



## Wood Buffalo Downtown Revitalization Advisory Committee

Wednesday, September 2, 2020

Conducted Electronically via MS Teams

5:00 PM

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### Agenda

#### Public Participation for September 2, 2020 Wood Buffalo Downtown Revitalization Advisory Committee Meeting

Wood Buffalo Downtown Revitalization Advisory Committee (Committee) will be conducting the September 2, 2020 Meeting through electronic communications in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation, Order in Council 99/2020.

- Anyone wishing to participate in the meeting is encouraged to do so by registering to speak as a delegate by way of teleconference or by submitting their delegation comments by email.
- To participate by teleconference:
  - Anyone wishing to speak by teleconference to an item on the September 2, 2020 Wood Buffalo Downtown Revitalization Advisory Committee Meeting Agenda must pre-register by 12 noon, September 2, 2020.
  - To register to speak via teleconference, please email [boardsandcommittees@rmwb.ca](mailto:boardsandcommittees@rmwb.ca) or call 780-743-7001 with your name, the phone number that you will be dialing in from and an email address that you can be reached at prior to and during the meeting.
  - You must provide the name of the agenda item that you wish to speak to.
  - All registrants will be emailed the details on how to participate prior to the start of the meeting.
  - Each registrant will be given a maximum of **5 minutes** to address the Committee.
- To make written submissions as a delegation before or during the live meeting:
  - Please email [boardsandcommittees@rmwb.ca](mailto:boardsandcommittees@rmwb.ca) You must include your name for the record.
  - You must provide the name of the agenda item that you wish to speak to in the subject line.
  - Please note that email comments for an agenda item must be received prior to the start of that item during the meeting. *Emails that are received after the agenda item has been introduced or are not relevant to an agenda item, will not become part of the record of this meeting.*
  - All written submissions are **public** and will be shared with the Committee verbally on the record during the course of the meeting.
  - Each submission will be shared verbally with the Committee for a maximum of **5 minutes**.

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**1. Call to Order**

**2. Adoption of Agenda**

**3. Minutes of Previous Meetings**

3.1. Wood Buffalo Downtown Revitalization Advisory Committee - Meeting - March 4, 2020

3.2. Wood Buffalo Downtown Revitalization Advisory Committee - Meeting - July 16, 2020

**4. Presentations**

4.1. Dominic Gniewek re: Healthy Communities by Design

4.2. Mazhar Hajhossein, re: Engineering Service Standards

**5. New and Unfinished Business**

5.1. 2021 Priority Actions and Recommendations

5.2. Downtown Area Redevelopment Plan Vision and Principle Comments

5.3. Matthew Hough, Deputy Chief Administrative Officer, re: Flood Recovery and COVID-19 Update

**Adjournment**

**Minutes of a Meeting of the Wood Buffalo Downtown Revitalization Advisory Committee of the Regional Municipality of Wood Buffalo held in the 7<sup>th</sup> Floor Boardroom at the Municipal Offices in Fort McMurray, Alberta, on Wednesday, March 4, 2020, commencing at 5:00 PM.**

**Present:**

Owen Erskine, Recreation, Culture and Heritage (via teleconference)  
 Carolyn Evancio, Seniors Representative  
 Cheryl Golosky, Indigenous Representative  
 Todd Hillier, Safety and Security Sector  
 Renee Moulard, Public-at-Large  
 Sheri Pidhirney, Business Community (via teleconference)  
 Melanie Walsh, Community Development  
 Roy Williams, Land Development Industry

**Absent:**

Brianne English, Oil and Gas Industry  
 Jean-Marc Guillamot, Business Community  
 Trent Keough, Education Sector

**Administration:**

Verna Murphy, Councillor  
 Jeff Peddle, Councillor  
 Brad McMurdo, Director, Planning and Development  
 Amanda Haitas, Senior Manager, Planning and Development  
 Monica Lance, Manager, Special Projects  
 Margo Firman, Executive Assistant, Office of the Chief Administrative Officer  
 Darlene Soucy, Legislative Officer

**1. Call to Order**

Vice Chair Roy Williams called the meeting to order at 5:03 p.m.

**2. Adoption of Agenda**

**MOTION**

THAT the Agenda be adopted as presented.

