



## **Wood Buffalo Downtown Revitalization Advisory Committee**

7th Floor Boardroom, Jubilee Centre  
9909 Franklin Avenue, Fort McMurray, AB T9H 2K4

Wednesday, February 5, 2020  
5:00 PM

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### **Agenda**

- 1. Call to Order**
- 2. Adoption of Agenda**
- 3. Minutes of Previous Meetings**
  - 3.1. Wood Buffalo Downtown Revitalization Advisory Committee Meeting - January 15, 2020
- 4. New and Unfinished Business**
  - 4.1. Downtown Revitalization Budget
  - 4.2. Wood Buffalo Downtown Revitalization Advisory Committee Priorities and Early Actions
  - 4.3. Review of Downtown Area Maps
  - 4.4. Next Steps

### **Adjournment**

**Minutes of a Meeting of the Wood Buffalo Downtown Revitalization Advisory Committee of the Regional Municipality of Wood Buffalo held Room 1209 at the Municipal Offices in Fort McMurray, Alberta, on Wednesday, January 15, 2020, commencing at 6:00 PM.**

**Present:**

Brianne English, Oil and Gas Industry  
 Carolyn Evancio, Seniors Representative  
 Cheryl Golosky, Indigenous Representative  
 Owen Erskine, Recreation, Culture and Heritage  
 Trent Keough, Education Sector  
 Melanie Walsh, Community Development  
 Renee Moulard, Public-at-Large  
 Roy Williams, Land Development Industry  
 Todd Hillier, Safety and Security Sector  
 Verna Murphy, Councillor  
 Jeff Peddle, Councillor

**Absent:**

Jean-Marc Guillamot, Business Community  
 Sheri Pidhirney, Business Community

**Administration:**

Annette Antoniak, Chief Administrative Officer  
 Jamie Doyle, Deputy Chief Administrative Officer  
 Jade Brown, Chief Legislative Officer  
 Lynda McLean, Director, Communications, Stakeholder, Indigenous and Rural Relations  
 Brad McMurdo, Director, Planning and Development  
 Monica Lance, Manager, Special Projects  
 Margo Firman, Executive Assistant  
 Darlene Soucy, Legislative Officer

**1. Call to Order**

Darlene Soucy, Legislative Officer, called the meeting to order at 6:03 p.m.

**2. Introductions**

Annette Antoniak, Chief Administrative Officer welcomed Committee Members, provided opening remarks and invited everyone to introduce themselves.

Jade Brown, Chief Legislative Officer, provided a governance overview.

### 3. Adoption of Agenda

#### MOTION:

THAT the Agenda be adopted as presented.

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>   |
| <b>MOVER:</b>    | Roy Williams, Land Development Industry  |
| <b>SECONDER:</b> | Todd Hillier, Safety and Security Sector   |
| <b>FOR:</b>      | English, Evancio, Golosky, Erskine, Keough, Walsh, Mouland,<br>Williams, Hillier, Murphy, Peddle |
| <b>ABSENT:</b>   | Guillamot, Pidhirney   |

### 4. New and Unfinished Business

#### 4.1. Appointment of Chair and Vice Chair

Darlene Soucy, Legislative Officer, called for nominations for the position of Chair. Trent Keough self-nominated and, as there were no other nominations, was appointed Chair through consensus of the Committee.

##### Assuming of the Chair

Trent Keough assumed the Chair at 6:15 p.m.

Chair Trent Keough called for nominations for the position of Vice Chair. Roy Williams self-nominated and, as there were no other nominations, was appointed Vice Chair through consensus of the Committee.

#### 4.2. Meeting Schedule

The Wood Buffalo Downtown Revitalization Committee established the first Wednesday of every month beginning at 5:00 p.m. as their regular meeting schedule through consensus of the Committee.

#### 4.3. Freedom of Information and Protection of Privacy Act (FOIP) Legislation Overview

Ron Pelletier, Senior FOIP Officer and Joseph Adeleke, FOIP Advisor, provided an overview of FOIP Legislation, highlighting the way it applies to Committee Members in relation to protecting privacy and responding to FOIP requests for information.

#### 4.4. Wood Buffalo Downtown Revitalization Advisory Committee Mandate

Jamie Doyle, Deputy Chief Administrative Officer, provided an overview of the mandate of the Committee and provided a summary of the initiatives of the Committee as identified in Appendix H of Committee's Bylaw No. 17/024.

Monica Lance, Manager Special Projects, presented an overview of Downtown Revitalization, the initiative's alignment with Council's 2018-2021 Strategic Plan, the lower townsite boundaries and the public engagement that has taken place.

