

# Council

Tuesday, June 22, 2021 4:00 PM

Conducted Electronically Via MS Teams

# **Agenda**

#### Public Participation for June 22, 2021 Council Meeting

Council will be conducting the June 22, 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.
- Residents can listen to the live audio stream at www.rmwb.ca/Council
- Anyone wishing to participate in the meeting is encouraged to do so by registering to speak as a delegate or by submitting their delegation comments by email.
- To register to speak live during the meeting as delegate:
  - Anyone wishing to speak to an eligible item on the June 22, 2021 Council Meeting Agenda must pre-register by 12:00 noon, Tuesday, June 22, 2021. It is encouraged that you utilize the MS Teams link to participate.
  - o To register to speak, please email Legislative. Assistants@rmwb.ca or call 780-743-7001.
  - o 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.
  - o Each registrant will be given a maximum of **5 minutes** to address Council.
- To make written submissions as a delegation before or during the live meeting:
  - Please complete the online form found at <u>www.rmwb.ca/writtendelegations/</u> or email Legislative.Assistants@rmwb.ca
  - Please note that written comments for eligible agenda items 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, 7<sup>th</sup> Floor Jubilee Building, 9909 Franklin Ave. T9H 2K4, or call (780) 743-7001.

#### 1. Call to Order

# 2. <u>In-Camera Session</u> (Commencing at 2:30 p.m.)

- 2.1. Advice from Officials Privileged Information
  (in camera pursuant to sections 24(1) and 27(1) of the Freedom of Information and Protection of Privacy Act)
- 2.2. Advice from Officials Land Matter
  (in camera pursuant to section 24(1) of the Freedom of Information and Protection of Privacy Act)
- 2.3. Disclosure Harmful to Personal Privacy Council Excellence Awards (in camera pursuant to section 17(1) of the *Freedom of Information and Protection of Privacy Act*)
- 2.4. Advice from Officials Chief Administrative Officer Operational Briefing (in camera pursuant to section 24(1) of the *Freedom of Information and Protection of Privacy Act*)
- 3. Adoption of Agenda (Public Session at 4:00 p.m.)

#### 4. Consent Agenda

- 4.1. Minutes of Council Meeting June 8, 2021
- 4.2. Committee Appointments 2022 Arctic Winter Games Host Society

THAT the Committee Appointments as shown on Attachment 1 be approved effective immediately.

4.3. 2021 Council's Excellence Awards - Recipient Approval

THAT the recommended recipients of the Council's Excellence Awards outlined on Attachment 1 (confidential) be approved and kept confidential until the award winners are announced by FuseSocial in July 2021.

4.4. Bylaw No. 21/014 - Amendment to the Backyard Hen Bylaw No. 21/006

THAT Bylaw No. 21/014, being an amendment to the Backyard Hen Bylaw No. 21/006, be read a first time.

4.5. Bylaw No. 21/015 - Land Use Bylaw No. 99/059 Amendment - Change of Use Exemptions for Permitted Uses

THAT Bylaw No. 21/015, being a bylaw to amend the Land Use Bylaw No. 99/059 to exempt Permitted Uses in prescribed commercial districts, be read a first time; and

THAT a public hearing be scheduled to occur on Tuesday, July 13, 2021.

4.6. Bylaw No. 21/016 - Land Use Bylaw No. 99/059 Amendment: Special Events

THAT Bylaw No. 21/016, being an amendment to Land Use Bylaw No. 99/059 specific to Special Events, be read a first time, and

THAT the required public hearing for Bylaw No. 21/016 be scheduled to occur on July 13, 2021.

4.7. Council Appointed Advisory Board/Committee Meeting Minutes

THAT the Minutes from Council Appointed Advisory Board/Committee meetings, as outlined in Attachments 1-8, be accepted as information.

# 5. <u>Presentations</u>

- 5.1. Jim Peacock, Q.C., re: Annual Report of the Integrity Commissioner April 1, 2020 March 31, 2021
- 5.2. Bill Loutitt, Chief Executive Officer, and Corey Hobbs, Director of Communications and Government Relations, McMurray Métis, re: Funding Support for Métis Cultural Centre
- 5.3. Jamie Doyle, Chief Administrative Officer, re: COVID-19 Public Briefing (Report to follow)
- 5.4. Scott Wenger, Director, Government Relations, Suncor Energy and Dr. Jia Hu, Co-Chair and Founder, 19 to Zero, re: Vaccination Uptake Campaign

Business Arising - Industry and 19 to Zero Vaccination Uptake Campaign

Council may choose any of the following options:

Option 1: THAT the Regional Municipality of Wood Buffalo provide \$75,000 in funding from Operating Budget surplus, and approximately \$25,000 in-kind advertising on municipal assets to support the 19 to Zero vaccination uptake campaign. Should Operating Budget surplus not materialize, funds will be taken from the Emerging Issues Reserve.

Option 2: THAT the Regional Municipality of Wood Buffalo provide approximately \$25,000 in-kind advertising on municipal assets to support the 19 to Zero vaccination uptake campaign.

Option 3: THAT the Regional Municipality of Wood Buffalo use existing communications tools to amplify the content developed for the 19 to Zero vaccination uptake campaign.

Option 4: THAT the presentation on the 19 to Zero vaccination uptake campaign be accepted as information and no further action be taken on this matter.

#### 6. New Business

6.1. 2021 Sustaining Grant Allocation

#### Registered Delegate

RJ Steenstra, Chief Executive Officer, and Denean Robinson, Chief Financial Officer, Fort McMurray Airport Authority

THAT a \$15,000,000 Sustaining Grant be allocated to the Fort McMurray Airport Authority for 2021, to be funded through the Emerging Issues Reserve.

6.2. Portion of Lot 4, Block 2, Plan 1323561 Abrahms Land

#### Registered Delegate

Sultan Zamman - Sultan Management Group

THAT Council decline the request by Sultan Management Group for the sale of ten (10) acres of land for a nominal fee for \$1.00 in Abrahms Land being a portion of Lot 4, Block 2, Plan 1323451.

6.3. Proposed Sale of Portion of River Lots 41 & 42 in Fort Chipewyan

Council may choose to consider one of the following options outlined below:

Option 1: THAT Administration be directed to advertise this matter in accordance with section 70 and 606 of the *Municipal Government Act* prior to bringing this report before Council for consideration of the land sale at a nominal value.

Option 2: THAT Administration be directed to advertise this matter in accordance with section 70 and 606 of the *Municipal Government Act* prior to bringing this report before Council for consideration of the land sale at an equitable value.

Option 3: THAT the Council transfer 2.5 Acres +/- of Lots 41 and 42, Chipewyan Settlement, to Georgina Cardinal, at market value.

Option 4: THAT the request to transfer 2.5 Acres +/- of Lots 41 and 42, Chipewyan Settlement, to Georgina Cardinal, be declined.

- 6.4. Bylaw No. 21/017 Repeal of Face Covering Bylaw No. 20/024
  - 1. THAT Bylaw No. 21/017, being a Bylaw to repeal the Face Covering Bylaw No. 20/024, be read a first time.
  - 2. THAT Bylaw No. 21/017, be read a second time.
  - 3. THAT Bylaw No. 21/017, be considered for third and final reading.
  - 4. THAT Bylaw No. 21/017, be read a third and final time.

# 7. <u>Councillors' Motions</u>

7.1. Funding for Youth Graduation Gifts and Seniors' Activities (Councillor J. Stroud)

THAT Administration be directed to bring forward at the next regular Council meeting an amendment to the Elected Officials Compensation, Travel and Expense Policy - LEG 050 to insert the wording "with the exception of any expenses related to Youth Graduation Gifts and any activities honouring Seniors" at the end of section 3.5.19.2.

# 8. <u>Councillor Reporting/Information Updates</u>

# <u>Adjournment</u>

Minutes of a Meeting of the Council of the Regional Municipality of Wood Buffalo held via electronic communications, a combination of video conference and teleconference in Fort McMurray, Alberta, on Tuesday, June 8, 2021, commencing at 4:00 PM.

#### Present:

Don Scott, Mayor
Mike Allen, Councillor
Krista Balsom, Councillor
Bruce Inglis, Councillor
Sheila Lalonde, Councillor
Keith McGrath, Councillor
Phil Meagher, Councillor
Verna Murphy, Councillor
Jeff Peddle, Councillor
Jane Stroud, Councillor
Claris Voyageur, Councillor

#### Administration:

Jamie Doyle, Chief Administrative Officer Matthew Hough, Deputy Chief Administrative Officer Jade Brown, Chief Legislative Officer Deanne Bergey, Director, Community and Protective Services Jody Butz, Regional Fire Chief Kari Donnelly-Westhaver, Director, Human Resources Dennis Fraser, Director, Indigenous and Rural Relations Kelly Hansen, Director, Strategic Planning and Program Management Matthew Harrison, Director, Communications and Engagement Brad McMurdo, Director, Planning and Development Linda Ollivier, Director, Financial Services Rachel Orser, Director, Supply Chain Management Antoine Rempp, Director, Environmental Services Keith Smith, Director, Public Works Susan Trylinski, Director, Legal Services Dennis Warr, Director, Engineering Caitlin Sheaves, Clerk, Legislative Services

# 1. Call to Order

Mayor D. Scott called the meeting to order at 3:00 p.m.

## 2. In-Camera Session

#### **MOTION:**

THAT Council close agenda items 2.1 and 2.2 to the public pursuant to sections 17(1) and 24(1) of the Freedom of Information and Protection of Privacy Act.

RESULT: CARRIED [UNANIMOUS]

MOVER: Mike Allen, Councillor SECONDER: Phil Meagher, Councillor

FOR: Scott, Allen, Inglis, Lalonde, Meagher, Murphy, Stroud

**ABSENT:** Balsom, McGrath, Peddle, Voyageur

# 2.1 Disclosure Harmful to Personal Information - Committee Appointments - Arctic Winter Games Host Society

(in camera pursuant to section 17(1) of the Freedom of Information and Protection of Privacy Act)

Name	Reason for Attending
Jamie Doyle	Chief Administrative Officer
Matthew Hough	Deputy Chief Administrative Officer
Jade Brown	Legislative Advice/Clerk
Sonia Soutter	Legislative Advice/Clerk
Melissa Blake	Co-Chair, Arctic Winter Games Host Society

#### Entrances:

Councillor J. Peddle entered the meeting at 3:05 p.m.

Councillor C. Voyageur entered the meeting at 3:06 p.m.

Councilor K. McGrath entered the meeting at 3:12 p.m.

# 2.2 Advice from Officials - Information Briefing (in camera pursuant to section 24(1) of the Freedom of Information and Protection of Privacy Act)

Name	Reason for Attending
Jamie Doyle	Chief Administrative Officer
Matthew Hough	Deputy Chief Administrative Officer
Jade Brown	Legislative Advice/Clerk
Jody Butz	Regional Fire Chief and Director of
	Emergency Management
Matthew Harrison	Director, Communications and Engagement

#### Recess

A recess occurred between 3:43 p.m. and 4:00 p.m., at which time the meeting was reconvened in public and Councillor K. McGrath disconnected from the meeting. Councillor K. Balsom joined the meeting.

#### MOTION:

THAT the meeting reconvene in public.

RESULT: CARRIED [UNANIMOUS]
MOVER: Krista Balsom, Councillor
SECONDER: Bruce Inglis, Councillor

FOR: Scott, Allen, Balsom, Inglis, Lalonde, Meagher, Murphy, Peddle,

Stroud, Voyageur

**ABSENT:** McGrath

#### Moment of Silence

A moment of silence was held in honor of the 215 Indigenous Children whose lives were lost while attending residential school in Kamloops, British Columbia.

Mayor D. Scott spoke to the recent hate motivated attack that occurred in London, Ontario.

# 3. Adoption of Agenda

Councillor J. Stroud served notice of her intent to bring forward the following motion for Council's consideration at the June 22, 2021 Council Meeting:

"THAT Administration be directed to bring forward at the next regular Council meeting an amendment to the Elected Officials Compensation, Travel and Expense Policy - LEG 050 to insert the wording "with the exception of any expenses related to Youth Graduation Gifts and any activities honouring Seniors" at the end of section 3.5.19.2."

#### **MOTION:**

THAT the Agenda be adopted as presented.

RESULT: CARRIED [UNANIMOUS]
MOVER: Bruce Inglis, Councillor
SECONDER: Sheila Lalonde, Councillor

**FOR:** Scott, Allen, Balsom, Inglis, Lalonde, Meagher, Murphy, Peddle,

Stroud, Voyageur

**ABSENT:** McGrath

#### 4. Consent Agenda

THAT the recommendations contained in items 4.1, 4.2, 4.3, 4.4, 4.5 and 4.6 be approved.

# 4.1. Council Meeting - May 25, 2021

THAT the minutes of the Council meeting held on May 25, 2021 be approved as presented.

4.2. Bylaw No. 21/012 - Regional Municipality of Wood Buffalo Combative Sports Commission Bylaw

THAT Bylaw No. 21/012, being the Combative Sports Commission Bylaw, be read a first time.

4.3. Bylaw No. 21/013 Land Use Bylaw Amendment – Re-district Lot 1, Block 1, Plan 212 1129 From Direct Control (DC) to Public Service District (PS) Public Works North Facilities

THAT Bylaw No. 21/013, being an amendment to the Land Use Bylaw No. 99/059 specific to Lot A, Plan 1763TR be read a first time; and

THAT the required Public Hearing be scheduled for July 13, 2021.

4.4. Community Identification Committee Recommendation - Naming the Park at Franklin Avenue and Main Street

THAT the park at Franklin Avenue and Main Street be named "Kiyām Community Park".

4.5. Community Identification Committee Recommendation - Naming of Upcoming Commercial Development at Stone Creek

THAT the upcoming commercial development at Stone Creek as shown in Attachment 1, be named "The Markets on Prospect".

4.6. Scheduling of Council Meeting - July 6, 2021

THAT a regular council meeting be scheduled to take place on Tuesday, July 6, 2021, beginning at 4:00 p.m.

RESULT: CARRIED [UNANIMOUS]
MOVER: Sheila Lalonde, Councillor
SECONDER: Jeff Peddle, Councillor

**FOR:** Scott, Allen, Balsom, Inglis, Lalonde, Meagher, Murphy, Peddle,

Stroud, Voyageur

**ABSENT:** McGrath

#### 5. Recognition

# 5.1. Proclamations National Indigenous Peoples Day

Mayor D. Scott proclaimed June 21, 2021 as National Indigenous Peoples Day.

#### 6. Presentations

# 6.1. Tanisha Kadia, MACOY Regional Planning, re: 2021 Youth Needs Assessment Results

Tanisha Kadia, Kyle Gomez and Seham Ahmed, MACOY Regional Planning, provided an overview of the 2021 Youth Needs Assessment results which included additional youth geared spaces, additional volunteer, and community engagement opportunities and additional post-secondary opportunities. It was also noted that survey results indicate that youth in the community prefer the downtown area as a focus for redevelopment.

## 6.2. Dennis Warr, Director, Engineering, re: Draper Grant Program Update

Dennis Warr, Director, Engineering, provided an update on the Draper Grant Program which included the results of a survey conducted with the property owners. It was noted that next steps will include further engagement and assessment with affected property owners.

# 6.3. Jamie Doyle, Chief Administrative Officer, re: COVID-19 Public Briefing

Jamie Doyle, Chief Administrative Officer, and Jody Butz, Director of Emergency Management and Regional Fire Chief provided an update on the COVID-19 Pandemic in the Municipality, noting that there has been a steady decline of new cases. An overview of the Regions current vaccination data was also provided.

#### Vacating and Assuming of Chair

Mayor D. Scott vacated the Chair at 5:12 p.m. at which time Deputy Mayor J. Stroud assumed the Chair.

#### **MOTION:**

THAT Council immediately terminate the Declaration of State of Local Emergency currently in place for the Regional Municipality of Wood Buffalo; and

THAT Administration bring forward a bylaw to repeal the Face Covering Bylaw No. 20/024 on June 22, 2021; and

THAT any requirement to serve notice be waived.

RESULT: CARRIED [UNANIMOUS]

MOVER: Don Scott, Mayor SECONDER: Jeff Peddle, Councillor

FOR: Scott, Allen, Balsom, Inglis, Lalonde, Meagher, Murphy, Peddle,

Stroud, Voyageur

**ABSENT:** McGrath

#### Resuming of Chair

Mayor D. Scott resumed the Chair at 5:16 p.m.

#### 7. New and Unfinished Business

#### 7.1. Ptarmigan Court Update and Extension Requests

Kelly Hansen, Director, Strategic Planning and Program Management, provided an overview of the request noting that Administration is requesting an extension to the application deadline for both the voluntary buyout program and the Ptarmigan Court Residence Flood Mitigation Program (raising of homes) to July 30, 2021.

#### **MOTION:**

THAT the voluntary buyout deadline for Ptarmigan Court residences at the 2020 assessed value be extended to July 30, 2021; and

THAT the amended Ptarmigan Court Residence Flood Mitigation Program Policy FIN-340 be approved.

RESULT: CARRIED [UNANIMOUS]
MOVER: Sheila Lalonde, Councillor
SECONDER: Phil Meagher, Councillor

**FOR:** Scott, Allen, Balsom, Inglis, Lalonde, Meagher, Murphy, Peddle,

Stroud, Voyageur

**ABSENT:** McGrath

# 7.2. National Flood Insurance Strategy and Community Resiliency Advocacy

Jade Brown, Chief Legislative Officer, provided an overview of the report noting that the resolutions, if approved, will be submitted for consideration at the upcoming conference for Alberta Urban Municipalities Association (AUMA) and the Board of Directors meeting for the Federation of Canadian Municipalities (FCM).

#### **Verbal Presentation**

Bryce Kumka, Chair, Wood Buffalo Development Advisory Committee, spoke in support of the National Flood Insurance Strategy and Community Resiliency Advocacy.

#### Written Submission

The following written submission was acknowledged for the record:

• Bryce Kumka, Chair, Wood Buffalo Development Advisory Committee - in support.

#### MOTION:

THAT the proposed Resolutions: National Flood Insurance Strategy and Community Resiliency Advocacy, dated June 8, 2021 (Attachment 1 and 2) be approved and submitted for consideration at the Federation of Canadian Municipalities Board of Directors Meeting scheduled to be held on September 14-17, 2021 and the Alberta Urban Municipalities Association Conference scheduled to be held on November 17-19, 2021.

RESULT: CARRIED [UNANIMOUS]
MOVER: Phil Meagher, Councillor
SECONDER: Verna Murphy, Councillor

**FOR:** Scott, Allen, Balsom, Inglis, Lalonde, Meagher, Murphy, Peddle,

Stroud, Voyageur

ABSENT: McGrath

# 7.3. Planning and Development Process Review Update

Brad McMurdo, Director, Amanda Haitas, Senior Manager, Planning and Development, and Bryce Kumka, Chair, Wood Buffalo Development Advisory Committee, provided an update on the Planning and Development Process Review noting that projects are underway to enhance customer service and reduce unnecessary steps and procedures within the Departments internal processes.

#### **MOTION:**

THAT Administration proceed with the Planning and Development's Process Review project and upon completion, a report of its findings and recommendations be presented to Council, and

THAT Administration bring forward other organizational red tape reduction project updates to Council on an as-needed basis.

RESULT: CARRIED [UNANIMOUS]

MOVER: Verna Murphy, Councillor

SECONDER: Jeff Peddle, Councillor

FOR: Scott, Allen, Balsom, Inglis, Lalonde, Meagher, Murphy, Peddle,

Stroud, Voyageur

**ABSENT:** McGrath

#### Recess

A recess occurred from 6:15 p.m. to 6:35 p.m.

# 7.4. 2021 Capital Budget Amendments

Linda Ollivier, Chief Financial Officer, provided an overview of the report and the proposed Capital Budget amendments for two Capital Projects: the Fort McKay Surface Infrastructure Improvement - Design and Ground Water Monitoring Wells, recommending that the amendments be approved.

#### MOTION:

THAT the 2021 Capital Budget Amendment as summarized on Attachment 1 (2021 Capital Budget Amendment – New Projects, dated June 8, 2021) be approved; and

THAT the revised Cash Flow of Capital Projects as summarized on Attachment 2 (2021 Capital Budget Amendment – New Projects – Cash Flow Summary, dated June 8, 2021) be approved.

RESULT: CARRIED [UNANIMOUS]
MOVER: Jeff Peddle, Councillor
SECONDER: Jane Stroud, Councillor

**FOR:** Scott, Allen, Balsom, Inglis, Lalonde, Meagher, Murphy, Peddle,

Stroud, Voyageur

**ABSENT:** McGrath

# 7.5. Social Procurement (Supply Chain Management)

Rachel Orser, Director, Supply Chain Management, provided an update to Council on the Municipality's Social Procurement framework and progress, noting that there is a need for Social Procurement in the Region.

#### Verbal Presentations

Michelle Toner, Executive Director, Northeastern Alberta Aboriginal Business Association, spoke in support of the intent of the proposed recommendations and proposed that alternate options are to be considered.

Bryce Kumka, Resident, spoke in support of the intent of the proposed recommendations, and proposed additional items to be considered.

# Written Submissions

The following written submissions not included in the Agenda package were read into the record:

- Keith Plowman, President, Fort McMurray Construction Association in support of the Social Procurement framework and proposed alternate recommendations to ensure fairness for all parties.
- Dianna de Sousa, Executive Director, Fort McMurray Chamber of Commerce in support of the recommendations and requested clarity on the intent of the recommendations.

Councillor J. Stroud put forward the following for consideration:

- "1. THAT Administration be directed to support local, where possible, for procurements covered under the Supply Chain Management Administrative Procedure (FIN-190) valued at less than \$10,000 effective September 1, 2021.
- 2. THAT Administration be directed to utilize bids and tenders private feature to obtain quotes from all interested Indigenous vendors for purchases covered under the Supply Chain Management Administrative Procedure (FIN-190) for goods and services valued from \$10,000 to less than \$75,000 and for construction valued from \$10,000 to less than \$200,000 effective September 1, 2021.
- 3. THAT Administration be directed to proceed with the plan for new procurements covered under the Supply Chain Management Administrative Procedure (FIN-190) for goods and services valued \$75,000 or greater, and for construction valued at \$200,000 or greater. Supply Chain Management is to recommend to the procuring department, where applicable, to include a social procurement questionnaire and or other criteria within a minimum of five per cent (5%) and maximin of ten per cent (10%) evaluation weighting.
- 4. THAT Administration be directed to bring forward a Council Procurement Policy and Supply Chain Management Administrative Procedure (FIN-190) inclusive of Social Procurement not later than Q1 2022."

Councillor M. Allen proposed a friendly amendment to include "invitation" between "private" and "feature" in recommendation 2, which as accepted by Councillor J. Stroud.

Councillor V. Murphy proposed a friendly amendment to include "local" before "Indigenous vendors" in recommendation 2 and to include "and indigenous vendors" following "local" in recommendation 1, which was accepted by Councillor J. Stroud.

#### Exit and Return

Councillor J. Peddle disconnected from the meeting at 7:38 p.m. and reconnected at 7:39 p.m.

#### Recess

A recess occurred between 7:41 p.m. and 7:50 p.m.

Councillor J. Stroud, with consent of Council, withdrew her original motions and presented the following for Council's consideration:

- "1. THAT Administration be directed to support local and local Indigenous vendors, where possible, for procurements covered under the Supply Chain Management Administrative Procedure (FIN-190) valued at less than \$10,000 effective September 1, 2021.
- 2. THAT Administration be directed to utilize bids and tenders private invitation feature to obtain quotes from all interested registered local and local Indigenous vendors for purchases covered under the Supply Chain Management Administrative Procedure FIN-190 for goods and services valued from \$10,000 to less than \$75,000 and for construction valued from \$10,000 to less than \$200,000 effective September 1, 2021.
- 3. THAT Administration be directed to proceed with the plan for new procurements covered under the Supply Chain Management Administrative Procedure (FIN-190) for goods and services valued \$75,000 or greater, and for construction valued at \$200,000 or greater. Supply Chain Management is to recommend to the procuring department, where applicable, to include a social procurement questionnaire and or other criteria.
- 4. THAT Administration be directed to bring forward a Council Procurement Policy and Supply Chain Management Administrative Procedure (FIN-190) inclusive of Social Procurement not later than Q1 2022.
- 5. THAT Administration work with local stakeholders, including but not limited to, the Fort McMurray Construction Association, the Fort McMurray Chamber of Commerce, and the Northeastern Alberta Aboriginal Business Association (NAABA), to define Social Procurement, the processes and policies, questionnaire, and other related criteria in advance of any policy amendments being provided to Council for consideration.
- 6. THAT Administration be directed to create and bring forward for Council's consideration an Indigenous Procurement Policy and consult with Indigenous businesses for this purpose."

Mayor D. Scott proposed a friendly amendment to have the end of recommendation 6 after the word policy read "and consult with Northeastern Alberta Aboriginal Business Association (NAABA) and Indigenous businesses for this purpose with a target date to be brought before Council no later than Q1 2022" which was accepted by Councillor J. Stroud.

#### Councillor J. Stroud's motion now reads:

- "1. THAT Administration be directed to support local and local Indigenous vendors, where possible, for procurements covered under the Supply Chain Management Administrative Procedure (FIN-190) valued at less than \$10,000 effective September 1, 2021.
- 2. THAT Administration be directed to utilize bids and tenders private invitation feature to obtain quotes from all interested registered local and local Indigenous vendors for purchases covered under the Supply Chain Management Administrative Procedure FIN-190 for goods and services valued from \$10,000 to less than \$75,000 and for construction valued from \$10,000 to less than \$200,000 effective September 1, 2021.
- 3. THAT Administration be directed to proceed with the plan for new procurements covered under the Supply Chain Management Administrative Procedure (FIN-190) for goods and services valued \$75,000 or greater, and for construction valued at \$200,000 or greater. Supply Chain Management is to recommend to the procuring department, where applicable, to include a social procurement questionnaire and or other criteria.
- 4. THAT Administration be directed to bring forward a Council Procurement Policy and Supply Chain Management Administrative Procedure (FIN-190) inclusive of Social Procurement not later than Q1 2022.
- 5. THAT Administration work with local stakeholders, including but not limited to, the Fort McMurray Construction Association, the Fort McMurray Chamber of Commerce, and the Northeastern Alberta Aboriginal Business Association (NAABA), to define Social Procurement, the processes and policies, questionnaire, and other related criteria in advance of any policy amendments being provided to Council for consideration.
- 6. THAT Administration be directed to create and bring forward for Council's consideration an Indigenous Procurement Policy and consult with Northeastern Alberta Aboriginal Business Association (NAABA) and Indigenous businesses for this purpose with a target date to be brought before Council no later than Q1 2022."

#### MOTION:

THAT this matter and the recommendations outlined by Council be referred back to Administration for further review and a report be brought forward to Council on this item during the July 6, 2021 Council meeting.

RESULT: CARRIED [8 TO 2]
MOVER: Mike Allen, Councillor
SECONDER: Verna Murphy, Councillor

FOR: Scott, Allen, Balsom, Lalonde, Meagher, Murphy, Peddle, Stroud

**AGAINST:** Inglis, Voyageur

**ABSENT:** McGrath

#### Vacating and assuming of Chair

Mayor D. Scott vacated the Chair at 8:21 p.m., at which time, Deputy Mayor J. Stroud assumed the Chair.

Mayor D. Scott presented the following motion for consideration:

"THAT the Municipality disclose the amount spent on local businesses and on local indigenous businesses quarterly and publicly disclose same."

Councillor S. Lalonde proposed a friendly amendment to include "dollar" between "the" and "amount". The friendly amendment was supported by Mayor D. Scott.

#### **MOTION:**

THAT the Municipality disclose the dollar amount spent on local businesses and on local indigenous businesses quarterly and publicly disclose same.

RESULT: CARRIED [UNANIMOUS]

**MOVER:** Don Scott, Mayor

**SECONDER:** Verna Murphy, Councillor

FOR: Scott, Allen, Balsom, Inglis, Lalonde, Meagher, Murphy, Peddle,

Stroud, Voyageur

**ABSENT:** McGrath

#### Resuming of Chair

Mayor D. Scott resumed the Chair at 8:31 p.m.

# 7.6. Bylaw No. 21/011 - Committees Bylaw No. 17/024 Amendment

Deanne Bergey, Director, Community and Protective Services provided an overview of the proposed Bylaw amendments, related to the Regional Advisory Committee on Inclusion, Diversity and Equality (RACIDE), the Advisory Committee on Aging (ACoA) and the Public Art Committee (PAC).

#### **Verbal Presentations**

Luay Eljamal, Committee Member, RACIDE, spoke in support of the proposed Bylaw amendments.

Linda Mywaart, Vice Chair, ACoA, spoke in support of the proposed Bylaw amendments.

Frances Awachie, Rehoboth Alliance, spoke in support of the proposed Bylaw amendments.

Sharon Heading, Chair, Public Art Committee, spoke in support of the proposed Bylaw amendments.

Councillor C. Voyageur put forward the following recommendation for the consideration.

"THAT Bylaw No. 21/011, being an amendment to the Committees Bylaw No. 17/024, be read a second time."

#### MOTION:

THAT Bylaw No. 21/011 be amended by deleting section 1.(f)(I) and replacing it with:

"Section 1. (f)(I) - By deleting the word "Equality" in the Committees name, meetings, mandate and reporting, and replacing it with the word "Equity".