**RESULT:** CARRIED [UNANIMOUS]  
**MOVER:** Sheri Pidhirney, Business Community  
**SECONDER:** Renee Mouland, Public-at-Large  
**FOR:** Evancio, Golosky, Erskine, Pidhirney, Walsh, Mouland, Williams, Hillier  
**ABSENT:** English, Guillamot, Keough

### 3. Minutes of Previous Meetings

#### 3.1. Wood Buffalo Downtown Revitalization Advisory Committee Meeting - February 18, 2020

##### MOTION:

THAT the Minutes of the Wood Buffalo Downtown Revitalization Advisory Committee Special Meeting held on February 18, 2020 be approved as presented.

**RESULT:** CARRIED [UNANIMOUS]  
**MOVER:** Renee Mouland, Public-at-Large  
**SECONDER:** Melanie Walsh, Community Development  
**FOR:** Evancio, Golosky, Erskine, Pidhirney, Walsh, Mouland, Williams, Hillier  
**ABSENT:** English, Guillamot, Keough

### 4. New and Unfinished Business

#### 4.1. Action Log

The Action Log will be reviewed at the next meeting on April 1, 2020.

#### 4.2. Advisory Committee Updates - Deputy Chief Administrative Officer

The Advisory Committee Updates will be provided at the next meeting on April 1, 2020.

#### 4.3. Design Charrette Overview

Amanda Haitas, Senior Manager, Planning and Development, provided an overview of a design charrette, which is an intensive, multi-disciplinary workshop facilitated by design experts, and is used to gather information on issues, inspire ideas, and develop a design or vision for the project with community input.

#### 4.4. Beautification Design Ideas

The Committee reviewed the Franklin Avenue and Main Street subject area maps and the beautification design ideas submitted by the Members, which will be used as the basis for an upcoming design charrette for the proposed Franklin and Main Park Project, for which a recommendation will be going forward to Council at the March 10, 2020 meeting as part of the 2020 Downtown Revitalization Capital Project.

#### 4.5. Downtown Area Redevelopment Plan Overview

##### Conflict of Interest, Exit and Assuming of Chair

Vice Chair Roy Williams declared a potential conflict of interest in the Downtown Area Redevelopment Plan Overview due to an employment relationship. Vice Chair Roy Williams vacated the Chair and exited the meeting at 6:22 p.m., at which time Acting Chair, Todd Hillier assumed the Chair.

Amanda Haitas, Senior Manager, Planning and Development, provided an overview of the proposed area redevelopment plan for the downtown, which would be based on community vision and needs, and noted that there would be multiple opportunities for public engagement.

##### Return and Resuming of Chair

Vice Chair Roy Williams returned to the meeting and resumed the Chair at 6:26 p.m.

##### Exit

Renee Moulard exited the meeting at 6:39 p.m.

#### 4.6. Incentives

Amanda Haitas, Senior Manager, Planning and Development, provided a summary of a proposed incentive program pilot project aimed at encouraging downtown revitalization, and noted that upcoming stakeholder engagements on the pilot would include a design charrette to which the Committee Members would be invited.

##### Exit

Sheri Pidhirney disconnected from the meeting at 7:05 p.m.

##### Action Items

- Administration will confirm the date of the design charrette sessions to engage the public, stakeholders, and Committee Members for the Franklin and Main Park Project.
- Administration to provide further information and the budget for the downtown revitalization incentive program after it has been presented to Council.

- Committee Members were invited to attend the March 10, 2020 Council meeting for the presentation of the Wood Buffalo Downtown Revitalization Advisory Committee’s recommendation regarding the Franklin and Main Park Project.

**Adjournment**

The meeting adjourned at 7:08 p.m.

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Chair

Minutes Acceptance: Minutes of Mar 4, 2020 5:00 PM (Minutes of Previous Meetings)

**Minutes of a Special Meeting of the Wood Buffalo Downtown Revitalization Advisory Committee held via Electronic Communication, a combination of video conferencing and teleconferencing, in Fort McMurray, Alberta, on Thursday, July 16, 2020, commencing at 5:00 PM.**

**Present:**

Roy Williams, Vice Chair, Land Development Industry  
 Owen Erskine, Recreation, Culture and Heritage  
 Carolyn Evancio, Seniors Representative  
 Cheryl Golosky, Indigenous Representative  
 Jean-Marc Guillamot, Business Community  
 Todd Hillier, Safety and Security Sector  
 Sheri Pidhirney, Business Community  
 Renee Mouland, Public-at-Large  
 Verna Murphy, Councillor

