



Wood Buffalo Downtown Revitalization Advisory Committee

Conducted Electronically Via MS Teams

Wednesday, June 2, 2021
5:00 PM

Agenda

Public Participation for June 2, 2021 Wood Buffalo Downtown Revitalization Advisory Committee Meeting

Wood Buffalo Downtown Revitalization Advisory Committee (Committee) will be conducting the June 2, 2021 Meeting through electronic communications in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation, Order in Council 99/2020.

- The meeting will be conducted through MS Teams platform.
- Anyone wishing to participate in the meeting is encouraged to do so by registering to speak as a delegate via MS Teams or by submitting their delegation comments by email.
- To participate via MS Teams:
 - Anyone wishing to speak via MS Teams to an item on the June 2, 2021 Committee Meeting Agenda must pre-register by 12 noon, June 2, 2021.
 - To register to speak via MS Teams, please email boardsandcommittees@rmwb.ca or call 780-743-7001.
 - 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 via MS Teams 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 complete the online form found at <https://www.rmwb.ca/writtendelegations> or email boardsandcommittees@rmwb.ca
 - Please note that written 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 included in the Council Meeting Agenda Package as part of public record.

The personal information on this form is collected under the authority of Section 33 (a) & (c) of the Alberta Freedom of Information and Protection of Privacy Act. The personal information will be used as contact information. If you have any questions about the collection or use of this information contact the Chief Legislative Officer, Legislative Services, 7th Floor Jubilee Building, 9909 Franklin Ave. T9H 2K4, or call (780) 743-7001.

1. Call to Order

2. Adoption of Agenda

3. Minutes of Previous Meetings

- 3.1. Wood Buffalo Downtown Revitalization Advisory Committee Meeting - May 5, 2021

4. Presentations

- 4.1. David Symes and Gordon Lau, Stantec, re: Downtown Area Redevelopment Plan Update
- 4.2. Josh Bernsen, Lees and Associates, Gregg Kahan Urban Systems, and James Roche, DTAH, re: Waterfront Park Revitalization Project Update
- 4.3. Caitlin Downie, Community and Protective Services, re: Franklin and Main Park Public Art Update

5. New and Unfinished Business

- 5.1. Fort McMurray Wood Buffalo Economic Development and Tourism 5-Year Strategic Plan Request for Engagement
- 5.2. Letter of Support - Franklin and Main Park Naming
- 5.3. Working Group Updates
- 5.4. Committee Summer Meeting Schedule

Adjournment

Minutes of a Meeting of the Wood Buffalo Downtown Revitalization Advisory Committee held via Electronic Communication, a combination of video conference and teleconference, in Fort McMurray, Alberta, on Wednesday, May 5, 2021, commencing at 5:00 PM.

Present:

Roy Williams, Chair, Land Development Industry
 Brianne English, Oil and Gas Industry
 Owen Erskine, Recreation, Culture and Heritage
 Carolyn Evancio, Seniors Resource Committee
 Cheryl Golosky, Indigenous Representative
 Todd Hillier, Safety and Security Sector
 Henry Hunter, Education
 Renee Moulard, Public-at-Large
 Melanie Walsh, Community Development
 Mike Allen, Councillor
 Verna Murphy, Councillor

Absent:

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

Administration:

Matthew Hough, Deputy Chief Administrative Officer
 Jade Brown, Chief Legislative Officer
 Amanda Haitas, Acting Director, Planning and Development
 Kelly Hansen, Director, Strategic Planning and Business Initiatives
 Matthew Harrison, Director, Communications and Engagement
 Monica Lance, Manager, Special Projects
 Darlene Soucy, Clerk, Legislative Services

1. Call to Order

Chair Roy Williams called the meeting to order at 5:02 p.m.

2. Adoption of Agenda

MOTION:

THAT the Agenda be adopted as presented.

RESULT: CARRIED [UNANIMOUS]
MOVER: Melanie Walsh, Community Development
SECONDER: Owen Erskine, Recreation, Culture and Heritage
FOR: Golosky, Walsh, Mouland, Williams, Hillier, Erskine, Hunter, English, Evancio
ABSENT: Pidhirney, Guillamot

3. Minutes of Previous Meetings

3.1. Wood Buffalo Downtown Revitalization Advisory Committee Meeting – April 7, 2021

THAT the Minutes of the Wood Buffalo Downtown Revitalization Advisory Committee Meeting held on April 7, 2021 be approved as presented.

RESULT: CARRIED [UNANIMOUS]
MOVER: Renee Mouland, Public-at-Large
SECONDER: Henry Hunter, Education
FOR: Golosky, Walsh, Mouland, Williams, Hillier, Erskine, Hunter, English, Evancio
ABSENT: Pidhirney, Guillamot

4. New and Unfinished Business

4.1. Franklin and Main Park Project Update

Bipul Bhowmik, Transportation Engineer, Engineering, provided an update on the Franklin and Main Park Project, noting that the tender for the project has been awarded to Wilco Contractors Northwest Inc. and that construction of the Park is expected to be completed by the end of the 2021 construction season.

Bober Raja, Supervisor, Financial Services, provided an update on the grant funding applications for the Franklin and Main Park Project, noting that, if approved, the Canada Infrastructure Program Grant could cover up to 80%, of eligible costs or approximately \$3.8 million and the Canada Healthy Communities Initiative Grant would be for up to \$250,000.

Christopher Booth, Manager, Community Development Planning, noted that the development permit for the Franklin and Main Park has been approved with no requirement for subdivision approval.

Monica Lance, Manager, Special Projects, provided an update on the naming of the Franklin and Main Park, noting that the Community Identification Committee has recommended that the Park be named “Kiyām Community Park”. It was noted that

Kiyām means ‘let it be’ in both Cree and Michif and is a common term in the Cree language often used to mean ‘when you’re truly at peace with yourself and your surroundings, and nothing anyone does or says can or will affect you, and no negativity or malice will touch you’. It was also noted that the name is pending Council approval in June, which is also National Indigenous History Month.

4.2. Downtown Area Redevelopment Plan Update

Amanda Haitas, Acting Director, Planning and Development, provided an update on the Downtown Area Redevelopment Plan (DARP), noting that it would be presented to Council in June or July and that at the next Committee meeting, there will be a presentation on the DARP, and feedback will be solicited from Committee Members.

It was also noted that the Downtown Revitalization Incentive Program Phase 2 was recently approved by Council and included, but is not limited to, funding for patio grants of up to 75% of the project cost to a maximum of \$15,000 per eligible building, and a 75% grant of up to \$30,000 per eligible building for murals.

Disconnect and Reconnect

Councillor Mike Allen disconnected from the meeting at 5:14 p.m. and reconnected at 5:19 p.m.

4.3. Working Group Updates

The Working Groups reviewed the status of their initiatives, priorities and recommended infrastructure and enhancement actions, which they will prioritize at their next Working Group meetings.