#### 4.5. Next Steps

Annette Antoniak, Chief Administrative Officer, explained that time is of the essence in moving downtown revitalization forward and decisions need to be made, including identifying what the downtown area is and what tangibles could be achieved in 2020. The importance of public engagement in 2020 was emphasized, which could include design charrettes for refurbished building facades, light standards, walkways, murals or opportunities for seasonal kiosks, boat, or bicycle rentals, prior to providing Council with recommendations for consideration.

Jamie Doyle, Deputy Chief Administrative Officer, noted that the City Centre Area Redevelopment Plan did not prioritize what should be done and in what order. After priorities are identified, the Committee should assess how best to phase in the implementation of each step. Consideration should be given to what municipal resources are available, what will have the most impact, how to encourage other businesses or development, and exercising caution in decision making to ensure decisions will not affect businesses in the downtown.

#### Action Items:

- Members to review the information package, prioritize what is provided and bring their ideas to the next meeting for discussion.
- M. Lance to provide a summary of information items included or referenced in the January 15, 2020 agenda package.
- M. Lance to provide the public email address used to facilitate public engagement: downtown@rmwb.ca.
- Members to research comparable community initiatives that might be applicable to the Municipality's initiatives.
- Administration to provide a larger map of the downtown that can be used as a working document.
- Administration to provide a contact list and include the length of each Member's appointment term.
- Administration to provide budget figures at the next meeting.
- B. McMurdo to provide an overview of the Land Use Bylaw at a future meeting.

Date of next meeting:

The next meeting will be Wednesday, February 5, 2020 at 5:00 p.m.

**Adjournment**

The meeting adjourned at 7:10 p.m.