**Absent:**

Brianne English, Oil and Gas Industry  
 Melanie Walsh, Community Development  
 Jeff Peddle, Councillor

**Administration:**

Matthew Hough, Deputy Chief Administrative Officer  
 Jade Brown, Chief Legislative Officer  
 Brad McMurdo, Director, Planning and Development  
 Amanda Haitas, Senior Manager, Planning and Development  
 Monica Lance, Manager, Special Projects  
 Nicole Van Kruistum, Senior Executive Liaison, Office of the Deputy Chief Administrative Officer  
 Sonia Soutter, Manager, Senior Legislative Officer  
 Darlene Soucy, Legislative Officer

**1. Call to Order**

Vice Chair Roy Williams called the meeting to order at 5:00 p.m.

**2. New and Unfinished Business**

**2.1. Committee Membership Update**

Vice Chair Roy Williams noted that Trent Keough had resigned from the Wood Buffalo Downtown Revitalization Advisory Committee effective March 10, 2020, and that a new Chair would need to be appointed. A recruitment campaign will be conducted to fill the position of Education Representative.

## 2.2. Appointment of Chair

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

### Assuming of the Chair

Roy Williams assumed the Chair at 5:15 p.m.

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

## 2.3. Action Log

Chair Roy William reviewed the Action Items from the March 4, 2020 meeting, noting that members will continue to research comparable community initiatives and beautification options for future projects. It was noted that the design charette was cancelled due to COVID-19 restrictions and that all other action items are complete.

## 2.4. Advisory Committee Updates - Deputy Chief Administrative Officer

Matthew Hough, Deputy Chief Administrative Officer, provided an update on COVID-19, noting that the Municipality continues to develop its relaunch plan while being mindful of the needs of staff.

With respect to Flood Recovery, it was indicated that the report on Improving Community Resilience was presented to Council on July 14, 2020 and a Council meeting has been scheduled for July 28, 2020 to review the proposed options.

### Conflict of Interest, Vacating the Chair and Exit

Chair Roy Williams declared a potential conflict of interest in the Franklin and Main Park Project due to an employment relationship, vacated the Chair and exited the meeting at 5:36 p.m., at which time Vice Chair Jean-Marc Guillamot assumed the Chair.

## 2.5. Committee Priorities and Projects Review

### **Franklin and Main Park - Community Engagement**

Monica Lance, Manager, Special Projects, provided on update on the community engagement for the Franklin and Main Park project, noting that due to COVID-19 restrictions, virtual engagement tactics will be used to focus on continuous validation of community sentiment regarding the intent and use of the proposed park during its development.

## Franklin and Main Park Project

Bipul Bhowmik, Transportation Engineer, Engineering, provided an update on the current progress of the Franklin and Main Park project, noting that the Request for Proposals (RFP) for pre-design, design and construction closes August 4, 2020 with the intent to have the contract awarded by the end of January, 2021 and construction of the park completed in July 2021. The RFP does include flood risk and mitigation factors as per the June 23, 2020 Council resolution, which requires the WBDRAC to take into account the flood mitigation project and flood risk when putting forward any plans or projects.

### Return and Resuming the Chair

Chair Roy Williams returned to the meeting and resumed the Chair at 5:45 p.m.

## Review Committee Priorities and Other Actions That Support Revitalization Progress

Monica Lance, Manager, Special Projects, reviewed the priorities of beautification, placemaking, neighbourhood safety, and being pedestrian friendly, which have all been included in the recent RFP for the Franklin and Main Park Project, and indicated that the key actions required to achieve these priorities would be highlighted in the Municipal Projects Update agenda item. It was noted that the Neighbourhood Safety Priority needs to be updated to include COVID-19 precautions.

### 2.6. Municipal Projects Update

#### Beautification Initiatives (Floral and Lighting)

Nina Caines, Senior Manager, Parks, Roads and Rural Operations, indicated that floral pots have been put into the empty tree wells and hanging baskets have been installed in the area around Franklin and Main, and that they are working with ATCO regarding updated lighting in the area, with the finalized design being provided to the WBDRAC.

#### Community Policing Office

Nicole Chouinard, Manager, RCMP Support and Victim Services, noted that the Community Policing Office in the Jubilee Centre is anticipated to be open by the end of 2020 and will provide an RCMP and Bylaw Services presence in the downtown area. Once finalized, the programming plans would be provided to the WBDRAC.