MOVER: CARRIED [UNANIMOUS]
SECONDER: Krista Balsom, Councillor

**FOR:** Scott, Allen, Balsom, Inglis, Lalonde, Meagher, Murphy, Peddle,

Stroud, Voyageur

**ABSENT:** McGrath

#### **MOTION:**

THAT Bylaw No. 21/011 being an amendment to the Committees Bylaw No. 17/024 as amended be read a second time.

RESULT: CARRIED [UNANIMOUS]
MOVER: Claris Voyageur, Councillor

**SECONDER:** Mike Allen, Councillor

FOR: Scott, Allen, Balsom, Inglis, Lalonde, Meagher, Murphy, Peddle,

Stroud, Voyageur

ABSENT: McGrath

#### **MOTION:**

THAT Bylaw No. 21/011 be read a third and final time.

RESULT: CARRIED [UNANIMOUS]
MOVER: Krista Balsom, Councillor
SECONDER: Bruce Inglis, Councillor

FOR: Scott, Allen, Balsom, Inglis, Lalonde, Meagher, Murphy, Peddle,

Stroud, Voyageur

**ABSENT:** McGrath

# 8. Councillor Reporting/Information Updates

Council members provided updates on various initiatives in the Region.

# **Adjournment**

The meeting adjourned at 9:01 p.m.

Mayor	
_	
Chief Legislative Officer	

# **COUNCIL REPORT**

Meeting Date: June 22, 2021



Subject: Committee Appointments - 2022 Arctic Winter Games Host Society		
APPROVALS:		Jamie Doyle
	Director	Chief Administrative Officer

# **Recommended Motion:**

THAT the Committee Appointments as shown on Attachment 1 be approved effective immediately.

#### **Summary and Background:**

Recommendations are being made to fill mid-term vacancies that have arisen on the 2022 Arctic Winter Games Host Society, the "Host Society".

A recruitment campaign was launched on May 14, 2021 and involved advertising via news release to local media outlets and social media. The recruitment campaign concluded on June 3, 2021 yielding eight (8) applications to fill three (3) vacancies.

In keeping with the established bylaws, the appointment of individuals to Council committees must be approved by Council. The applications have been reviewed by Council in consultation with the Co-Chair of the Host Society and the recommended appointees were contacted and confirmed their availability and continued interest in serving in these roles.

# **Rationale for Recommendation:**

In keeping with the established bylaws, the appointment of individuals to Council committees must be approved by Council; therefore, the appointment of members is necessary to ensure the continued viability of the Host Society.

#### **Strategic Priorities:**

Responsible Government

# **Attachments:**

Department: Legislative Services 1/2

1. Committee Appointments - 2202 Arctic Winter Games Host Society

Department: Legislative Services

# **COUNCIL COMMITTEE APPOINTMENTS**

- 2022 Arctic Winter Games Host Society
  - Director, Care and Comfort, Mike Harlick
  - Director, Volunteer and Protocol, Jennifer Kennett
  - Directors-At-Large, Sandra Ifeatu Efu and Frank Power

# **COUNCIL REPORT**

Meeting Date: June 22, 2021



Subject:	2021 Council's Excellence Awards - Recipient Approval	
APPROVALS:		
		Jamie Doyle
	Director	Chief Administrative Officer

#### **Recommended Motion:**

THAT the recommended recipients of the Council's Excellence Awards outlined on Attachment 1 be approved and kept confidential until the award winners are announced by FuseSocial in July 2021.

#### **Summary:**

As part of the Heart of Wood Buffalo Excellence Awards, there are now four (4) Council's Excellence Awards in the following categories: Citizen of the Year, Everyday Hero, Indigenous Advocate and Youth. Council will choose the recipients of the Council's Excellence Awards based on the recommendations of the FuseSocial Selection Committee.

#### Background:

In 2020, the Regional Municipality of Wood Buffalo's Citizen Recognition Program merged with the Heart of Wood Buffalo Excellence Awards. Presented by FuseSocial, these annual Awards celebrate the excellence and achievements of the non-profit sector.

The nominations for the Council's Excellence Awards were reviewed and evaluated by FuseSocial's Selection Committee. The Selection Committee has recommended the recipients to Council for approval. Nominees were scored based on the merits of the information provided in the nomination and the respective criteria for the award for which they were nominated.

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

In collaboration with Administration, FuseSocial will present the 2021 Council's Excellence Awards during the 2021 Heart of Wood Buffalo Excellence Awards totalling \$20,000.

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

Department: Community and Protective Services

The recommended recipients are listed on the attachment.

# **Strategic Priorities:**

Responsible Government Rural and Indigenous Communities and Partnerships

# **Attachments:**

1. List of Recommended Recipients - final

# HEART OF WOOD BUFFALO EXCELLENCE AWARDS COUNCIL'S EXCELLENCE AWARDS

List of names as recommended by the FuseSocial Selection Commitee

#### **RECOMMENDED NOMINEES**

Citizen of the Year Award

Melissa Gladue

**Everyday Hero Award** 

Ryan Jevons

**Indigenous Advocate Award** 

**Shirley Oldnall** 

**Youth Award** 

Manorama Joshi

# **COUNCIL REPORT**

Meeting Date: June 22, 2021



Subject: Bylaw No. 21/014 - Amendment to the Backyard Hen Bylaw No. 21/006		
APPROVALS:		Jamie Doyle
	Director	Chief Administrative Officer

# **Recommended Motion:**

- 1. THAT Bylaw No. 21/014, being an amendment to the Backyard Hen Bylaw No. 21/006, be read a second time.
- 2. THAT Bylaw No. 21/014 be read a third and final time.

#### Summary:

On May 11, 2021 Council passed the following motion:

"THAT Administration bring forward for Council's consideration an amendment to the *Backyard Hen Bylaw No. 21/006*, to allow for more than four (4) Hens in the rural hamlets (Anzac, Conklin, Draper, Gregoire Lake Estates, Janvier and Saprae Creek), with the number of Hens on a Parcel to be capped at a ratio of one (1) Hen per 100 square meters of Parcel area, to a maximum of ten (10) Hens."

#### Background:

On March 23, 2021, the Backyard Hen Bylaw No. 21/006 was passed by Council. This bylaw allows for the keeping of hens within the Regional Municipality of Wood Buffalo (RMWB) during the two-year pilot project which runs until April 30, 2023 and allows for the keeping of up to four (4) hens anywhere in the RMWB with an approved license.

It was requested that Administration explore the option of allowing more hens in the rural hamlets as they have larger lots that could accommodate more hens. Regardless of their location, all applications, must meet the requirements laid out in the Backyard Hen Bylaw No. 21/006 to be approved for a license.

The pilot project allows for fifty (50) approved licenses to be issued in the RMWB. By allowing for an increased number of hens in the rural hamlets it is not anticipated that this will require an increase in the number of allowable licenses. As of May 21, 2021,

Department: Community and Protective Services

there were only ten (10) approved licenses issued.

During this process it was determined that the Land Use Bylaw (LUB) was not the appropriate mechanism for regulating an increase in hens for the rural area. The current LUB only permits the keeping of hens through issuance of a development permit for an "Intensive Agriculture" use, which is not available in many rural communities. The LUB would therefore require significant amendments to increase the locations where hens would be allowed, but also require significant additional regulations to be inserted, as "Intensive Agriculture" also permits several other animals in addition to hens. Attachment 2, the Keeping of Animals in the RMWB, explains what is permitted under the LUB for each community.

## **Rationale for Recommendation:**

Administration is recommending that the Backyard Hen Bylaw No. 21/006 be amended to allow for the keeping of up to ten (10) hens within the rural hamlets, excluding Fort Chipewyan.

In keeping with the parameters outlined in the Backyard Hen Bylaw No. 21/006 it is recommended that the number of allowable hens be increased to a maximum of ten (10) based on the area of the lot at one (1) hen to a 100 square meters ratio.

The rural hamlet boundaries would be defined using maps that would be included as a schedule in the proposed bylaw amendment.

The rural hamlets are known to have larger lot sizes with an increased distance between neighbours. The rural areas would be more appropriate for the proposed increase in the allowable number of hens based on the area of their lot.

Administration will provide an annual report on the status of the project. Prior to the end of the project Administration will bring forward a recommendation to Council to either continue or discontinue allowing hens in the urban and rural areas of the RMWB based on the results of the pilot project.

#### **Strategic Priorities:**

Responsible Government

#### **Attachments:**

- 1. Bylaw No. 21/014 Backyard Hen Bylaw No. 21/006 Amendment
- 2. Keeping of Animals in the RMWB

#### **BYLAW NO. 21/014**

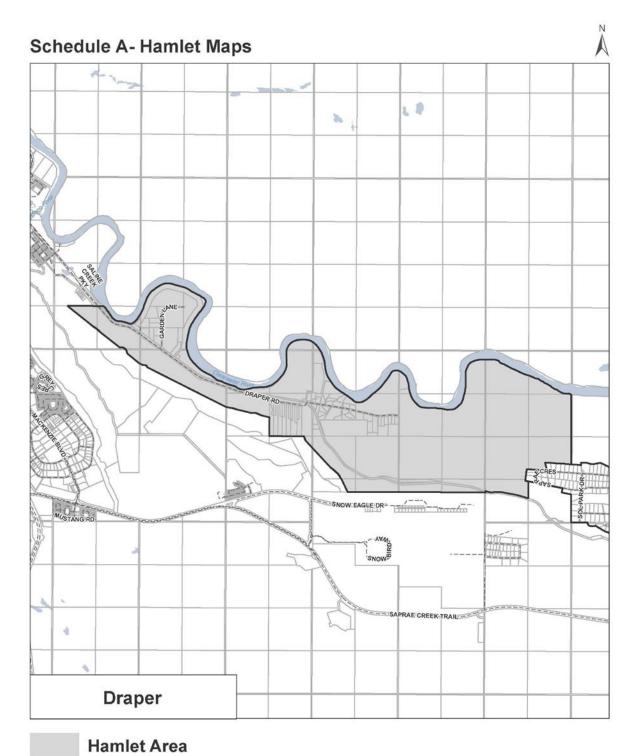
# A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND THE BACKYARD HEN BYLAW NO. 21/006

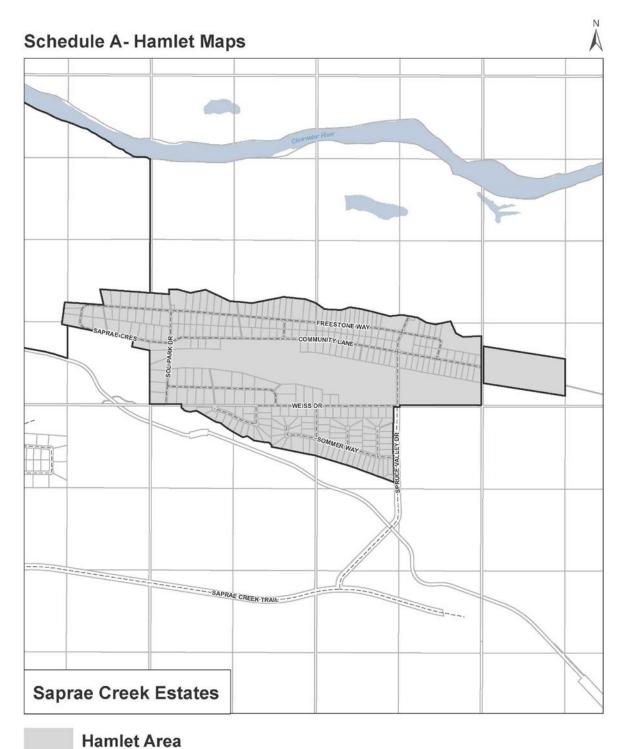
**WHEREAS** pursuant to section 191(1) of the *Municipal Government Act*, R.S.A. 2000, c.M-26 and amendments thereto, a Council for a Municipality may amend its bylaws;

**NOW THEREFORE** the Council of the Regional Municipality of Wood Buffalo enacts the following:

- 1. Bylaw No. 21/006, the Backyard Hen Bylaw, is hereby amended by adding the following in Section 3 as new subsection (g) and relettering the remaining subsections accordingly:
  - (g) "Hamlet Area" means the highlighted areas identified as the Hamlet Area on Schedule A, attached hereto forming part of this Bylaw.
- 2. Section 4(c) is amended by adding ", except in the Hamlet Area where no person shall keep more than one Hen for every 100 square meters of Parcel area up to a maximum of 10 Hens" after "4 Hens".
- 3. A "Schedule A" is added by inserting Schedule A, attached hereto, and forming part of this amending bylaw.
- 4. This Bylaw comes into effect when it is passed.

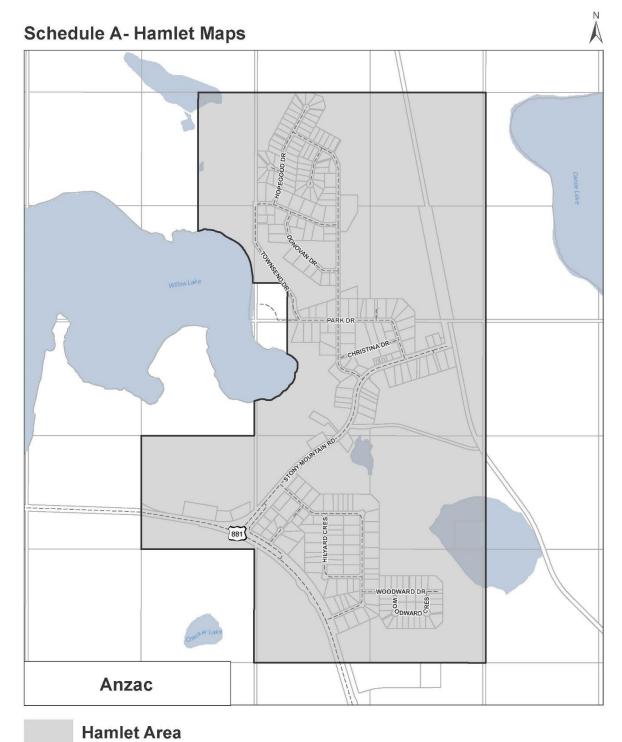
READ a first time this 22 <sup>nd</sup> day of June, 2021.	
READ a second time thisday of	_, 2021.
READ a third and final time thisday of	, 2021.
SIGNED and PASSED this day of	, 2021.
	Mayor
	Chief Legislative Officer
	Chief Legislative Officer



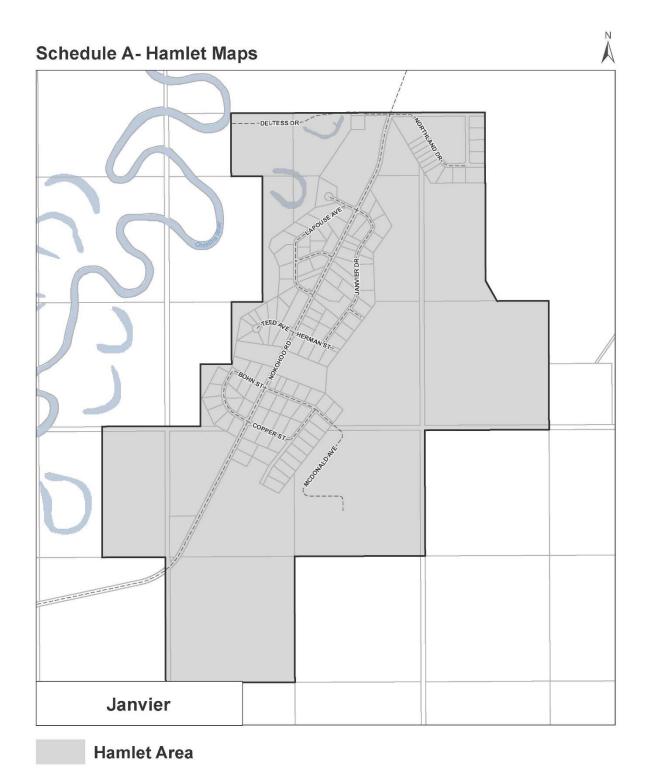


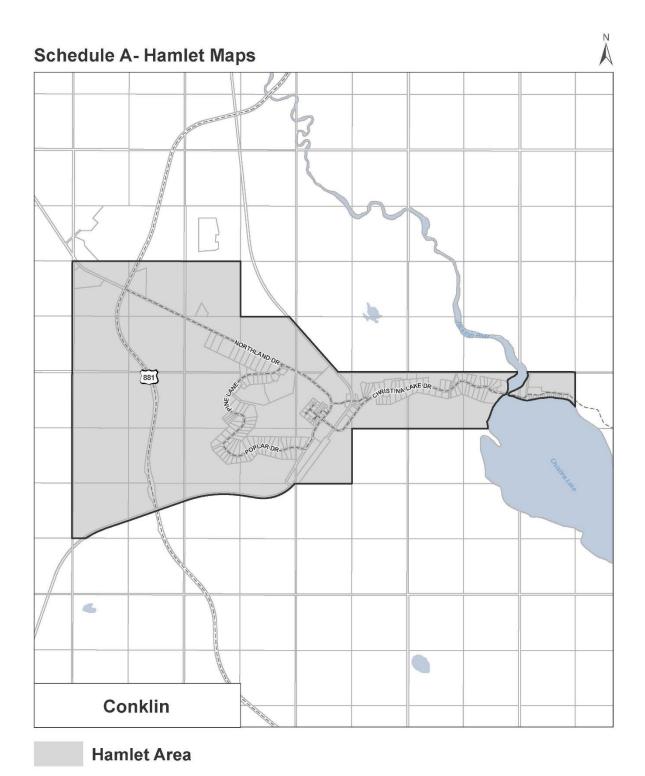
Tidilliot Area





11411110171104





# The Keeping of Animals

In the Regional Municipality of Wood Buffalo

Planning and Development Department March 30, 2021

# **Keeping of Animals**

# in the Regional Municipality of Wood Buffalo

With the recent adoption of a pilot program for the keeping of hens, it's important to clarify where all variety of animals are currently allowed within the Regional Municipality of Wood Buffalo (RMWB). The Land Use Bylaw No. 99/059 (LUB) contains these requirements. In short, no livestock, fowl, or fur-bearing animals, other than domestic pets, shall be permitted in any residential districts (Section 76.7 of the LUB), but certain exceptions to this rule exist, thus providing opportunities to keep animals subject to specific requirements. Those opportunities are as follows:

- Opportunity #1: Section 76.7 states that Saprae Creek, Conklin, Janvier, and Anzac are allowed to have horses, donkeys, goats, Ilamas, alpacas and other similar animals if kept as pets and/or for personal enjoyment. Horses have some restrictions (maximum number and property size). Pets must be licensed by the Municipality through Bylaw Services.
- 2) Opportunity #2: Obtain a development permit for the "Intensive Agriculture" or "Extensive Agriculture" land use. Both Intensive and Extensive Agriculture allow a variety of animals to be kept, but Extensive Agriculture is not available in any residential districts so will not be the focus of this opportunity.

Intensive Agriculture, on the other hand, allows animals to be kept in certain residential areas in accordance with Section 91A of the LUB (which lists the types and number of animals allowed). The LUB also requires this land use to occur on properties of sufficient size (4.08 to 32.38 hectares or approximately 10 to 80 acres). Five (5) land use districts allow for Intensive Agriculture; however, only four (4) land use districts permit animals as part of it (denoted in bold below):

- a. Small Holdings (animals other than domestic pets are prohibited in accordance with Section 76.7 of the LUB)
- b. Country Residential
- c. Suburban Estate Residential (only east of Spruce Valley Drive)
- d. Urban Expansion
- e. Rural District

The LUB's Section 76.8 makes a unique exception for Janvier and Conklin, where Intensive Agriculture may be allowed on residential properties at the Discretion of the Development Authority. As residential properties in Janvier and Conklin are designated Hamlet Residential, those properties may apply for Intensive Agriculture development permits to keep animals, despite Intensive Agriculture not being a use listed in the district.

3) Opportunity #3: Obtain one (1) of fifty (50) licenses to keep up to four (4) hens under the <a href="Bylaw">Bylaw</a> No. 21/006 to Regulate the Keeping of Hens, which is a pilot program in effect for the next two (2) years. This program amended the LUB and introduced a new section (76.11) that allows the keeping of hens throughout the municipality despite Section 76.7 (including within the flood hazard area).

# Summary of How and Where Animals are Permitted to be Kept in the Municipality

The opportunities to keep animals throughout the RMWB are summarized in the table below. This information is as of March 30, 2021, and is based on the Land Use Bylaw 99/059 currently in effect and the land use districts currently available in each community.

Community	Opportunities to Keep Animals			
	Allowed without a Development Permit	Allowed via Development Permit	Allowed via Hen Bylaw	
Urban Service Area	Not available through Section 76.7.	Obtain a development permit for Intensive or Extensive Agriculture on lands designated <b>Urban Expansion</b> .	Obtain a license to keep up to 4 hens, subject to the Bylaw to Regulate the Keeping of Hens.	
Fort Fitzgerald	Not available through Section 76.7.	Obtain a development permit for Intensive Agriculture on lands designated Rural District.		
Fort Chipewyan	Not available through Section 76.7.	Obtain a development permit for Intensive Agriculture on lands designated Country Residential or Intensive or Extensive Agriculture on lands designated Urban Expansion.		
Fort McKay	Not available through Section 76.7.	Not available as no appropriate land use districts exist.		
Draper	Not available through Section 76.7.	Obtain a development permit for Intensive Agriculture on lands designated Country Residential.		
Saprae Creek Estates	Horses, donkeys, goats, llamas, alpacas and other similar animals if kept as pets. Up to 3 horses may be kept if fully fenced, and on properties greater than .809 ha.	Obtain a development permit for Intensive Agriculture on lands designated Suburban Estate Residential located east of Spruce Valley Drive.		

Community	Opportunities to Keep Animals			
	Allowed without a Development Permit	Allowed via Development Permit	Allowed via Hen Bylaw	
Gregoire Lake Estates	Not available through Section 76.7.	Not available. Properties are currently designated Country Residential but are too small.	Obtain a license to keep up to 4 hens, subject to the Bylaw to Regulate the Keeping of Hens.	
Anzac	Horses, donkeys, goats, llamas, alpacas and other similar animals if kept as pets. Up to 3 horses may be kept if fully fenced, and on properties greater than .809 ha.	Obtain a development permit for Intensive or Extensive Agriculture on lands designated <b>Urban Expansion</b> .		
Janvier	Horses, donkeys, goats, llamas, alpacas and other similar animals if kept as pets. Up to 3 horses may be kept if fully fenced, and on properties greater than .809 ha.	Obtain a development permit for Intensive Agriculture on lands designated Hamlet Residential or Intensive or Extensive Agriculture on lands designated Urban Expansion.		
Conklin	Horses, donkeys, goats, llamas, alpacas and other similar animals if kept as pets. Up to 3 horses may be kept if fully fenced, and on properties greater than .809 ha.	Obtain a development permit for Intensive Agriculture on lands designated Hamlet Residential or Intensive or Extensive Agriculture on lands designated Urban Expansion.		
Remainder of the Rural Service Area	Not applicable as Rural District is not a residential district.	Obtain a development permit for Intensive or Extensive Agriculture on lands designated Rural District.		

## **Regulations for Intensive Agriculture**

Any proposal for Intensive Agriculture must meet the following general regulations contained in Section 91A of the Land Use Bylaw, in addition to any requirements in the land use districts. However, since Intensive Agriculture is a Discretionary Use, an application may be refused even if it meets the Land Use Bylaw requirements, particularly if there is potential for adverse impacts. Importantly, this section lays out the **type and number of animals allowed**, based on property size.

- 91A. Additional Provisions: Intensive Agriculture
  - (a) The keeping of birds and animals, including livestock, shall be limited to one animal unit per acre (0.404 ha). For the purposes of this section, "one animal or bird unit" means:

Type of Animal	# of Animals = 1 unit
Horse, donkey, mule, cattle, buffalo, hog or steer	1
(over 1 year old)	
Colts or calves up to one year old, sheep, goats,	2
ewes	
Deer, Elk	3
Llamas, alpacas, adult ostriches	5
Ducks, geese, turkeys or other fowl, rabbits,	10
chinchillas, adult emus, young ostriches	
Young emus	20
Mink	77

- (b) Adequate fencing and/or buffering shall be constructed to the satisfaction of the Development Authority to ensure the on-site confinement of animals and to reduce the impact of noise or visual presence on surrounding properties.
- (c) Adequate measures to provide for the disposal of animal wastes shall be provided to the satisfaction of the Development Authority and the Regional Health Authority.

# COUNCIL REPORT

Meeting Date: June 22, 2021



Subject: Bylaw No. 21/015 - Land Use Bylaw No. 99/059 Amendment - Change of Use Exemptions for Permitted Uses		
APPROVALS:		Iomio Dovilo
		Jamie Doyle
	Director	Chief Administrative Officer

## **Recommended Motion:**

- 1. THAT Bylaw No. 21/015, being a bylaw to amend the Land Use Bylaw No. 99/059 to exempt Permitted Uses in prescribed commercial districts, be read a second time.
- 2. THAT Bylaw No. 21/015 be read a third and final time.

## **Summary:**

The Regional Municipality of Wood Buffalo (Municipality) is committed to reducing red tape for residents and businesses in the Region. Currently, the Municipality is undertaking a process review to identify areas in a Planning and Development can reduce red tape. While the process review is still in its early stages, Administration has identified the Change of Use permitting process as one that can be improved immediately. The proposed Land Use Bylaw amendment will allow commercial spaces that are changing to most permitted uses to be exempted from obtaining a development permit. This is intended as an initial step in Administration's commitment to addressing concerns in the business community and will be followed by further enhancements following the process review.

#### Background:

In June 2019, the Government of Alberta passed the *Red Tape Reduction Act*, which directs Municipalities to reduce and eliminate processes that cause regulatory and administrative burdens for businesses. In response to this directive, the Municipality has embarked on a process review to identify areas in which red tape can be reduced. Prior to initiating this review however, Administration was aware of concerns with the Change of Use process and began researching ways to improve it.

A development permit for a First Use/Change of Use is required when an applicant seeks to establish a proposed use in a building or on land with a previously approved use. The purpose of the permit is to confirm that the Land Use Bylaw supports the

COUNCIL REPORT - Bylaw No. 21/015 - Land Use Bylaw No. 99/059 Amendment - Change of Use Exemptions for Permitted Uses

proposed land use and to identify and address potential negative impacts. Applications are also circulated to internal departments and external agencies for feedback.

Planning and Development implemented a streamlined version of the Change of Use process to assist flood-impacted businesses to temporarily relocate following the April 2020 flood. This streamlined process was successful in allowing businesses to relocate and remain operational without being delayed by application processing timelines, and positive feedback was received from the business community.

Recognizing the success of this new process, Administration explored how to make further enhancements. Best practice research was conducted to determine how other jurisdictions handled the same process. As illustrated in the table below, five (5) municipalities were reviewed, with Edmonton and Calgary having the simplest requirements, whereas the Municipality was found to have the most onerous requirements.

Application Requirements						
	Application Form	Site Plan	Floor Plan	Descriptive Letter/Use Questionnaire	Certificate of Title	Letter of Authorization
RMWB	X	x	x	X	X	x
Edmonton	No development permit required if a Permitted Use					
Calgary		x		X		
Grande Prairie	X	X	x		X	X
St. Albert		x	X	X		x
Airdrie	х	Х	х	Х	х	

Source: Community Development Planning staff research, January 28, 2020

Administration is proposing an approach similar to Edmonton, wherein most permitted

COUNCIL REPORT - Bylaw No. 21/015 - Land Use Bylaw No. 99/059 Amendment - Change of Use Exemptions for Permitted Uses

uses are exempt from requiring a development permit for a Change of Use regardless if the previous use was permitted or discretionary. The Land Use Bylaw categorizes land uses as either Permitted or Discretionary, where Permitted uses are those that are not anticipated to have an adverse effect on their surroundings. However, the range of land uses in the Municipality does not easily support exempting every permitted use from a development permit, but the vast majority are exempted. Attachment 2 outlines the commercial districts and the permitted uses in Land Use Bylaw No. 99/059 that would be exempt from a development permit under this amendment.

For developments that must still follow the Change of Use permitting process, Administration has identified and already begun implementing enhancements. These include:

- reducing the permit circulation period from two weeks to one week;
- removing certain stakeholders from the circulation list to ensure faster response times, and;
- refining application forms to make it easier to apply and reduce the likelihood of incomplete applications.

## **Rationale for Recommendation:**

Permitted uses are reasonable to exempt from Change of Use development permits because they are activities not likely to impact neighbouring properties and do not change the character of the neighbourhood. Discretionary uses, by comparison, are those which may create impacts and so must be carefully reviewed and publicly advertised. There are, however, some exceptions where a permitted use should be reviewed and circulated to other agencies for comment, such as hotels or gas bars, where parking or environmental considerations must be assessed. A small number of permitted uses have therefore been excluded from this exemption (those highlighted in yellow in Attachment 2) and will require a Change of Use permit to assess impacts. Nonetheless, the majority of permitted uses do not present a planning challenge nor concern, making it unnecessary to require a development permit. This exemption will reduce the number of permits a business requires to become operational in a new space.

The proposed amendment and revised process aligns with Administration's commitment to reduce red tape and ensures that a known area of concern is addressed as quickly as possible. As with the process review project, the Wood Buffalo Development Advisory Committee (WBDAC) has been an important partner in improving the Change of Use process and supports the proposed amendment.

