Foundation grant by 6%.

Subsequent to the above-mentioned Special Meeting, the first meeting of the Wood Buffalo Steering Group (Steering Group) was held on December 6, 2016. The Steering Group was formed based on Council endorsement of the Joint Plan for Bill 21 Transition on November 22, 2016. In order to provide an opportunity for the Steering Group to recommend a Joint Plan for Bill 21 Transition and to re-engage with regional stakeholder groups, more time is required. The approval of an interim budget will satisfy the requirement to maintain operations while providing an opportunity for plan development.

The *Municipal Government Act* (MGA) requires that every Alberta municipality approve a budget prior to passing a property tax bylaw. It is advantageous for a municipality to approve a budget prior to the start of the budget year to avoid delays or disruptions in planned activities for the upcoming year.

**Background:**

Administration is mindful of the economic climate and changes in the community due to the wildfire. In addition, proposed amendments contained within Bill 21 continue to be considered.

Subsequently, members of Council and Administration have met with key stakeholders to seek a collaborative approach to the Government of Alberta in addressing the concerns arising from the Bill. The progress of the Steering Group formed will shape the future of the 2017 Operating Budget, 2018 – 2019 Financial Plan.

Mayor and Councillors also had an opportunity to submit specific requests. Requests that were supported by Council motion have been incorporated into the operating budget.

In order to enhance opportunities for public delegations, budget workshops were rescheduled to evenings. A number of engagement opportunities were provided through a number of means:

- Public presentation of the proposed budget during the Council meeting on November 1, 2016;
- Posting of the proposed budget and financial plan on the Municipal website;
- Dedicated email and telephone options for members of the public to engage both Council and Administration; and
- A series of budget workshops between Council and Administration (November 28, 29, 30, & December 2, 2016) that were webcast live for the convenience and information of citizens.

#### **Budget/Financial Implications:**

The budget philosophy for 2017 is fundamentally different from any other year. Decreasing revenues and adapting to a community that is not experiencing growth require the Municipality to focus on maintaining existing assets and programs/services.

#### **Rationale for Recommendations:**

The 2017 Interim Operating Budget provides for the continuation of operations and staffing requirements for the first quarter of 2017 while providing additional time for Council to endorse recommendations from the Wood Buffalo Steering Group.

#### **Strategic Plan Linkage:**

Pillar 1 – Building Responsible Government

## Subject: Council Committee Appointments

### Selection Committee Recommendations:

1. THAT Samuel Odemuyiwa, Keith Haxton and John Ross Carruthers be appointed to the Local Assessment Review Board, effective January 1, 2017, until December 31, 2018; and

THAT Samuel Odemuyiwa, Keith Haxton and John Ross Carruthers be appointed as acting members to the Composite Assessment Review Board, effective January 1, 2017, until December 31, 2018; and

THAT remuneration for Local and Composite Assessment Review Board Members be set at the same level as provincial remuneration rates for Municipal Government Board Members.

2. THAT the following appointments be approved, effective January 1, 2017:

- **Advisory Committee on Aging**
  - Joan Furber, Golden Years Society representative,
  - Scott Garner, Wood Buffalo Housing and Development Corporation representative, and
  - Linda Mywaart, rural public-at-large representative, to December 31, 2018;
- **Combative Sports Commission:**
  - Himanshu Varshney to December 31, 2017;
  - Sandy Bowman,
  - Phil Heinzelman, and
  - Jason Kent to December 31, 2018;
- **Communities In Bloom Committee:**
  - Deanne Tomlinson to December 31, 2017;
  - Rebecca Anderson,
  - Adeline Azangue,
  - Hugh Crawford,
  - Johnny Dulku, and
  - Elaine Martens to December 31, 2018;
- **Community Identification Committee:**
  - Carrie Loy, and
  - Jessica Saunders to December 31, 2018;