It was suggested that the Wood Buffalo RCMP Community Advisory Committee may be able to provide some feedback into any potential safety concerns related to the Franklin and Main Park Project. In addition, it was noted that Alberta Health Services' (AHS) Healthy Communities by Design may also be able to provide valuable feedback on the project.

## Sidewalk Upgrades

Mazhar Hajhossein, Infrastructure Planning and Development Services, Engineering, indicated that some sidewalk updates are complete with others in the works around Jubilee Centre and Hardin Street. It was indicated that upgrades to other areas of the downtown core are ongoing to address safety concerns and some sidewalk gaps, and that input from the WBDRAC into future upgrades would be welcome.

## Downtown Revitalization Incentives Program

Amanda Haitas, Senior Manager, Planning and Development, provided an overview of the Downtown Revitalization Incentives Program, noting that it is a \$5 million matching grant program. Businesses and property owners can apply under any or all of the four grant streams available: exterior façade; patio; beautification / mural; and interior improvements. It was noted that the WBDRAC has an opportunity to promote and raise awareness of the program to all the business and commercial property owners in the downtown area.

## Tax Incentive Program

Amanda Haitas, Senior Manager, Planning and Development, provided an overview of the Tax Incentive Program, which could provide businesses with a municipal tax exemption for up to 5 years, and is focused on attracting new commercial development in the downtown area.

### Conflict of Interest, Vacating the Chair and Exit

Chair Roy Williams declared a potential conflict of interest in the Downtown Area Redevelopment Plan due to an employment relationship, vacated the Chair and exited the meeting at 7:00 p.m., at which time Vice Chair Jean-Marc Guillamot assumed the Chair.

## Downtown Area Redevelopment Plan

Amanda Haitas, Senior Manager, Planning and Development, noted that the Downtown Area Redevelopment Plan (DARP) is on schedule to be completed by the end of 2020 but indicated that timeline is dependent on flood mitigation decisions yet to be made by Council, which could include changes to land development in the flood plain. Community engagement around the visions and principles of the DARP is ongoing, with the majority being held virtually. Brad McMurdo, Director, Planning and Development, also indicated that the proposed new Land Use Bylaw (LUB) is also moving ahead and noted that the DARP will provide the policy and vision for the LUB, which then supports and enables the development in the downtown area.

### Return and Resuming the Chair

Chair Roy Williams returned to the meeting and resumed the Chair at 7:15 p.m.

## 2.7. Date of Next Meeting

The next meeting is scheduled for August 5, 2020; however, based on Committee Member input, there are not enough Members available on that date to constitute quorum. The next meeting will be held on September 2, 2020.

### MOTION:

THAT the August 5, 2020 Wood Buffalo Downtown Revitalization Advisory Committee meeting be cancelled.

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Owen Erskine, Recreation, Culture and Heritage
<b>SECONDER:</b>	Todd Hillier, Safety and Security Sector
<b>FOR:</b>	Evancio, Guillamot, Golosky, Pidhirney, Moulard, Williams, Hillier, Erskine
<b>ABSENT:</b>	English, Walsh

### Action Items:

- The WBDRAC's Priorities and Proposed Early Actions list will be updated to include COVID-19 Precautions under Neighbourhood Safety.
- Administration will provide the updated lighting design for the Franklin and Main area to the WBDRAC when it is finalized.
- Administration will provide the Community Policing Office programming plans to the WBDRAC when finalized.
- Administration will invite the Wood Buffalo RCMP Community Advisory Committee to review the Franklin and Main Park design for safety concerns when that Community Advisory Committee resumes meeting in the fall.
- Administration will invite Dominic Gniewek, AHS Healthy Communities by Design, to review the Franklin and Main Park design for walkability and safety and to present at the next meeting.
- Members will review the WBDRAC's mandated area downtown to identify future sidewalk upgrades for 2021.
- Chair Roy Williams, on behalf of the WBDRAC, will send a letter to businesses and property owners that are eligible for the Downtown Revitalization Incentives Program to encourage them to apply for the grant program.

## Adjournment

The meeting adjourned at 7:22 p.m.