## **Strategic Priorities:**

COUNCIL REPORT – Bylaw No. 21/015 - Land Use Bylaw No. 99/059 Amendment - Change of Use Exemptions for Permitted Uses

Responsible Government Regional Economic Development

## **Attachments:**

- 1. Bylaw No. 21/015 Land Use Bylaw No. 99/059 Amendment
- 2. Land Use Bylaw No. 99/059 Permitted Uses and Exemptions

## **BYLAW NO: 21/015**

# A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059

**WHEREAS** Section 191 of the *Municipal Government Act*, RSA 2000, c. M-26 allows Council to amend a bylaw;

**AND WHEREAS** Section 640 of the *Municipal Government Act*, RSA 2000, c. M-26 requires Council to enact a bylaw adopting a Land Use Bylaw;

**NOW THEREFORE,** the Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

- 1. Land Use Bylaw No. 99/059 is hereby amended by:
  - (a) Deleting Section 20.1(t);
  - (b) Deleting Section 20.1(u);
  - (c) Deleting Section 20.1(x) and replacing with:
    - (x) a change of use or first use in a space provided:
      - i. the proposed development is a permitted use within one of the following land use districts:
        - a. C1, C2, C3, C4, C5, HC, C4A, A, C3A, GD, CBD1, BOR1, SCL1, SCL2, PRA1, PRA2, FRA1, and SR1;
      - ii. the proposed use does not change or add to the site development or gross floor area of a building; and,
      - iii. the proposed use is one of the following:

**Accessory Building** 

Accessory Building or Use

Accessory Surface Parking

**Animal Service Facility** 

Animal Service Facility, Minor

Automotive/Recreational

Automotive/Recreational Vehicle Sales and Rentals

**Broadcasting House** 

**Broadcasting Studio** 

**Business Support Facility** 

**Business Support Services Facility** 

Commercial Entertainment Facility

Commercial Recreation Facility, Indoor

Commercial Recreation Facility, Indoor and Outdoor

Commercial Recreational Facility, Indoor

Commercial Recreation Facility, Outdoor

Community Service Facility

**Contractor General** 

**Contractor Limited** 

Contractor, Limited

**Custom Manufacturing** 

Drinking Lounge, Major

Drinking Lounge, Minor

Drinking Lounge (Major and Minor)

**Equipment Rental** 

Essential Public Service

**Essential Public Service Facility** 

Financial Institution

Fleet Service

Food and Beverage Commercial

Food Service, Drive-In or Drive-Through

Food Service, Major Restaurant

Food Service, Minor Restaurant

Food Service, Take Out Restaurant

General Industrial

Household Equipment Repair

Institutional and Civic

Medical Clinic

**Neighbourhood Commercial** 

Nightclub

Office

Office Commercial

**On-Site Security** 

Park

Parking Lot/Structure

Parking Structure

Personal Service Facility

**Public Utility** 

Public Use

Public Use/Utility

**Recreation Commercial** 

Retail Commercial (<5000 m<sup>2</sup> GFA)

Retail Commercial, Large Format (>5000 m<sup>2</sup> GFA)

Retail Store, Convenience

Retail Store, Convenience and General

Retail Store, General

Retail Store, General and Convenience

Retail Store (General and Convenience)

Satellite Dish Antenna

Service Commercial

Shopping Centre Storage Facility Tourism Commercial Vehicle Sales and Rental Warehouse and Storage Warehouse Sales

2.	This Bylaw com	es into effect	on the d	lay it is	passed.
----	----------------	----------------	----------	-----------	---------

Read a first time this 22 <sup>nd</sup> day of June, 2021.	
Read a second time this day of	, 2021.
Read a third time and final time this d	ay of, 2021.
Signed and Passed this dat	te of , 2021.
	Mayor
	Chief Legislative Officer

# Attachment 2: Land Use Bylaw No. 99/059 Permitted Uses and Exemptions

Land Use District	Permitted Uses
C1 – Community Commercial District	Accessory Building
·	Animal Service Facility, Minor
	Child Care Facility*
	Financial Institution
	Gas Bar*
	Liquor Store*
	Office
	Personal Service Facility
	Retail Store, Convenience
CO. Missad/Transitional Communical District	Satellite Dish Antenna
C2 – Mixed/Transitional Commercial District	Accessory Building Animal Service Facility, Minor
	Automotive and Equipment Repair and Storage *
	Automotive/Recreational
	Broadcasting Studio
	Business Support Facility
	Commercial Entertainment Facility
	Commercial Recreation Facility, Indoor
	Commercial School*
	Community Service Facility
	Contractor, Limited
	Custom Manufacturing
	Equipment Rental
	Essential Public Service
	Financial Institution
	Gas Bar*
	Hostel*
	Household Equipment Repair
	Office
	Park
	Personal Service Facility
	Public Use/Utility Religious Assembly*
	Retail Store, Convenience and General
	Satellite Dish Antenna
	Service Station, Major and Minor*
	Vehicle Sales and Rental
C3 – Shopping Centre Commercial District	Accessory Building
	Animal Service Facility, Minor
	Business Support Facility
	Child Care Facility*
	Commercial Entertainment Facility
	Commercial Recreation Facility, Indoor
	Commercial School*
	Community Service Facility
	Essential Public Service Facility
	Financial Institution
	Gas Bar*
	Liquor Store*
	Office
	Parking Lot/Structure
	Personal Service Facility Public Use/Utility
	Retail Store, General and Convenience
	Service Station, Major and Minor*
	Shopping Centre
	L onobbing ocure

04 11:1 0 : 15:1:1	T A D III
C4 – Highway Commercial District	Accessory Building
	Animal Service Facility, Minor  Automotive and Equipment Repair*
	Automotive/Recreational Vehicle Sales and Rentals
	Business Support Facility
	Commercial Recreation Facility, Indoor and Outdoor
	Commercial School*
	Contractor, Limited
	Equipment Rental
	Essential Public Service
	Fleet Service
	Gas Bar*
	Hostel*
	Hotel*
	Motel*
	Park
	Parking Lot/Structure
	Public Use/Utility
	Religious Assembly*
	Retail, Convenience
	Service Station, Major and Minor*
C5 – Central Business District	Accessory Building
	Apartment Hotel*
	Broadcasting House
	Business Support Services Facility
	Commercial Entertainment Facility
	Commercial Recreation Facility, Indoor
	Commercial School*
	Community Service Facility
	Essential Public Service Facility
	Financial Institution
	Hostel*
	Hotel*
	Household Equipment Repair
	Motel*
	Office
	Park
	Parking Lot/Structure
	Personal Service Facility
	Public Use/Utility
	Religious Assembly*
110 11 140 1181414	Retail Store, Convenience and General
HC – Hamlet Commercial District	Gas Bar*
	Hotel*
	Motel*
	Retail Store, Convenience and General
A Airport District	Service Station, Major and Minor*
A – Airport District	Animal Service Facility, Minor
	Automotive and Equipment Repair and Storage* Automotive/Recreational Vehicle Sales and Rental
	Child Care Facility*
	Commercial Entertainment Facility
	Commercial Recreational Facility, Indoor
	Commercial School*
	Community Service Facility
	Contractor General
	Contractor Ceneral Contractor Limited
	Drinking Lounge (Major and Minor)
	Essential Public Service
	Equipment Rental
	Fleet Service
	Food Service, Drive-In or Drive-Through

	Food Service, Major Restaurant
	Food Service, Minor Restaurant
	Food Service, Take Out Restaurant
	Gas Bar*
	General Industrial
	Hotel/Motel*
	1010 1110 101
	Liquor Store*
	Office
	On-Site Security
	Park
	Parking Lot/Structure
	Public Use
	Retail Store (General and Convenience)
	Service Station (Major and Minor)*
	Storage Facility
	Warehouse and Storage
	Warehouse Sales
C3A – Timberlea Shopping Centre Commercial District	Accessory Building
	Animal Service Facility
	Business Support Facility
	Childcare Facility*
	Commercial Entertainment Facility
	Commercial Recreation Facility, Indoor
	Commercial School*
	Community Service Facility
	Essential Public Service Facility
	· · · · · · · · · · · · · · · · · · ·
	Financial Institution
	Gas Bar*
	Liquor Store*
	Office
	Personal Service Facility
	Public Use/Utility
	Retail Store, General and Convenience
	Service Station, Major and Minor*
	Shopping Centre
GD – Gateway District	Animal Service Facility, Minor
OD - Galeway District	Automotive/Recreational Vehicle Sales and Rental
	Business Support Facility
	Casino*
	Commercial Recreation Facility, Indoor
	Drinking Lounge, Minor
	Equipment Rental
	Fleet Service
	Food Service, Major Restaurant
	Food Service, Minor Restaurant
	Hotel up to height of 14.0m*
	Liquor Store*
	Medical Clinic
	Nightclub
	Parking lot/Structure
	Personal Service Facility
	Public Utility
	Retail Store, General
	Retail Store, Convenience
	Service Station, Major*
	Service Station, Minor*
CBD1 – Central Business District	Food and Beverage Commercial
	Institutional and Civic
	Neighbourhood Commercial
	Office Commercial
	COUCE COMMERCIAL
	Park Parking Structure

T	
	Recreation Commercial
	Residential*
	Retail Commercial (<5000 m <sup>2</sup> GFA)
	Tourism Commercial
	Home Occupation*
	Accessory Building or Use
BOR1 – Borealis District	Food and Beverage Commercial
	Institutional and Civic
	Neighbourhood Commercial
	Office Commercial
	Park
	Parking Structure
	Recreation Commercial
	Residential*
	Retail Commercial (<5000 m <sup>2</sup> GFA)
	Tourism Commercial
	Home Occupation*
	Accessory Building or Use
SCL1 – Snyeside/Clearwater Core District	Institutional and Civic
OSE. Onyonian oldar water our District	Park
	Parking Structure
	Residential*
	Tourism Commercial
	Home Occupation*
SCL2 – Snyeside/Clearwater High Density District	Accessory Building or Use Institutional and Civic
SCL2 – Snyeside/Clearwater High Density District	Park
	Parking Structure
	Residential*
	Tourism Commercial
	Home Occupation*
	Accessory Building or Use
PRA1 – Prairie West of Queen Mixed Use District	Food and Beverage Commercial
	Institutional and Civic
	Office Commercial
	Park
	Parking Lot/Structure
	Recreation Commercial
	Residential*
	Retail Commercial (<5000 m <sup>2</sup> GFA)
	Retail Commercial, Large Format (>5000 m <sup>2</sup> GFA)
	Service Commercial
	Home Occupation*
	Accessory Surface Parking
	Accessory Building or Use
PRA2 – Prairie East of Queen Mixed Use District	Food and Beverage Commercial
	Institutional and Civic
	Office Commercial
	Park
	Parking Lot/Structure
	Recreation Commercial
	Residential*
	Retail Commercial (<5000 m <sup>2</sup> GFA)
	Service Commercial
	Home Occupation*
	Accessory Surface Parking
	Accessory Building or Use
FRA1 – Franklin Core District	Food and Beverage Commercial
	Institutional and Civic
	Office Commercial
	Park
	Parking Lot/Structure
	r arking Lovotructure

	Recreation Commercial
	Residential*
	Retail Commercial (<5000 m <sup>2</sup> GFA)
	Service Commercial
	Tourism Commercial
	Home Occupation*
	Accessory Surface Parking
	Accessory Building or Use
SR1 – South Riverfront District	Office Commercial
	Park
	Parking Lot/Structure
	Residential*
	Retail Commercial (<5000 m <sup>2</sup> GFA)
	Home Occupation*
	Accessory Surface Parking
*Development permit required	
Source: Land Use Bylaw 99/059, May 26 2021	

# **COUNCIL REPORT**

Meeting Date: June 22, 2021



Subject: Bylaw No. 21/016 - Land Use Bylaw No. 99/059 Amendment: Special Events		
APPROVALS:		Jamie Doyle
	Director	Chief Administrative Officer

## **Recommended Motion:**

- 1. THAT Bylaw No. 21/016, being an amendment to Land Use Bylaw No. 99/059 specific to Special Events, be read a second time.
- 2. THAT Bylaw No. 21/016 be read a third and final time.

### **Summary:**

In 2013, Bylaw No. 13/004 (Attachment 2) was passed, being an amendment to Land Use Bylaw No. 99/059 which provided rules for special events. In early 2021, this bylaw was quashed by the Court of Queens Bench (Attachment 3), resulting in the loss of provisions pertaining to special events. The proposed Bylaw seeks to address this gap, allowing special events to take place on public and private land and regulations to ensure they occur responsibly.

## **Background:**

In June 2013, an amendment to Land Use Bylaw No. 99/059 (Bylaw No. 13/004) was passed, which included provisions regulating special events in the Regional Municipality of Wood Buffalo (Municipality). The amendment defined what a special event and garage sale are, provided specific rules that regulated how these developments would take place, and included when a development permit would not be required for a garage sale or special event.

On January 21, 2021, a judgement by the Court of Queens Bench quashed Bylaw No. 13/014 on the grounds that the Bylaw is "internally contradictory and contrary to the Municipal Development Plan". As a result, Land Use Bylaw No. 99/059 no longer contains any rules or definitions for special events or garage sales. This subsequently made it challenging for the Municipality to facilitate any special events on public or private land.

This Bylaw introduces the provisions from the proposed Land Use Bylaw presented to

Department: Planning and Development

1/3

Council in May 2021. These provisions were developed based on public engagement and improvements based on Administration's experience with Bylaw No.13/014. The proposed Bylaw includes the following:

- 1. Definitions for special event and garage sale. These definitions have been altered from those in Bylaw No. 13/014 to add clarity.
- 2. Development not requiring a development permit. Exempts garage sales from requiring a development permit and special events when they:
  - a. are held on land owned by the Municipality and have obtained authorization pursuant to Council Policy PRL-130;
  - b. are held on a road subject to authorization by the Municipality; or,
  - c. occur at or within a school or lands operated by a school.
- 3. The Special Event use is added to land use districts. Special event has been added as a discretionary use in multiple land use districts, which can be characterized as:
  - a. Recreation Districts;
  - b. Institutional Districts:
  - c. Commercial Districts; and
  - d. Industrial Districts.

Special events would not be allowed in any residential land use district.

- 4. Provisions guiding special events. To ensure special events occur responsibly, and there is sufficient guidance for both applicants and the Development Authority, several provisions have been added. These include:
  - separation distances from residential districts;
  - limitations on the number of days a special event can occur; and,
  - c. providing sufficient parking and at an appropriate location.

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

The proposed Bylaw allows for special events to occur in certain locations, and in some cases, without requiring a development permit. This will reduce administrative costs associated with reviewing a development permit.

## **Rationale for Recommendation:**

Although the judgment indicates Bylaw No. 13/014 was quashed due to contradictions with the Municipal Development Plan (MDP), events themselves are generally supported by the MDP. For example, policy 5.1.1 Celebrate cultural diversity speaks to the promotion of cultural diversity by partnering with others to support multicultural events. Additionally, policy 5.2.3 Promote public events and festivals commits to promoting events to increase exposure to arts and culture. It also supports "street and block parties, local fairs, and other events that promote social interaction and cohesion."

The table below shows the number of special event applications that have been received by the Planning and Development Department from 2019 to April 2021. The table shows more applications are received for events on public land as opposed to private lands; however, in anticipation of heightened interest in special events as COVID-19 restrictions are lifted, it is prudent to provide opportunities and regulations to govern them on private lands.

YEAR	SPECIAL EVENTS ON PRIVATE LAND	SPECIAL EVENTS ON PUBLIC LAND
2019	5	159
2020	1	70
2021		18
TOTAL	6	247

Without the provisions provided by Bylaw No. 13/014, there is no guidance for the Development Authority on when special events require permits and where they can occur, which can result in frustration and confusion for applicants. The proposed provisions address this gap and facilitate garage sales, as well as the responsible occurrence of special events on municipal and private land.

## **Strategic Priorities:**

Responsible Government
Downtown Revitalization
Regional Economic Development
Rural and Indigenous Communities and Partnerships

## **Attachments:**

- 1. Bylaw No. 21/016
- 2. Bylaw No. 13.014 Special Event Bylaw

5257\_Redacted

## **BYLAW NO: 21/016**

# A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW 99/059.

**WHEREAS** Section 191 of the *Municipal Government Act*, RSA 2000, C. M-26 allows Council to amend a bylaw;

**AND WHEREAS** Section 640 of the *Municipal Government Act*, RSA 2000, c. M-26 requires Council to enact a bylaw adopting a Land Use Bylaw;

**NOW THEREFORE,** the Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

- 1. Land Use Bylaw No. 99/059 is hereby amended by:
  - (a) Adding the following to Part 1 Enactment and Interpretation section 10:

**GARAGE SALE** means the temporary sale of household goods owned by the occupant of a dwelling unit and does not occur for more than three consecutive days or more than six days total in a fourteen-day period. A garage sale does not include home occupation or home business.

**SPECIAL EVENT** means a temporary change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building. Special events may include but are not limited to community, cultural, charitable, educational, recreational, or sporting events consisting of fifty (50) or more persons.

- (b) Adding the following to Part 2 Control of Development section 20.1:
  - (bb) a special event:
    - on a parcel of land owned by the Municipality which has obtained authorization pursuant to the provisions of Council Policy PRL-130;
    - ii. on a public road subject to authorization by the Municipality; or
    - iii. occurring at or within a school or on lands operated by a school.
  - (cc) a garage sale.
  - (dd) any gathering consisting of less than fifty (50) persons.
- (c) Adding to Part 5 General Regulations section 92A. Special Events:

- 92A.1. The Development Authority shall consider, but is not limited to, the following factors in making its decision on a special event:
  - (a) the siting;
  - (b) the location, size and height of any buildings, including signs;
  - (c) the location and use of outdoor speakers and amplification systems having regard to adjacent uses;
  - (d) screening and buffering;
  - (e) hours of operation; and
  - (f) the adjacent property owner's notification comments.
- 92A.2. Where a building is erected as part of a special event:
  - (a) the lot coverage and floor area ratio of the district shall not apply.
- 92A.3. A special event shall:
  - (a) be returned to its original pre-special event condition after the conclusion of the special event, including but not limited to the removal of all buildings erected as part of the special event;
  - (b) provide the parking for the special event as determined by a parking plan, to the satisfaction of the Development Authority; and,
  - (c) accommodate parking on the subject parcel of land or on a separate parcel of land located a maximum of 200m from the subject parcel.
- 92A.4. The duration of a special event shall:
  - (a) not exceed:
    - (i) fifteen (15) consecutive days, and,
    - (ii) eighteen (18) days total in one (1) calendar year;
  - (b) excluding any time needed to set-up and takedown the special event, provided that such activity shall not exceed a maximum of ten (10) days total. The Development Authority may allow additional time for such activity, at its discretion.

- 92A.5. The Development Authority may approve a special event of longer duration if satisfied the special event is compatible with the character of the area and other uses located on, or abutting, the parcel.
- 92A.6. The Development Authority may have as conditions of a development permit for a special event any or all of the following:
  - (a) limiting the hours of operation;
  - (b) requiring parking and its location;
  - (c) requiring police, EMS, and fire services to be provided at, or as a result of, the special event;
  - (d) mitigating measures for any potential health and safety risks;
  - mitigating potential nuisance factors, including but not limited to, pollution, noise, dust, traffic congestion, garbage disposal, and recycling; and,
  - (f) any other conditions, in the opinion of the Development Authority, that may be necessary.
- 92A.7. A development permit shall not be issued for a special event within 100m from the boundary of a parcel of any urban residential district or rural residential district.
- (d) Adding the following to Part 6 Land Use District section 105.4:
  - (f) Special Event
- (e) Adding the following to section Part 6 Land Use District 106.4:
  - (k) Special Event
- (f) Adding the following to section Part 6 Land Use District 107.4:
  - (g) Special Event
- (g) Adding the following to section Part 6 Land Use District 108.4:
  - (n) Special Event
- (h) Adding the following to section Part 6 Land Use District 110.4:
  - (b) Special Event
- (i) Adding the following to section Part 6 Land Use District 111.4:

- (h) Special Event
- (j) Adding the following to section Part 6 Land Use District 113.4:
  - (e) Special Event
- (k) Adding the following to section Part 6 Land Use District 114.4:
  - (a) Special Event
- (I) Adding the following to section Part 6 Land Use District 115.4:
  - (j) Special Event
- (m) Adding the following to section Part 6 Land Use District 116.4:
  - (c) Special Event
- (n) Adding the following to section Part 6 Land Use District 117.4:
  - (a) Special Event
- (o) Adding the following to section Part 6 Land Use District 122.3:
  - (s) Special Event
- (p) Adding the following to section Part 6 Land Use District 124.4:
  - (d) Special Event
- (q) Adding the following to section Part 6 Land Use District 128.4:
  - (d) Special Event
- (r) Adding the following to section Part 6 Land Use District 129.4:
  - (i) Special Event
- (s) Adding the following to section Part 6 Land Use District 204.3:
  - (i) Special Event
- (t) Adding the following to section Part 6 Land Use District 210.2 under "Discretionary Uses (MPC):
  - Special Event
- (u) Adding the following to Part 7 Parking and Loading Requirements section 131.5:

- (f) When requiring a development permit, parking stall requirements for special events shall be based on a parking plan prepared to the satisfaction of the Development Authority.
- (v) Adding the following to Part 8 Parsons Creek Land Use Regulations section 8.3.4:
  - (I) Special Event
- (w) Adding the following to section Part 8 Parsons Creek Land Use Regulations 8.4.1.2:
  - (k) Special Event
- (x) Adding the following to section Part 8 Parsons Creek Land Use Regulations 8.4.2.2:
  - (I) Special Event
- (y) Adding the following to section Part 8 Parsons Creek Land Use Regulations 8.4.3.2:
  - (i) Special Event
- (z) Adding the following to section Part 8 Parsons Creek Land Use Regulations 8.4.4.2:
  - (u) Special Event
- (aa) Adding the following to section Part 8 Parsons Creek Land Use Regulations 8.4.7.2:
  - (i) Special Event
- (bb) Adding the following row to Part 9 City Centre Area Redevelopment Special Area Table 9.16-1:

	CBD1 –	BOR1 –	SCL1 -	SCL2 –
	Central	Borealis	Snyeside /	Snyeside /
	Business		Clearwater	Clearwater
	District		Core	High
Land Uses				Density
• =	Permitted Use	o = Discre	tionary Use	
Special Event	0	0	0	0

(cc) Adding the following row to Part 9 City Centre Area Redevelopment Special Area Table 9.16-2:

	PR-CC Parks and Recreation
Land Uses	City Centre
• = Permitted Use o	= Discretionary Use
Special Event	0

(dd) Adding the following row to Part 9 City Centre Area Redevelopment Special Area Table 9.17-1:

	PRA1 – Prairie	PRA2 – Prairie	FRA1 – Franklin
	West of Queen	East of Queen	Core
Land Uses	Mixed Use	Mixed Use	
• =	Permitted Use	○ = Discretionary	Use
Special Event	0	0	0

(ee) Adding the following row to Part 9 City Centre Area Redevelopment Special Area Table 9.17-2:

	PR-CC Parks	PS-CC Public
	and Recreation	Services City
Land Uses	City Centre	Centre
• = Permitted Use	○ = Discretionary	Use
Special Event	0	0

(ff) Adding the following row to Part 9 City Centre Area Redevelopment Special Area Table 9.18-1:

	SR1 South Riverfront	LBL-C Longboat Landing
Land Uses		Commercial
• = Permitted Use	o = Discretionary	Use
Special Event	0	0

(gg) Adding the following row to Part 9 City Centre Area Redevelopment Special Area Table 9.19-1:

Land Uses	RIVF - Riverfront
• = Permitted Use	○ = Discretionary Use
Special Event	0

2. This Bylaw comes into effect on the day it is passed.

Read a first time this 22 <sup>nd</sup> day of June, 20	)21.			
Read a second time this day of		, 2021.		
Read a third time and final time this	day	of	, 2021.	
Signed and Passed this	date o	f		2021
	-	Mayor		
	-	Chief Legislative C	Officer	

#### BYLAW NO. 13/014

# BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059

**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 adopt a bylaw to amend a Land Use Bylaw.

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

- 1. Land Use Bylaw No. 99/059 is hereby amended by:
  - (a) Adding the following to Section 10:

GARAGE SALE means the sale of used household goods by the occupant of a dwelling for a maximum of two (2) consecutive days and for a maximum of three (3) sales in any one calendar year starting on January 1. A Garage Sale may also be called a yard sale, lawn sale, moving sale, rummage sale, renovation sale, tag sale, attic sale, or junk sale, but does not include Home Business or Home Occupation.

# SPECIAL EVENT means a temporary activity that:

- (a) changes the use of land or a building, or that changes the intensity of use of land or a building;
- (b) does not exceed ten (10) consecutive calendar days, excluding the time required to erect and dismantle the event, which shall not exceed an additional ten (10) cumulative calendar days;
- (c) does not occur for more than fifteen (15) cumulative days in one calendar year, starting on January 1, excluding the time required to erect and dismantle the event;
- (d) is not part of a use at the site for which there is an existing Development Permit; and
- (e) May include a Carnival or a Festival but does not include Project Accommodation or a Garage Sale.
- (b) Adding the following to Section 20.1:

- 20.1 A development permit is not required for the following developments provided that they comply with the requirements of this bylaw:
  - (aa) A Special Event on public land, on a public roadway, or in a publicly operated facility which has obtained a Special Event Permit and is subject to the provisions of Council Policy PRL-130;
  - (bb) A Garage Sale;
  - (cc) A Special Event that is held entirely within the existing building(s) on a site and where the site has sufficient on-site parking to accommodate persons attending the Special Event and the site is more than 100 metres from the boundary of a parcel of land with an existing residential use;
  - (dd) A Special Event with event attendance of less than 150 persons at any one time;
  - (ee) A Special Event that is seasonal, does not occur for more than 90 consecutive calendar days, and is accessory to a principal agricultural use, where the site has sufficient on-site parking to accommodate all persons attending the Special Event, for example a corn maze or Christmas tree sale lot;
  - (ff) A Special Event that is a school event held within school facilities, or if outside, on school-owned properties;
  - (gg) A Special Event that is held by a religious assembly on a property owned by the religious assembly.
- (c) Adding the following to Part Five: General Regulations:

# 300 Special Events

- 300.1 Special Events are a discretionary use in all residential and mixed use districts, and in an all other districts where the site on which the Special Event occurs is less than 100 metres from the boundary of a parcel of land with an existing residential use.
- 300.2 Special Events are a permitted use in all agricultural, commercial and industrial districts, and on lands districted MR Municipal Reserve, PS Public Service, PR Parks and Recreation, or PUL Public Utility Lot where the site on which the Special Event occurs is more than 100 metres from the boundary of a parcel of land with an existing residential use.

- 300.3 A complete application for a Special Event Development Permit shall include, but may not be limited to, the following:
  - a) A site plan which identifies where the Special Event is proposed to take place and the facilities and structures which comprise the Special Event or are required to support it;
  - b) A context plan identifying how the Special Event relates to surrounding land uses;
  - c) A parking and traffic management plan which is satisfactory to the Development Authority;
  - d) Building plans of any proposed temporary structures over 10m<sup>2</sup>;
  - e) A signage plan that details sign content and location;
  - f) An emergency response plan; and
  - g) Hours of operation of the proposed event.
- 300.4 Applications for a Special Event Development Permit shall be considered using the following criteria:
  - a) Compatibility of the Special Event with its proposed site;
  - b) Compatibility of the Special Event with surrounding land uses;
  - c) Availability of parking and/or transit to accommodate the expected event attendance;
  - d) Emergency preparedness, as determined by regional emergency services;
  - e) Mitigation measures for any potential health and safety risks;
  - f) Identification and mitigation of potential nuisance factors such as, but not exclusive to, pollution, noise, visual blight, dust, traffic congestion, garbage disposal and recycling; and
  - g) The proposed hours of operation of the Special Event.
- 300.5 The Development Authority may, as a condition of issuing a development permit for a Special Event, impose conditions respecting the following matters:

- a) The operation of the Special Event in accordance with the application submitted to and the plans approved by the Development Authority;
- b) Requirements for police, EMS, and fire services to be provided at the event and at the cost of the event organizer;
- c) Mitigation of potential nuisance factors that may be caused by the Special Event, including but not exclusive to pollution, noise, visual blight, dust, traffic congestion, garbage disposal, and recycling;
- d) The time or times during which the Special Event may be carried out; and
- e) Any other conditions that in the opinion of the Development Authority may be necessary for the Special Event to operate in a manner that meets the criteria for Special Events in the Municipality.
- 2. Bylaw No. 12/039 is hereby repealed.
- 3. The Chief Administrative Officer is authorized to consolidate this bylaw.
- 4. This bylaw when passed shall become effective on September 11, 2013.

READ a first time this 14 day of May, A.D 2013.

READ a second time this 11th day of June, A.D. 2013.

READ a third and final time this 11<sup>th</sup> day of June, A.D. 2013.

SIGNED and PASSED this 11th day of June, A.D. 2013.