- **Community Services Committee:**
    - Frank Polistena to December 31, 2017;
    - Rick Hulbert, and
    - Rita Lockyer to December 31, 2018;
  - **Landlord and Tenant Advisory Board:**
    - Janice Bailey,
    - Dawn Collier, and
    - Josh Splaine to December 31, 2018;
  - **Library Board:**
    - Corinna Pirie, and
    - Carla White to December 31, 2018.
    - Monica Domingues,
    - Amanda MacPherson, and
    - Shazia Yasin Mughal to December 31, 2019;
  - **Public Art Committee:**
    - Chris Hamacher to December 31, 2017;
    - Michelle Thorne to December 31, 2018;
    - Nabil Malik, and
    - Garette Tebay to December 31, 2019;
  - **Regional Advisory Committee on Inclusion, Diversity and Equality:**
    - Marlene Boyle,
    - Jim Carbery, and
    - Bindu Shah to December 31, 2018;
  - **Regional Recreation Corporation:**
    - Chantal Beaver to December 31, 2017;
    - Brendan Toner to December 31, 2018; and
    - Nicholas Germain, and
    - Colin Hartigan to December 31, 2019;
  - **Subdivision and Development Appeal Board:**
    - Nola Messer to December 31, 2017;
    - Sean Schaffer,
    - David Secord, and
    - Alex McKenzie to December 31, 2018;
3. THAT Nathalie Aubrey be appointed to the Wood Buffalo Recovery Committee effective immediately until October 31, 2017.

**Summary:**

The Selection Committee has made a number of recommendations pertaining to existing and upcoming vacancies on various Council committees. In keeping with the established bylaws, the appointment of individuals to Council committees must be approved by Council.

**Background:**

The Regional Municipality of Wood Buffalo's 2016 recruitment campaign was conducted from September 12 to October 28, and involved advertising in the local newspapers, radio, social media, community newsletters and participating in the Fall Tourism and Trade Show. This year's recruitment campaign was successful yielding close to 100 applications.

On November 14, 2016, the Selection Committee met to review the applications received, and has made recommendations in keeping with the provisions of the respective municipal bylaws and legislation. All applications will be kept on file, and should a vacancy occur on any of the boards throughout the year, applicants may be contacted to confirm their interest in being considered for the opening.

Additionally, on November 29 there was a resignation by a member of the Wood Buffalo Recovery Committee and the Regional Recreation Corporation. The vacancy on the Regional Recreation Corporation is to be filled by an individual who applied during the annual fall recruitment and was waitlisted by the Selection Committee should any vacancies mid-term occur.

In terms of the Wood Buffalo Recovery Committee vacancy, Legislative Services undertook a recruitment campaign and the Selection Committee met on December 8 to review the applications received. As a result of this Selection Committee meeting, they are recommending the appointment of Nathalie Aubrey to the Wood Buffalo Recovery Committee effective immediately to October 31, 2017.

**Rationale for Recommendations:**

The appointment of members is necessary to ensure the continued viability of the various Council committees.

**Strategic Plan Linkages:**

Pillar 1 – Building Responsible Government



**Subject: Sustainable Development Committee Recommendation –  
Snye Point Café Lease**

**Sustainable Development Committee Recommendation:**

THAT the Municipality enter into a lease with 1950805 Alberta Ltd. for the Snye Point Café, subject to the terms and conditions described in the Building Lease Terms and Conditions, dated November 4, 2016 (Attachment 1 to December 6, 2016 Sustainable Development Committee Report).

**Summary and Background:**

At the December 6, 2016 Sustainable Development Committee meeting, Administration presented a recommendation to the Committee respective to the Snye Point Café Lease. At that meeting, the Sustainable Development Committee passed the following resolution:

THAT the following be recommended for Council approval:

“THAT the Municipality enter into a lease with 1950805 Alberta Ltd. for the Snye Point Café, subject to the terms and conditions described in the Building Lease Terms and Conditions, dated November 4, 2016 (Attachment 1).”

**Attachments:**

- I. Sustainable Development Committee Report – Snye Point Café Lease
- II. December 6, 2016 Unapproved Sustainable Development Committee Meeting Minutes





# SUSTAINABLE DEVELOPMENT COMMITTEE REPORT

Meeting Date: December 6, 2016

**Subject: Snye Point Café Lease****APPROVALS:**

Keith Smith, Director  
Jamie Doyle, Acting Executive Director  
Marcel Ulliac, Chief Administrative Officer

**Administrative Recommendation:**

THAT the following be recommended to Council for approval:

That the Municipality enter into a lease with 1950805 Alberta Ltd. for the Snye Point Café, subject to the terms and conditions described in the Building Lease Terms and Conditions, dated November 4, 2016 (Attachment 1).