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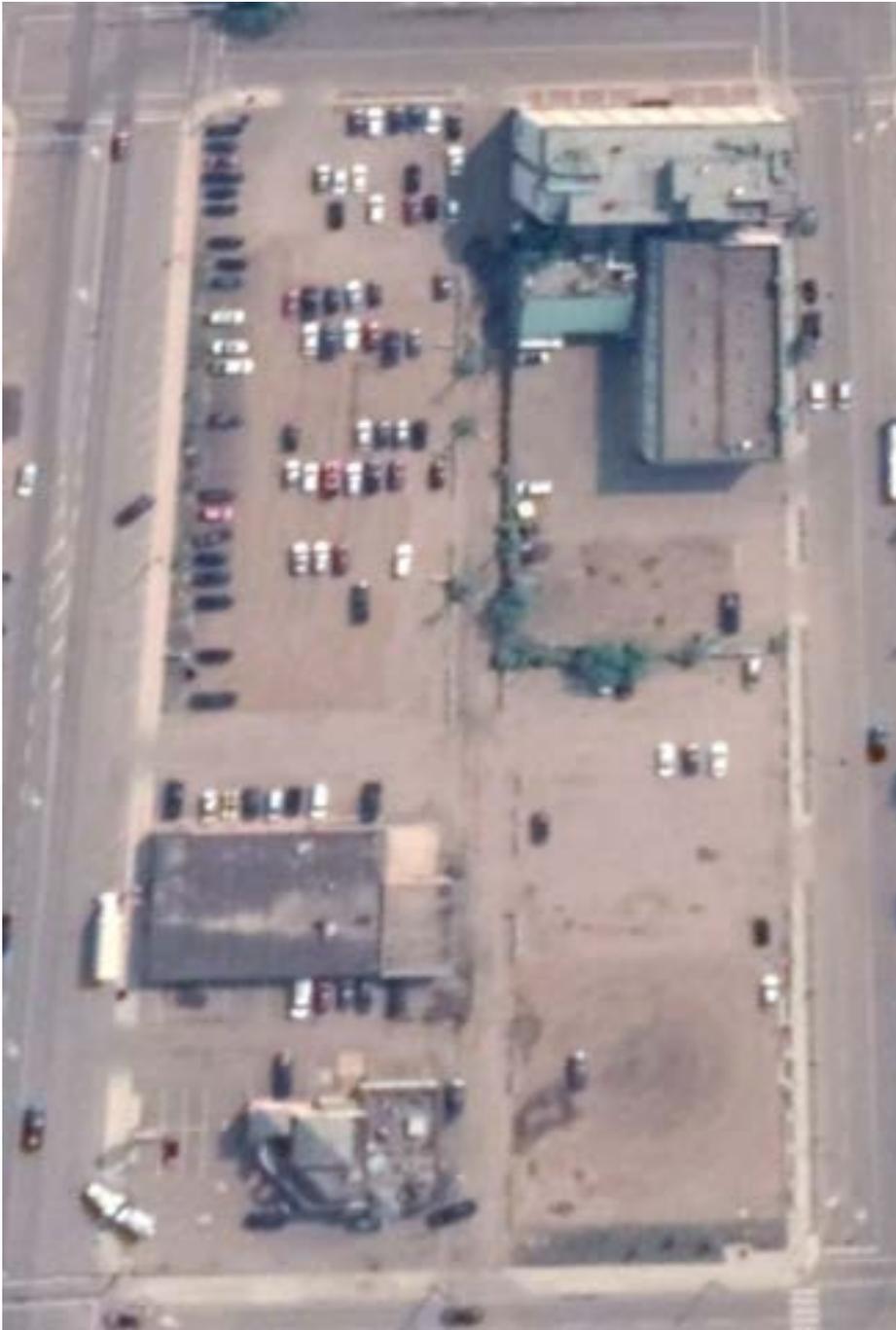
Chair

AHS- Safe Healthy Environments

# RMWB Pocket Park

Healthy Communities by Design

Dominic Gniewek  
Public Health Inspector III  
AHS Safe Healthy Environments –  
Healthy Physical Environments



# HCBD

- Healthy Communities by Design is an evidence-based public health approach to municipal planning
- Local community planning and design directly affect health and well-being
- Communities can support the prevention and management of chronic health conditions by creating healthier places for people to live, work and play
- Planning principles that positively impact individual and community health include providing access to healthy foods, green spaces and connected walkable neighbourhoods
- These principles can have social and economic benefits for the community as designing healthy communities that are attractive, have amenities and allow for easy access will draw people to the area

## AHS – Safe Healthy Environments

- “Healthy Albertans. Healthy Communities. Together”
- Safe Healthy Environments endorses the use of an evidence-based public health approach to design healthy communities
- Healthy community design creates stronger social connections; prevents injuries, can help reduce chronic diseases and cancer; and makes your community safer and more resilient by promoting healthy lifestyle choices
- Prioritizing neighbourhood design, transportation networks, natural environments, food systems and housing in your planning process will help make communities and residents healthier

# HEALTHY COMMUNITIES BY DESIGN

Healthy Communities by Design is an evidence-based public health approach to municipal planning.