With consensus of the Committee, Councillor Verna Murphy will join Working Group 1 - Beautification and Placemaking and Councillor Mike Allen will join Working Group 2 - Neighbourhood Safety and Pedestrian Friendliness.

Disconnects and Reconnect

Councillor Mike Allen disconnected from the meeting at 5:35 p.m. and reconnected at 5:36 p.m.

Councillor Mike Allen disconnected from the meeting at 6:00 p.m.

Adjournment

The meeting adjourned at 6:09 p.m.

Chair

DOWNTOWN AREA REDEVELOPMENT PLAN

June 2, 2021



REGIONAL MUNICIPALITY
OF WOOD BUFFALO



city
ECONOMICS +

Redevelopment vs Revitalization

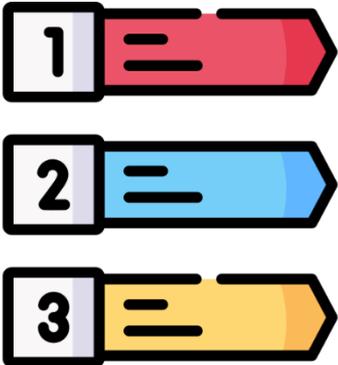
- Improvements
- Setting up for next stages
- Immediate changes
- Smaller/incremental actions



1. POLICIES



2. AREAS



3. ACTION PLAN

Plan Approach



Placemaking



Landscape



Connections



Culture



Land Use and Growth



Plan Components

PLACEMAKING

- Primary Gateways
- Secondary Gateways

LANDSCAPE

- Plaza Improvements
- Park Improvements
- Pedestrian Improvements

CONNECTIONS

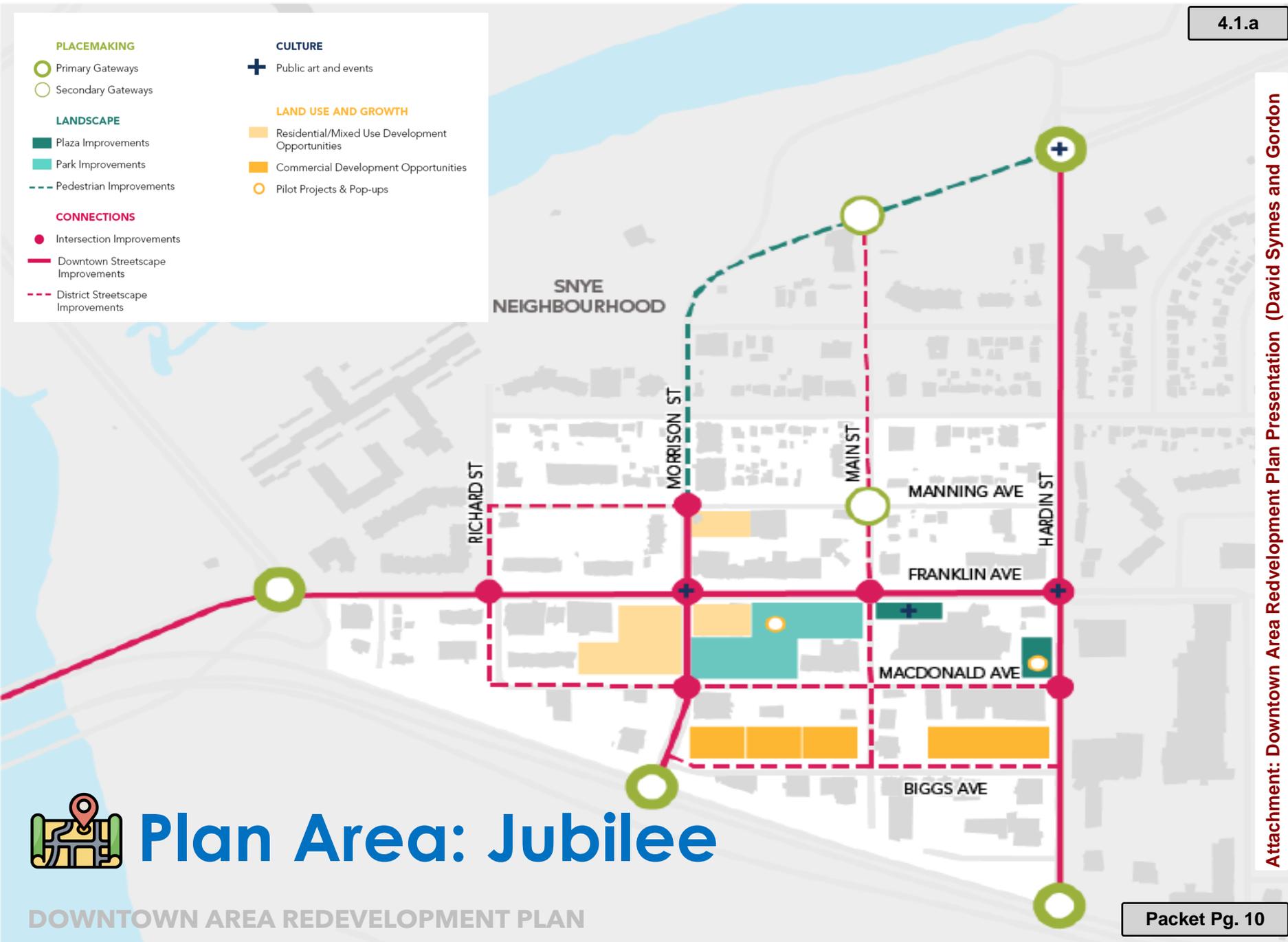
- Intersection Improvements
- Downtown Streetscape Improvements
- District Streetscape Improvements

CULTURE

- Public art and events

LAND USE AND GROWTH

- Residential/Mixed Use Development Opportunities
- Commercial Development Opportunities
- Pilot Projects & Pop-ups



Plan Area: Jubilee

PLACEMAKING

- Primary Gateways
- Secondary Gateways

LANDSCAPE

- Plaza Improvements
- Park Improvements
- Pedestrian Improvements

CONNECTIONS

- Intersection Improvements
- Downtown Streetscape Improvements
- District Streetscape Improvements