**Summary:**

Snye Point Café (the Café) will provide a family-oriented atmosphere located within the Snye Amenities Building. The Café will offer a family oriented dining experience to create a destination and will be open year round.

The leased space of 2,486 square feet includes 1,765 square feet of café space and 721 square feet of kitchen space (Attachment 2).

The tenant will also be able to utilize a patio area, where they can place tables and chairs for patrons to the Café. The patio will include an open patio area for tables and chairs of approximately 980 square feet and an enclosed patio area of approximately 1,360 square feet (Attachment 2).

The enclosed patio area will potentially be licensed to serve alcohol, based on approval through Alberta Gaming and Liquor Commission. The Municipality has placed a restriction in the lease that only allows the tenant to apply for a Class A liquor license which allows minors to be present at all times.

Council approval is required to authorize a lease of municipal land and/or buildings for a term exceeding 5 years.

**Background:**

Administration has been working since August 10, 2015 to secure a tenant for the Snye Point Café. Based on building advertisements during the Western Canada Summer Games and social media, Administration received 25 inquiries about the space and 4 formal proposals.

The proposals were evaluated and ranked based on the following evaluation criteria:

1. Proposals fit to the Municipality's objectives for Snye Point
2. Experience developing and operating similar restaurants
3. Understanding of market and competition
4. Practicability of business plan
5. Adequacy of financial capacity and insurance
6. Proposed rental payments and any specific terms requested

1950805 Alberta Ltd. was chosen as they received the highest overall score based on the evaluation criteria.

The owners of 1950805 Alberta Ltd. are also long term members of the community and they are familiar with all aspects of working and living in Fort McMurray in an ever changing economic climate. Through an established network of personal and business associates, they anticipate they will be successful in providing a one-of-a-kind experience to citizens.

#### **Budget/Financial Implications:**

The Municipality will realize base rent of \$39,776.00 per annum and building operational cost recovery of \$21,976.24 per annum. The lease rate was determined through an independent third party appraisal. The costs related to tenant specific use of water, gas and electricity are metered separately and will be paid directly by the tenant.

Building operational cost is approximately \$86,180.70 per annum and includes; electricity, gas, janitorial for common areas and washrooms, security patrols, insurance, snow removal and minor maintenance.

Fit out costs (leasehold improvements) will be the responsibility of the tenant.

#### **Rationale for Recommendation:**

Land Administration has performed due diligence to publicly post the leasing opportunity through board advertisement and social media.

1950805 Alberta Ltd. is a local business that provided a solid business plan for a café that will offer the citizens of the municipality a unique experience.

#### **Strategic Plan Linkages:**

Pillar 3 – Building a Vibrant Economy Together  
Pillar 4 – Building an Effective Land Strategy  
Pillar 7 – Building for a Healthy and Active Lifestyle

**Attachments:**

1. Building Lease Terms and Conditions, dated November 4, 2016
2. Snye Point Café Leasing Plan
3. Patio Orientation & Distance from Playground

## Building Lease Terms and Conditions

Note: The following are the commercial terms and conditions (in summary form) for the Lease Agreement between the Municipality and *Tenant*.

**Tenant Area:** Approximately 2,486 square feet as shown on Attachment 2, (1,765 s/f of café space and 721 s/f of kitchen space.

**Patio Area:** *Open Patio for tables and chairs as shown on Attachment 2:*  
700 sq. ft. on the South Easterly Side (Playground Side of the Building)  
280 sq. ft. on the South Westerly Side (Prairie Loop side of the Building)

*Enclosed Patio (Potential Class A Liquor License with Minors)*  
1,075 sq. ft. on the South Easterly Side (Playground Side of the Building)  
285 sq. ft. on the North Westerly Side of the Building

**Site Location:** Within Snye Point Park bordered by Hardin Street and Reidel Streets and along the future location of Prairie Loop Expansion.