Mayor

Chief Legislative Officer

ACTION NUMBER 131300292

COURT OF QUEEN'S BENCH OF

**ALBERTA** 

JUDICIAL CENTRE FORT MCMURRAY

APPLICANT ANDREW THORNE

RESPONDENT THE REGIONAL MUNICIPALITY

OF WOOD BUFFALO

DOCUMENT JUDGMENT

ADDRESS FOR SERVICE
AND

Thorne & Thorne
9906 Sutherland Street

CONTACT INFORMATION Fort McMurray, AB T9H 1V4
OF Telephone: (780) 791-9979

PARTY FILING THIS

**DOCUMENT** 

Telephone: (780) 791-9979 Facsimile: (780) 790-1668

Attn: Jodi L. Thorne File No. 19880/JLT

DATE ON WHICH JUDGMENT WAS PRONOUNCED: JANUARY 21, 2021

NAME OF JUSTICE WHO GRANTED

THIS JUDGMENT: MADAM JUSTICE G.A. CAMPBELL

LOCATION OF JUDGMENT: FORT MCMURRAY, ALBERTA

UPON THE APPLICATION of the Applicant for Judicial Review of *Bylaw 13/104* of the Regional Municipality of Wood Buffalo in the Province of Alberta ("*Bylaw 13/014*"); and UPON review of the extensive Written Brief and Supplemental Briefs of both the Applicant and the Respondent; AND UPON hearing from Counsel for the Applicant and the Respondent;

#### IT IS HEREBY ADJUDGED THAT:

1. Bylaw 13/014 is hereby quashed on the grounds that it is internally contradictory and contrary to the Municipal Development Plan, being Bylaw 11/027 of the Regional Municipality of Wood Buffalo.



-2-

- 2. The remaining grounds alleged for quashing *Bylaw 13/014* as set out in the Applicant's Originating Application, namely procedural unfairness, bias and bad faith, need not be determined as *Bylaw 13/014* has been quashed on the grounds set out at paragraph 1 herein.
- 3. Costs are awarded to the Applicant in the amount of \$8,500.00.

# Section 17 (1) FOIP

Justice of the Court of Queen's Bench of Alberta

Approved as to form and content this <u>25th</u> day of January, 2021

Sharek Logan & van Leenen LLP

Per

Section 17 (1) FOIP

Jonathan McCully,

Solicitor for the Respondent

## COUNCIL REPORT Meeting Date: June 22, 2021

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Subject: Minutes	Council Appointed Advisory Board/Committee Meeting		
APPROVALS:		Jamie Doyle	
	Director	Chief Administrative Officer	

# **Recommended Motion:**

THAT the Minutes from Council Appointed Advisory Board/Committee meetings, as outlined in Attachments 1-8, be accepted as information.

# **Summary and Background:**

Administrative Directive No. GOV-060-D, Council Appointed Committee Meetings and Reporting, was approved by Administration on October 25, 2019 and was established to govern the core democratic principles of openness and transparency by ensuring that Council Committees, which are advisory in nature, are managed and administered consistently.

A mechanism to ensure alignment with the provision of transparency is to ensure that all advisory committee minutes are appropriately forwarded to Council through a public agenda for information to Council members as well as residents and the general public.

In accordance with Administrative Directive No. GOV-060-D, Council - Appointed Committee Meetings and Reporting, Administration is providing Minutes from Council Appointed Committee meetings, for Council's information.

## **Strategic Priorities:**

Responsible Government

#### **Attachments:**

- 1. 2021-05-05 Wood Buffalo Development Advisory Committee Minutes
- 2. 2021-05-05 Wood Buffalo Downtown Revitalization Advisory Committee Minutes

Department: Legislative Services 1/2

- 3. 2021-05-12 Public Art Committee Minutes
- 4. 2021-05-13 Advisory Committee on Aging Minutes
- 5. 2021-05-19 Regional Advisory Committee on Inclusion, Diversity and Equality Minutes
- 6. 2021-05-20 Wood Buffalo Waterfront Advisory Committee Minutes
- 7. 2021-05-27 Communities in Bloom Minutes
- 8. 2021-05-27 Special Wood Buffalo Waterfront Advisory Committee Minutes

Minutes of a Meeting of the Wood Buffalo Development Advisory Committee held via Electronic Communications in Fort McMurray, Alberta, on Wednesday, May 5, 2021, commencing at 9:00 AM.

#### Present:

Bryce Kumka, Chair
Bilal Abbas, Public-At-Large
Jessica Bowles, Health and Wellness
Steven Hale, Education
Jin Li, Public-at-Large
Justin MacNeil, Arts, Culture and Recreation
Diana Noble, Public-at-Large
David Secord, Business Community
Dan Soupal, Land Development
Beverley Tjarera, Community Development
Ijeoma Uche-Ezeala, Public-at-Large
Curtis Williams, Community Development
Bruce Inglis, Councillor

#### Absent:

Scott Jackson, Oil and Gas Industry

### **Administration:**

Matthew Hough, Deputy Chief Administrative Officer
Jade Brown, Chief Legislative Officer
Kelly Hansen, Director, Strategic Planning/Business Initiatives
Amanda Haitas, Senior Manager, Planning and Development
Monica Lance, Manager, Special Projects
Sonia Soutter, Manager, Senior Legislative Officer
Heather Fredeen, Legislative Officer

## 1. Call to Order

Chair Bryce Kumka called the meeting to order at 9:07 a.m.

## 2. Adoption of Agenda

## **MOTION:**

THAT the Agenda be adopted as presented

RESULT: CARRIED [UNANIMOUS]

**MOVER:** David Secord, Business Community

**SECONDER:** Diana Noble, Public-at-Large

**FOR:** Noble, Soupal, Kumka, Li, Secord, Tjarera, Williams, Uche-Ezeala,

Abbas, Bowles, Hale, MacNeil

**ABSENT:** Jackson

## 3. Minutes of Previous Meetings

## 3.1. Wood Buffalo Development Advisory Committee Meeting - April 7, 2021

#### **MOTION:**

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

RESULT: CARRIED [UNANIMOUS]

MOVER: Ijeoma Uche-Ezeala, Public-at-Large

**SECONDER:** Jin Li, Public-at-Large

FOR: Noble, Soupal, Kumka, Li, Secord, Tjarera, Williams, Uche-Ezeala,

Abbas, Bowles, Hale, McNeil

**ABSENT:** Jackson

## 4. Presentation

# 4.1. Amanda Haitas, Senior Manager, Planning and Development re: Red Tape Reduction - Planning and Development Process Review Project Update

## Exit and Return

Justin MacNeil exited the meeting at 9:15 a.m. and returned at 9:18 a.m.

Amanda Haitas, Senior Manager, Planning and Development provided a presentation on the timeline and sequence of the Department's Process Review Project noting that process improvements are being implemented as the project progresses. It was further noted that a meeting is scheduled at the end of May 2021 to collect stakeholder feedback on the project from the Fort McMurray Chamber of Commerce, the Northeastern Alberta Aboriginal Business Association (NAABA) and the Building Industry Land Development Association Alberta (BILD).

#### Action

Administration to provide an update at the next Committee meeting, on the feedback received from the stakeholder meeting regarding the Planning and Development's Process Review Project taking place at the end of May 2021.

## **Exits and Returns**

Justin MacNeil exited the meeting at 9:38 a.m. and returned at 9:54 p.m. Diana Noble exited the meeting at 9:56 a.m. and returned at 10:02 a.m.

A discussion occurred with respect to an update by Planning and Development to Council on this project.

With consensus of the Committee, it was noted that Chair Bryce Kumka will accompany Administration as a co-presenter at the June 8, 2021 Council Meeting, to provide an update on the Planning and Development Process Review Project.

## 5. <u>Unfinished Business</u>

## 5.1. Municipal Development Plan Update

Such Chandhiok, Supervisor, Planning and Development, provided an update on the progress of the Municipal Development Plan project noting that the project team is reviewing information collected from phase two of the community engagement and will use the information to draft the new Municipal Development Plan.

#### Exit

Diana Noble exited the meeting at 10:05 a.m.

## **Action**

Administration to provide Committee Members with the links to the current Municipal Development Plan and the new Municipal Development Plan project page.

# 5.2. Flood Mitigation Update

Maureen Nakonechny, Project Manager, Engineering, provided an overview of temporary flood mitigation currently in place and noted that the risk for flooding is below average this year. An overview and status update on permanent flood mitigation initiatives including an update on permanent flood mitigation construction of Reaches 5 and 6 was also provided.

#### Exit

Jin Li exited the meeting at 10:31 a.m.

# 5.3. Insurance Advocacy

Chair Bryce Kumka provided an overview on the insurance industry's view of risk in the Region and noted that continuous advocacy of the insurance industry is required.

### Exit

Justin MacNeil exited the meeting at 10:49 a.m.

Matthew Hough, Deputy Chief Administrative Officer, provided an overview of advocacy efforts undertaken by Administration and Council as it related to availability of insurance in the Region.

With consensus of the Committee, it was noted that a letter will be provided to Council from Chair Bryce Kumka, on behalf of the Committee, supporting the advocacy efforts of the Municipality as it relates to the availability of insurance in the region.

#### Action

Matthew Hough, Deputy Chief Administrative Officer, to provide an overview of flood mitigation projects to the Committee, including a step-by-step milestone schedule.

Prior to adjourning the meeting, the Committee passed the following motion to excuse Committee Member S. Jackson from the May 5, 2021 Committee meeting.

#### MOTION:

THAT Scott Jackson be excused from today's Committee Meeting, May 5, 2021.

RESULT: CARRIED [UNANIMOUS]

MOVER: Ijeoma Uche-Ezeala, Public-at-Large SECONDER: David Secord, Business Community

**FOR:** Soupal, Kumka, Secord, Tjarera, Williams, Uche-Ezeala, Abbas,

Bowles, Hale

ABSENT: Noble, Jackson, Li, MacNeil

#### **Adjournment**

The meeting adjourned at 11:04 a.m.		
	Chair	

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 Mouland, 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	

Minutes of a Meeting of the Public Art Committee held via Electronic Communications in Fort McMurray, Alberta, on Wednesday, May 12, 2021, commencing at 6:00 PM.

#### **Present:**

Nabil Malik, Vice Chair Waverly Muessle Todd Hillier Paul Cooke

#### Absent:

Sharon Heading, Chair Krista Balsom, Councillor

#### Administration:

Deanne Bergey, Director, Community and Protective Services
Jade Brown, Chief Legislative Officer
Caitlin Downie, Manager, Community and Protective Services
Theresa Buller, Department Administrator, Community and Protective Services
Caitlin Sheaves, Clerk, Legislative Services

#### 1. Call to Order

Nabil Malik, Vice Chair, called the meeting to order at 6:04 p.m.

#### 2. Adoption of Agenda

#### **MOTION:**

THAT the Agenda be amended to add item 5.2 Proposed Bylaw Amendment - Committee's Bylaw No.17/024 and that the Agenda be adopted as amended.

RESULT: CARRIED [UNANIMOUS]

MOVER: Todd Hillier

**SECONDER:** Waverly Muessle

FOR: Malik, Muessle, Hillier, Cooke

**ABSENT:** Heading

#### 3. Minutes of Previous Meetings

#### 3.1. Public Art Committee Meeting - April 14, 2021

THAT the minutes of the Public Art Committee meeting held on April 14, 2021 be accepted as presented.

RESULT: ACCEPTED [UNANIMOUS]

MOVER: Paul Cooke SECONDER: Todd Hillier

FOR: Malik, Muessle, Hillier, Cooke

**ABSENT:** Heading

#### 4. Presentation

### 4.1. Janine Kruse, Manager, Indigenous and Rural Relations, re: Moccasin Flats Memorial

Janine Kruse, Manager, Indigenous and Rural Relations, provided an overview of the Moccasin Flats Memorial presentation, including the history and background of the Moccasins Flats area, phases of engagement and next steps for the project. It was noted that this is a Capital Project therefore the process will be different than that of a piece commissioned out of the Public Art Reserve.

The Committee provided feedback and support for the project.

#### 5. New and Unfinished Business

#### 5.1. Program Updates

#### **Public Art Plan:**

Theresa Buller, Department Administrator, indicated that Sharon Heading, Chair, will be accompanying Administration at the May 25, 2021 Council Meeting to present the Public Art Plan to Council for consideration.

#### **Council Chamber Artwork:**

Theresa Buller, Department Administrator, advised that Administration continues to work closely with the Indigenous and Rural Relations Department on engagement with the Region's Indigenous Communities on this artwork. It was noted that a meeting with the facilitators is scheduled for June 3, 2021, with Artist Selection scheduled for June 4, 2021, followed by community engagement on June 29, 2021.

#### igNIGHT:

Theresa Buller, Department Administrator, advised that the deadline for artist submissions has been extended to May 20, 2021 with the selection panel now being held on May 25, 2021. It was noted that to date, seven applications have been received from artists both locally and across the province.

#### Franklin and Main Park:

Theresa Buller, Department Administrator, provided a brief update on the enhanced fencing and benches, noting that Administration is moving forward with the artist call for those projects. Additionally, an update was provided on the mural program, advising that the program no longer aligns with the Inside Out Campaign, however; the program will proceed with a new direction.

#### 5.2. Proposed Bylaw Amendment – Committee's Bylaw No. 17/024

Deanne Bergey, Director, and Caitlin Downie, Manager, Community and Protective Services, provided an update on the Proposed Committees Bylaw Amendment, noting that the documents language will be changed slightly from the previous version that was shared with the Committee and that following and Legal review there were no changes to the previously proposed membership update.

The Committee was supportive of the proposed language changes and expressed no concerns or objections.

#### Adjournment

The meeting adjourned at 6:36 p.m.		
	Chair	

Minutes of a Meeting of the Advisory Committee on Aging held via Electronic Communications in Fort McMurray, Alberta, on Thursday, May 13, 2021, commencing at 1:00 PM.

#### Present:

Henry Hunter, Wood Buffalo Housing Development Linda Mywaart, Public-at-Large - Rural Luana Bussieres, Public-at-Large - Urban Carolyn Evancio, Seniors Resource Committee Carol Theberge, Wood Buffalo Health Advisory Council Keith McGrath, Councillor

#### Absent:

Joan Furber, Golden Years Society

#### Administration:

Deanne Bergey, Director, Community and Protective Services Jade Brown, Chief, Legislative Officer Toni Elliott, Senior Manager, Community and Protective Services Sonia Soutter, Manager, Senior Legislative Officer Destiny Hilliard, Clerk, Legislative Services

#### 1. Call to Order

Henry Hunter, Chair, called the meeting to order at 1:03 p.m.

#### **Entrance**

Keith McGrath, Councillor, joined the Meeting at 1:10 p.m.

#### 2. Adoption of Agenda

#### **MOTION**

THAT the agenda be adopted as presented.

RESULT: CARRIED [UNANIMOUS]

**MOVER:** Carolyn Evancio, Seniors Resource Committee

**SECONDER:** Linda Mywaart, Public-at-Large - Rural

FOR: Bussieres, Hunter, Evancio, McGrath, Mywaart, Theberge

**ABSENT:** Furber

#### 3. <u>Minutes of Previous Meetings</u>

#### 3.1. Advisory Committee on Aging Meeting - April 8, 2021

#### **MOTION**

THAT the minutes of the Advisory Committee on Aging Meeting held on April 8, 2021 be approved as presented.

RESULT: CARRIED [UNANIMOUS]

**MOVER:** Luana Bussieres, Public-at-Large - Urban

**SECONDER:** Carol Theberge, Wood Buffalo Health Advisory Council **FOR:** Bussieres, Hunter, Evancio, McGrath, Mywaart, Theberge

**ABSENT:** Furber

#### 4. New and Unfinished Business

#### 4.1. Administrative Update re: Age- Friendly Work Plan

Deanne Bergey, Director, Community and Protective Services, noted that the Age Friendly Work Plan will be presented to Council at their May 25, 2021 meeting. It was indicated that the bylaw amendment will be presented for first reading, with second and third readings being presented at the June 8, 2021 Council meeting. It was noted that further changes were made to the Amendment being proposed for Committees Bylaw 17/024:

a) Section 26, deleting the current wording and replacing it with the following:

The Chief Administrative Officer shall ensure that adequate administrative support is provided to the Committee for their scheduled meetings.

b) Section 27, adding the following words:

"Adequate administrative support" is to be determined solely by the Chief Administrative Officer. Committees shall not direct or otherwise delegate Committee functions to Municipal staff. Municipal staff shall consider suggestions and recommendations from Committees with respect to implementation strategies, in keeping with the Committee's Mandate and within Council approved budgets.

a) Appendix A - Advisory Committee on Aging. Appendix A is amended by deleting the content of the current "Membership" section and replacing it with the following:

#### Membership:

Up to 9 Members, with one from each of the following six organizations:

- 1 Regional Municipality of Wood Buffalo Council
- 1 Wood Buffalo Housing and Development Corporation
- 1 Alberta Health Services
- 1 Golden Years Society Board
- 1 Wood Buffalo Senior Resource Committee
- 1 St. Aidan's House Society

And up to 3 Members as "Seniors-at-Large". Membership in this category will be comprised of 1 rural community representative, 1 urban service area representative and 1 Indigenous representative. Members in this category should consider themselves as "senior". If there are insufficient applicants in this category, Council may appoint one or more alternate seniors-at-large from any of the three representative groups.

Following review of the proposed amendment, it was suggested that the following wording be added to the end of the wording proposed for section 27.

"Within approved budgets and departmental day-to-day operations. This is intended to clarify the relationship between Committees and Administration and does not otherwise diminish the mandate of Committees or their responsibility to bring forward recommendations to Council."

It was further suggested that the wording "Municipal staff shall consider suggestions and recommendations" be revised to "Municipal staff shall consider suggestions and ideas".

It was agreed that once the wording has been inserted in to the document the updated document will be provided to the Committee via email.

#### 4.2. Accessibility Audit Update

Deanne Bergey, Director, Community and Protective Services, noted that Administration is coordinating a working group to ensure age friendly initiatives do not get overlooked in the upcoming accessibility audit, planned to be released in early 2022. Henry Hunter, Chair, and Linda Mywaart, Vice Chair, agreed to participate on the working group.

Committee Member, Luana Bussieres, noted the Wood Buffalo Community Foundation has a "Healthy Community" grant open for registrations to municipalities until the end of May, 2021. The Committee supported the suggestion that the Social Planner, Martin Byaruhanga, apply on behalf of the Committee with hopes of having the age friendly accessibility initiatives go through the grant rather than the audit as it will likely be quicker and more efficient.

#### Exit

Councillor, Keith McGrath, disconnected from the meeting at 1:42 p.m.

#### 4.3. Seniors' Week - June 13-17, 2021

Carolyn Evancio, Committee Member, noted that Seniors Week will take place between June 7-13, 2021. A schedule of events taking place during Seniors Week, such as bingo, trivia and signage outside the Golden Years Society, will be sent out to the Committee. Prizes will be attached to these events as an incentive for residents to participate.

#### 4.4. Action Log

Deanne Bergey, Director, noted the Vulnerable Persons Registry held a media campaign to spread awareness for the group in which the number of members increased from 52 to 66. There will be another campaign later in the year to continue awareness.

All other action items are ongoing.

#### 4.5. Information Updates

Henry Hunter, Chair, noted the Wood Buffalo Housing offices are closed for three weeks as a result of increased COVID-19 cases in the region.

Linda Mywaart, Vice Chair, commended Wood Buffalo Housing on their efforts to get the rent supplement program reinstated.

Carol Theberge, Committee Member, noted that the move to Willow Square is still scheduled to proceed on June 21, 2021 as it has previously been delayed a month due to a COVID-19 outbreak amongst the contractors.

Carolyn Evancio, Committee Member expressed thanks for the efforts of the Seniors Resource Committee to support seniors during the COVID-19 pandemic.

Luana Bussieres, Committee Member, noted efforts of the hospital in light of the recent restrictions put in place as seniors are reluctant to attend the hospital, it was also noted there will be an upcoming interprovincial meeting with different provincial and federal Health Ministers to look at age friendly initiatives across Canada and what each province is experiencing.

#### Action Item:

Department Administrator, Melissa Williams, to provide monthly updates to the Committee from meetings held with the provincial government.

Ad	journment
----	-----------

The Meeting adjourned at 2:12 p.m.		
	Chair	

Minutes of a Meeting of the Regional Advisory Committee on Inclusion, Diversity and Equality held via Electronic Communications in Fort McMurray, Alberta, on Wednesday, May 19, 2021, commencing at 5:30 PM.

#### Present:

Jason Beck, Chair Mitchel Bowers, Vice Chair Tammy Jackson Luay Eljamal

#### Absent:

Chantelle Tatum

Keith McGrath, Councillor

#### Administration:

Deanne Bergey, Director, Community and Protective Services
Jade Brown, Chief Legislative Officer
Toni Elliott, Senior Manager, Community and Protective Services
Caitlin Downie, Department Administrator, Community and Protective Services
Caitlin Sheaves, Clerk, Legislative Services

#### 1. Call to Order

Jason Beck, Chair, called the meeting to order at 5:34 p.m.

#### 2. Adoption of Agenda

#### **MOTION:**

THAT the agenda be adopted as presented.

RESULT: CARRIED [UNANIMOUS]

MOVER: Tammy Jackson SECONDER: Luay Eljamal

FOR: Jackson, Bowers, Beck, Eljamal

**ABSENT:** Tatum

#### 3. <u>Minutes of Previous Meetings</u>

3.1. Regional Advisory Committee on Inclusion, Diversity and Equality (RACIDE) Meeting - April 21, 2021

THAT the minutes of the Regional Advisory Committee on Inclusion, Diversity and Equality meeting held on April 21, 2021 be accepted as presented.

RESULT: CARRIED [UNANIMOUS]

MOVER: Luay Eljamal SECONDER: Mitchel Bowers

FOR: Jackson, Bowers, Beck, Eljamal

**ABSENT:** Tatum

#### 4. New and Unfinished Business

#### 4.1. Proposed Bylaw Amendment – Committees Bylaw 17/024

Deanne Bergey, Director, and Caitlin Downie, Department Administrator, Community and Protective Services, provided an update on the Proposed Committees Bylaw Amendment, noting a slight language change to the bylaw being brought forward for Council's consideration. It was further confirmed that the proposed bylaw includes the change from "equity" to "equality" with respect to the Committee's name.

No concerns were raised from the Committee members in attendance.

#### 4.2. Municipal Census - Question Discussion

Mitchel Bowers, Vice Chair, provided an overview of the matter noting that following previous discussions with the Planning and Development Department and in collaboration with Pride YMM a commitment was made to include an inclusive list of options for the gender-based questions in the 2021 Municipal Census. Administration in attendance advised that due to technical issues the options for that question were omitted in the 2021 Municipal Census. Administration confirmed that Planning and Development is aware of the error and has confirmed that the updated language is loaded for use in the next Municipal Census.

The Committee further discussed how gender-based questions can be updated and improved across the organization and included in future questionnaires created by the Municipality.

#### Action Items:

Administration to reach out to the Planning and Development Department with respect to a public acknowledgement of the error made in the 2021 Municipal Census.

Administration to circulate the list of gender-based response options to the Committee for review and feedback.

Administration to endeavor to include the updated list of gender-based response options in future municipal questionnaires, internally and externally.

#### 4.3. Working Group Updates

#### **Anti-Racism Working Group:**

Caitlin Downie, Department Administrator provided an update on various initiatives including Committee recruitment and selection, Community Investment Program Grants, and the Employee Census. It was also noted that Administration has met with the Multicultural Association to further discuss the Anti-Racism Training module, and that Legal Services is conducting benchmarking with various municipalities on Anti-Racism Policies.

With respect to the Awareness Campaign, it was indicated that Administration is working closely with the Communications and Engagement Department to refresh the program materials and anticipates launching the campaign in Summer 2021.

#### **Accessibility Working Group:**

Caitlin Downie, Department Administrator, advised that Administration met with the Regional Inclusion Committee (RIC) and confirmed RIC has expressed interest in collaborating on the Accessibility Audit.

Koryn Krekoski, RIC Member in attendance, provided an overview of the lack of accessible transportation in the Region, including the Municipality's SMART bus system, as well as a lack of communication and support services for programs and services available for disabled residents in the Region. The Committee and Administration provided feedback on options and alternative solutions.

Mitchel Bowers, Vice Chair, advised that a letter was received from the deaf community providing feedback on the interpreter services at the April 27, 2021 Council meeting and the closed captioning services provided to date and concerns with respect to emergency communication and communication services in general from the Municipality, including the Alertable App.

Jade Brown, Chief Legislative Officer, spoke to the benchmarking and research completed by the Legislative Services Branch with respect to ASL interpretation of Council meetings advising that Deaf and Hear Alberta has indicated that, under their guidelines, ASL interpreters can be scheduled for a period of 2 hours only. It was for this rationale that ASL interpretation services were not provided for Council meetings.

The Committee and Administration discussed potential alternatives for information sharing.

#### Action Items:

Administration to follow up with Regional Emergency Services with respect to concerns regarding the Alertable App.

Administration to follow up with Communications and Engagement with respect to concerns regarding the potential to include ASL interpretation video of services available to residents (i.e., garbage collection, etc.) on the website, and plain language briefings following Council meetings.

#### 5. Roundtable

Mitchel Bowers, Vice Chair advised that Pride Month events have been rescheduled to September 4, 2021.

Caitlin Downie, Department Administrator, provided an update on UNESCO and the Coalition of Inclusive Municipalities, noting that the Regional Municipality of Wood Buffalo has been successfully appointed to the Committee's membership.

#### Adjournment

The meeting adjourned at 6:49 p.m.		
	Chair	

Minutes of a Meeting of the Wood Buffalo Waterfront Advisory Committee held via Electronic Communications in Fort McMurray, Alberta, on Thursday, May 20, 2021, commencing at 10:00 AM.

#### Present:

Gaylene Weidlich, Community Development Sector, Chair Gary Devison, Seniors Representative Cathy Dreier, Public-at- Large Bill Loutitt, Indigenous Representative Keith Plowman, Business Community David Stirling, Public-At-Large Liana Wheeldon, Culture (Arts, Culture & Heritage) Krista Balsom, Councillor

#### Absent:

Erica Brewer, Recreation Representative Andrew Crompton, Oil and Gas Industry Alan Gammon, Land Development Industry Sean Robertson, Safety and Security Sector Phil Meagher, Councillor

#### Administration:

Matthew Hough, Deputy Chief Administrative Officer
Dennis Fraser, Director, Indigenous and Rural Relations
Kelly Hansen, Director, Strategic Planning and Business Initiatives
Monica Lance, Manager, Special Projects
Jade Brown, Chief Legislative Officer, Legislative Services
Sonia Soutter, Manager, Senior Legislative Officer, Legislative Services
Destiny Hilliard, Clerk, Legislative Services

#### 1. Call to Order

Chair, Gaylene Weidlich, called the meeting to order at 10:05 a.m.

#### 2. Adoption of Agenda

#### **MOTION**

THAT the agenda be adopted as presented.

RESULT: CARRIED [UNANIMOUS]

MOVER: Liana Wheeldon SECONDER: Cathy Dreier

**FOR:** Loutitt, Wheeldon, Dreier, Weidlich, Plowman, Devison, Stirling

**ABSENT:** Robertson, Crompton, Brewer, Gammon

#### 3. Minutes of April 15, 2021

#### 3.1. Wood Buffalo Waterfront Advisory Committee Meeting - April 15, 2021

#### **MOTION**

THAT the Minutes of the Wood Buffalo Waterfront Advisory Committee held on April 15, 2021 be approved as presented.

RESULT: ACCEPTED [UNANIMOUS]

MOVER: Bill Loutitt
SECONDER: Cathy Dreier

**FOR:** Loutitt, Wheeldon, Dreier, Weidlich, Plowman, Devison, Stirling

ABSENT: Robertson, Crompton, Brewer, Gammon

#### 4. Presentation

4.1. Bill Loutitt, Corey Hobbs, McMurray Métis, Jeff Sandeman, Casman Group of Companies, T. Maginnis Cocivera, Geneviève Noël, Mindful Architecture, re: McMurray Métis Cultural Centre

Bill Loutitt, Committee Member and CEO McMurray Métis Local 1935, introduced the presenters and spoke on the importance of the McMurray Métis Cultural Centre and the positive impact the centre will have on the region, and the region's Indigenous Peoples as it would be a great opportunity for reconciliation.

T. Maginnis Cocivera and Genevieve Noel, architects, Mindful Architecture, presented the design plans for the McMurray Métis Cultural Centre noting the plan includes highly sustainable concepts that connects with nature, represents biodiversity and uses local energy.

The design of the facility is to host community and business events, a museum for Métis culture, a sacred spot for intergenerational teaching among the Métis, a European style theatre and an art gallery. The second level will contain McMurray Métis offices, rental offices, and a kitchen for the working spaces to gather.

#### Entrance

Gary Devison, Committee Member, joined the meeting at 10:30 a.m.

#### **Exit**

Bill Loutitt, Committee Member, exited the meeting due to pecuniary interest at 10:50 a.m.

#### **MOTION**

THAT the Committee agree with the addition of the Métis Cultural Centre as part of the Waterfront Re-development; and

THAT a letter to this regard be provided to Council.

RESULT: CARRIED [6 TO 0]
MOVER: Keith Plowman
SECONDER: Liana Wheeldon

**FOR:** Wheeldon, Dreier, Weidlich, Plowman, Devison, Stirling

**PECUNIARY** 

**INTEREST:** Loutitt

**ABSENT:** Robertson, Crompton, Brewer, Gammon

#### <u>Return</u>

Bill Loutitt, Committee Member, rejoined the meeting at 11:06 a.m.