CULTURE

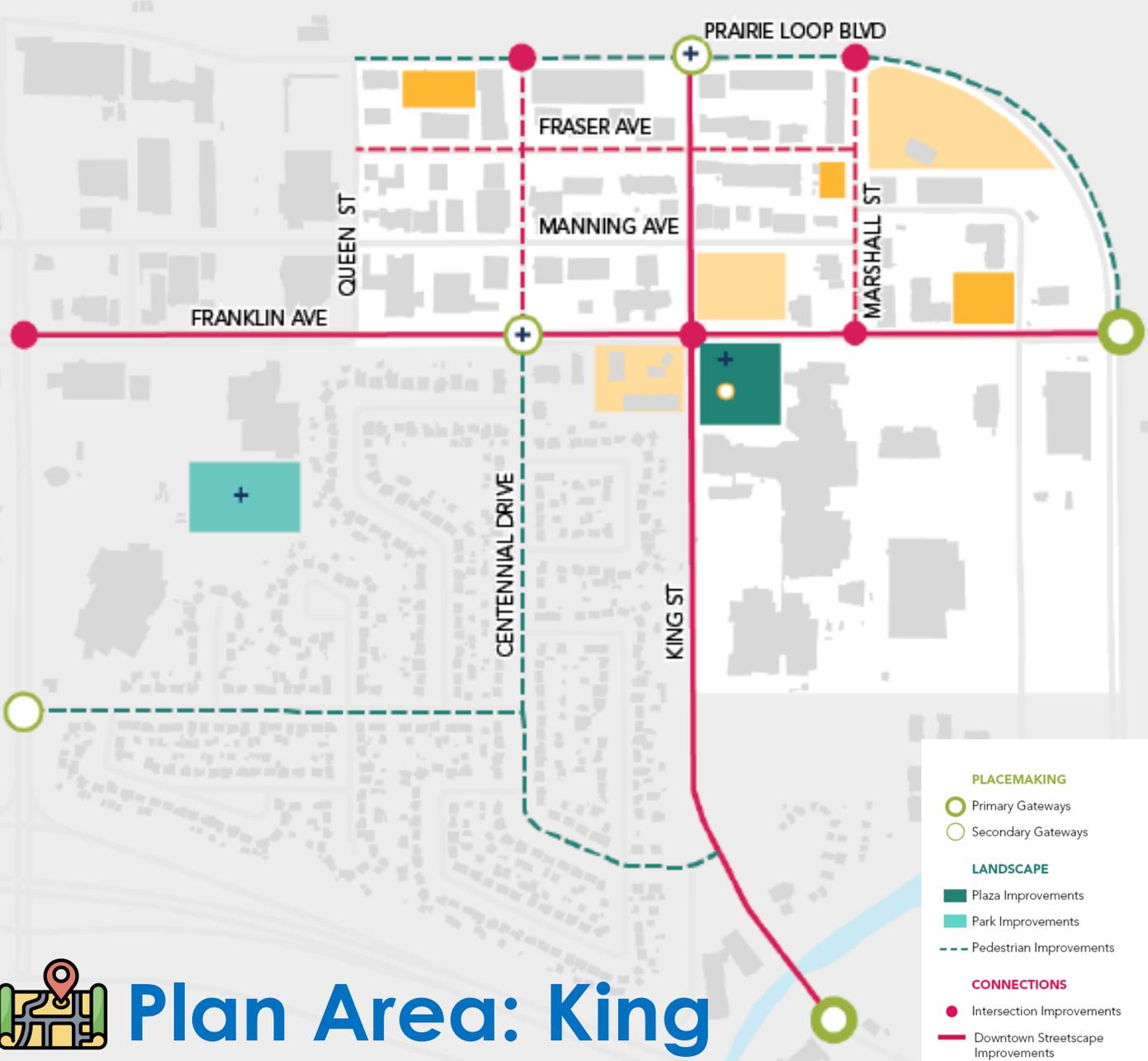
- Public art and events

LAND USE AND GROWTH

- Residential/Mixed Use Development Opportunities
- Commercial Development Opportunities
- Pilot Projects & Pop-ups



Plan Area: Clearwater



<p>PLACEMAKING</p> <ul style="list-style-type: none"> Primary Gateways (Green circle with +) Secondary Gateways (White circle with +) <p>LANDSCAPE</p> <ul style="list-style-type: none"> Plaza Improvements (Dark green square with +) Park Improvements (Teal square with +) Pedestrian Improvements (Dashed green line) <p>CONNECTIONS</p> <ul style="list-style-type: none"> Intersection Improvements (Red dot) Downtown Streetscape Improvements (Solid red line) District Streetscape Improvements (Dashed red line) 	<p>CULTURE</p> <ul style="list-style-type: none"> Public art and events (+) <p>LAND USE AND GROWTH</p> <ul style="list-style-type: none"> Residential/Mixed Use Development Opportunities (Light orange square) Commercial Development Opportunities (Yellow square) Pilot Projects & Pop-ups (Orange circle)
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Plan Area: King

TYPE
 Im Improvement Ic Incentive A Agreement P Policy

	General	Syne District Actions	Franklin District Actions	Clearwater District Actions	Keyano District Actions
SHORT-TERM (0-2 YEARS)	Ic DRIP Incentive	P Design Guidelines			
	P Waterfront Master Plan	Im Municipal Downtown Street Furniture Selection	A Public/Private Expectation/ Understanding	A Public/Private Expectation/ Understanding	
	Im Waterfront Improvement	Ic Downtown Beautification Fund			Im Franklin and Prairie Loop Intersection Improvement
	P Municipal Temp/Seasonal Business Case	P Downtown Public Art Guidelines			
	P Temporary Use/Pilot Project Overview	P Site/Parcel Bylaw Enforcement review	Im Empty Lot Landscape	Im Franklin and Father Mercredi Intersection Improvement	
	P Temporary Land Use Bylaw/Policy	P Land Takeback Strategy/Review	Im Franklin and MacDonald Gateway		
	P Seasonal Land Use Bylaw/Policy	A Private land Agreement			
	Ic Temporary Use Incentives (owner/ applicant)	P Focus District Overlay District	Im Biggs Avenue Improvement	Im Trail between Poplar and Biggs	
	P Municipal Space Land Use Bylaw/ Policy	P Fort McMurray Retail Development Strategy Update	Im Franklin and Main Park Public Art		P Temp/Pilot/Food Truck Site requirements
	P Downtown Branding	P Integrated Urban Planning & Economic Development Framework		P Temp/Pilot/Food Truck Site requirements	
P Focus District Branding	P Public Works Maintenance Policy Review/Update	P Temp/Pilot/Food Truck Site requirements			
P Indigenous Culture Branding					
MEDIUM-TERM (2-5 YEARS)	Ic Home Business Incentives	Im Macdonald Avenue Improvement	Im Poplar Cres Park	Im Hospital and Prairie Loop Intersection Improvement	Im Franklin and King Intersect Improvement
	Ic Housing Incentives	Im Morrison Gateway	Im Pond Cres Park	Im Hospital and Manning Intersection Improvement	Im Franklin and Marshall Intersect Improvement
	P Wayfinding Design Guidelines	Im Hardin Gateway	Im Father Mercredi Street Improvement	Im Hospital Street Improvement	P Live/Work land Use bylaw
	P Public alcohol consumption Bylaw/Policy	Im Morrison Street Improvement	Im Franklin and Father Mercredi Intersection Public Art	Im Long Boat Landing Extension	P Live/Work Home Initiative
	Ic Tax Increment Grant	Im Hardin Street Improvement	Im Empty Lot Landscape	P Big Box Repurpose Strategy	
	Ic Fast-track permitting	Im Main and Franklin Intersection Public Art	Im Biggs Ave Improvement		
LONG-TERM (5+ YEARS)	Ic Infill and Brownfield Incentives	Im Highway 63 Improvement	Im Alberta/Biggs Park	Im Franklin and Riedel Intersection Improvement	Im Prairie Loop and King Intersect Improvement
				Im Franklin and Queen Intersection Improvement	Im Prairie Loop and Marshall Intersect Improvement
				Im Gordon White Park Improvement	

Attachment: Downtown Area Redevelopment Plan Presentation (David Symes and Gordon



Action Plan

Thank You

Questions?