**Lease Term:** 10 years with a 10 year option to renew

**Lease Rate:** **\$16.00 s/f Base Rent + \$8.84 s/f Operational Cost Recovery (2016 estimated) = \$24.84 per s/f**

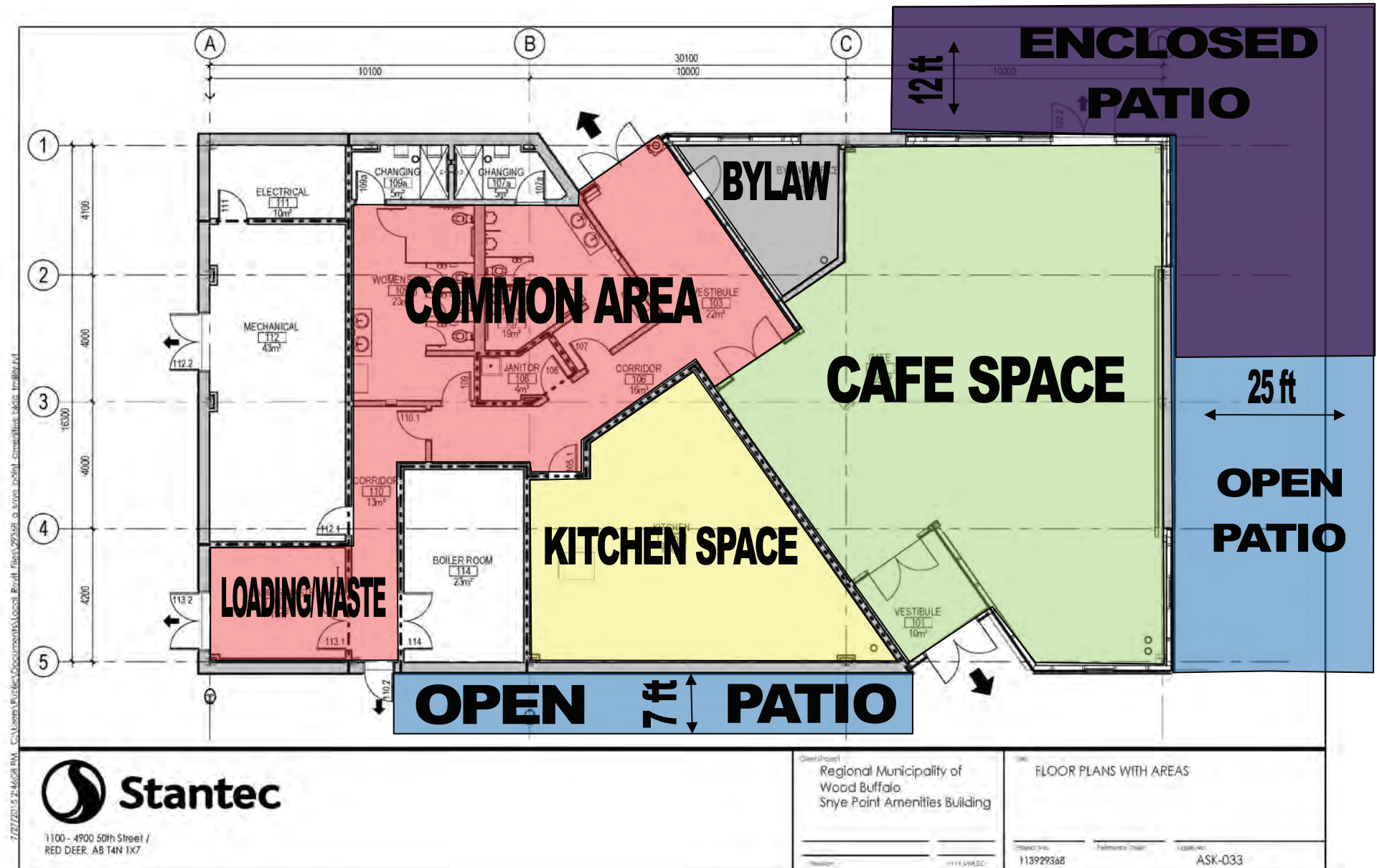
**Total Revenue: \$61,752.24 per annum**