 <p><b>Neighbourhood Design</b></p> <p>Complete, compact, communities where people can live, work and play support physical, mental and social health. Connected neighbourhoods provide social supports and access to amenities to meet daily needs.</p>	 <p><b>Transportation Networks</b></p> <p>Prioritizing infrastructure to support active transportation modes can increase physical activity and reduce environmental impact. Connected, safe and accessible routes provide healthy mobility options for all.</p>	 <p><b>Housing</b></p> <p>Access to quality, suitable, affordable housing positively impacts physical and mental health. Diverse housing options help to meet the needs of all, including vulnerable populations.</p>	 <p><b>Food Systems</b></p> <p>Healthy eating is more than individual choice, and is influenced by local policies and environments. A healthy, resilient local food system includes accessible, affordable, safe food options.</p>	 <p><b>Natural Environments</b></p> <p>Access to natural areas promotes physical activity, social interactions, and mental health. Green spaces can improve air quality and reduce climate impacts, supporting a healthy and resilient ecosystem.</p>
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## Alberta Health Services Safe Healthy Environments supports

designing complete, compact, and connected communities

transportation options that are active, safe, and accessible for all.

development of diverse and suitable housing options.

local food systems that offer healthy food options for everyone.

natural features and diverse green spaces in community plans.

For more information, contact your local Public Health Inspector or email [SafeHealthyEnvironments@ahs.ca](mailto:SafeHealthyEnvironments@ahs.ca)

## Public Consultation

1. Beautification
2. Placemaking
3. Safety
4. Pedestrian Friendly

## Access to Natural Environments

It is recommended to maximize opportunities to access and engage with the natural environment whenever possible

- Access to natural environments increases social wellbeing and can lead to improved concentration and cognitive functioning
- Natural areas help make the city a healthier place. Plants filter air and water, help prevent flooding by absorbing storm water and help keep the city cooler in the summer
- Brief interactions such as a 10 minute walk or view of a green space can have positive health effects

# Health Benefits of Green Spaces

- Green spaces attract people outdoors, increasing opportunities for social interactions among neighbours, fostering the development of neighbourhood social ties and may support community involvement reducing loneliness and associated health concerns
- Green spaces have been linked to better mental and physical health through increased physical activity, decreased exposure to air pollution, more social interactions and/or feeling less stress
- Increased greenspace is linked to increased play, physical activity and cognitive and motor development in children
- 15% of the time the lack of physical activity is attributed to a lack of park space.
- Physically active people have lower rates of anxiety and depression than sedentary people. Exercise may improve mental health by helping the brain cope better with stress. Research suggests that those who regularly exercise are less likely to develop depression or an anxiety disorder.

## Park Design

1. Green Space
2. Play areas
3. Active transportation
4. Rest areas
5. Landscaping
6. Barriers
7. Lighting
8. Unique
9. Safety

## Closing Statement

Creating this park will improve the aesthetics of the vacant lot, will increase physical activity of the surrounding community, increase the perception of safety and create a pedestrian friendly social space to be used by all

AHS - Safe Healthy Environments advocates for health community design principals and offer planning and developments support for this park and future downtown developments



[Dominic.Gniewek@ahs.ca](mailto:Dominic.Gniewek@ahs.ca)

(780) 749-0237

[Carolyn.Evancio@ahs.ca](mailto:Carolyn.Evancio@ahs.ca)

(780) 714-5637

# HEALTHY COMMUNITIES BY DESIGN

Healthy Communities by Design is an evidence-based public health approach to municipal planning.

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natural features and diverse green spaces in community plans.

For more information, contact your local Public Health Inspector or email [SafeHealthyEnvironments@ahs.ca](mailto:SafeHealthyEnvironments@ahs.ca)

\* Based on B.C. Centre for Disease Control. Healthy Built Environment Linkages Toolkit: Making the links between design, planning and health, Version 2.0. Vancouver, B.C. Provincial Health Services Authority, 2008. [http://www.bccdc.ca/pop-public-health/Documents/HBE\\_link](http://www.bccdc.ca/pop-public-health/Documents/HBE_link)

# WalkABLE ALBERTA



## Make A Difference In Your Community

WalkABLE Alberta can help you create a healthy, vibrant community where walking and physical activity are part of daily life.