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Chair

# 2020 Proposed Project Budget

Department

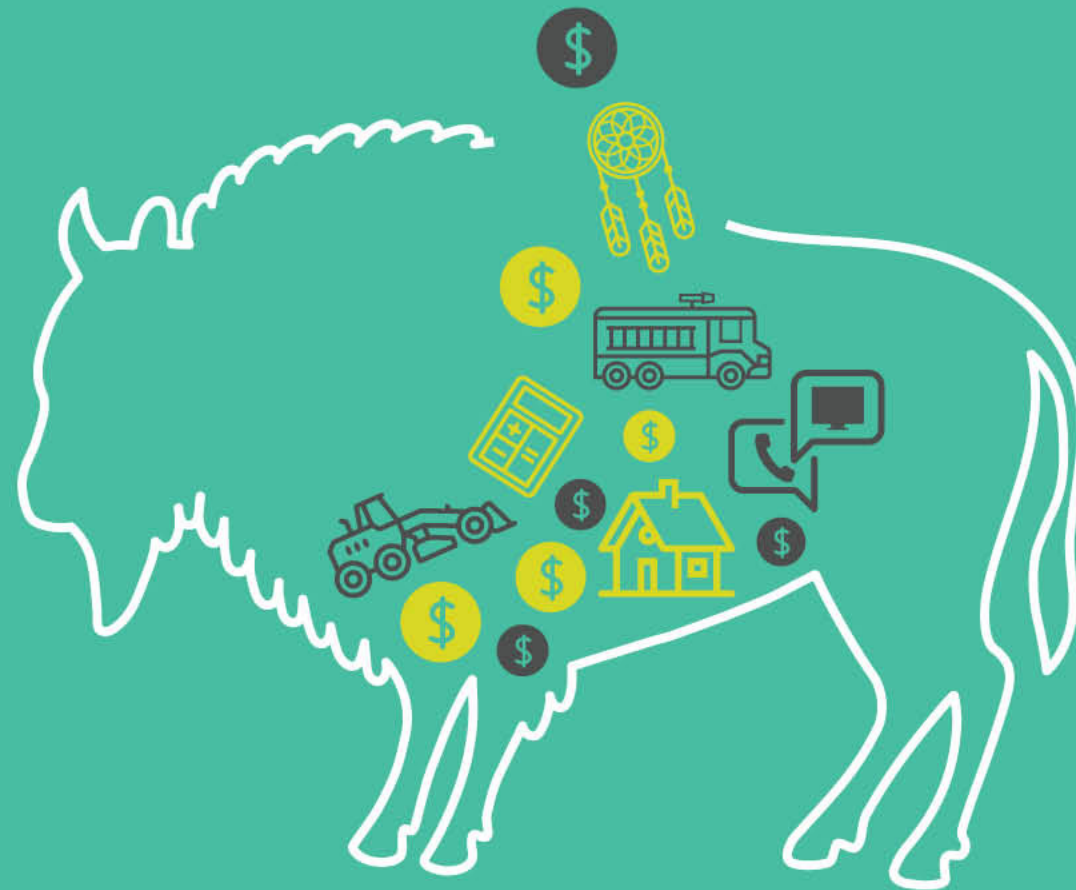
Office of the CAO

Presenter

Jamie Doyle, Deputy CAO

Date

November 27-30, 2019



# 2020 Project Budget Summary-Resourced (Funded)

| Major Category         | 2019 & Prior Budget | 2020 Proposed Budget | 2021-2025 Plan      | Total Budget        | Actual as of October 2019 |
|------------------------|---------------------|----------------------|---------------------|---------------------|---------------------------|
| Public Facilities      | 5,000,000           | 5,000,000            | 15,000,000          | 25,000,000          | 21,375                    |
| Recreation and Culture | -                   | -                    | -                   | -                   | -                         |
| Transportation         | -                   | -                    | -                   | -                   | -                         |
| <b>TOTAL</b>           | <b>\$5,000,000</b>  | <b>\$5,000,000</b>   | <b>\$15,000,000</b> | <b>\$25,000,000</b> | <b>\$21,375</b>           |

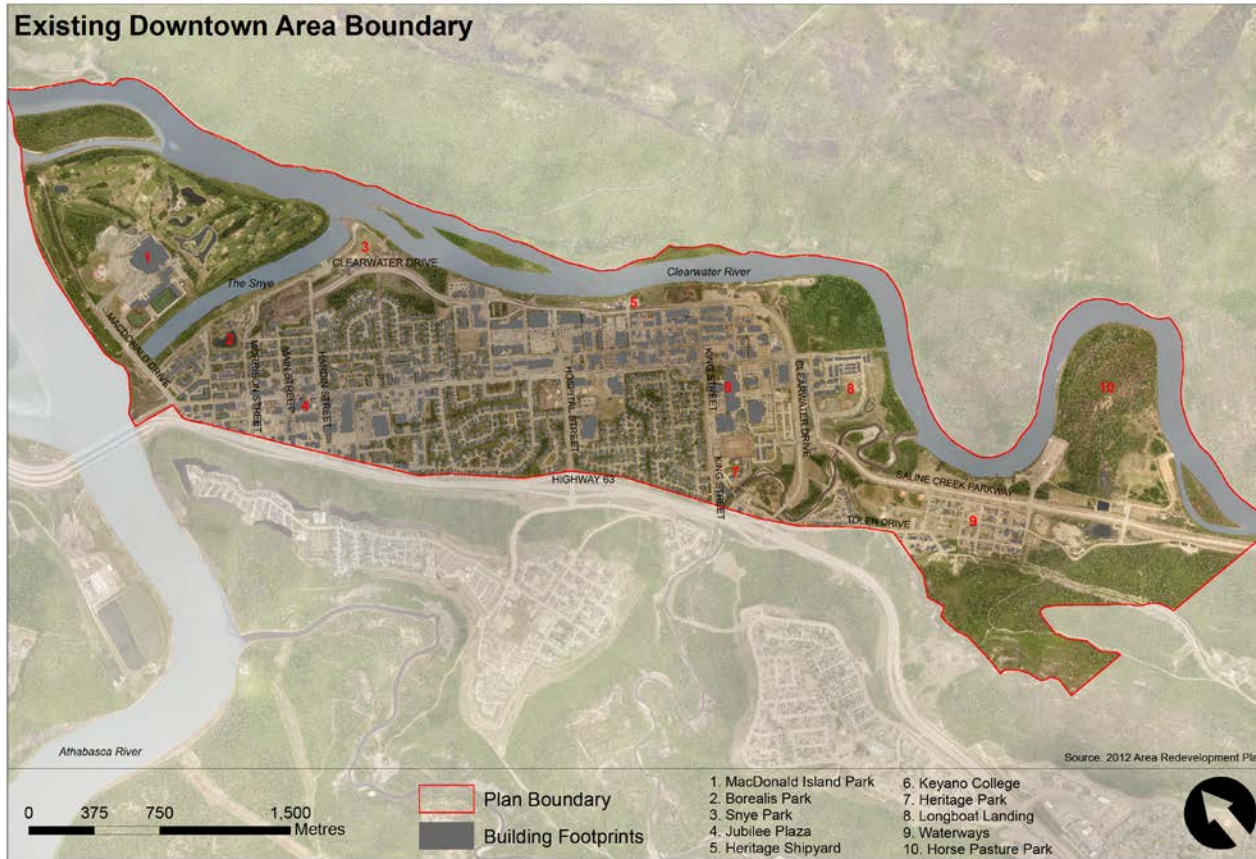
Attachment: 2020 Capital Budget - Downtown Revitalization (Downtown Revitalization)