- General Conditions:** - In addition to rent the Café Operator is responsible for:
- property taxes
  - garbage disposal
  - utilities, including: natural gas, water, electricity, telephone, cable and internet
  - tenant insurance
  - custodial services specifically for the tenant area
  - maintenance of all tenant improvements and equipment
- Common area space will provide washroom access and will be shared by the Café, Bylaw Office staff and the general public.
- The tenant must ensure lawful disposal of all cooking oils and grease, and to not place such cooking oils and greases down the drains so as to cause any issue to the plumbing facilities provided.

- Patio**
- The tenant may utilize the patio area for additional seating and must maintain the cleanliness and orderliness of such additional seating and will save the Municipality harmless from any activity, damage and or use of said café seating. No additional rent is payable for the Patio Area. **(The Municipality reserves the right to move, increase, decrease or remove the patio, upon 180 days written notice)**
- In-Floor Heating**
- Café Operator shall obtain written consent of the Municipality prior to drilling into or otherwise altering the concrete slab flooring and shall be solely responsible for an indemnify the Municipality from and against any damage that may result from drilling or altering the concrete slab flooring notwithstanding any consent provided by the Municipality.
- Janitorial**
- Café Operator will supply janitorial services to the common area space and washrooms for an additional fee charged to the Municipality. This will be reviewed and compared to other janitorial contracts, with the Municipality, to ensure that it is competitive. The Municipality reserves the right, at its sole discretion to include the common area of the Snye Building under one or more of the Municipality's standard maintenance contracts for buildings owned or occupied by the Municipality by providing the tenant 60 days' notice of cancellation.
- Parking**
- The tenant will also be provided 10 dedicated parking stalls. The Municipality will acquire and install the signs, but the tenant will be responsible to reimburse the Municipality for all costs associated with the manufacturing, installing and maintaining the signs. Bylaw enforcement will not enforce the parking in these stalls and their purpose is to provide parking for café patrons and staff and to deter non-patrons from parking in the stalls.
- Non-Competition:**
- The Municipality shall not allow a food vendor other than the café operator to engage in the retail sale of food items in the Snye Point Amenities Building, any future expansion to the Snye Point Amenities Building, or the West Parking Lot.
- Right of First Refusal:**
- If the offices utilized for Bylaw Enforcement are no longer required by the Municipality for any municipal purpose whatsoever, "at the sole discretion of the Municipality", the Municipality shall offer to the Café Owner an offer to lease the space with the same terms and conditions as the existing lease. The Café Owner's right to lease the Bylaw Office is subject and superseded by the Municipality's right to use the Bylaw Office and shall not apply where the Municipality determines that the Bylaw Office is required for municipal purposes.

- Tenant Fit Out:**
- All fit-out costs (leasehold improvements) are the responsibility of the tenant, and are subject to approval by the landlord and permitting.
  - The tenant will be given early possession for a period of up to a maximum of 6 months to complete tenant fit out. During early possession they will not pay rent. If tenant fit out is completed earlier than 6 months, the tenant will pay rent on the first day of the month, following issuance of their occupancy permit.
- Termination:**
- 6 months written notice by either party
- Deposits:**
- 1 months' rent to be held in an interest bearing account.





- ENCLOSED PATIO**
- CAFÉ SPACE**
- COMMON AREA**
- OPEN PATIO**
- KITCHEN SPACE**
- BYLAW OFFICE**





- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Amenities Building | <span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span> West Parking Lot |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> Open Patio           | <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Picnic Area    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> Enclosed Patio     | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Playground        |

1 cm = 13 meters



Map created by the Land Administration Department  
The use of this map is for reference only.  
16 Nov 2016 / JM114-2

**Unapproved Minutes of a Meeting of the Sustainable Development Committee held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, December 6, 2016, commencing at 4:00 p.m.**

**Present:** P. Meagher, Councillor  
K. McGrath, Councillor (alternate)

**Absent:** J. Cardinal, Councillor  
C. Tatum, Councillor

**Administration:** D. Bendfeld, Executive Director  
R. Billard, Acting Executive Director  
B. Couture, Executive Director  
A. Rogers, Senior Legislative Officer  
A. Hawkins, Legislative Officer

**Call To Order**

Chair P. Meagher called the meeting to order at 4:00 p.m.