### 4.2. Janine Kruse, Manager, Indigenous and Rural Relations, re: Moccasin Flats Memorial

Janice Kruse, Manager, Indigenous and Rural Relations, provided an overview of the Moccasin Flats Memorial and provided a brief overview of the history of Moccasin Flats. It was noted that the public engagement survey conducted by McMurray Métis, was used to refine the memorial design concepts and the next steps in the process.

### 4.3. Karen Puga, Lead Coordinator, Culture and Social Development re: Wood Buffalo Public Art Plan

Karen Puga, Lead Coordinator, Culture and Social Development, presented the 2021 Wood Buffalo Public Art Plan, noting the plan's vision is to broaden the regions culture through the creation and development of public art.

#### Exit and Return

Cathy Dreier, Committee Member, exited the meeting at 11:22 a.m. and rejoined at 11:27 a.m.

It was noted the Wood Buffalo Public Art Plan will be presented at the May 25, 2021 Council Meeting for consideration.

#### 5. New and Unfinished Business

## 5.1. Josh Bernsen, Lees and Associates, Gregg Kahan, Urban Systems and James Roche, DTAH re: Waterfront Park Project Update

Josh Bernsen, Lees and Associates, and Yvonne Batista, DTAH, provided an overview of the preferred design concept for the Waterfront Park Design, noting the first stage of construction will begin in 2021 with the more significant stage of construction beginning in 2022.

The Committee provided feedback and suggestions on the proposed design concepts and it was requested that a special meeting be held to hear more detailed comments on the plan.

#### **Action Item:**

Administration to schedule a Special Meeting for the Committee to receive a more comprehensive presentation of the Waterfront Project.

#### 5.2. Roundtable

Stephen Fudge, Manager, Public Works, Parks, clarified the new dock at the Snye is part of the river front trail and docks capital project.

Monica Lance, Manager, Special Projects, noted the Fort McMurray Wood Buffalo Economic Development and Tourism is working on a five-year strategic plan and is seeking input from the Committee. It was noted that this item would be reflected as a potential agenda item for the next Committee Meeting.

#### Adjournment

The meeting adjourned at 11:55 a.m.		
	Chair	

Minutes of a Meeting of the Communities in Bloom Committee held via Electronic Communications in Fort McMurray, Alberta, on Thursday, May 27, 2021, commencing at 6:00 PM.

#### Present:

Helen Meyer, Chair Qasim Malik, Vice Chair Ayesha Malik, Public-at-Large Johnny Dulku, Public-at-Large Victoria Ganace, Public-at-Large Nicole McMillan, Public-at-Large Sheila Lalonde, Councillor

#### Absent:

Destiny Jefferies, Public-at-Large

#### **Administration:**

Jade Brown, Chief Legislative Officer Seville Kwan, Department Administrator Destiny Hilliard, Clerk, Legislative Services Stephen Fudge, Manager, Public Works

#### 1. Call to Order

Helen Meyer, Chair, called the meeting to order at 6:07 p.m.

#### 2. Adoption of Agenda

#### **MOTION**

THAT the Agenda be adopted as presented.

RESULT: CARRIED [UNANIMOUS]

MOVER: Johnny Dulku SECONDER: Qasim Malik

FOR: Meyer, A. Malik, Dulku, Q. Malik, Ganace, McMillan

**ABSENT:** Jefferies

#### 3. Minutes of Previous Meetings

#### 3.1. Communities in Bloom Committee Meeting - April 22, 2021

THAT the minutes of the Communities in Bloom Meeting held on April 22, 2021 be accepted as presented.

RESULT: ACCEPTED [UNANIMOUS]

MOVER: Victoria Ganace SECONDER: Ayesha Malik

FOR: Meyer, A. Malik, Dulku, Q. Malik, Ganace, McMillan

**ABSENT:** Jefferies

#### 4. New and Unfinished Business

#### 4.1. Flower of The Year Seed Distribution Updates

Helen Meyer, Chair, provided an update on seed distribution for the 2021 Flower of The Year noting the following businesses have baskets and signage for free seed packets; Chocolates and Candlelight, Caribou Flowers and Gifts, Spoiled Rotten, Sweet Meats, Heritage Village, Beacon Hill Food Store, Wood Buffalo Coffee Company, and Lifeforce Herbal Healing Centre.

#### 4.2. Nominate Your Neighbour

Seville Kwan, Department Administrator, provided an update on the Nominate Your Neighbour program noting that nominations will be accepted beginning June 15, 2021.

It was further noted that the Communities in Bloom Committee will be receiving twelve gardening packages through the Scott's Miracle Gro Best Garden Selection program, which will be given away through random weekly draws to homes and businesses that were recognized in the Nominate your Neighbour program.

#### 4.3. Borealis Park Communities in Bloom Garden Updates

The Committee discussed their interest in planting summer flowers at the Borealis Park Community Garden. It was noted that a determination on whether the Committee could plant as a group or individually will be contingent on any relaxation of COVID-19 restrictions.

#### 4.4. 2023 Communities in Bloom Symposium

Seville Kwan, Department Administrator, provided an overview of the annual National Communities in Bloom Symposium, noting that the RMWB was chosen to host the Symposium in 2020; however due to COVID-19 restrictions the event was rescheduled to 2023. It was further explained that the Committee had previously decided on

"Northern Blooms" as the conference tagline. A discussion occurred with respect to whether the Committee wanted to continue with the "Northern Blooms" tagline. It was further noted that promotion of the 2023 Symposium within the National Communities in Bloom organization begins September 2021.

Adi	ournm	ent
-----	-------	-----

The meeting adjourned at 6:38 p.m.		
	Chair	

Minutes of a Special Meeting of the Wood Buffalo Waterfront Advisory Committee held via electronic communications, a combination of video conference and teleconference in Fort McMurray, Alberta, on Thursday, May 27, 2021, commencing at 3:00 PM.

#### Present:

Gaylene Weidlich, Community Development Sector, Chair Erica Brewer, Recreation Representative Andrew Crompton, Oil and Gas Industry Gary Devison, Seniors Representative Cathy Dreier, Public-at- Large Alan Gammon, Land Development Representative Bill Loutitt, Indigenous Representative Keith Plowman, Business Community Representative Sean Robertson, Safety and Security Sector David Stirling, Public-at-Large Liana Wheeldon, Culture (Arts, Culture & Heritage)

#### Absent:

Krista Balsom, Councillor Phil Meagher, Councillor

#### Administration:

Matthew Hough, Deputy Chief Administrative Officer
Kelly Hansen, Director, Strategic Planning and Business Initiatives
Dennis Fraser, Director, Indigenous and Rural Relations
Dennis Warr, Director, Engineering
Nina Caines, Senior Manager, Parks, Roads and Rural Operations
Monica Lance, Manager, Special Projects
Sonia Soutter, Manager, Senior Legislative Officer, Legislative Services
Anita Hawkins, Clerk, Legislative Services

#### 1. Call to Order

Chair Gaylene Weidlich called this Special Meeting to order at 3:02 p.m.

#### 2. New and Unfinished Business

#### 2.1. Waterfront Park Project Update

Josh Bernsen, Lees and Associates, Yvonne Batista, DTAH, Gregg Kahan, Urban Systems and Jennifer Comrie, Urban Systems provided a comprehensive report on the Waterfront Park Project and the various opportunities coming out of the Project.

The Committee provided feedback with respect to the various components of the presentation, such as the key consideration for the Priority Area 1; proposed design and big moment options.

	A	oįb	ur	nm	ent
--	---	-----	----	----	-----

The meeting adjourned at 4:22 p.m.		
	Chair	



# Annual Report of the Integrity Commissioner: April 1, 2020 – March 31, 2021

#### **EXECUTIVE SUMMARY**

This is the annual report of the Integrity Commissioner presented in accordance with section 7 of *Integrity Commissioner Bylaw (Consolidated Bylaw No. 19/005* (the "Bylaw"). The report contains a summary of the Integrity Commissioner's activities during the past year since April 1, 2020.

#### **REPORT**

During the past year, the Integrity Commissioner received 4 formal complaints. In the case of 3 of the complaints, each of which was from a member of the general public, after a preliminary investigation, including speaking with the complainant and reviewing relevant records and bylaws, I determined that the subject matter of the complaint did not fall within the jurisdiction of the Integrity Commissioner. In each case, the conduct complained of did not relate to actions performed by the person "acting as a councillor" and the conduct was not otherwise in breach of any relevant RMWB bylaw or regulation.

One of the formal complaints required an investigation, which is currently underway.

In September 2020, the Integrity Commissioner presented the 2019-2020 Annual Report to Council by way of remote participation in a Council Meeting.

In December 2020, the Integrity Commissioner reviewed proposed amendments to the Integrity Commissioner Bylaw and provided comments to RMWB legal staff. The amendments have since been adopted by Council.

#### RECOMMENDATIONS OF THE INTEGRITY COMMISSIONER

While I do not proposing any amendments to the Council Code of Conduct or the the Integrity Commissioner Bylaw, I consider it important to remind Councillors that each should be fully aware of the provisions of the Council Code of Conduct and are well advised to consider its application to their interactions with each other and with members of the public.

As well, while the Code does not generally apply to the conduct of a councillor in their private or "non-councillor activities, there are circumstances where even "private conduct" may fall within the scope of the Code. In particular, councillors are reminded "to arrange their private affairs and conduct themselves in a manner that promotes public confidence and will bear close public scrutiny", as provided for in s.4.1.d of the Code. In many instances, there will be other more appropriate bodies to consider the private conduct of a councillor, however, where this conduct has the potential to bring the role of the councillor into disrepute, it may well also fall within the jurisdiction of the Integrity Commissioner on the basis that it also constitutes a contravention of the Council Code of Conduct or another relevant RMWB bylaw or regulation.



#### **FINANCIAL IMPACT**

This report has no financial impact

#### **DECISION HISTORY**

Council has not previously considered this matter.

#### **SIGNATURE**



Jim Peacock March 30, 2021

#### **CONTACT**

Jim Peacock, QC, Integrity Commissioner Email: <a href="mailto:integrity.commissioner@rmwb.ca">integrity.commissioner@rmwb.ca</a>

Tel: (780) 838-9978



June 16, 2021

Mayor Don Scott Regional Municipality of Wood Buffalo 7th Floor, 9909 Franklin Avenue Fort McMurray, Alberta T9H 2K4

Dear Mayor Scott,

I am so pleased to inform you that design and construction of the Métis Cultural Centre on MacDonald Island is in full swing!

To date, McMurray Métis has spent over \$2,334,314 on the Centre and will spend in total at least \$18,768,829 of our own money.

We also have an approved grant of \$16.5 million from Alberta Infrastructure via the joint Canada and Alberta - Investing in Canada Infrastructure Plan.

The cutting edge design and systems in the project have attracted innovation funding from Emissions Reduction Alberta and Smart Sustainable Resilient Infrastructure Association.

Additionally, McMurray Métis is working with the Government of Canada to secure further funding of \$25 million towards realizing the first Zero-Carbon Building in Fort McMurray.

In 2020, the Regional Council provided the land on MacDonald Island to be the home of the Centre. This land transferred to McMurray Métis has a value of \$3.4 million.



We are requesting this presentation to Regional Council to ask for financial support towards the capital costs of the Métis Cultural Centre in the amount of \$13.1 million.

It is important to note, if this request is approved by Regional Council the total amount invested into the Métis Cultural Centre from the Regional Municipality of Wood Buffalo (RMWB) would be \$16.5 million, the same amount as Alberta Infrastructure and McMurray Métis. Having multi-level government support is essential to the success of this Centre.

The overall cost of the Métis Cultural Centre is \$74,714,949 and the budget is based on two Class C – cost estimates from independent firm *Turner and Townsend* and our local construction building firm *Casman*.

From an Architectural timeline the Schematic Design and Design Development phases are both complete. The Contract Documents phase is 40% complete, with foundations Issued for Construction, and core, shell and interiors ongoing. The Bidding and Construction Administration phases are both underway.

From the construction standpoint, General Conditions and Site Mobilization are complete and we are currently in Phase 1 of Construction, with both Civil and Concrete Foundations underway.

The carbon neutral Métis Cultural Centre will have a world class design with a green roof, solar cladding and roof-mounted solar panels, Carbon Cure Concrete technology, heat recovery ventilation, a biomass boiler, One Planet Living designation, and Zero Carbon Building Certification from Canada Green Building Council.



It has been amazing to see the continual support of local community organizations and committees, and we know that this is just the start of ongoing local partnerships. To date, we have gained community support from the Downtown Waterfront Committee, Fort McMurray Wood Buffalo Economic Development & Tourism, Northern Alberta Aboriginal Business Association, Regional Recreation Corporation of Wood Buffalo and Wood Buffalo Arts Council.

The development and programming of the Métis Cultural Centre falls into 8 areas in the Regional Council's 2018 - 2021 Strategic Plan. We believe as a new Strategic Plan is developed in the years to follow, that the Centre's purpose will continue to lineup and hit key targets.

Of the 94 Calls to Action in the Truth and Reconciliation Commission, the Métis Cultural Centre parallels 24 calls within the areas of legacy, education, and reconciliation.

The Métis Cultural Centre is not just for Métis Citizens, or Indigenous Peoples – it is for all residents of Wood Buffalo. It is a carbon neutral building and modern facility for weddings, community events and traditional gatherings.

Regards,

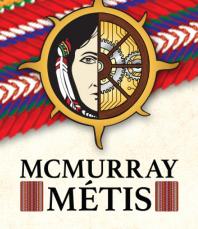


Gail Gallupe

**President** 

**McMurray Métis** 





## Introduction & Overview



We are here today to ask Council for \$13.1 million towards the capital costs of the Métis Cultural Centre.

An overall contribution of \$16.5 million (\$3.4 million for land and another \$13.1 million in capital costs)



## **Funding Overview**

McMurray Métis – Spent to date	\$2,334,314	
McMurray Métis	\$16 <mark>,434,515</mark>	Approved
Investing in Canada Infrastructure Program (Alberta) Grant	\$16,500,000	Approved
Smart Sustainable Resilient Infrastructure Association (SSRIA) Grant	\$496,120	Approved
Emissions Reduction Alberta Grant	\$550,000	Approved
Donations	\$300,000	Approved
Federal Government Funding	\$25,000,000	Pending
Regional Municipality of Wood Buffalo	\$13,100,000	Pending

McMurray Métis will cover any short falls.



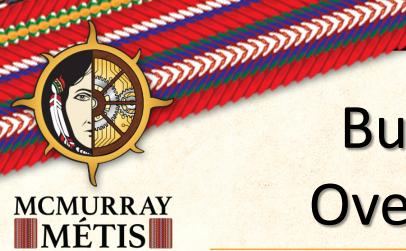






**TOTAL FUNDING** 

\$74,714,949

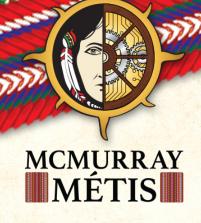


# Budget Overview

		BUDGET		
~	▼		-	
REVENUE				
	MCMURRAY METIS - SPENT TO DATE	\$	2,334,314	
	MCMURRAY METIS	\$	16,434,515	Approved
	INVESTING IN CANADA INFRASTRUCTURE PROGRAM	5	16,500,000	Approved
	SMART SUSTAINABLE RESILIENT INFRASTRUCTURE ASSOCIATION (SSRIA)	\$	496,120	Approved
	EMISSIONS REDUCTION ALBERTA	\$	550,000	Approved
	DONATIONS	\$	300,000	Approved
	FEDERAL GOVERNMENT FUNDING	5	25,000,000	Pending
	RMWB	5	13,100,000	Pending

		S		GRAND TOTAL
		\$	74,714,949	Total Expenses with (
	GST	\$	3,557,855	
		3	71,157,094	Total Expelises
	MONICIPAL CHANGES	5	71,157,094	Total Expenses
MUNICIPAL FEES	MUNICIPAL CHARGES	5	109,385	
	MCMURRAY METIS MANAGEMENT TEAM	\$	1,224,132	
PROFESSIONAL FEES	DESIGN CONTINGENCY	5	769.837	
	BP ENERGY MODELING SCOPE	5	63,000	
	CARBON NEUTRAL CERTIFICATION		60,000	
	ONE PLANET LIVING CONSULTANT & CERTIFICATION	3	92,800	
	KITCHEN/FOOD CONSULTANT	3	7,500	
	BUILDING ENVELOPPE CONSULTANT	2	102,550	
	ACCOUSTIC CONSULTANT	5	50,000	
	THEATRE CONSULTANT	3	17,000 50,000	
	COST CONSULTANT	5	120,000	
	CULTURAL	3		
	SEED AND PLANT COMMITTEE	3	400,000	
	LANDSCAPE	\$	216,970 300,000	
	ELECTRICAL CIVIL	\$	356,400	
	MECHANICAL	\$	737,400	
	STRUCTURAL	\$	509,000	
	ARCHITECT	\$	1,984,000	
	GEOTECHNICAL	5	82,314	
	SURVEY	\$	151,203	
	LEGAL	\$	75,000	
	INTERPRETIVE FIT UP & FILM	\$	2,550,000	
CONSTRUCTION	LANDSCAPING	\$	2,572,050	
	FURNITURE, FIXTURES & EQUIPMENT (FFE)	\$	1,200,000	
	CASMAN	\$	57,356,553	

The total project budget is available in appendix in the Council agenda package.



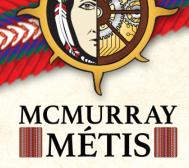
# Annual Audit, Spending & Budget

- a) McMurray Métis follows the Bylaws of the Métis Nation of Alberta and publishes an annual report and audit.
- b) Hired Turner and Townsend and conducted a Class 'C' Cost estimate.
- c) Construction Management Contract for Services & Construction (CCDC) with Casman.
- d) Casman has conducted a Class 'C' cost estimate.
- e) All costs would follow RMWB Community Impact (CIP) Grant Guidelines, Capital Reserve rules or Capital Infrastructure Reserve rules and be for capital costs of the Centre.





The cost report is available in appendix in the Council agenda package.



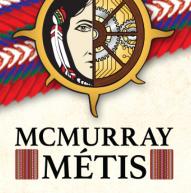
## Construction Site Update

#### **Current Construction Site Update**

- Topsoil and existing ground stripping has been completed.
- Currently excavating the pond for site drainage.
- Ironworkers tying rebar cages for the piles.
- Installing the High-density polyethylene pipes in the rebar cages for the Geothermal Ground Heat Exchanger.
- Installation of cast-in-place piles.



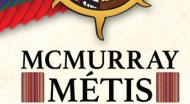
Pouring of first concrete
June 2021



### **Construction Site Update**

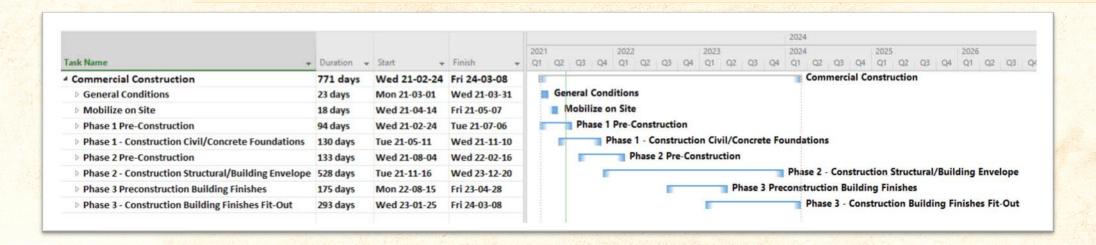


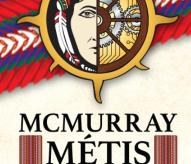




Millitellite

### Construction Timeline Update





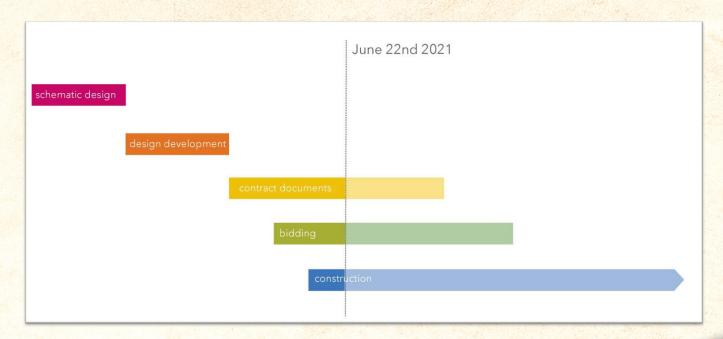
### **Architectural Timeline Update**

We have completed all the Issue of Construction documents from the foundation and underground.

Architectural, Structural, Mechanical, Electrical and Civil drawings are in the appendix.

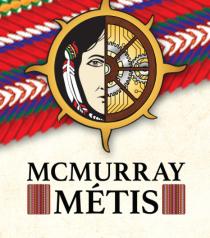
- Schematic Design +
   Design Development:
   Complete
- Contract Documents:

   40% complete,
   foundations completed,
   core & shell and interiors
   underway
- Bidding: Underway
- Construction: Underway



The Architectural Drawing Package is available in appendix in the Council agenda package.

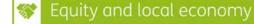
MIMMIMILE

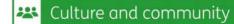


## Green Building Initiatives -One Plant Living



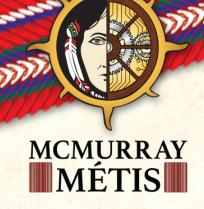






- **10** Land and nature
- Sustainable water
- Local and sustainable food
- Travel and transport
- Materials and products
- Zero waste
- ★ Zero carbon energy

Millimone



# Green Building Initiatives -One Plant Living



### THE KEY COMPONENTS OF THE ZERO CARBON BUILDING STANDARD

Millitellille

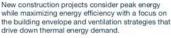
The Canada Green
Building Council's
Zero Carbon
Building Standard
represents a unique,
made-in-Canada
solution that can
help us achieve
our climate change
commitments.

### ZERO CARBON BALANCE No net greenhouse gas (GHG) emissions are associated with building operations.

are associated with building operations. GHG emissions are offset by generating clean, renewable energy onsite or offsite.



2 EFFICIENCY





### 3 REI

#### RENEWABLE ENERGY

Onsite renewable energy is incorporated into new construction projects to provide added resiliency, minimize offsite environmental impacts, and prepare buildings for a distributed energy future.



### 4

#### **LOW-CARBON MATERIALS**

An assessment of the carbon associated with structural and envelope materials—from manufacturing to end of life—informs design decisions

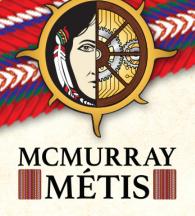


#### **Green Building Initiatives:**

Canada Green Building Council

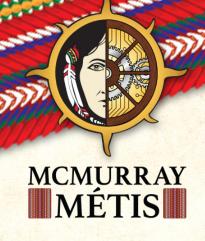
Zero Carbon Certification

Packet Pg. 113



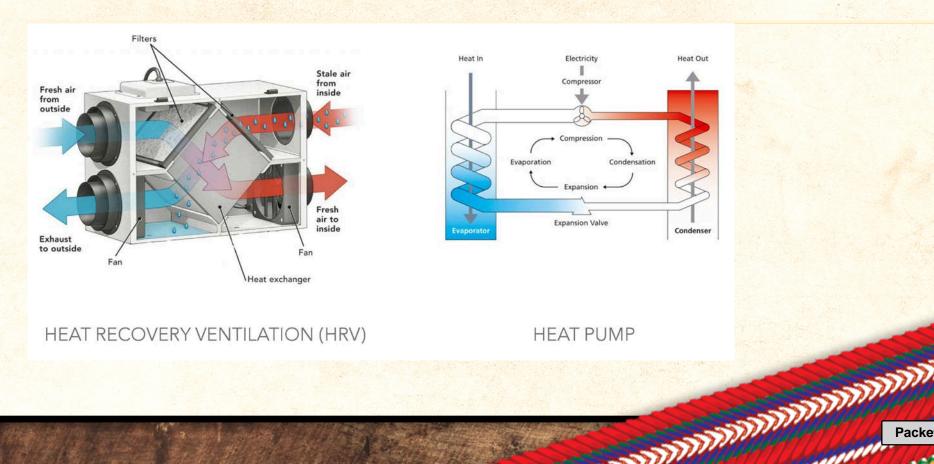
# Green Building Initiatives - Carbon Cure

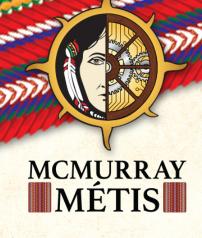




MIMMIMI

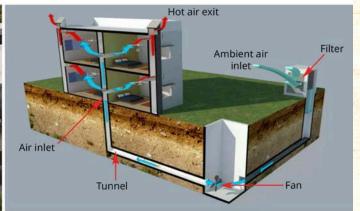
# Green Building Initiatives -Heat Recovery

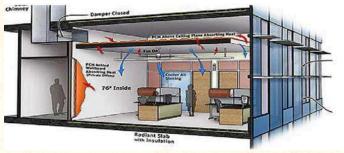




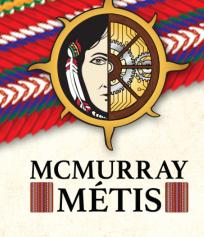
# Green Building Initiatives -Passive Heat Recovery



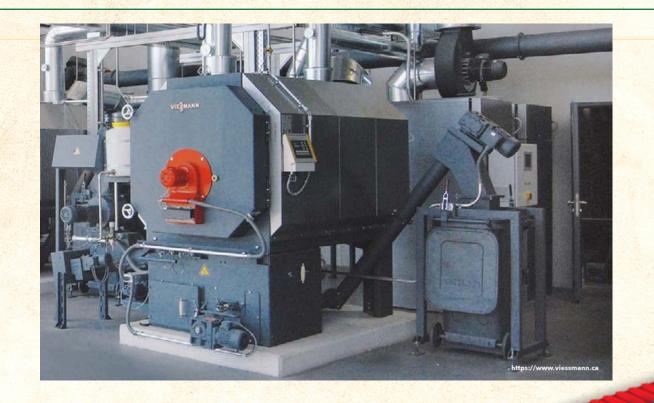


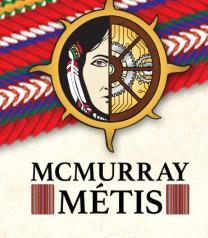






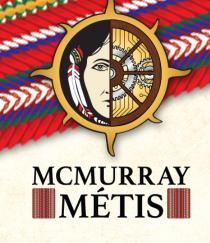
## Green Building Initiatives -Biomass Boiler





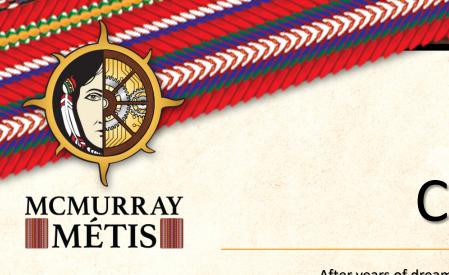
# Green Building Initiatives - Solar Panels





# Green Building Initiatives - Solar Cladding





After years of dreaming, the Métis Cultural Centre is under construction, and it has been amazing to see the continued support of local community organizations and committees.

a) Regional Recreation Corporation of Wood Buffalo (RRCWB)

regional recreation CORPORATION of wood buffalo



#### McMurray Métis & Regional Recreation Corporation

#### Letter of Intent

June 14, 2021

This letter outlines the intent of McMurray Métis and the Regional Recreation Corporation of Wood Buffalo to work together to ensure the success of the Métis Cultural Centre, Suncor Community Leisure Centre, Shell Place and Miskanaw Golf Club.

We look forward to being good neighbours on MacDonald Island and to create a welcoming and beautiful atmosphere for all. We hope our mutualistic relationship will set an example for others in the region.

The goal of this Letter of Intent is to begin a formal process to develop a path forward for the shared resources between McMurray Metis and the Regional Recreation Corporation that may include catering, security, event spaces, scheduling, parking & parking lot maintenance and other synergies that may be established.

Bill Loutitt

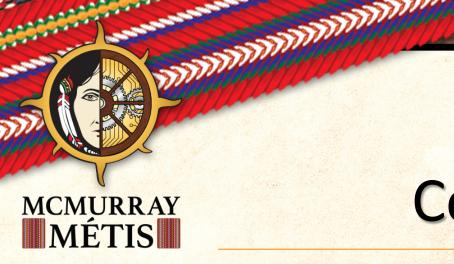
Graig Walsh

**Chief Executive Officer** 

Chief Executive Officer

Bul Tontel





b) Wood Buffalo Arts Council





June 14, 2021

Mayor Scott and Council

Arts Council Wood Buffalo (ACWB) is pleased to write a letter of support for the McMurray Métis (Local 1935) as they continue work on creating the Métis Cultural Centre for our region.

Arts Council's mandate is to support the growth and success of the arts to realize our vision that the arts are recognized as integral to a remarkable quality of life. The Métis Cultural Centre will provide a unique opportunity to celebrate culture in Fort McMurray Wood Buffalo with its innovative and inclusive design. This asset will stimulate the local economy in several ways including creating jobs, providing experiental tourism opportunities, and supporting the creative sector with new showcase opportunities.