### CREATE A WALKING CULTURE

**Imagine a community** where people feel safe and excited to walk for leisure and transportation:

Streets are designed to encourage people to use them and to interact with each other.



Walking regularly can improve your health and overall wellbeing.



Whether you live in a rural or urban area, you can create a pedestrian-friendly and healthier community. The WalkABLE Alberta team is here to help.

Sidewalks and paths are connected throughout the community to improve safety and decrease travel distance.



Walking is viewed positively and adds to a vibrant community culture.



Attachment: 3. WalkABLE ALBERTA (Dominic Gniwewek re: Healthy Communities by Design)

# Move Forward

## Team Up With WalkABLE Alberta

### Calling all community leaders and champions:

Connect with WalkABLE Alberta to find out how we can work with your community and stakeholders to support walking.

## GET READY

### LET'S TALK

WalkABLE Alberta can help you connect with stakeholders to discuss a walkable community, share resources, and make a plan.

*Because WalkABLE Alberta encouraged it, we are spending more time walking and have recently met neighbours who have lived here for decades.*

## GET SET

### LET'S PARTNER

Our team and our partners can provide your community with evaluation planning, evidence-informed tools, resources, networking opportunities, consultations, and a pedestrian counter kit.

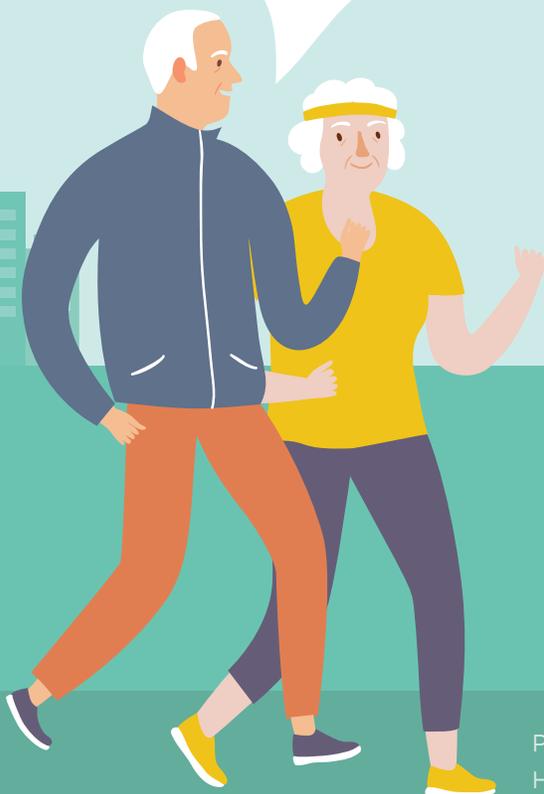
*Everyone wants to live in a vibrant community. WalkABLE helped us make a plan that fits our community.*

## GO

### LET'S MOVE FORWARD

We're here to help as you identify strategies that match your goals and fit your community. We have helped communities develop plans, policies, and bylaws with departments of transportation, recreation, and development.

*WalkABLE helped us plant a seed for change in our community.*



**Take the first step.**

**Contact: [activeliving@ahs.ca](mailto:activeliving@ahs.ca)**

# WALKABILITY & THE LOCAL ECONOMY

**MYTHS BUSTED**



**MYTHS**



Policies which support walkability make it more challenging to build new developments.



Customers who come by car spend more money than those on foot.



Most customers come from far away and need to drive to get to the store.



Removing car parking spots make it harder for customers to get to the store and sales will go down.

**REALITY**



A community that is easy to walk and bike in can raise property values and bring new business to the area. <sup>1,2,3,4,5</sup>



Walkers, transit users, and bike riders visit stores in local shopping strips more often, and spend more money, than people who drive. <sup>6,7</sup>



A large amount of retail sales are from local residents and workers. <sup>1,7,8,9</sup> These local customers would be close enough to walk or bike to the store.



Providing space for bike parking can produce higher levels of retail spending than if that same space was given to cars. <sup>1</sup>



For more information please visit: [ahs.ca/walk](http://ahs.ca/walk)

**References**

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