**1. Adoption of Agenda**

Moved by Councillor K. McGrath that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

**2. Minutes of Sustainable Development Committee Meeting – November 1, 2016**

Moved by Councillor K. McGrath that the Minutes of the Sustainable Development Committee meeting held on November 1, 2016 be approved as presented.

CARRIED UNANIMOUSLY

**New and Unfinished Business**

**3. Wood Buffalo Sport Connection Community Engagements**  
(4:01 p.m. – 4:10 p.m.)

**Norma Shaw, Acting Manager, Community Strategies**, provided background information for the recommendation before the Committee.

Moved by Councillor K. McGrath that the following be recommended to Council for approval:

“That Administration support community stakeholders in the creation of a Wood Buffalo Sport Connection as a separate, non-profit society supporting sports in the Regional Municipality of Wood Buffalo.”

CARRIED UNANIMOUSLY

**4. Snye Point Café Lease**  
(4:11 p.m. – 4:20 p.m.)

**Keith Smith, Director, Land Administration, and Marc Fortais, Manager, Property Leasing,** provided an overview of the report before the Committee.

Moved by Councillor K. McGrath that the following be recommended to Council for approval:

“That the Municipality enter into a lease with 1950805 Alberta Ltd. for the Snye Point Café, subject to the terms and conditions described in the Building Lease Terms and Conditions, dated November 4, 2016 (Attachment 1)”.

CARRIED UNANIMOUSLY

**5. Economic Development Status Update**  
(4:21 p.m. – 4:39 p.m.)

**Keith Smith, Acting Director, Economic Development, and Amanda Haitas, Manager, Development Integration and Research,** presented an overview of the Economic Development function and its goals for 2017.

**Adjournment**

As all scheduled business matters had been concluded, Chair P. Meagher declared the meeting adjourned at 4:40 p.m.

\_\_\_\_\_  
Chair

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

**Subject: Sustainable Development Committee Recommendation –  
Wood Buffalo Sport Connection Community Engagements****Sustainable Development Committee Recommendation:**

THAT Administration support community stakeholders in the creation of a Wood Buffalo Sport Connection as a separate, non-profit society supporting sports in the Regional Municipality of Wood Buffalo.

**Summary and Background:**

At the December 6, 2016 Sustainable Development Committee meeting, Administration presented a recommendation to the Committee respective to the Wood Buffalo Sport Connection Community Engagements. At that meeting, the Sustainable Development Committee passed the following resolution:

THAT the following be recommended for Council approval:

“THAT Administration support community stakeholders in the creation of a Wood Buffalo Sport Connection as a separate, non-profit society supporting sports in the Regional Municipality of Wood Buffalo.”

**Attachments:**

- I. Sustainable Development Committee Report – Wood Buffalo Sport Connection Community Engagements
- II. December 6, 2016 Unapproved Sustainable Development Committee Meeting Minutes



# SUSTAINABLE DEVELOPMENT COMMITTEE REPORT

Meeting Date: December 6, 2016

**Subject: Wood Buffalo Sport Connection Community Engagements****APPROVALS:**

Toni Elliott, Acting Director  
Dale Bendfeld, Executive Director  
Marcel Ulliac, Chief Administrative Officer

**Administrative Recommendation:**

THAT the following be recommended to Council for approval:

THAT Administration support community stakeholders in the creation of a Wood Buffalo Sport Connection as a separate, non-profit society supporting sports in the Regional Municipality of Wood Buffalo.

**Summary:**

The need for an organization like the Wood Buffalo Sport Connection (WBSC) has been identified as a gap in the current sport delivery model and aligns with the Regional Municipality of Wood Buffalo's Strategic Plan and the Alberta Sport Connection 10-Year Alberta Sport Plan. As directed by Council, the Community Services Department (CSD) conducted public engagements to determine the support of key stakeholders in creating such an entity, finding that there is community interest in the venture.