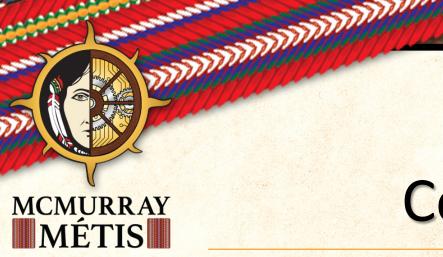
This project aligns with Municipal goals laid out in the RMWB Strategic Plan 2018-21, the Culture Master Plan, and the Social Sustainability Plan, particularly further supporting culture and arts and 'diversity in the region'. Support from Mayor and Council for the Cultural Centre will also ensure a strong commitment to implementing the Truth and Reconciliation Commission Calls to Action

On behalf of the Board of Arts Council Wood Buffalo, I have every confidence that the Métis Cultural Centre will contribute to the creation of a remarkable quality of life in Fort McMurray Wood Buffalo, and we look forward to supporting its progress.

Best,

Offina Wheeldon
Executive Director,
Arts Council Wood Buffalo
Liana.wheeldon@artscouncilwb.ca
587.674.1625, x100

AC100-8115 Franklin Avenue, Fort McMurray, AB T9J 1M1 | www.artscouncilwb.ca



c) Northern Alberta Aboriginal Business Association





Attention: Mayor and Council 9919 Franklin Avenue Fort McMurray, Alberta 19H 152

Re: McMurray Metis, Metis Cultural Centre

The Northeastern Alberta Aboriginal Business Association (NAABA) would like to express their support for the McMurray Melis as they request the financial support of the Regional Municipality of Wood Buffalo for the Melis Cultural Centre.

As an organization that represents indigenous Business and Indigenous entrepreneus, NAABA knows that construction of the Metis Cuttural Centre will support our organization's mission of felling and celebrating the story of Indigenous Businesses in our region. We are committed to enhancing and creating an environment, which promotes business success and the engagement of Indigenous Entrepreneus in our economy and this project will do exactly that by providing the opportunity for mutually beneficial business relationships in the region given that the McMurray Metis are committed to using local Indigenous entrepreneus and contractors whenever possible to complete construction.

NAABA prides litself on bringing the incigenous Business community together. Having the opportunity to host events and gatherings in a facility that accurately represents the history and cultural of many of our members is not only impactful but speaks to the resilience, commitment and power of indigenous people in this region to continue confributing to our economy, our community and our future.

Engagement of our indigenous communities and inclusion and partnership with Indigenous communities is clearly expressed as a priority in the RMWB's current strategic plan. This project is in perfect alignment with the values the RAWB holds; Accountability, Customer Service, Integrity, Our People, Sharing Information, and Working Together.

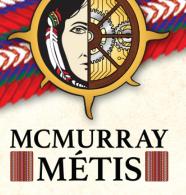
With this in mind, I would ask the Municipality to support the McMurray Metls in their request for Capital Funding to create a Metls Cultural Centre that our communities will be proud of and that will showcase the rich indigenous history our region has to share with the community, the province and the world.

Yours Truly,

Michelle Toner

Michelle Toner Executive Director

Northeastern Alberta Aboriginal Business Association



d) Fort McMurray Wood Buffalo Economic Development & Tourism (FMWBEDT)

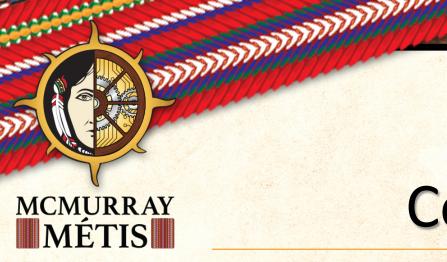
McMurray Métis and Fort McMurray Wood Buffalo Economic Development & Tourism (FMWBEDT) have signed an MOU. This presents further opportunities for training, working and planning with the FMWBEDT benefiting the region.

FORT MCMURRAY WOOD BUFFALO

**ECONOMIC DEVELOPMENT** & TOURISM



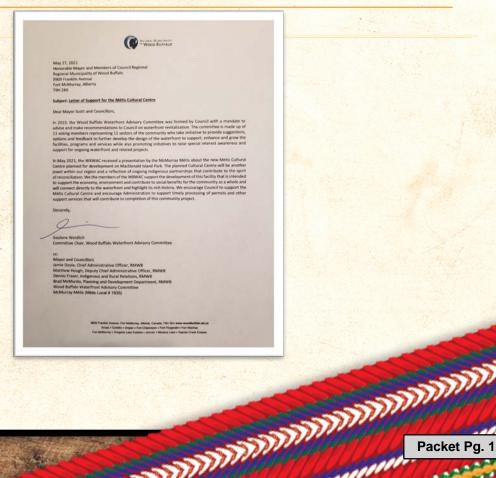


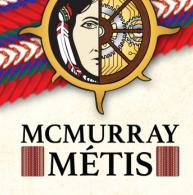


e) Downtown Waterfront Committee

A letter of support from the WBWAC for the Métis Cultural Centre



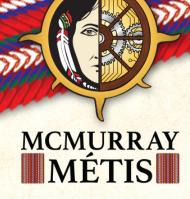




### Indigenous Tourism

- The Métis Cultural Centre will be at the **forefront of Indigenous Tourism**. Providing cultural presentations, workshops, and tours for visitors to the region, supporting further reason for people to choose Wood Buffalo as a destination. Whether guests arrive due to other business or recreational reasons, the Métis Cultural Centre will be a space for all ages to learn and discover.
- The Centre will be in Alberta's Aboriginal Corridor from the south of the province to the north of Alberta, offering a gateway to the North of Canada.





### Strategic Plan

The development of the Métis Cultural Centre falls into 8 areas in the Regional Council's 2018-2021 RMWB Strategic Plan.

MATHEMAN

Strategy & Initiative #2a – Encourage Development in the Downtown

Strategy & Initiative #2e – Riverfront Master Planning & Revitalization

Strategy & Initiative #3b – Business Attraction and Incentives

Strategy & Initiative #3d – Economic Gardening and Pop-up Stores

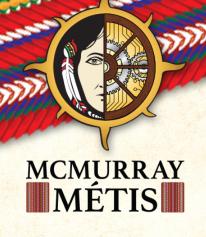
Strategy & Initiative #3f – Support Arts and Culture

Strategy & Initiative #4a – Truth and Reconciliation Commission Calls to Action

Strategy & Initiative #4f – Inclusion and Partnerships

Strategy & Initiative #4g – Advocate for Rural and Indigenous communities





# Truth & Reconciliation Commission of Canada (TRC)

There are 94 Calls to Action in the Truth and Reconciliation Commission. Of the 94 Calls to Action, the Métis Cultural Centre parallels 24 calls within the areas; legacy, education and reconciliation.

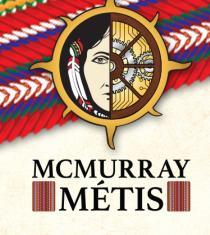
Legacy: 1(ii), 69, 72, 73, 76

Education: 5, 7, 10 (i, ii, iv), 12, 14, 16, 23(iii), 40, 57, 62(ii, iii), 64, 66

Reconciliation: 21, 26, 43, 78, 83, 88, 92



The Métis Cultural Centre is not just for Métis Citizens, or Indigenous Peoples — it is for all residents of Wood Buffalo. It is a carbon neutral building and modern facility for weddings, community events and traditional gatherings.



### Questions?



### **List of Delegates**

- 1. Bill Loutitt, CEO McMurray Metis
- 2. Corey Hobbs, Director of Communications and Government Relations McMurray Metis
- 3. Jeff Sandeman, COO Casman
- 4. Tom Thurston Museum Consultant
- 5. Maginnis Cocivera, Architect Mindful Architecture
- 6. Geneviève Noël Mindful Architecture

5.2.d

	BUDGET		
MCMURRAY METIS - SPENT TO DATE	\$	2,334,314	
MCMURRAY METIS	\$	16,434,515	
INVESTING IN CANADA INFRASTRUCTURE PROGRAM	\$	16,500,000	
SMART SUSTAINABLE RESILIENT INFRASTRUCTURE ASSOCIATION (SSRIA)	\$	496,120	
EMISSIONS REDUCTION ALBERTA	\$	550,000	
DONATIONS	\$	300,000	
FEDERAL GOVERNMENT FUNDING	\$	25,000,000	
RMWB	\$	13,100,000	
MANAGE	\$	74,714,949	
	Ψ	7 1,7 2 1,5 15	
CASMAN	\$	57,356,553	
FURNITURE, FIXTURES & EQUIPMENT (FFE)	\$	1,200,000	
LANDSCAPING	\$	2,572,050	
INTERPRETIVE FIT UP & FILM	\$	2,550,000	
LEGAL	\$	75,000	
SURVEY	\$	151,203	
GEOTECHNICAL	\$	82,314	
ARCHITECT	\$	1,984,000	
STRUCTURAL	\$	509,000	
MECHANICAL	ς ς	737,400	
ELECTRICAL	\$ \$ \$	356,400	
CIVIL	¢	216,970	
LANDSCAPE	\$	300,000	
SEED AND PLANT COMMITTEE	ې د	400,000	
CULTURAL	\$ \$	·	
COST CONSULTANT		120,000	
THEATRE CONSULTANT	\$ ¢	17,000	
	\$	50,000	
ACCOUSTIC CONSULTANT	\$ \$	50,000	
BUILDING ENVELOPPE CONSULTANT		102,550	
KITCHEN/FOOD CONSULTANT	\$	7,500	
ONE PLANET LIVING CONSULTANT & CERTIFICATION	\$	92,800	
CARBON NEUTRAL CERTIFICATION	\$	60,000	
BP ENERGY MODELING SCOPE	\$	63,000	
DESIGN CONTINGENCY	\$	769,837	
MCMURRAY METIS MANAGEMENT TEAM	\$	1,224,132	
MUNICIPAL CHARGES	\$	109,385	
	\$	71,157,094	
GST	\$	3,557,855	
	\$	74,714,949	
	\$	-	

Packet Pg. 131

CASMAN CLASS C CONSTRUCTION MANAGEMENT BUDGET				
DESCRIPTION	Budgeted Value			
Site Work, Deep Services, and Excavations	\$	4,679,545		
Site Services, Electrical & Mechanical Services	\$	1,859,675		
Substructure	\$	2,956,245		
Winter Heat	\$	600,000		
Structure	\$	7,970,887		
Building Envelope	\$	3,269,132		
Green/Zero Carbon Initiative	\$	12,126,180		
Openings (Doors & Windows)	\$	1,822,375		
Finishes (Trim, Painting, Flooring)	\$	2,985,488		
Fixtures/Millwork/Elevator	\$	1,023,300		
Mechanical & Electrical	\$	10,230,020		
General Requirements	\$	4,066,449		
Permits, Insurance, Site Security	\$	1,055,280		
Construction Management Fee	\$	1,072,640		
Construction Contingency	\$	1,639,337		
TOTAL	\$	57,356,553		

FURNITURE, FIXTURES & EQUIPMENT (FFE)				
FURNITURE		Budgeted Value		
Closed offices desk, chairs, bookcase		\$	180,000	
Open workstation desks and chairs		\$	70,000	
Boardroom tables, chairs, sideboards		\$	85,000	
Gathering space tables and chairs		\$	70,000	
Multipurpose room tables and chairs		\$	60,000	
Resource room desks and chairs		\$	40,000	
Public spaces seating		\$	30,000	
	TOTAL	\$	535,000	
FIXTURES				
Resource room artifact cabinets and shelves		\$	40,000	
Loose lobby millwork (craft display cases)		\$	65,000	
Green room portable coat carts and storage		\$	10,000	
Misc. storage, racking and casework		\$	20,000	
	TOTAL	\$	135,000	
FOLLIDATENT				
EQUIPMENT  Kitchen waregoods and cooking utensils		\$	85,000	
Safety and first aid		\$	15,000	
Building maintenance tools and equipment		\$	20,000	
Material handling carts, dollies, pallet jack		\$	15,000	
Exhibit & audio visual maintenance tools		\$	30,000	
Wood working tools (scow building workshop)		\$	70,000	
Landscaping maintenance equipment		\$	25,000	
Janitorial tools		\$	15,000	
	TOTAL	\$	275,000	
AUDIO VISUAL & IT				
WiFi system, server and WAPS		\$	60,000	
Boardroom & lobby flat screens + players		\$	130,000	
Digital point of sales terminals system		\$	40,000	
Sound masking - sound scaping		\$	20,000	
Communications room racking		\$	5,000	
	TOTAL	\$	255,000	
TOTAL		\$	1,200,000	

LANDSCAPE				
EARTHWORKS, POND AND WATER FEATURES		<b>Budgeted Value</b>		
Rough grading, pond, rain gardens, berms	\$	108,000		
Engineered fill (walkway, structures)	\$	160,000		
Pond with liners, steps, flow control	\$	303,450		
Water features (reflecting pool, stream)	\$	200,000		
TOTAL	\$	771,450		
WALKWAYS, BOARDWALK, AND BRIDGES				
Radial unit paving	\$	340,000		
Concrete walkways with custom finish	\$	270,000		
Washed limestone screenings	\$	340,000		
Boardwalk	\$	36,000		
Bridges	\$	60,000		
TOTAL	\$	1,046,000		
CITE FEATURES				
SITE FEATURES  Play areas (Fiber surfacing)	<u> </u>	190,000		
Play areas (Fibar surfacing) Retaining walls	\$	180,000 20,000		
Metal bollards at entrance	\$	6,600		
Linear benches	\$	80,000		
Lighting	\$	100,000		
Quarried rock	\$	50,000		
TOTAL	\$	436,600		
		•		
SOFT LANDSCAPING				
Specimen trees	\$	25,000		
Trees, shrubs and planting	\$	133,000		
Planting soil mixed on site	\$	60,000		
Maintenance during construction/irrigation	\$	100,000		
TOTAL	\$	318,000		
TOTAL	\$	2,572,050		

#### **INTERPRETIVE FIT UP & FILM**

	ı			
EXHIBITS (DESIGN BUILD)		Budgeted Value		
Content research & interpretive plan	\$	80,000		
Schematic design & media storyboards	\$	220,000		
Construction: Shop-drawings, prototyping, fabrication, installation	\$	2,000,000		
Shake down, testing, inspections and approvals	\$	200,000		
TOTAL	\$	2,500,000		
THEATRE-INTRODUCTORY FILM				
Concept development and storyboards	\$	7,500		
Production of film for review and approvals	\$	35,000		
Post production edits, legal & copyright clearances	\$	7,500		
TOTAL	\$	50,000		
TOTAL	\$	2,550,000		

17 December 2020

### **Cost Report**

Class C Estimate

McMurray Metis Cultural Centre MacDonald Island Way, Fort McMurray, Alberta McMurray Metis Local 1935

making the difference

Joanne Daley Associate Director

Marcos Sibal Director

#### **Turner & Townsend**

Suite 1002 10117 Jasper Ave Edmonton Alberta T5J1W8 Canada t: +1 780 643 013

t: +1 780 643 0134 f: +1 780 643 0135

- e: Joanne Daley.@turntown.com
- e: Marcos Sibal.@turntown.com
- w: turnerandtownsend.com

Turner & Townsend

Class C Cost Report

#### **McMurray Metis Cultural Centre**

Revision: 1

#### Section 1 - Contents Page

Section	Heading
1	Contents Page
2	Executive Summary
3	Financial overview
4	Basis of Costs
5	Soft Costs Breakdown
6	Headline Construction Costs
7	Building Works Elemental Summary
8	Building Works Cost Analysis
9	Site Works Elemental Summary
10	Site Works Cost Analysis
Appendices	
Α	Area schedule
В	Information used register

#### **Quality Check**

Rev	Status	Prepared by	Checked by	Date	
0	For Comment	Rosma Norman/ Joanne Daley	Marcos Sibal/Joanne Daley	2020-12-04	
1	For Comment	Rosma Norman/ Joanne Daley	Marcos Sibal/Joanne Daley	2020-12-17	

#### **Controlled Document Distribution**

Issued to	Company	Transmission	Date
Corey Hobbs	McMurray Metis Local 1935	e-mail	2020-12-04
Corey Hobbs	McMurray Metis Local 1935	e-mail	2020-12-17

© Turner & Townsend Cost Management. All rights reserved December 2020. This document is expressly provided to and solely for the use of McMurray Metis Local 1935 and must not be quoted from, referred to, used by or distributed to any other party without the prior consent of Turner & Townsend Cost Management who accept no liability of whatsoever nature for any use by any other party.

#### Section 1 - Contents Page

#### 2 EXECUTIVE COST SUMMARY

Turner & Townsend

Project No. can21273				
Rev. 0				
December 16, 2020				

### MCMURRAY METIS CULTURAL CENTRE SCHEMATIC DESIGN CLASS C CONSTRUCTION AND SOFT COST ANALYSIS

#### **EXECUTIVE SUMMARY**

EXECUTIVE SOMMAR	•			
1 Construction costs:  McMurray Metis Cultural Centre Building Works General Requirements Fees Design/Estimating Allowance  McMurray Metis Cultural Centre Site Works Site Works General Requirements Fees Design/Estimating Allowance	GFA (sf) 63,604	\$/sf \$854 10% 3% 12% 10% 3% 12%	\$42,789,000 \$4,279,000 \$1,412,000 \$5,818,000 \$3,486,000 \$349,000 \$115,000 \$474,000	Amount CAD \$ \$54,298,000 \$4,424,000
Sub-Total Construction Cost	63,604	\$923		\$58,722,000
2 Escalation Allowance (assumed construction start date of Spring 2021) 3 Construction Contingency Allowance - Post Contract 5% 4 Net-Zero Energy Premium - included in cost estimate 5 Net-Zero Carbon Premium - included in cost estimate 6 One Planet Living Certification and Consultant				Excluded \$2,936,000 \$0 \$0 \$65,000
Total Estimated Construction Cost	63,604	\$970		\$61,723,000
Refer BREAKDOWN OF FURNITURE, FURNISHINGS & EQUIPMENT, PROFESSIONA 7 Furniture, Furnishings and Equipment 8 AV/IT Equipment 9 Professional Fees 10 Municipal Fees + Charges 11 Staff On-Boarded in Final Year of Construction	L FEES AND SO	OFT COSTS		\$3,317,400 \$285,000 \$3,773,753 \$300,000 \$240,000
Total Estimated Construction, Equipment, Professional Fees and Soft Costs	63,604	\$1,095		\$69,639,153
12 GST (Goods and services tax) 5%				\$3,482,000
ALTERNATIVES  13 Modular Brick in lieu of Swiss INSO Kromatix	Saving (-)/Ad	idition(+)		-3,227,000
14 Modular Brick in lieu of Rammed earth wall - Sirewall	Saving (-)/Ad	ddition(+)		-1,524,000
Conventional triple glazed curtain wall in lieu of triple glazed onyx 15 photovoltaic glass curtain wall	Saving (-)/Ad	I ddition(+)		-130,000
Conventional single glazed curtain wall in lieu of triple glazed onyx photovoltaic glass curtain wall vertical to green roof	Saving (-)/Ad	ddition(+)		-414,000
Double cell polycarbonate in lieu of semi-translucent photovoltaics glazed greenhouse roof	Saving (-)/Ad	ddition(+)		-1,266,000

#### McMurray Metis Cultural Centre McMurray Metis Local 1935

#### **EXECUTIVE COST SUMMARY**

Turner & Townsend

Project No. can21273 Rev. 0 December 16, 2020

#### MCMURRAY METIS CULTURAL CENTRE SCHEMATIC DESIGN CLASS C CONSTRUCTION AND SOFT COST ANALYSIS

#### EXECUTIVE SUMMARY

#### Notes:

- The above is an opinion of Probable Cost Only
- The estimate assumes the works will be completed by non-unionized labour force
- The Construction Cost Estimate includes all direct construction costs and contractor's overhead and profit. It assumes that the project will be procured on a Construction Management basis, and that bids will be received from a minimum of three sub contractors for each major trades. We also assume that the project will be completed in a reasonable time frame and have not included any premiums related to "fast-tracking" the project, if required. The unit rates in our estimate are based on construction activities occurring during normal working hours and proceeding within a non-accelerated schedule.
- 4 FF&E, Professional fees and AV/IT costs are a placeholder at this time

#### The following have been specifically excluded:

- Legal Fees and Expenses
- Owner's Administration Expenses
- Removal of Contaminated Material, if any
- Construction Price Escalation Beyond 4Q 2020
- Land costs
- Premiums for Single Sourced Materials
- Schedule Acceleration Premium
- 8 LEED Premiums
- AESS Grade Steel
- Out of Hours Woking (other than where stated)
- Hazardous Material
- 12
- Loss of Revenue
  Premiums included by either the Construction Manager or sub trades due to any prohibitive contractual clauses such as Liquidated Damages or
- 13 penalties for non completion of the work
- 14 Demolition of Existing Structures
- Asbestos abatement 15
- Theatre and stage equipment

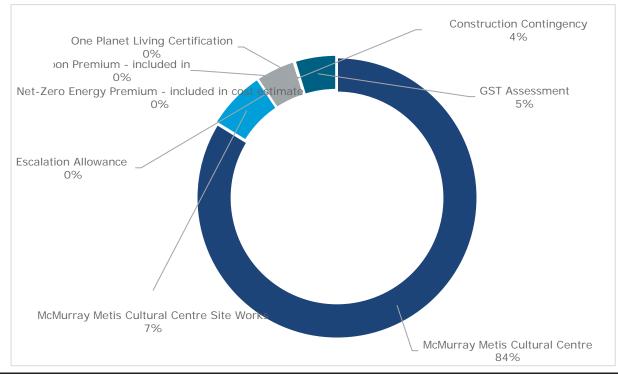
McMurray Metis Cultural Centre

Turner & Townsend

Date: 17/12/2020

#### Section 2 - Executive Summary

		Gross Floor Area:	5,909 m <sup>2</sup>	63,604 ft <sup>2</sup>	
Ref	Element	TOTAL	\$/m²	\$/ft²	Cost Ratio
А	McMurray Metis Cultural Centre	\$54,298,000	\$9,189	\$854	84%
В	McMurray Metis Cultural Centre Site Works	\$4,424,000	\$147	\$14	7%
	SUB-TOTAL: BUILDING COSTS	\$58,722,000	\$9,938	\$923	91%
С	Escalation Allowance	Excluded	Excluded	Excluded	Excluded
D	Construction Contingency	\$2,936,000	\$497	\$46	5%
	TOTAL: BUILDING COSTS	\$61,658,000	\$10,435	\$969	95%
E1	Net-Zero Energy Premium - included in cost estimate	\$0	\$0	\$0	0%
E2	Net-Zero Carbon Premium - included in cost estimate	\$0	\$0	\$0	0%
E2	One Planet Living Certification	\$65,000	\$11	\$1	0%
	TOTAL: PROJECT COSTS (exc TAX)	\$61,723,000	\$10,446	\$970	95%
GST	GST Assessment	\$3,086,150	\$522	\$49	5%
	TOTAL: PROJECT COSTS (inc TAX)	\$64,809,150	\$10,968	\$1,019	100%



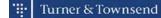
Section 2 - Executive Summary

Class C Cost Report

Revision: 1

Class C Cost Report

McMurray Metis Cultural Centre



Revision: 1

#### Section 3 - Financial overview

#### 3 Cost Report

#### 3.1 Project Introduction

The purpose of this Cost Plan is to provide McMurray Metis Local 1935 with an Opinion of Probable Cost only at Class C and reflects current local market rates and conditions.

The Cost Plan provides indicative construction costs costs for the McMurray Metis Cultural Centre project in Fort McMurray, for McMurray Metis Local 1935 at Class C correct to a magnitude of +/-20% to 40%.

The costs have been based upon the information listed in Appendix B and a Gross Floor Area of 63,604 ft2 as indicated in Appendix A.

The Cost Plan has been prepared solely for the use of McMurray Metis Local 1935 and shall not be relied upon by any third party.

This Cost Plan is subject to review, confirmation and/or amendments following revisions to the information stated and discussion(s) with the Client and Design Consultants at which time this report will be reviewed and may be re-issued if required.

#### 3.2 Financial overview

The Building Costs (inclusive of GST) totals \$64,809,150.00 including General Requirements, Overheads & Profit, Contingency, this equates to \$1018.94/ft2.

The Project Cost totals \$69,639,152.50 and includes Building Costs, Escalation and any applicable Soft Costs including FF&E, Professional Fees and AV/IT Costs. This equates to \$1094.88/ft2.

The Construction Manager's General Requirements have been assumed at 10% and Construction Manager's Fee at 3%

#### 3.3 Key cost drivers

- External envelope; Kromatix, Sirewall, photovoltaic glass curtain wall
- Piling and Sono-tube requirements
- Glass canopies and projection structures
- Timber structural; framing and glulam columns and beams
- Equipment allowances
- HVAC
- Site development

#### 3.4 Contingency summary

The Design Contingency is set at 12% which equates to \$6,292,000.00 The Construction Contingency is set at \$2,936,000.00

#### 3.5 Risks

The Key risks have been considered are summarised below:

- Incomplete design package
- Unique and complex building footprint

#### Section 3 - Financial overview



Class C Cost Report

McMurray Metis Cultural Centre

Revision: 1

#### Section 3 - Financial overview

#### 3.6 Escalation Summary

Works are priced at a Base Date of Q4 2020 Escalation has been excluded from this estimate

#### 3.7 General Requirements

We have included an allowance of 10% for General Requirements within our estimate which represents the current market levels for a project of this nature.

Our allowance for Requirements includes: -

- Site Set Up
- Contractor Staff
- Hoarding
- Mobilization and Demobilization
- Bonding and Insurance
- Temporary Power
- Temporary Heating
- Scaffolding
- Regular and Final Cleaning
- Traffic Control and Management
- Small Tools and Equipment
- Site Signage
- Temporary Office

#### 3.8 Procurement strategy

This estimate assumes that the project will be procured on a Construction Management basis , and that bids will be received from a minimum of three sub contractors for each major trades. We also assume that the project will be completed in a reasonable time frame and have not included any premiums related to "fast-tracking" the project, if required. The unit rates in our estimate are based on construction activities occurring during normal working hours and proceeding within a non-accelerated schedule.

Section 3 - Financial overview

": Turner & Townsend

Class C Cost Report

**McMurray Metis Cultural Centre** 

Revision: 1

#### Section 3 - Financial overview

#### 3.9 Measurement and Pricing

The estimate has been developed using generally accepted principles on method of measurement as per the Canadian Institute of Quantity Surveyors (CIQS) Elemental Cost Analysis.

The rates used for this estimate include labour and material, equipment, and subcontractor's overheads and profit. Pricing developed for this project is based upon our company's experience with similar projects, and/or quotes provided by subcontractors and suppliers as noted within the estimate. It does not take into account extraordinary market conditions, where bidders may be limited and may include in their tenders disproportionate contingencies and profit margins.

The rates used for this estimate are also inclusive of location factor to account for trades, labour and material supply coming from either Edmonton or out of town.

#### 3.10 General Statement of Liability

Turner & Townsend strongly recommends the owner and/or design team review the cost estimate report including line item descriptions, unit prices, allowances, assumptions, exclusions, and contingencies to ensure the appropriate design intent has been accurately captured within the report.

Turner & Townsend does not guarantee that tenders or actual construction costs will not vary from this estimate. Adverse market conditions, proprietary and/or sole source specifications, single sourcing of materials and equipment or reduced competition among contractors may cause bids to vary from reasonable estimates based on assumed current market conditions.

#### 3.11 Outstanding actions / information

- Structural Drawings
- Mechanical and electrical Drawings
- Civil Drawings

Section 3 - Financial overview

Class C Cost Report



#### **McMurray Metis Cultural Centre**

Revision: 1

#### Section 4 - Basis of Costs

#### 4 Basis of Costs

#### 4.1 Information used and outstanding

The Cost Plan has been prepared solely in accordance with the documentation outlined within this document and as specified in Appendix B.