# 2020 Project Project

|                                |   |                               |                               |
|--------------------------------|---|-------------------------------|-------------------------------|
| <b>Project Name:</b>           | <b>Downtown Revitalization</b>  |                               |                               |
| <b>Reference No:</b>           | <b>002</b>  | <b>Sponsoring Department:</b> | <b>Office of the CAO</b>      |
| <b>Description:</b>            | <p>The monies would/could be used to implement any of the following:</p> <p>1) Investigate land development initiatives to spur revitalization activity in the downtown. 2) Finalize Acquisition/Disposition policy, build inventory of RMWB land and determine development opportunities. 3) Benchmark larger urban centres for initiatives and explore tax incentive for revitalization. 4) Engage community to educate residents on RMWB land use plans 5) Revitalize riverfront to encourage park space development. 6) Finalize workplan to review MDP and complete necessary amendments</p> |                               |                               |
| <b>Major Outcomes:</b>         | This allocation over a 5-year horizon will assist with the implementation of priority #2–Downtown Revitalization of the 2018-2021 Strategic Plan.   |                               |                               |
| Multi Year Project             | Actual Spent as of October 2019:  |                               | \$21,375                      |
| <b>2019 &amp; Prior Budget</b> | <b>2020 Budget Request</b>  | <b>2021-2025 Plan</b>         | <b>Total Budget All Years</b> |
| \$5,000,000                    | \$5,000,000   | \$15,000,000                  | \$25,000,000                  |



# 2020 Project Project Features



- Land Development Opportunities
- Riverfront Revitalization
- Development Incentives

# Questions?



**Capital Budget Request - DESIGN & CONSTRUCTION**

**Project Name** Downtown Revitalization **\$** **25,000,000**

**Order Code** 601912 **Project Location** Fort McMurray

**Project Category** Parks/Recreation **Ward** 1 - Fort McMurray

**Type of Project** Lifecycle - Design **Municipal Function** 31 - Common Services

**Project Description and Scope**

In January 2018, the Council of the Regional Municipality of Wood Buffalo (RMWB) approved the Strategic Plan that will guide the Municipality from 2018-2021.

The 2018-2021 RMWB Strategic Plan focuses on the vision of a vibrant, sustainable region we are proud to call home. The plan includes four key strategic priorities identified as critical areas to address to achieve this goal:  
 1) Responsible government 2) Downtown revitalization 3) Regional economic development 4. Rural and Indigenous communities and partnerships.

This allocation over a 5-year horizon will assist with the implementation of priority #2 – Downtown Revitalization.  
 The monies would/could be used to implement any of the following priorities within the Downtown Revitalization Initiative:  
 1) Investigate land development initiatives to spur revitalization activity in the downtown. 2) Finalize Acquisition/Disposition policy, build inventory of RMWB land and determine development opportunities. 3) Benchmark larger urban centres for initiatives and explore tax incentive for revitalization (BRZ Zone). 4) Engage community to clearly articulate and educate residents on RMWB land use plans and regulations. 5) Revitalize riverfront to encourage park space development and activity. 6) Finalize workplan to review MDP and complete necessary amendments

**Project Cash Flows**

| Year                | Total Annual Cost | Federal Grant | Provincial Grant | Reserve | Other |
|---------------------|-------------------|---------------|------------------|---------|-------|
| 2019 & Prior        | 5,000,000         |               |                  |         |       |
| 2020                | 5,000,000         |               |                  |         |       |
| 2021                | 5,000,000         |               |                  |         |       |
| 2022                | 5,000,000         |               |                  |         |       |
| 2023                | 5,000,000         |               |                  |         |       |
| 2024                | -                 |               |                  |         |       |
| Thereafter          | -                 |               |                  |         |       |
| <b>Total Budget</b> | <b>25,000,000</b> | -             | -                | -       | -     |

**Additional Funding Details**

**Business Case created by** \_\_\_\_\_

**Project Sponsor Branch** Office of the Deputy Chief Administrative Officer

**Project Sponsor Department** Office of the Chief Administrative Officer

**Project Delivery Branch** Office of the Deputy Chief Administrative Officer

**Project Delivery Department** Office of the Chief Administrative Officer

Attachment: 2020 Capital Budget - Downtown Revitalization (Downtown Revitalization Budget)