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**



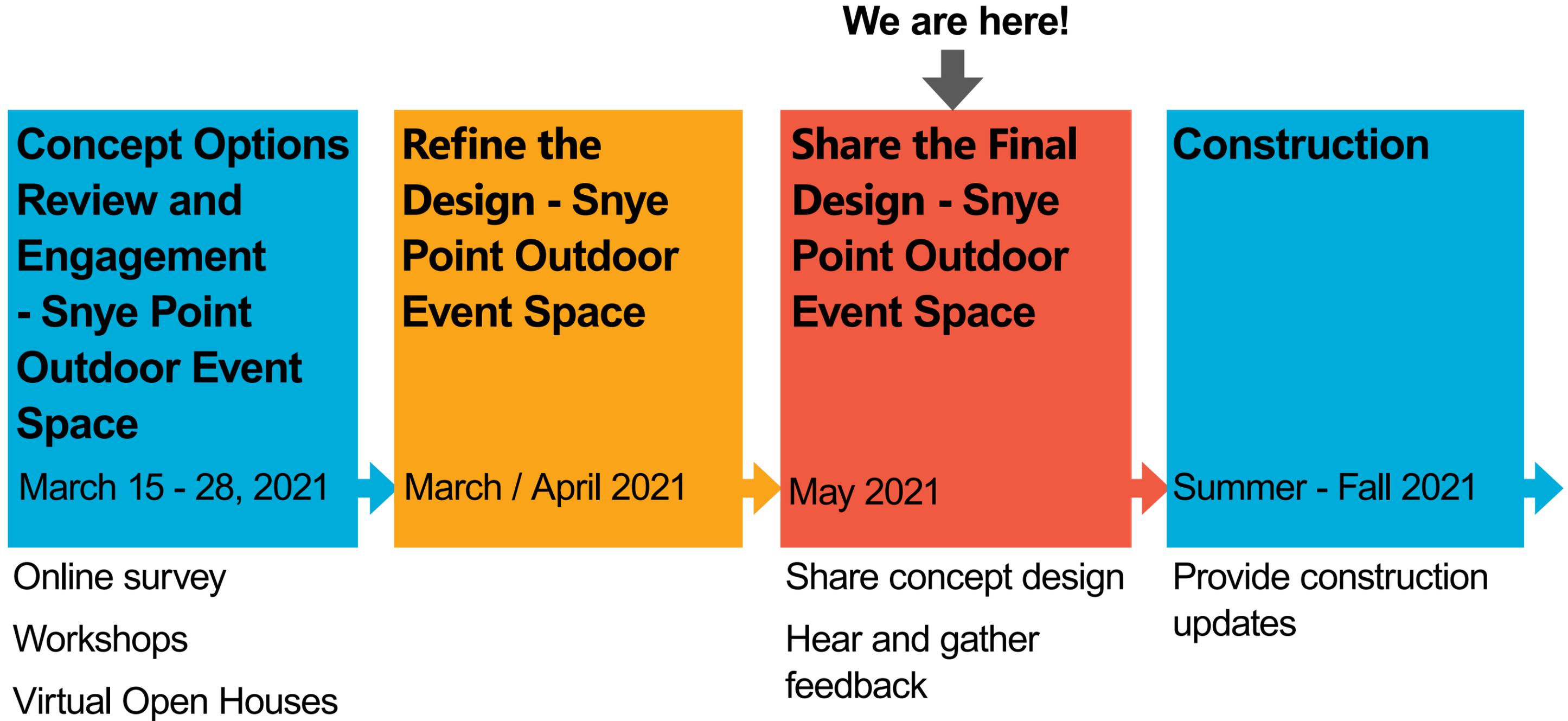
city
ECONOMICS &

FORT McMURRAY WATERFRONT PARK REVITALIZATION PROJECT

Attachment: Waterfront Park Project Update (Josh Bernsen, Gregg Kahan and James Roche, re: Waterfront Park Project Update)

STATUS UPDATE

PRIORITY AREA 1



Attachment: Waterfront Park Project Update (Josh Bernsen, Gregg Kahan and James Roche, re: Waterfront Park Project Update)

PRIORITY AREA 1 KEY CONSIDERATIONS



FINDING THE RIGHT BALANCE BETWEEN:

- **Budget:** work within the budget for Priority Area 1
- Building in **floodplain** – consider damage and key investment locations. Support flood protection.
- Support **truth and reconciliation**
- **Flexible:** successful during large events, every day use and support different programming
- **Four season** park
- **Natural park** reflective of surrounding landscape
- **Accessible** and welcoming to all
- **Walking, cycling** and opportunity for **cross country skiing** important
- Work collaboratively to build a **community driven design** that everyone will be proud of
- **Parking** is important as is vehicular **access to Snye Point**
- **Touch the water** – both motorized, non-motorized and aeronautical

PREVIOUS CONCEPT OPTIONS



OPTION DIFFERENCES

OPTION 1 - CLEARWATER COMMON



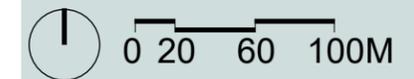
OPTION 2 - SNYE LANDING



LEGEND

- ① PEDESTRIAN TRAIL (NAME TBC)
- ② GREAT LAWN / CEREMONY AREA
- ③ SNYE POINT / FIRE PIT
- ④ BOAT LAUNCH
- ⑤ BEACH
- ⑥ FLEXIBLE USE AREA
- ⑦ PARKING
- ⑧ SUREKHA'S

-  PEDESTRIAN AREA
-  VEHICULAR ACCESS
-  PERIODIC VEHICULAR ACCESS



SUMMARY OF WHAT WE HEARD

MARCH 2021



SUMMARY OF WHAT WE HARD

- Support **truth and reconciliation**
- **Walking, cycling** and opportunity for **cross country skiing** important
- **Accessible** and welcoming to all
- Support **large outdoor events**
- **Parking** is important as is vehicular **access to Snye Point**
- **Support to move Morimoto Drive** to the south
- **Touch the water** – both motorized, non-motorized and aeronautical

- **Participate Wood buffalo**
- **Online Engagement:**
450 survey submissions
- **Virtual Indigenous Partners and Stakeholders Engagement**
- **Workshops:**
15 workshops - 65 participants
- **Virtual Open Houses:**
2 live events with 33 participants