#### 4.2 Assumptions

The following Assumptions have been made in the preparation of the Cost Estimate

- 1. Works are priced at Q4 2020 with no Escalation applied
- 2. The Cost Plan assumes that the works will be procured by a Construction Management process. The tender will be based on Class A information or equivalent.
- 3. Regular working hours
- 4. No major site grading allowed; relatively flat site is assumed
- 5. No major phasing requirements
- 6. No 'Accelerated' schedule premiums allowed
- 7. Refer to the section 'Elemental Basis' for further specific Works assumptions
- 8. Non-union labour

#### 4.3 Exclusions

The following items are specifically excluded from the Cost Estimate:

- 1. GST (Goods and services tax)
- 2. Legal Fees and Expenses
- 3. Owner's Administration Expenses
- 4. Removal of Contaminated Material, if any
- 5. Construction Price Escalation Beyond 4Q 2020
- 6. Land costs
- 7. Premiums for Single Sourced Materials
- 8. Schedule Acceleration Premium
- 9. LEED Premiums
- 10. AESS Grade Steel
- 11. Out of Hours Woking (other than where stated)
- 12. Hazardous Material
- 13. Loss of Revenue
- 14. Premiums included by either the Construction Manager or sub trades due to any prohibitive contractual clauses such as Liquidated Damages or penalties for non completion of the work
- 15. Demolition of Existing Structures
- 16. Asbestos abatement
- 17. Theatre and stage equipment

Section 4 - Basis of Costs

#### 5 SOFT COSTS BREAKDOWN

oject No. can21273 ov. 0	Turner & T	ownsend
cember 4, 2020		
MCMURRAY METIS CULTURAL CENTRE SCHEMATIC DESIGN CLASS C CONSTRUCTION AND SOFT COST	ANALYSIS	
BREAKDOWN OF FURNITURE, FURNISHINGS & EQUIPMENT, PROFESSIONAL	FEES AND SOFT COST	·s
1 Furniture, Furnishings and Equipment:	\$3,317,400	
Kitchen dock (trash containers and racking)		\$2,00
Kitchen equipment		\$150,00
Kitchen - loose FF&E Kitchenware goods (utensils, plates, trays, carts, etc)		\$50,00 \$15.00
Gathering Space - loose FF&E (chairs 225 x \$200 each)		\$45,00
Gathering Space - loose FF&E (tables 30 x \$150 each)		\$4,50
Gathering space - loose if all (tables 50 x \$150 each)  Gathering space - lighting etc		\$10,00
Multi-purpose Rooms 1 & 2 - countertop assumed with high and low cabinets, allow 21m		\$39,10
Multi-purpose Rooms 1 & 2 - loose FF&E (tables and chairs)		\$12,00
Resource Centre - loose FF&E (tables, chairs, bookcases and map cabinets)		\$10,00
Resource Centre - countertop assumed with high and low cabinets, allow 10m		\$18,00
Wellness - FF&E placeholder		\$6,00
Green room - storage placeholder		\$8,00
Art Gallery (giftshop) - fixturing with built-in storage		\$50,00
Loading bay - carts, dollies and pallet jack		\$3,00
Wood working shop		\$70,00
Closed offices (30 units) - loose FF&E (desks, chairs, visitor chairs, etc)		\$150,00
Open Furniture and Offices - loose FF&E		\$60,00
Large Board Room (24 seats) - loose FF&E (custom table and chairs)		\$35,00
Board Room #2 (12 seats) - loose FF&E (custom table and chairs)		\$20,00
Board Room #3 (12 seats) - loose FF&E (custom table and chairs)		\$20,00
Lobby Support - FF&E placeholder		\$5,00
Museum Collection Room - cabinets		\$30,00
Museum Collection Room - shelving		\$3,00
Museum Collection Room - chairs, tables and book case		\$20,00 \$100,00
Greenhouse - pots, planters, dirt, vertical plant supports Greenhouse - shelving		\$50,00
Greenhouse - tools and irrigation system		\$50,00
View Terrace - FF&E		\$15,00
Outdoor Yard Equipment - FF&E		\$15,00
Office Kitchen - dishwashers, allow 2 nos.		\$2,00
Office Kitchen - refrigerators, allow 2 nos.		\$4,00
Office Kitchen - microwave - allow 2 nos.		\$1.0
Circular Gathering Space - Large wood-burning fireplace		\$100,0
Facility management equipment		\$20,0
Facility solid waste handling equipment		\$10,0
Feature film		\$50,00
Exhibit costing		\$2,000,00
Collection room cabinets		\$40,00
Theatre - allowance for theatre seating, assume 62 seats		\$24,80
2 AV/IT Equipment	\$285,000	
Board Room AV equipment and set up		\$70,00
P.O.S. Terminals x 3 (hardware and software for admissions, giftshop		
and food service		\$15,0
Digital signage		\$20,0
Office computers (20 x \$3k per unit)		\$60,0
Sound masking		\$100,00
Security - computer		\$20,00

#### 5 SOFT COSTS BREAKDOWN

roject No. can21273	" Turney Co	Townsond
ev. 0	ii luinei a	Townsend
ecember 4, 2020		
MCMURRAY METIS CULTURAL SCHEMATIC DESIGN CLASS C CONSTRUCTION A		
BREAKDOWN OF FURNITURE, FURNISHINGS & EQUIPMENT,	PROFESSIONAL FEES AND SOFT CO	STS
3 Professional Fees:	\$3,773,753	
Museum Consultants (Tom, Tim and Heather)		\$120,000
Commissioning Agents		\$100,000
One Earth Certification		Include
Interpretive Program Developer		Included in sta
Legal		\$50,000
Survey		\$60,000
Architect		\$1,087,200
Structural		\$279,000
Mechanical		\$375,000
Electrical		\$173,420
Civil		\$325,000
Landscape		\$299,730
Cost Consultant		\$80,000
Code Consultant (under Architect)		\$0
Acoustic Consultant		\$50,000
Building Envelope Consultant		\$75,000
Kitchen/Food Consultant		\$15,000
Additional Consultants Allowance		\$200,000
Disbursements (assumes 2 trips/month site review)		\$484,403
4 Municipal Fees + Charges	\$300,000	
Rezoning + Subdivision		N/
Development Permit		\$15,000
Building Permit (based on \$30m construction value)		\$275,000
Sundry Municipal Charges		\$10,000
5 Staff On-Boarded in Final Year of Construction	\$240,000	
Building Manager		\$80,000
Front of House Manager		\$80,000
Cultural Properties Manager		\$80,000
TOTAL		\$7,916,153

Turner & Townsend

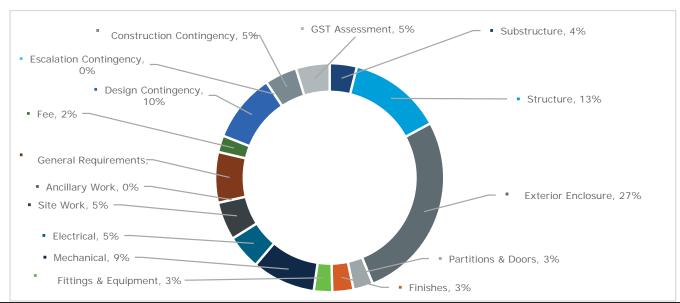
Class C Cost Report

#### **McMurray Metis Cultural Centre**

Revision: 1 Date: 17/12/2020

#### **Section 6 - Headline Construction Costs**

		Gross Floor Area:	5,909 m <sup>2</sup>	63,604 ft <sup>2</sup>
Ref	Element	TOTAL	\$/m²	\$/ft <sup>2</sup>
A1	Substructure	\$2,480,000	\$420	\$39
A2	Structure	\$8,610,000	\$1,457	\$135
А3	Exterior Enclosure	\$17,304,000	\$2,928	\$272
B1	Partitions & Doors	\$1,798,000	\$304	\$28
B2	Finishes	\$1,950,000	\$330	\$31
В3	Fittings & Equipment	\$1,670,000	\$283	\$26
C1	Mechanical	\$5,812,000	\$984	\$91
C2	Electrical	\$3,165,000	\$536	\$50
D1	Site Work	\$3,486,000	\$590	\$55
D2	Ancillary Work	\$0	\$0	\$0
	SUB-TOTAL: BUILDING WORKS	\$46,275,000	\$7,831	\$728
Z11	General Requirements	\$4,628,000	\$783	\$73
Z12	Fee	\$1,527,000	\$258	\$24
	TOTAL: BUILDING WORKS ESTIMATE	\$52,430,000	\$8,873	\$824
Z21	Design Contingency	\$6,292,000	\$1,065	\$99
Z22	Escalation Contingency	\$0	\$0	\$0
Z23	Construction Contingency	\$2,936,000	\$497	\$46
	TOTAL: CONSTRUCTION COST	\$61,658,000	\$10,435	\$969
GST	GST Assessment	\$3,083,000	\$522	\$48
	TOTAL: CONSTRUCTION COST (Inc TAX)	\$64,741,000	\$10,956	\$1,018



**Section 6 - Headline Construction Costs** 

making the difference

Class C Cost Report **McMurray Metis Cultural Centre** 



Revision: 1 Date: 17/12/2020

Section 7 - Building V	Works Elemental Sur	nmary
------------------------	---------------------	-------

Def	Element	Ratio To	Element	al	Elemental	Tetal	Cost /	Cost (fig	Cost
Ref	Element	GFA	Quantit	у	Unit Rate	Total	m2	Cost / ft2	Ratio
Α	Shell					\$28,394,000	\$4,805	\$446	47%
A1	Substructure					\$2,480,000	\$420	\$39	4%
A11	Foundation	0.45	2,649	m²	\$936	\$2,480,000	\$420	\$39	
A12	Basement excavation	0.00	0	m <sup>3</sup>	\$0	\$0	\$0	\$0	4.404
A2	Structure	0.45	0.440	2	#204	\$8,610,000	\$1,457	\$135	14%
A21 A22	Lowest Floor Construction Upper Floor Construction	0.45 0.55	2,649 3,260	m <sup>2</sup> m <sup>2</sup>	\$204 \$1,997	\$540,000 \$6,509,000	\$91 \$1,102	\$8 \$102	1
A23	Roof Construction	0.45	2,649	m <sup>2</sup>	\$589	\$1,561,000	\$264	\$25	'
A3	Exterior Enclosure	0.10	2,017		<b>\$307</b>	\$17,304,000	\$2,928	\$272	29%
A31	Walls Below Grade	0.00	0	m <sup>2</sup>	\$0	\$0	\$0	\$0	
A32	Walls Above Grade	0.77	4,539	m <sup>2</sup>	\$1,157	\$5,253,000	\$889	\$83	
A33	Windows & Entrances	0.14	801	m <sup>2</sup>	\$2,181	\$1,747,000	\$296	\$27	
A34	Roof Covering	0.45	2,649	$m^2$	\$1,142	\$3,024,000	\$512	\$48	
A35	Projections	1.00	5,909	$m^2$	\$1,232	\$7,280,000	\$1,232	\$114	1
В	Interiors					\$5,418,000	\$917	\$85	9%
B1	Partitions & Doors					\$1,798,000	\$304	\$28	3%
B11	Partitions	0.54	3,184	m <sup>2</sup>	\$500	\$1,593,000	\$270	\$25	
B12	Doors	0.02	91	no	\$2,253	\$205,000	\$35	\$3	
B2	Finishes					\$1,950,000	\$330	\$31	3%
B21	Floor Finishes	0.84	4,949	m <sup>2</sup>	\$250	\$1,235,000	\$209	\$19	
B22	Ceiling Finishes	0.84	4,949	$m^2$	\$51	\$253,000	\$43	\$4	
B23	Wall Finishes	1.48	8,757	$m^2$	\$53	\$462,000	\$78	\$7	
ВЗ	Fittings & Equipment					\$1,670,000	\$283	\$26	3%
B31	Fittings & Fixtures	1.00	5,909	$m^2$	\$231	\$1,365,000	\$231	\$21	
B32	Equipment	1.00	5,909	$m^2$	\$0	\$0	\$0	\$0	
B33	Conveying Systems	0.00	7	stp	\$43,571	\$305,000	\$52	\$5	
С	Services					\$8,977,000	\$1,519	\$141	15%
C1	Mechanical					\$5,812,000	\$984	\$91	10%
C11	Plumbing & Drainage	1.00	5,909	$m^2$	\$126	\$744,000	\$126	\$12	
C12	Fire Protection	1.00	5,909	m <sup>2</sup>	\$73	\$431,000	\$73	\$7	
C13	HVAC	1.00	5,909	m <sup>2</sup>	\$715	\$4,223,000	\$715	\$66	
C14	Controls  Electrical	1.00	5,909	m <sup>2</sup>	\$70	\$414,000	\$70	\$7	F0/
C21	Service & Distribution	1.00	5,909	m <sup>2</sup>	\$174	\$3,165,000 \$1,027,000	<b>\$536</b> \$174	<b>\$50</b> \$16	5%
C21	Lighting, Devices & Heating	1.00	5,909	m <sup>2</sup>	\$204	\$1,208,000	\$204	\$10	
C23	Systems & Ancillaries	1.00	5,909	m <sup>2</sup>	\$157	\$930,000	\$157	\$15	
D	Site & Ancillary Work					\$0	\$0	\$0	0%
D2	Ancillary Work					\$0	\$0		0%
D21	Demolition	0.00	0	m <sup>2</sup>	\$0	\$0	\$0		0 78
	Alterations	0.00		m <sup>2</sup>	\$0	\$0	\$0		
	SUB-TOTAL: NET BUILDING WORKS					\$42,789,000	\$7,241	\$673	71%
						\$42,767,000	\$7,241	<b>4073</b>	/ 1 /
Z	General Requirements & Allowances								
<b>Z</b> 1	General Requirements & Fee					\$5,691,000	\$963	\$89	10%
Z11	General Requirements			10.0		\$4,279,000	\$724	\$67	
Z12	Fee			3.0	%	\$1,412,000	\$239	\$22	
	TOTAL: BUILDING WORKS ESTIMATE					\$48,480,000	\$8,204	\$762	81%
Z2	Allowances					\$8,533,000	\$1,444	\$134	14%
Z21	Design Allowance			12.0	%	\$5,818,000	\$985	\$91	1
	Escalation Allowance			0.0		\$0,616,666	\$0		
	Construction Contingency			5.0		\$2,715,000	\$459		
	TOTAL BUILDING COST					\$57,013,000	\$9,649	\$896	95%
GST	GST Assessment TOTAL BUILDING COST INC TAX		5.0%			\$2,850,700 \$59,864,000	\$482 \$10,131	\$45 \$941	5% 100%
						<del></del>	Ψ10,131	Ψ 7 - 1	100 /
	GFA								
	Gross Floor Area (m2):	5,909							
	Gross Floor Area (ft2):	63,60	/ ft2						

Class C Cost Report McMurray Metis Cultural Centre



Revision: 1 Date: 17/12/2020

	Estimate - McMurray Metis Cultural Centre										
Ref	Description	Qty	Unit	Rate	Total	Notes					
Α	SHELL				28,394,000						
A1	SUBSTRUCTURE				2,480,000						
A11	Foundation	2,649	m2	936.20	2,480,000						
	Note: The following allowances are based on the structural brief. No structural drawings available. The cost is to be reassessed once further details on the foundations are available. Engineer to verify allowances										
A 11.01	Exterior grade beam, 1000mm wide x 500mm deep	380	m	430.00	163,400						
A 11.08	Interior grade beam, 1000mm wide x 500mm deep	536	m	430.00	230,580						
A 11.09 A 11.10 A 11.11 A 11.09 A 11.12 A 11.13 A 11.14 A 11.15 A 11.16 A 11.17 A 11.18 A 11.19	Pile foundation - CFA piles, 10m deep, include: - 450mm diameter pile 500mm diameter pile 800mm diameter pile Mobilization and Demobilization - allowance  Allowance for spoil removal from site - REUSE IN SITE FOR LANDSCAPE FILL  Allowance for sono-tube columns - 1500mm deep 450mm diameter pile 500mm diameter pile 800mm diameter pile Stair foundation  Elevator foundation  Allowance for Miscellaneous Foundations  Area	18 136 190 1 1 1 18 136 190 2 2 1 2,649	no no no sum m2	2,400.00 2,400.00 6,000.00 185,000.00 50,000.00 700.00 1,000.00 5,000.00 25,000.00	326,400 1,140,000						
A12	Basement Excavation	0	m3	0.00	0						
A 12.01	No works required										
A2	STRUCTURE				8,610,000						
A21	Lowest Floor Construction	2,649	m2	203.85	540,000						
A 21.01	Concrete slab on grade - 200mm thick	2,649	m2	200.00	529,800						
A 21.10	Allowance for slab thickening	1	sum	5,000.00	5,000						
A 21.11	Allowance for sump pits, housekeeping pads and the like	1	sum	5,000.00	5,000						

Class C Cost Report

#### **McMurray Metis Cultural Centre**



Revision: 1 Date: 17/12/2020

Note   Description		Estimate - McMurray Metis Cultural Centre										
A 22-03   Seriore descrete upstand well + 175mm x 1300m high   380 m   3 2000m   212,800   212,800   2000m   2	Ref	Description	Qty	Unit	Rate	Total	Notes					
Concrete - 20 Mgs	A22	Upper Floor Construction	3,260	m2	1,996.63	6,509,000						
A 22 03 Praming 1	A 22.01	Concrete - 30 Mpa Formwork	100 1,140	m3 m2	280.00 120.00	212,800						
A 22 05 Back up wall - wood stud structural wall 4,599 m2 200.00 907.730  A 22 06 Exit stair - assumed nood framed (1 no.) 2 flight 3,600.00 7,200  A 22 07 Feature stair - assumed reinforced concrete (1 no.) 66 m 360.00 22,460  A 22 08 Allowance for housekeeping posts 1 sum 5,000.00 5,000  A 22 09 Allowance for housekeeping posts 1 sum 5,000.00 5,000  A 22 09 Allowance for housekeeping posts 1 sum 5,000.00 5,000  A 22 09 Allowance for housekeeping posts 1 sum 5,000.00 m2 5,000  A 23 01 Greenhouse glazed roof 1,169 m2 5,000 and 1,6300  A 23 01 Greenhouse glazed roof 1,169 m2 5,000 and 1,6300  A 23 02 Works 2 sum 5,000 and 1,640 a	A 22.03	Framing 16mm sheathing 89mm tongue and groove D-Fir decking	3,260	m2								
A 22.06 Esti stair - assumed wood framed (1 no.)  A 22.07 Feature stair - assumed reinforced concrete (1 no.)  A 22.08 Altowance for housekeeping pads  1 sum  5.000 5.000  A 22.09 Altowance for miscellaneous metals  3.260 m2 5.00 16.300  A 23.01 Greenhouse glazad roor  1.169 m2  A 23.01 We 10-082 beams  5.0.262 kg 6.25 314.140 Capamins where the following state of a capamins should not engineers should no		315x912 D-Fir 24f-E glulam beams										
A 22 07 Peature stair - assumed reinforced concrete (1 no ) 65 m 3 30 00 23,450 A 22 08 Allowance for housekeeping pads 1 sum 5,000 0 5,000 A 22 09 Allowance for miscellaneous metals 3,260 m2 5,000 16,300 A 22 09 Allowance for miscellaneous metals 3,260 m2 5,000 16,300 A 23 00 M3	A 22.05	Back up wall - wood stud structural wall	4,539	m2	200.00	907,730						
A 22.08 Allowance for housekeeping paids 1 sum 5,000.00 5,000 16,300 A 22.09 Allowance for miscellaneous metals 2,260 m2 5,000 16,300 16,300 A 22.09 Allowance for miscellaneous metals 2,2649 m2 5,000 16,300 A 22.01 Greenhouse glazed roof 1,169 m2 A 23.02 Well took obtains 9,000 kg 6,25 A 23.01 Wall took obtains 9,000 kg 6,25 A 24.00 A 23.01 Wall took obtains 3,973 kg 6,25 A 24.00 A 23.01 Wall took obtains 3,973 kg 6,25 A 24.00 A 23.00 HSS167 dia x.6.4 columns 3,973 kg 6,25 A 24.00 A 23.00 HSS167 dia x.6.4 columns 3,973 kg 6,25 A 24.00 A 23.00 HSS167 dia x.6.4 columns 3,973 kg 6,25 A 24.00 A 23.00 HSS167 dia x.6.4 columns 4,200 A 23.00 A	A 22.06	Exit stair - assumed wood framed (1 no.)	2	flight	3,600.00	7,200						
A 22.09 Allowance for miscellaneous metals	A 22.07	Feature stair - assumed reinforced concrete (1 no.)	65	m	360.00	23,450						
A 23   Roof Construction	A 22.08	Allowance for housekeeping pads	1	sum	5,000.00	5,000						
A 23 01 Greenhouse glazed roof	A 22.09	Allowance for miscellaneous metals	3,260	m2	5.00	16,300						
A 23.02 W610x82 beams	A23	Roof Construction	2,649	m2	589.28	1,561,000						
A 23.02   Well-Oxec Definition   Specific	A 23.01	Greenhouse glazed roof	1,169	m2								
A 23.04 HSS167 dia. x 6.4 columns	A 23.02	W610x82 beams	50,262	kg	6.25	314,140	Engineer's Brief					
A 23.05 WSS INSO Kromatix	A 23.03	W410x60 columns	9,900	kg	6.25	61,880	Engineer's Brief					
A 23.07 Reinforced concrete roof (Accessibly roof over service area - part of floor of Amphitheatre)  A 23.08 Reinforced concrete roof (Below Planted Ramp)  A 23.09 Reinforced concrete roof (below Planted Ramp)  A 23.09 Extra over for sloping  A 23.10 Steel on wood support (Accessible roof over Circular Gathering Space)  A 23.11 Timber roof to Others  A 23.12 Framing  A 23.13 Giulam - beams and columns  A 23.14 Allowance for miscellaneous metals  A 23.14 Allowance for miscellaneous metals  A 23.10 Not works required  A 23.01 Swiss INSO Kromatix  2 2.872 m2  A 23.01 Swiss INSO Kromatix  A 23.02 Single reinforced concrete roof (below Planted Ramp)  A 23.03 m2  A 23.04 Swiss INSO Kromatix  A 23.05 m2  A 23.06 m2  A 23.07 m2  A 23.09 Extra over for sloping  A 23.10 m2  A 23.11 Timber roof to Others  A 23.12 Framing  A 23.13 Giulam - beams and columns  A 23.14 Allowance for miscellaneous metals  A 23.15 m2  A 23.16 Single reinforced concrete roof (below Exterior Stair area)  A 23.17 Not works required  A 23.18 Swiss INSO Kromatix  A 23.01 Swiss INSO Kromatix				kg	6.25	·	Engineer's Brief					
Reinforced concrete roof (Accessibly roof over service area - part of floor of Amphitheatre)							Engineer's Brief					
A 23.08 Reinforced concrete roof (below Planted Ramp) A 23.09 Reinforced concrete roof (below Planted Ramp) A 23.09 Extra over for sloping A 23.09 Extra over for sloping A 23.10 Steel on wood support (Accessible roof over Circular Gathering Space) A 23.11 Timber roof to Others A 23.12 Framing A 23.13 Glulam - beams and columns A 23.14 Allowance for miscellaneous metals A 23.14 Allowance for miscellaneous metals A 23.14 Not works required  A 23.01 Not works required  A 23.01 Swiss INSO Kromatix  2 11 m2 360.00 38.16	A 23.06	HSS127x6.4 cross bracing	13,447	kg	6.25	84,040						
A 23.09 Reinforced concrete roof (below Exterior Stair area) A 23.09 Extra over for sloping A 23.09 Extra over for sloping A 23.10 Steel on wood support (Accessible roof over Circular Gathering Space)  A 23.11 Timber roof to Others Framing A 23.13 Gillam - beams and columns A 23.14 Allowance for miscellaneous metals A 23.14 Allowance for miscellaneous metals  A 23.14 Walls Below Grade  A 31.01 Not works required  A 32.01 Swiss INSO Kromatix  A 32.01 Swiss INSO Kromatix  A 23.01 Swiss INSO Kromatix  A 23.01 Swiss INSO Kromatix  A 23.02 Steel on wood support (Accessible roof over Circular Gathering 731 m2 100.00 109.650  A 31.01 Not works required  A 30.00 69.300  A 31.01 A 31.01 Swiss INSO Kromatix  A 30.00 248.670 A 30.00 24	A 23.07		211	m2	360.00	75,960						
A 23.09 Extra over for sloping 731 m2 150.00 109,650  A 23.10 Steel on wood support (Accessible roof over Circular Gathering 231 m2 300.00 69,300  A 23.11 Timber roof to Others 307 m2 810.00 248,670 As per Beamcraft's budget pricing A 23.12 Framing 307 m2 827.00 253,890 As per Beamcraft's budget pricing A 23.14 Allowance for miscellaneous metals 2,649 m2 5.00 13,250  A 3 EXTERIOR ENCLOSURE 17,304,000  A 31.01 Not works required 0 m2 0.00 0  A 32.01 Swiss INSO Kromatix 2,872 m2 1,215.00 3,489,910 Supply rate as per architect's brief; installation as per Flynn's budget pricing installation as per Flynn's budget pricing Supply rate as per architect's brief; installation as per Flynn's budget pricing installation as per Flynn's budget pricing Supply rate as per architect's brief; installation as per Flynn's budget pricing Supply rate as per architect's brief; installation as per Flynn's budget pricing installation as per Flynn's budget pricing Supply rate as per architect's brief; installation as per Flynn's budget pricing installation in the pricing installation as per Flynn's budget pricing installation in the pricing inst				1								
A 23.10 Space)  A 23.11 Timber roof to Others A 23.12 Framing A 23.13 Glulam - beams and columns A 23.14 Allowance for miscellaneous metals  A 23.14 Allowance for miscellaneous metals  A 23.15 M2 A3.16 M3 M3 M3 M3 M3 M2 M3				1								
A 23.12 Framing Glulam - beams and columns       307 m2 m2 87.00       810.00 248,670 253,890 As per Beamcraft's budget pricing 827.00       As per Beamcraft's budget pricing 253,890 As per Beamcraft's budget pricing 827.00         A 23.14 Allowance for miscellaneous metals       2,649 m2       5.00       13,250         A3 EXTERIOR ENCLOSURE       17,304,000         A 31.01 Not works required       0 m2       0.00       0         A 31.01 Not works required       4,539 m2       1,157.40       5,253,000         A 32.01 Swiss INSO Kromatix       2,872 m2       1,215.00       3,489,910 Supply rate as per architect's brief; installation as per Flynn's budget pricing	A 23.10		231	m2	300.00	69,300						
A 23.13       Glulam - beams and columns       307       m2       827.00       253,890       As per Beamcraft's budget pricing         A 23.14       Allowance for miscellaneous metals       2,649       m2       5.00       13,250         A3       EXTERIOR ENCLOSURE       17,304,000         A31       Walls Below Grade       0       m2       0.00       0         A 31.01       Not works required       4,539       m2       1,157.40       5,253,000         A 32.01       Swiss INSO Kromatix       2,872       m2       1,215.00       3,489,910       Supply rate as per architect's brief; installation as per Flynn's budget pricing				1								
A3         EXTERIOR ENCLOSURE         17,304,000           A31         Walls Below Grade         0         m2         0.00         0           A 31.01         Not works required         4,539         m2         1,157.40         5,253,000           A 32.01         Swiss INSO Kromatix         2,872         m2         1,215.00         3,489,910         Supply rate as per architect's brief; installation as per Flynn's budget pricing		_										
A31         Walls Below Grade         0         m2         0.00         0           A 31.01         Not works required	A 23.14	Allowance for miscellaneous metals	2,649	m2	5.00	13,250						
A 31.01         Not works required           A32         Walls Above Grade         4,539         m2         1,157.40         5,253,000           A 32.01         Swiss INSO Kromatix         2,872         m2         1,215.00         3,489,910         Supply rate as per architect's brief; installation as per Flynn's budget pricing	А3	EXTERIOR ENCLOSURE				17,304,000						
A 32.01 Swiss INSO Kromatix  2,872 m2  1,157.40  5,253,000  Supply rate as per architect's brief; installation as per Flynn's budget pricing	A31	Walls Below Grade	0	m2	0.00	0						
A 32.01 Swiss INSO Kromatix 2,872 m2 1,215.00 3,489,910 Supply rate as per architect's brief; installation as per Flynn's budget pricing	A 31.01	Not works required										
A 32.01 Swiss INSO Kromatix 2,872 m2 1,215.00 3,489,910 Supply rate as per architect's brief; installation as per Flynn's budget pricing	A32	Walls Above Grade	4,539	m2	1,157.40	5,253,000						
A 32.02 Rammed earth wall - Sirewall 1,666 m2 1,058.00 1,762,920 as per Innovative Earth's budget pricing	A 32.01	Swiss INSO Kromatix	2,872	m2		3,489,910	Supply rate as per architect's brief; installation as per Flynn's budget pricing					
	A 32.02	Rammed earth wall - Sirewall	1,666	m2	1,058.00	1,762,920	as per Innovative Earth's budget pricing					