The WBSC would focus primarily on "sport development" programs and sport development outcomes through a community-driven and strategic approach (non-profit sport, recreation activities and high performance, physical literacy and/or active participation efforts). The WBSC would increase growth and development of both the capacity and level of success of athletes, coaches and officials.

**Background:**

On January 26, 2016, representatives from the Board of Directors of the 2015 Western Canada Summer Games (WCSG) reported that the Municipality will receive a cash legacy of \$604,701 to be used for the community. Council approved the following:

"THAT the 2015 Wood Buffalo Western Canada Summer Games presentation be accepted as information;

"THAT the legacy funding of \$604,071 be allocated to the Games Legacy Reserve Fund; and

"THAT Administration investigate options for the proposed creation of a "Wood Buffalo Sport Connection", and bring forward its recommendations to the Sustainable Development Committee, no later than April 15, 2016, along with a recommendation for the final allocation of the \$604,071 legacy funding."



As directed, Administration investigated options and reported back to the Sustainable Development Committee on April 5, 2016, recommending that CSD complete an inclusive community engagement process to contribute to the establishment of a Wood Buffalo Sport Connection, and that the WCSG surplus remain in the Games Legacy Fund to be allocated through the Community Investment Program to a Wood Buffalo Sport Connection once it is formally established and able to request funding.

On April 12, 2016, Council approved the following recommendations of the Sustainable Development Committee made on April 5, 2016:

“THAT the Community Services Department complete an inclusive community engagement process to contribute to the establishment of a Wood Buffalo Sport Connection;

“THAT the \$604,071 from the 2015 Western Canada Summer Games (WCSG) surplus remains in the Games Legacy Reserve Fund to be allocated through the Community Investment Program to a Wood Buffalo Sport Connection once it is formally established and able to request funding; and

“THAT the final presentation be brought back to Council through the Sustainable Development Committee.”

Working with the Public Affairs Branch, CSD conducted community consultation from September 26, 2016, to October 25, 2016, reaching out to community sport organizations, stakeholders and residents to give them an opportunity to “Have Their Say.” Feedback was solicited through one-on-one meetings and telephone calls; 37 of 39 respondents supported the establishment of a Wood Buffalo Sport Connection. An online survey was carried out from October 3, 2016 to October 17, 2016, and a in person survey was done during an engagement session at MacDonald Island Park on October 5, 2016. Of the 256 surveys completed, 217 respondents (82 percent) supported the creation of the Wood Buffalo Sport Connection.

### **Rationale for Recommendation:**

Successful sport development depends largely on effective partnerships and networking with a wide range of community groups, service providers, facility operators, national and provincial governing bodies, local authorities and volunteer groups.

Currently, there is no coordinated approach or leadership between sport organizations and stakeholders in the Municipality. A Wood Buffalo Sport Connection would be the point of contact for all sport organizations for sport development. This would address the need for greater collaboration, engagement and communication with outcomes that are community-driven - connecting people and communities through regional leisure and wellness activities and programs and helping to increase opportunities for local participation in large-scale sporting events.

### **Strategic Plan Linkages:**

Pillar 3 – Building a Vibrant Economy Together

Pillar 7 – Building for a Healthy and Active Lifestyle

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**Absent:** J. Cardinal, Councillor  
C. Tatum, Councillor

**Administration:** D. Bendfeld, Executive Director  
R. Billard, Acting Executive Director  
B. Couture, Executive Director  
A. Rogers, Senior Legislative Officer  
A. Hawkins, Legislative Officer

**Call To Order**

Chair P. Meagher called the meeting to order at 4:00 p.m.

**1. Adoption of Agenda**

Moved by Councillor K. McGrath that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

**2. Minutes of Sustainable Development Committee Meeting – November 1, 2016**

Moved by Councillor K. McGrath that the Minutes of the Sustainable Development Committee meeting held on November 1, 2016 be approved as presented.

CARRIED UNANIMOUSLY

**New and Unfinished Business**

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**Adjournment**

As all scheduled business matters had been concluded, Chair P. Meagher declared the meeting adjourned at 4:40 p.m.

\_\_\_\_\_  
Chair

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