PREFERRED CONCEPT



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

URBAN
SYSTEMS

dtah

PRIORITY AREA 1



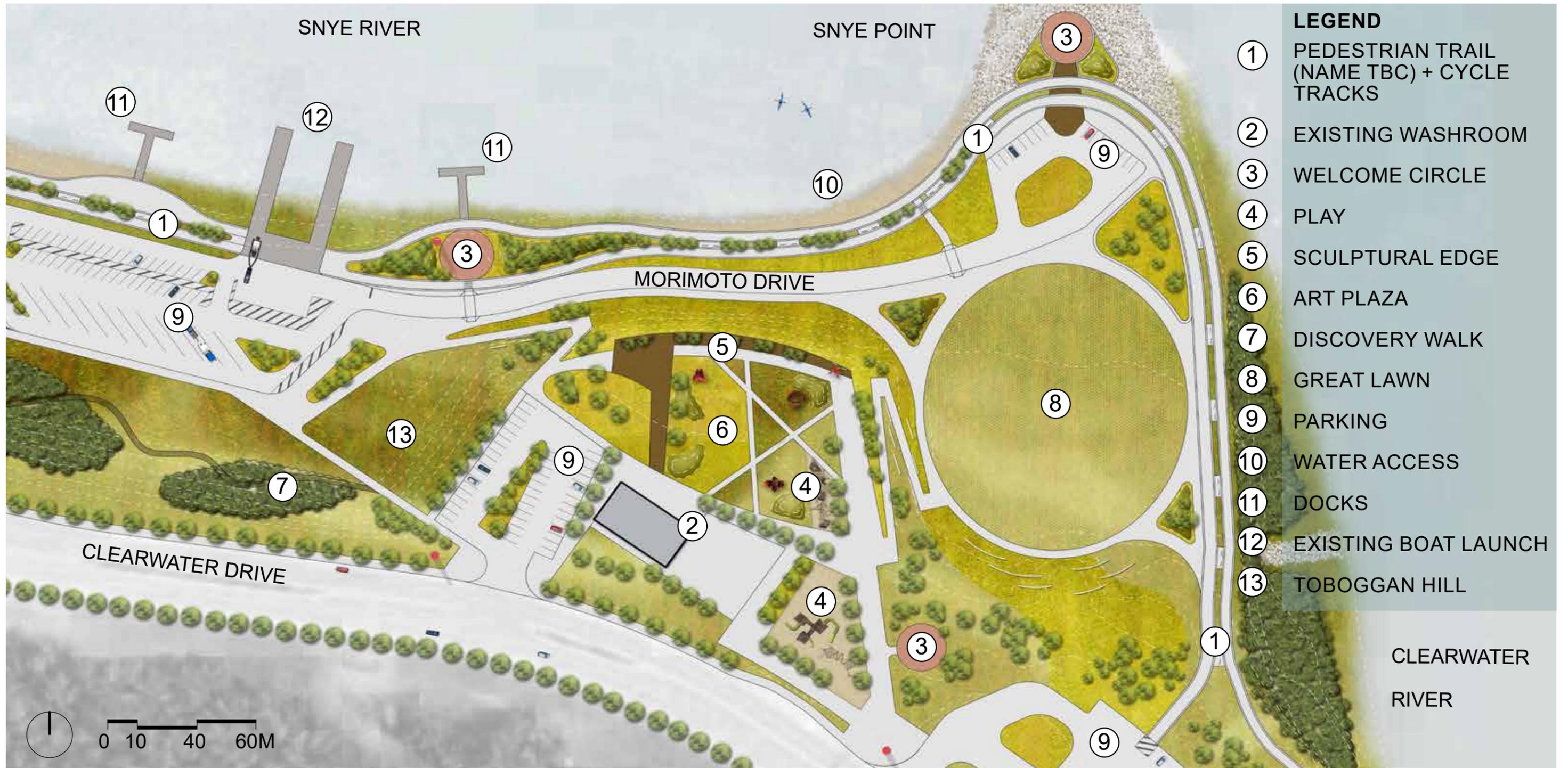
Attachment: Waterfront Park Project Update (Josh Bernsen, Gregg Kahan and James Roche, re: Waterfront Park Project Update)

PRIORITY AREA 1 - WEST



Attachment: Waterfront Park Project Update (Josh Bernsen, Gregg Kahan and James Roche, re: Waterfront Park Project Update)

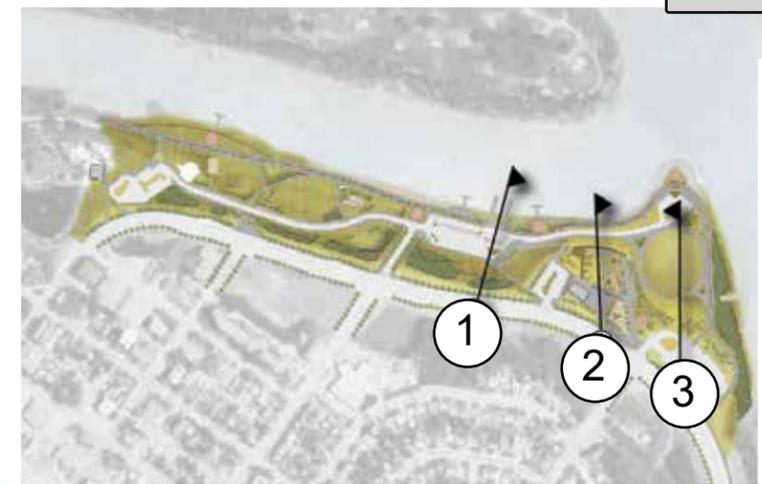
PRIORITY AREA 1 - EAST



- LEGEND**
- ① PEDESTRIAN TRAIL (NAME TBC) + CYCLE TRACKS
 - ② EXISTING WASHROOM
 - ③ WELCOME CIRCLE
 - ④ PLAY
 - ⑤ SCULPTURAL EDGE
 - ⑥ ART PLAZA
 - ⑦ DISCOVERY WALK
 - ⑧ GREAT LAWN
 - ⑨ PARKING
 - ⑩ WATER ACCESS
 - ⑪ DOCKS
 - ⑫ EXISTING BOAT LAUNCH
 - ⑬ TOBOGGAN HILL

Attachment: Waterfront Park Project Update (Josh Bernsen, Gregg Kahan and James Roche, re: Waterfront Park Project Update)

PRIORITY AREA 1 - SECTIONS



SECTION 1 - Hardin Street Parking Lot



SECTION 2 - Art Plaza



SECTION 3 - Great Lawn

Attachment: Waterfront Park Project Update (Josh Bernsen, Gregg Kahan and James Roche, re: Waterfront Park Project Update)

DESIGN DIAGRAMS



INCORPORATE INDIGENOUS CULTURE



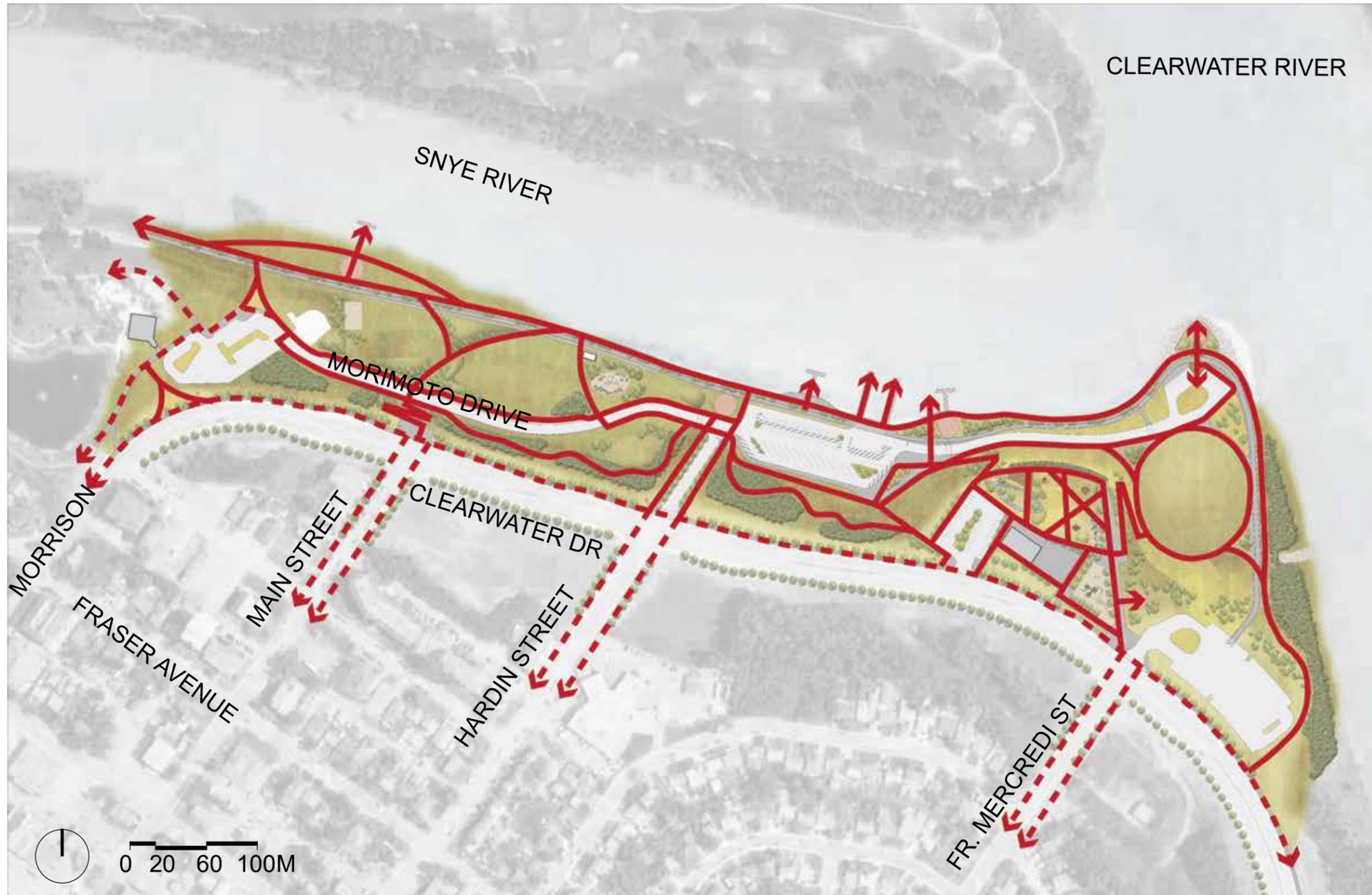
Incorporate First Nations and Métis art, history, culture, storytelling and significant plant material through:

- Marker poles
- Trail - name TBC
- Signage + wayfinding (English, Cree, Dene, Michif)
- Significant plant material throughout + around Welcome Circles
- Art incorporated in Discovery Moments + Art Plaza

Note: elements will be designed following collaborative discussions.

Attachment: Waterfront Park Project Update (Josh Bernsen, Gregg Kahan and James Roche, re: Waterfront Park Project Update)

PEDESTRIAN CONNECTIONS



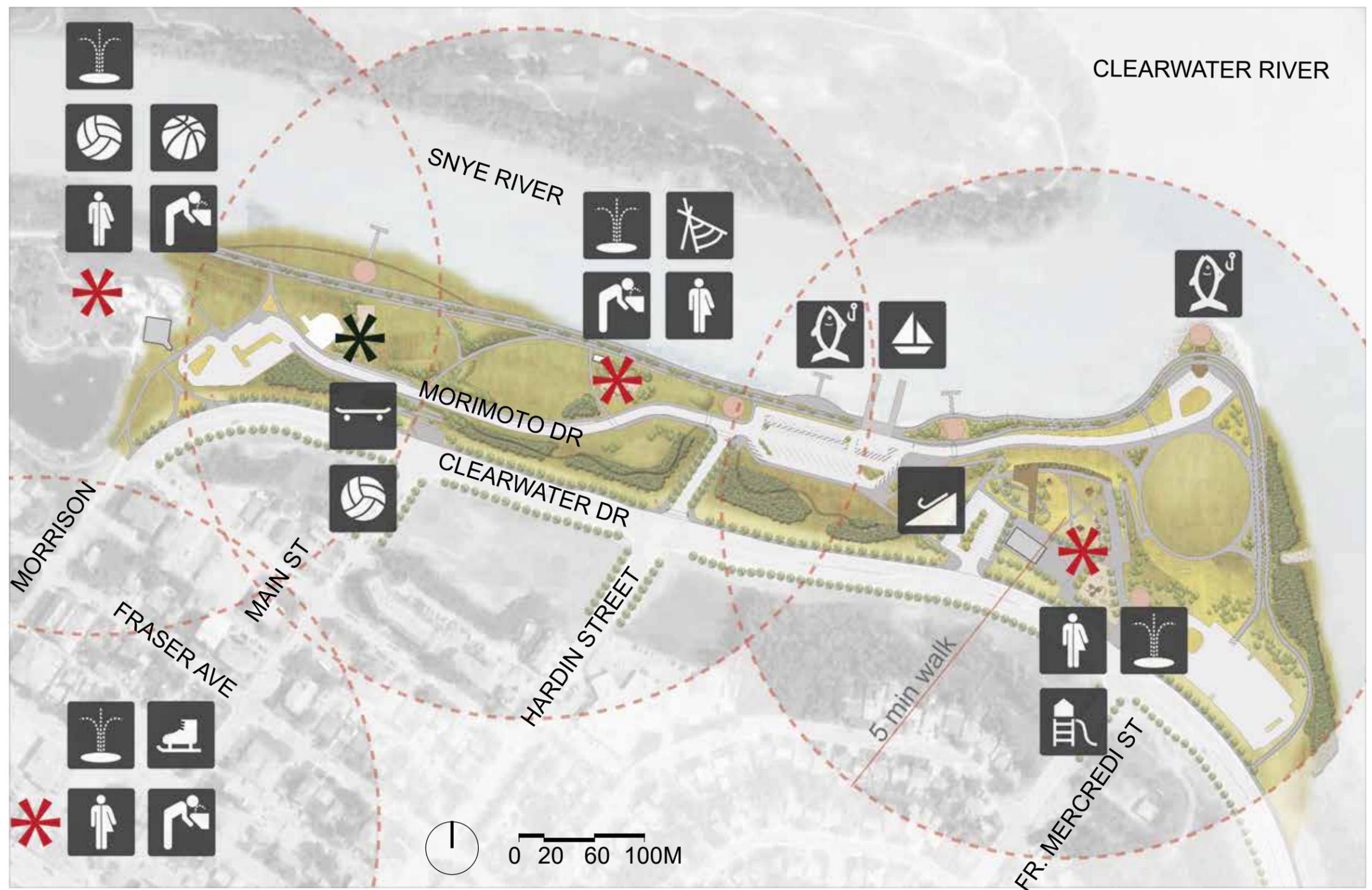
- Increase park porosity and accessibility
- Connections to Clearwater and downtown core
- Cross country skiing / snowshoeing opportunities

VEHICULAR CONNECTIONS



- Vehicular movement within the park
- Connections to downtown core

SITE + ADJACENT PROGRAM USES



Park Features:

- 1 additional WC in park
 - 1 new natural play feature
 - 1 new 'minor' play feature
 - Volleyball relocated by skate park
- (Note: 5-minute walking circles)

MP Program Suggestions:

- Civic plaza / playground
- Seasonal skate rink
- Enhanced parking
- Boat launch
- Restored natural areas
- Trans Canada Trail-head
- Event / heavy traffic area

Attachment: Waterfront Park Project Update (Josh Bernsen, Gregg Kahan and James Roche, re: Waterfront Park Project Update)

DISCOVERY MOMENTS



Attachment: Waterfront Park Project Update (Josh Bernsen, Gregg Kahan and James Roche, re: Waterfront Park Project Update)

EVENT SETUP AND CIRCULATION



1. Primary large event space with power and reinforced turf: Great Lawn
2. Event vehicular movement
3. Secure vehicular entry
4. Public drop-off plaza
5. Alternative event area / Art Plaza
6. Alternative event area / west flexible use areas

Attachment: Waterfront Park Project Update (Josh Bernsen, Gregg Kahan and James Roche, re: Waterfront Park Project Update)

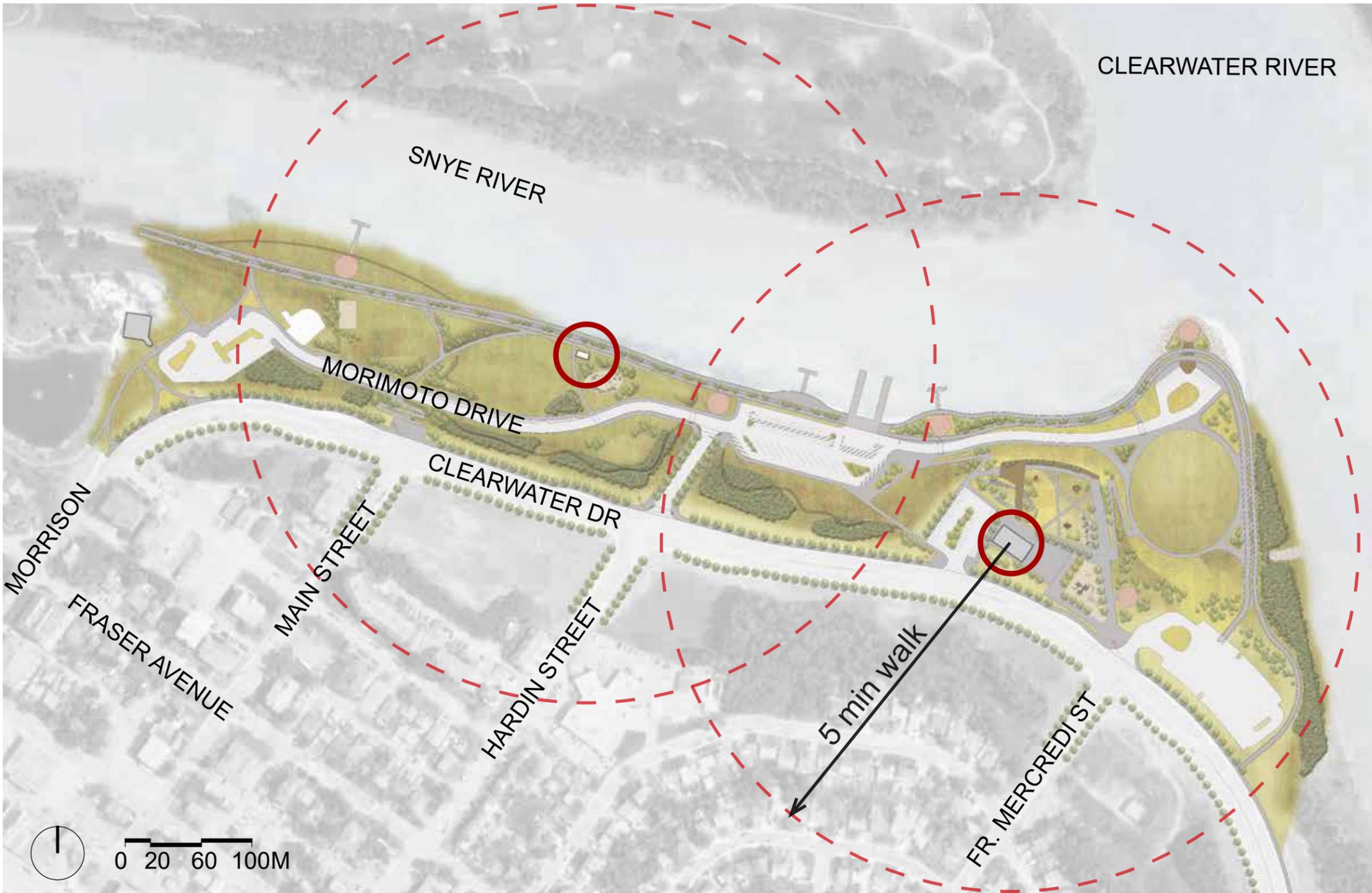
VENDOR OPPORTUNITIES



- Vendor opportunities south of cycle track
- Parallel parking along Morimoto Dr can include designated vendor opportunities
- During a large event, such as Ribfest, vendors can be located to the north and south of the large flexible pedestrian area

Attachment: Waterfront Park Project Update (Josh Bernsen, Gregg Kahan and James Roche, re: Waterfront Park Project Update)

WASHROOMS



- Existing public washroom at restaurant
- One proposed washroom: new natural play feature + water element
- Located away from Snye Point due to potential ice damage

Note: 5 minute walking circles.

Attachment: Waterfront Park Project Update (Josh Bernsen, Gregg Kahan and James Roche, re: Waterfront Park Project Update)

PERSPECTIVE ILLUSTRATIONS



CULTURAL FESTIVAL IN GREAT LAWN



Attachment: Waterfront Park Project Update (Josh Bernsen, Gregg Kahan and James Roche, re: Waterfront Park Project Update)

SCULPTURAL EDGE IN ART PLAZA



Attachment: Waterfront Park Project Update (Josh Bernsen, Gregg Kahan and James Roche, re: Waterfront Park Project Update)

NATURAL PLAY IN FLEXIBLE USE AREA



Attachment: Waterfront Park Project Update (Josh Bernsen, Gregg Kahan and James Roche, re: Waterfront Park Project Update)

WELCOME CIRCLE



Attachment: Waterfront Park Project Update (Josh Bernsen, Gregg Kahan and James Roche, re: Waterfront Park Project Update)

WHAT MAKES THIS PARK UNIQUE?



COMPLEX LAYERS - SIMPLE PALETTE



- Strong community driven design to create destination park
- Significant and meaningful inclusion of Indigenous Culture
- Integrated signage and wayfinding ((English, Cree, Dene, Michif))
- Natural park design
- Natural play opportunities
- Strong park 'bones' to support current uses and future evolving community needs
- Comfortably accommodate large events while being open to the public
- Balanced flood and capital investment programming locations
- Fully accessible + welcoming (physically and culturally)
- Incorporated guiding principles
- Resilient design

Attachment: Waterfront Park Project Update (Josh Bernsen, Gregg Kahan and James Roche, re: Waterfront Park Project Update)

QUESTIONS + COMMENTS





Franklin & Main Park

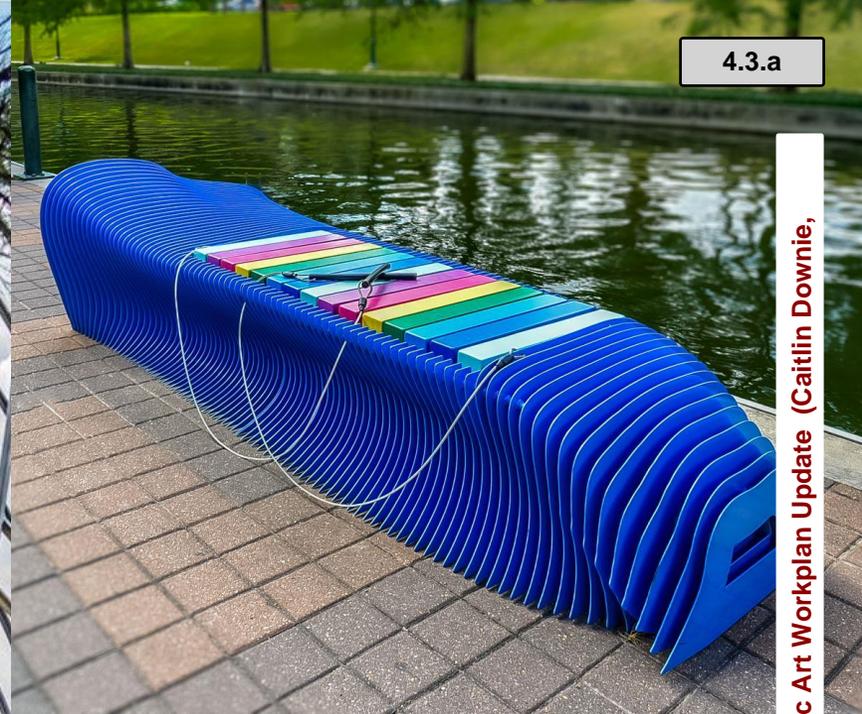
Community Mural



Attachment: Franklin and Main Park Public Art Workplan Update (Caitlin Downie,

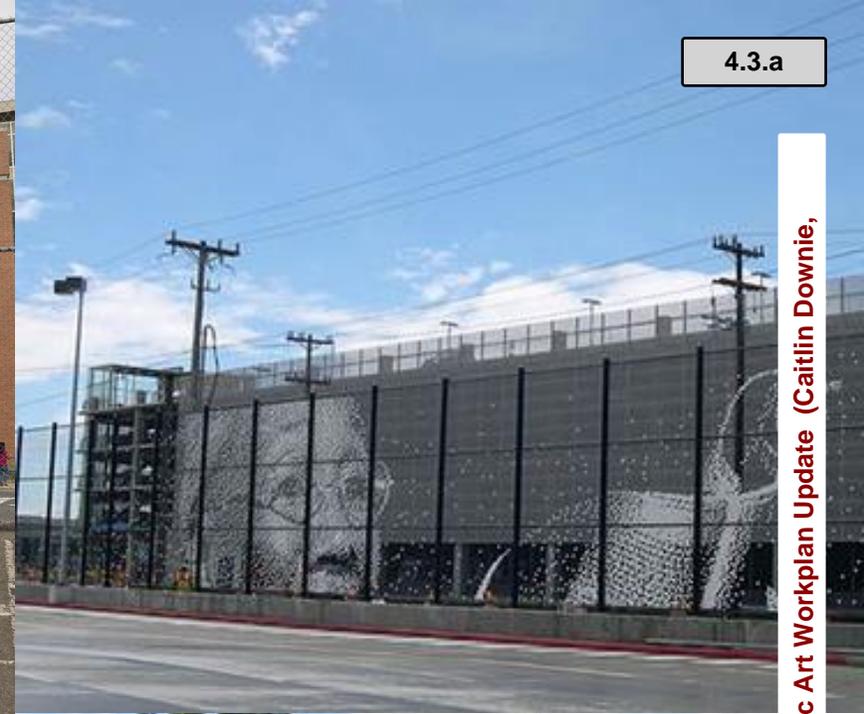
Functional
Design
Elements:

Benches
(Woodlands,
TX)



Functional Design Elements:

Enhanced Chain Link Fencing



Project Considerations

Artist Information Series All public art projects include information sessions at the initiation phase aimed at increasing capacity to apply and/or as professional development.

Mural Project Project is contingent on photographers access to rural communities and community participation. Estimated installation date is late September.

Bench Program Once artists are selected based on response to expression of interest, artists will provide timelines based on their varied use of materials.

Enhanced Fencing Once artists are selected based on response to expression of interest, artists will work on timelines based on materials and community engagement.

Disclaimer *All projects are intended to be installed in the months of September/October. Installation period can be impacted by ongoing Pandemic restrictions, access to materials, artist capacity, community engagement, weather and other parameters beyond control.*



THANK YOU