Class C Cost Report McMurray Metis Cultural Centre



Revision: 1 Date: 17/12/2020

	Estimate - McMurray Metis Cultural Centre										
Ref	Description	Qty	Unit	Rate	Total	Notes					
A33	Windows & Entrances	801	m2	2,180.94	1,747,000						
A 33.01	Curtain wall - triple glazed onyx photovoltaic glass	310	m2	2,065.00	640,150	As per Flynn's budget pricing					
A 33.02	Curtain wall vertical to green roof - triple glazed onyx photovoltaic glass	360	m2	2,065.00	743,400	As per Flynn's budget pricing					
A 33.03	Punched window - triple glazed fibre glass	131	m2	1,777.00	232,840	As per Flynn's budget pricing					
A 33.04	Overhead door (4 nos.)	55	m2	600.00	33,000						
A 33.05	Insulated hollow metal door	8	no	2,200.00	17,600						
A 33.06	Glazed door	10	no	3,000.00	30,000						
A 33.07	Allowance for automatic door operator	10	no	5,000.00	50,000						
A34	Roof Covering	2,649	m2	1,141.56	3,024,000						
A 34.01	Greenhouse glazed roof - semi-translucent photovoltaics	1,169	m2	2,065.00	2,413,990	As per Flynn's budget pricing					
A 34.02											
A 34.02	Accessible roof over service area (part floor of Amphitheatre) - insulation, protection board, membrane, paver stands and pavers.	211	m2	370.00	78,070						
A 34.03	insulation, protection board, membrane, paver stands and	211 625	m2 m2	370.00 240.00	78,070 150,000						
	insulation, protection board, membrane, paver stands and pavers.  Green roof (Planted Ramp)										
A 34.03	insulation, protection board, membrane, paver stands and pavers.  Green roof (Planted Ramp) Insulation, protection board and TPO membrane	625	m2	240.00	150,000						
A 34.03 A 34.04	insulation, protection board, membrane, paver stands and pavers.  Green roof (Planted Ramp) Insulation, protection board and TPO membrane ZinCo sloped green roof - as per ZinCo's quote Nov 12, 2020	625 625	m2 m2	240.00	150,000						
A 34.03 A 34.04 A 34.03	insulation, protection board, membrane, paver stands and pavers.  Green roof (Planted Ramp) Insulation, protection board and TPO membrane ZinCo sloped green roof - as per ZinCo's quote Nov 12, 2020 Exterior Stair (Level 3) area - see A35 Projections Roof terrace paving (Accessible roof over Circular Gathering	625 625 106	m2 m2 m2	240.00 280.00	150,000 175,000						
A 34.03 A 34.04 A 34.03 A 34.05	insulation, protection board, membrane, paver stands and pavers.  Green roof (Planted Ramp) Insulation, protection board and TPO membrane ZinCo sloped green roof - as per ZinCo's quote Nov 12, 2020 Exterior Stair (Level 3) area - see A35 Projections Roof terrace paving (Accessible roof over Circular Gathering Space) - assumed	625 625 106 231	m2 m2 m2 m2	240.00 280.00 360.00	150,000 175,000 83,160						
A 34.03 A 34.04 A 34.03 A 34.05	insulation, protection board, membrane, paver stands and pavers.  Green roof (Planted Ramp) Insulation, protection board and TPO membrane ZinCo sloped green roof - as per ZinCo's quote Nov 12, 2020 Exterior Stair (Level 3) area - see A35 Projections Roof terrace paving (Accessible roof over Circular Gathering Space) - assumed  TPO to Others	625 625 106 231 307	m2 m2 m2 m2	240.00 280.00 360.00 300.00	150,000 175,000 83,160 92,100						

Class C Cost Report

#### McMurray Metis Cultural Centre



Revision: 1 Date: 17/12/2020

### Section 8 - Building Works Cost Analysis Estimate - McMurray Metis Cultural Centre

	Estimate monarray meta cartara comic									
Ref	Description	Qty	Unit	Rate	Total	Notes				
A35	Projections	5,909	m2	1,232.02	7,280,000					
A 35.01	Amphitheatre (Canopy Covered)									
A 35.02	Concrete slab on grade - 200mm thick	559	m2	200.00	111,800					
A 35.03	Reinforce concrete roof (below Amphitheatre) - part of, see	211	m2							
A 35.03	A23 Roof Construction	143	m	430.00	61,490					
A 35.03	Interior grade beam, 1000mm wide x 500mm deep Piling and pile caps - see A11 Foundation	143	m	430.00	61,490					
A 35.04	Glazed canopy - conventional opaque PV's	770	m2	1,992.00	1,533,840	As per Flynn's budget pricing				
A 35.04	Structural steel - canopy	55,440	kg	6.25	346,500					
A 35.05	Sloped and stepped seating base slab and wall	339	m	1,500.00	508,740					
A 35.06	Floor finish - assumed grass as per Architect's picture sent December 10, 2020	447	m2	15.00	6,710					
	Amphitheatre (Uncovered)									
A 35.07	Floor finish - assumed CRUSHER DUST as perArchitect's picture sent December 10, 2020	536	m2	10.00	5,360					
	Covered Entry Plaza									
A 35.08	Concrete slab on grade - 200mm thick	656	m2	200.00	131,200					
A 35.09	Interior grade beam, 1000mm wide x 500mm deep	158	m	430.00	67,940					
	Piling and pile caps - see A11 Foundation									
A 35.10	Glazed canopy - conventional opaque PV's	656	m2	1,992.00		As per Flynn's budget pricing				
A 35.10 A 35.11	Structural steel - canopy Floor finish - radial unit paving	47,232 656	kg m2	6.25 200.00	295,200 131,200					
A 35.11	Floor Illisti - radiai dilit paving	656	1112	200.00	131,200					
	Planted Ramp									
A 35.12	Concrete slab on grade - 200mm thick	206	m2	200.00	41,200					
A 35.12	Part of the floor - see A23 Roof Construction	625	m2							
A 35.13	Interior grade beam, 1000mm wide x 500mm deep	142	m	430.00	61,060					
A 35.14	Piling and pile caps - see A11 Foundation Glazed canopy - semi-translucent PV's	831	m2	2,065.00	1.716.020	As per Flynn's budget pricing				
A 35.14	Structural steel - canopy	59,832	kg	6.25	373,950	3				
A 35.15	Floor finish - green roof, see A35 Roof Covering	625	m2							
	View Terrace									
A 35.16	Canopy - assume PUBLIC ART PIECE, by Client as per Architect's comments at meeting December 10, 2020	231	m2							
A 35.16	Structural steel - canopy	16,632	kg	6.25	103,950					
A 35.17	Glazed guardrail	20	m	1,500.00	30,000					
A 35.18	Floor finish - assumed paving, see A35 Roof Covering	231	m2							
	Exterior Stair									
A 35.19	Reinforced concrete stair	214	m	300.00	64,100					
A 35.20	Guardrail - assume metal	74	m	500.00	37,000					
	Exterior Feature Stair									
A 35.21	Reinforced concrete stair	115	m	500.00	57,570					
A 35.22	Handrail - assume metal	19	m	350.00	6,650					
A 35.23	Guardrail - assume metal	16	m	500.00	8,000					
	Water Feature									
A 35.24	Allowance for water feature - stepped and sloping	58	m2	3,000.00	174,000					
A 25 25	Allowopes for exterior our control design	4		400.000.00	400 000					
A 35.25	Allowance for exterior sun control devices	1	sum	100,000.00	100,000					

McMurray Metis Cultural Centre

Class C Cost Report



Revision: 1 Date: 17/12/2020

### Section 8 - Building Works Cost Analysis Estimate - McMurray Metis Cultural Centre

Ref	Description	Qty	Unit	Rate	Total	Notes
В	INTERIOR				5,418,000	
B1	PARTITIONS & DOORS				1,798,000	
B11		2 104	m2	500.31		
ВП	Partitions	3,184	m2	500.31	1,593,000	
B 11.01	Accordion folding partition (multi-use space) - assumed Modernfold	46	m2	1,400.00	64,400	
B 11.02	Structural support for the above	46	m2	200.00	9,200	
B 11.03	Demountable partitions	833	m2	780.00	649,740	
B 11.04	Glazed partitions	150	m2	1,200.00	180,000	
B 11.05	Partitions - wood framed wall	1,113	m2	180.00	200,340	
B 11.06	Shear wall - wood shear wall	378	m2	300.00	113,400	
B 11.07	Solid wall partitions - assumed masonry	618	m2	350.00	216,300	
B 11.08	Sliding partitions (to workshop and loading)	54	m2	500.00	27,060	
B 11.09	Rough carpentry Sealing and Caulking	1	sum	53,000.00	53,000	
B 11.09 B 11.10	Furring and Boxing	1 1	sum sum	26,500.00 53,000.00	26,500 53,000	
B12	Doors	91	no	2,252.75	205,000	
B 12.01	Hollow metal door	45	no	2,500.00	112,500	
B 12.02	Glazed door	14	no	3,000.00	42,000	
B 12.03	Glazed door - to demountable partitions, included in demountable partition cost	32	no			
B 12.04	Allowance for automatic door operator	10	no	5,000.00	50,000	
В2	FINISHES				1,950,000	
B21	Floor Finishes	4,949	m2	249.53	1,235,000	
	Note: No architectural drawings or specifications provided. Architect to confirm assumptions and allowances.					
B 21.01	Green roof (Indoor)					
B 21.02	Insulation, protection board, membrane, paver stands and pavers.	1,051	m2	370.00	388,870	
B 21.03	ZinCo pedestrian green roof - as per ZinCo's quote Nov 12, 2020	1,051	m2	100.00	105,100	Typo should be pedestrian green roof i.e. indoor
B 21.04	Polished concrete - to Level 1	1,964	m2	90.00	176,780	
B 21.05	Access flooring - to Level 2	1,411	n2	200.00	282,220	
B 21.06	Engineered birch - to Level 2	1,411	n2	160.00	225,780	
B 35.26	Porcelain floor tile - assumed to Kitchen and Washrooms	227	m2	200.00	45,400	
B 21.07	Sealed concrete - assumed to M&E and Stairs	296	m2	35.00	10,360	

Class C Cost Report McMurray Metis Cultural Centre



Revision: 1 Date: 17/12/2020

	Estim	ate - McM	urray	Metis Cultural Cen	tre	
Ref	Description	Qty	Unit	Rate	Total	Notes
B22	Ceiling Finishes	4,949	m2	51.12	253,000	
	Note: No architectural drawings or specifications provided. Architects to confirm assumptions and allowance.					
B 22.01	Suspended acoustic "cloud" ceiling - to Co-Working space area	555	m2	300.00	166,500	
B 22.02	Drywall ceiling, painted - assumed to Kitchen and Washrooms	227	m2	90.00	20,430	
B 22.03	Paint - assumed to M&E and Stairs	296	m2	20.00	5,920	
B 22.04	Exposed wood celling - assumed to Others	2,820	m2	0.00	0	
B 22.05	Exposed ceiling to Greenhouse	1,051	m2	0.00	0	
B 22.05	Allowance for bulkhead	1	sum	10,000.00	10,000	
B 22.06	Allowance for specialty ceilings	1	sum	50,000.00	50,000	
B23	Wall Finishes	8,757	m2	52.76	462,000	
320	Note: No architectural drawings or specifications provided. Architect to confirm assumptions and	S <sub>1</sub> , c <sub>1</sub>		32.70	102,000	
	allowances.					
B 23.01	Wood and natural finishes - to Museum	351	m2	375.00	131,700	
B 23.02	Porcelain wall tile - assumed to Kitchen and Washrooms	416	m2	170.00	70,720	
B 23.03	Paint - assumed to Others	7,989	m2	20.00	159,790	
B 23.04	Allowance for acoustic treatment	1	sum	50,000.00	50,000	
B 23.05	Allowance for colour wool felt	1	sum	50,000.00	50,000	
В3	FITTINGS & EQUIPMENT				1,670,000	
B31	Fittings & Fixtures	5,909	m2	231.00	1,365,000	
B 31.001 B 31.01 B 31.02 B 31.03 B 31.04 B 31.05	Metals  Miscellaneous metals  Handrail - to exit stair, assume metal  Guardrail - to exit stair, assume metal  Guardrail - to feature stair, assume glass  Guardrail - to mezzanine, assume glass	5,909 16 10 24 29	m2 m m m	10.00 300.00 350.00 1,300.00	59,090 4,800 3,500 31,200 37,700	
B 31.06	Washroom accessories Washroom accessories	32	no	1,200.00	38,400	
B 31.07 B 31.08	Washroom accessories - accessible Toilet compartments	5 32	no no	1,800.00 500.00	9,000 16,000	
2 233	Millwork Multipurpose rooms (2 nos.) Countertop - assumed with high and low cabinets - refer Executive Summary	32		330,00	.3,666	
B 31.09 B 31.10	Reception Reception desk Countertop - assumed with high and low cabinets	4 9	m m	3,100.00 1,900.00	12,400 17,100	
	<u>Amphitheatre</u>					
B 31.11	Allowance for stadium and arena bench seating - 500 seats  Resource Centre  Countertop - assumed with high and low cabinets - refer Executive Summary	500	no	1,300.00	650,000	
	<u>Theatre</u> Allowance for theatre seating - assume 62 seats - refer Executive Summary					

Class C Cost Report McMurray Metis Cultural Centre



Revision: 1 Date: 17/12/2020

	Estimate - McMurray Metis Cultural Centre										
Ref	Description	Qty	Unit	Rate	Total	Notes					
B 31.12	Museum Allowance for millwork	1	sum	20,000.00	20,000						
B 31.13	Art Gallery Allowance for millwork	1	sum	10,000.00	10,000						
B 31.14	Wood Shop Allowance for millwork	1	sum	5,000.00	5,000						
B 31.15	Boardrooms (2 nos.) Allowance for millwork	1	sum	10,000.00	10,000						
B 31.16 B 31.17	Lobby Reception desk Countertop - assumed with high and low cabinets	6	m m	3,000.00 1,800.00	18,000 10,800						
	Co-Working Space (2 nos.)										
B 31.12 B 31.18	Co-Working booth Worktop - plam	13 10	no m	2,000.00 1,100.00	26,000 11,000						
B 31.19	Atrium - Level 2  Guardrail - to atrium, assume planters integrated into guards as per Architect's comments at meeting December 10, 2020	33	m	2,500.00	82,500						
B 31.20	Atrium - Level 3 (Greenhouse Bridge) Guardrail - to atrium, assume glass	33	m	1,300.00	42,900						
B 31.20 B 31.21	Office Kitchen Countertop - assumed solid surface Countertop - assumed with high and low cabinets	31 22	m m	1,300.00 1,800.00	40,300 39,600						
	Specialties - allowances for										
B 31.22 B 31.23 B 31.24	Visual display units Display cases Signage	1 1 1	sum sum sum	10,000.00 10,000.00 10,000.00	10,000 10,000 10,000						
B 31.25 B 31.26	Safety specialties Storage assemblies	1 1	sum sum	10,000.00 10,000.00	10,000 10,000						
B 31.27	Furnishings  Window treatments - allowance for blinds, assume manual	801	m2	150.00	120,150						
	Office accessories - FF&E Rugs and mats - FF&E Office furniture - FF&E Seating - FF&E Institutional furniture - FF&E										
	Interior planters - FF&E										
B32	Equipment	5,909	m2	0.00	0						
	Refer Executive Summary - Furniture, Furnishings and Equipment										
В33	Conveying Systems	7	stp	43,571.43	305,000						
B 33.01	Passenger elevator (1 no.)	4	stp	50,000.00	200,000						
B 33.02	Hydraulic freight elevator (1 no.)	3	stp	35,000.00	105,000						
			1								

Class C Cost Report McMurray Metis Cultural Centre



Revision: 1 Date: 17/12/2020

	Esti	mate - McN	lurray	Metis Cultural Cen	tre	
Ref	Description	Qty	Unit	Rate	Total	Notes
С	SERVICES				8,977,000	
C1	MECHANICAL				5,812,000	
C11	Plumbing & Drainage	5,909	m2	125.91	744,000	
C 11.01	Plumbing Equipment					
C 11.02	water meter and backflow preventor	1	sum	10,000.00	10,000	
C 11.03	Domestic Hot Water Heat Pump - see HVAC	1	no		0	
C 11.04	Domestic Hot Water tanks	2	no	10,000.00	20,000	
C 11.05	30kW back-up domestic hot water heater - Allowance	1	no	15,000.00	15,000	
C 11.06	Grease interceptor	1	no	12,000.00	12,000	
C 11.07	DHW recirculation pump	1	no	2,500.00	2,500	
C 11.08 C 11.09	domestic hot water circulation pumps	2	no	10,000.00 3,500.00	20,000	
C 11.09	domestic hot water expansion tank	1	no sum	8,500.00	3,500 8,500	
C 11.10	storm sump pumps, duplex sanitary sump pumps, duplex	1	sum	8,000.00	8,000	
C 11.11	domestic water booster pump	1	sum	25,000.00	25,000	
C 11.13	storm water cistern	1	sum	60,000.00	60,000	
	(Subtotal Plumbing Equipment \$184,500 )			,	22,222	
	Piping, Valves & Accessories					
C 11.14	DCW, domestic cold water	500	m	78.00	39,000	
C 11.15	DHW, domestic hot water	500	m	78.00	39,000	
C 11.16	DHWR, domestic hot water recirculation	400	m	75.00	30,000	
C 11.17	Sanitary drain and vent	1,000	m	88.00	88,000	
C 11.18	Storm Piping	600	m	95.00	57,000	
	(Subtotal Piping, Valves & Accessories \$253,000)					
	Plumbing Fixture					
C 11.19	Water closet - tank type dual flush	37	no	1,500.00	55,500	
C 11.20	Lavatory - wall hung	37	no	1,300.00	48,100	
C 11.21	Kitchen Sink	2	no	1,100.00	2,200	
C 11.22	Multi-Use Sink, double compartment	4	no	1,200.00	4,800	
C 11.23	Miscellaneous sinks	2	no	800.00	1,600	
C 11.24	janitor sink	1	no	1,400.00	1,400	
C 11.25 C 11.26	Floor drains/Area drains	16 20	no	400.00 500.00	6,400 10,000	
C 11.26	Roof Drain NFHB-1, non-freeze hose bib	4	no no	400.00	1,600	
C 11.27	Rough-in Kitchens	1	sum	15,000.00	15,000	
C 11.28	Irrigation to Green Roof	1	sum	30,000.00	30,000	
C 11.29	(Subtotal Plumbing Fixture \$176,600 )	'	Sulli	30,000.00	30,000	
	(Subtotal Flumbing Fixture \$170,000)					
	Miscellaneous					
C 11.30	Testing, balancing & commissioning	1	sum	6,100.00	6,100	
C 11.31	Location Factor	1	sum	124,040.00	124,040	
	(Subtotal Miscellaneous \$190,300)					
C12	Fire Protection	5,909	m2	72.94	431,000	
0.40 -:						
C 12.01	Piping and Sprinkler Heads	F 222		,	204	
C 12.02	Fire sprinkler system	5,909	m²	65.00	384,090	
	Fire pump and jockey pump - not required					
	(Subtotal Piping and Sprinkler Heads \$407,600)					
	Standpipe					
C 12.03		5,909	m²	8.00	47,270	
0 12.03	standpipe system (Subtotal Standpipe \$45,900 )	3,707		8.00	47,270	
	(					
	Miscellaneous					
	kitchen fire suppression system - by kitchen supplier					
	(Subtotal Miscellaneous \$0 )					
						•

Class C Cost Report McMurray Metis Cultural Centre



Revision: 1 Date: 17/12/2020

	Estim	ate - McM	lurray	Metis Cultural Cen	tre	
Ref	Description	Qty	Unit	Rate	Total	Notes
C13	HVAC	5,909	m2	714.67	4,223,000	
C 13.01	Air Handling Equipment					
C 13.02	HRV-1 East Wing DOAS - 5300 cfm, glycol heating, Heat Recovery Ventilator	1	no	69,000.00	69,000	
C 13.03	HRV-2 West Wing DOAS - 5300 cfm, glycol heating, Heat Recovery Ventilator	1	no	69,000.00	69,000	
C 13.04	HRV-3 Central Gathering DOAS - 2120 cfm, glycol heating, Heat Recovery Ventilator	1	no	28,000.00	28,000	
C 13.05	HRV-4 Theatre DOAS - 1500 cfm, glycol heating, Heat Recovery Ventilator	1	no	20,000.00	20,000	
C 13.06	MAU-1 Kitchen - 5,300 cfm, glycol heating, filtration, and supply fan	1	no	27,000.00	27,000	
C 13.07	EF-1 Kitchen Exhaust, 2500 cfm	1	no	4,000.00	4,000	
C 13.08	Miscellaneous exhaust fans	4	no	750.00	3,000	
C 13.09	Split system Fan Coil Units, 10 tons	2	no	18,000.00	36,000	
C 13.10	mechanical and electrical rooms ventilation (Subtotal Air Handling Equipment \$263,500)	1	sum	7,500.00	7,500	
	Geothermal System ground source system includes piping, well boring, headers, etc.					
C 13.11	- 50 boreholes @ 100m	1	Is	488,000.00	488,000	
C 13.12	water-to water heat pumps	8	no	60,000.00	480,000	
C 13.13	expansion tank - building heating & cooling	2	no	5,000.00	10,000	
C 13.14	building heating/cooling pumps, VFD	4	no	16,000.00	64,000	
C 13.15	startup / balancing	1	ls .	25,000.00	25,000	
C 13.16	miscellaneous components (Subtotal Geothermal System \$1,087,000 )	1	Is	20,000.00	20,000	
	Heating Plant					
C 13.17	Biomass Boiler - 100 kW, 340 MBH	1	no	32,000.00	32,000	
C 13.18	glycol heat exchanger	1 1	no	20,000.00	20,000	
C 13.19	glycol circulating pump,tank,etc	'	no	12,500.00	12,500	
C 13.20	chemical treatment, expansion tanks, air separator, glycol make up	1	sum	18,000.00	18,000	
C 13.21	Secondary distribution pumps	4	no	12,000.00	48,000	
C 13.22	Miscellaneous allowance	1	sum	20,000.00	20,000	
	(Subtotal Heating Plant \$150,500)					
0.10.00	Miscellaneous			24 400 00	24.400	
C 13.23	Testing, balancing and commissioning	1 1	sum	34,400.00	34,400	
C 13.24 C 13.25	CO2 Sensors metering allowance	1	sum	15,000.00 30,000.00	15,000 30,000	
C 13.23	(Subtotal Miscellaneous \$82,400 )	'	Sum	30,000.00	30,000	
	Piping, Valves & Accessories					
C 13.26	glycol supply and return to AHU units	200	m	400.00	80,000	
C 13.27	chilled water supply and return to FCUs	900	m	110.00	99,000	
C 13.28	hot water supply and return to FCUs	900	m	110.00	99,000	
C 13.29	hot water supply and return to radiant floor manifolds and miscellaneous heating devices	600	m	95.00	57,000	
C 13.30	Connection to HRV	4	no	1,500.00	6,000	
C 13.31	Connection to Boiler	1	no	1,500.00	1,500	
C 13.32	Connection to pumps	9	no	1,500.00	13,500	
C 13.33	Connection to Heat Pump Units (Subtotal Piping, Valves & Accessories \$376,000)	8	no	2,500.00	20,000	
	Ductwork and Air Distribution					
C 13.34	Galvanized steel ductwork	38,000	kg	25.00	950,000	
C 13.35	VAV box terminal units	10	no	1,050.00	10,500	
C 13.36	diffusers, registers, grilles	400	no	200.00	80,000	
C 13.37	silencers, allowance	8	no	3,500.00	28,000	
	(Subtotal Ductwork and Air Distribution \$1,368,500 )					
C 13.38	Heating/Cooling Devices Unit Heaters / Forceflow heaters	8	no	1,750.00	14,000	
C 13.38 C 13.39	Unit Heaters / Forcetiow heaters Fan Coil Units - 4 pipe	8 30	no	3,500.00	14,000	
C 13.39	radiant floor heating/cooling	3,000	m2	125.00	375,000	
3 .3.40	radiant floor fleating/cooling radiant panels - assume not required	5,500		123.00	373,000	
C 13.41	Location Factor	1	sum	703,780.00	703,780	
	(Subtotal Heating/Cooling Devices \$1,197,780)					

Class C Cost Report McMurray Metis Cultural Centre



Revision: 1 Date: 17/12/2020

	Estim	ate - McM	urray	Metis Cultural Cen	tre	
Ref	Description	Qty	Unit	Rate	Total	Notes
C14	Controls	5,909	m2	70.06	414,000	
C 14.01 C 14.02	DDC System Integrated controls and devices - BMS (Subtotal DDC System \$413,600 )	5,909	m²	70.00	413,630	
C2	ELECTRICAL				3,165,000	
C21	Service & Distribution	5,909	m2	173.80	1,027,000	
C 21.01 C 21.02 C 21.03 C 21.04 C 21.05 C 21.06	Normal Power  SWBD 800A 347/600V 3P 4W main switchboard c/w main & feeder breakers, DMS Meter cabinet c/w empty conduit Hoisting and placing Concrete base 4 cell concrete encased duct bank	1 1 1 1	no no sum sum sum	65,000.00 1,500.00 2,500.00 1,500.00 5,000.00	65,000 1,500 2,500 1,500 5,000	
C 21.07	Cabling	1	sum	16,000.00	16,000	
C 21.08 C 21.09	Grounding - allowance Digital Metering (Subtotal Normal Power \$116,500 )	1 1	sum sum	15,000.00 10,000.00	15,000 10,000	
C 21.10	Emergency Power Reported to not be required (Subtotal Emergency Power \$0 )  Distribution	1	no		0	
C 21.11 C 21.12 C 21.13 C 21.14 C 21.15 C 21.16 C 21.17 C 21.18 C 21.19	Normal Power 600A 347/600V 3P 3W distribution panel Transformer 112.5kva 600V 120/208V 120/208V 3P 4W distribution panel 100A 120/208V 3P 4W Distribution panel 200A 120/208V 3P 4W Distribution panel Feeders allowance Disconnect for PV Miscellaneous (Subtotal Distribution \$227,100 )  Solar Photovoltaic Allowance for 105 kW Solar PV system, 1300m2 - PV Infrastructure (Subtotal Solar Photovoltaic \$360,000 )  Motor controls and wiring Allowance for power connections to mechanical equipment, c/w line, load side wiring and disconnect switches (Subtotal Motor controls and wiring \$74,500 )	4 4 4 1 1 1 2 1	no no no no sum no sum	22,200.00 5,210.00 9,160.00 2,250.00 3,500.00 50,000.00 15,000.00 360,000.00	88,800 20,840 36,640 2,250 3,500 50,000 10,120 15,000	
C 21.21 C 21.22 C 21.23 C 21.24	Miscellaneous Metering system Testing & commissioning Permits, inspections and job setup Location Factor (Subtotal Miscellaneous \$330,900)	1 1 1	no sum sum sum	35,000.00 16,000.00 24,000.00 171,094.00	35,000 16,000 24,000 171,090	
C22	Lighting, Devices & Heating	5,909	m2	204.43	1,208,000	
C 22.01 C 22.02 C 22.03 C 22.04 C 22.05	Lighting Allowance for lighting - premium architectural light fixture Allowance for lighting - LED fixtures Allowance for centralized LV lighting control system Allowance for exit signs (Subtotal Lighting \$805,800)	400 5,509 5,909 5,909	m² m² m² m²	190.00 110.00 20.00 5.00	76,000 605,990 118,180 29,550	
C 22.06	Branch Devices Allowance for branch devices (Subtotal Branch Devices \$172,000)	5,909	m²	30.00	177,270	
C 22.07	Location Factor	1	sum	201,398.00	201,400	

Class C Cost Report McMurray Metis Cultural Centre



Revision: 1 Date: 17/12/2020

	Estim	ate - McN	lurray	Metis Cultural Cen	tre	
Ref	Description	Qty	Unit	Rate	Total	Notes
C23	Systems & Ancillaries	5,909	m2	157.39	930,000	
C 23.01 C 23.02	Fire alarm Allowance for FA - single stage (Subtotal Fire alarm \$126,100 )	5,909	m²	22.00	130,000	
C 23.03	Security Allowance for devices, sensors/detectors, CCTV cameras, conduit, wiring (Subtotal Security \$143,000)	5,909	m²	25.00	147,730	
C 23.04 C 23.05 C 23.06 C 23.07	Communications Allowance for voice/data empty conduit outlets Allowance for cat6A cabling for above Allowance for cable tray Allowance for backbone cabling, racks and riser conduit (Subtotal Communications \$254,000)	5,909 5,909 1 5,909	m² m² sum m²	10.00 20.00 25,000.00 10.00	59,090 118,180 25,000 59,090	
C 23.08	AV system  A/V Equipment, Devices, Installation & Wiring - By others  Allowance for empty conduit  Allowance for power connections to AV devices and equipment	5,909 5,909	m² m²	20.00	118,180 29,550	
C 23.09	(Subtotal AV system \$144,000)	5,909	1112	5.00	29,550	
C 23.10	Sound System Allowance for Theatre sound system (Subtotal Sound System \$50,000 )	1	sum	50,000.00	50,000	
C 23.11 C 23.12 C 23.13	Miscellaneous Testing & commissioning Miscellaneous Location Factor (Subtotal Miscellaneous \$264,500)	1 1 1	sum sum sum	13,000.00 25,000.00 154,964.00	13,000 25,000 154,960	
	OUTE A ANGULARY WORK					
D	SITE & ANCILLARY WORK				0	
D1	SITE WORK - See Site Cost Plan				0	
D2 D21	ANCILLARY WORK  Demolition	0	m2	0.00	0	
D 21.01	No Work Required			0.00		
D22	Alterations	0	m2	0.00	0	
D 22.01	No Work Required					
	SUB-TOTAL: NET BUILDING WORKS				42,789,000	
Z1	GENERAL REQUIREMENTS & FEE				5,691,000	
Z11	General Requirements				4,279,000	
Z 11.01	Contractors General Requirements	10.0	%	42,789,000.00	4,279,000	
Z12	Fee				1,412,000	
Z 12.01	Contractors Fee	3.0	%	47,068,000.00	1,412,000	

# McMurray Metis Local 1935 Class C Cost Report McMurray Metis Cultural Centre Revision: 1 McMurray Metis Cultural Centre

	Estim	ate - McM	urray	Metis Cultural Cen	tre	
Ref	Description	Qty	Unit	Rate	Total	Notes
	TOTAL: BUILDING WORKS ESTIMATE				48,480,000	
Z2	ALLOWANCES				8,533,000	
Z21	Design Allowance				5,818,000	
Z 21.01	Design Contingency	12.0	%	48,480,000.00	5,818,000	
Z22	Escalation Allowance				0	
Z 22.01	Escalation allowance	0.0	%	54,298,000.00	0	
Z23	Construction Allowance				2,715,000	
Z 23.01	Construction Contingency	5.0	%	54,298,000.00	2,715,000	
	TOTAL CONSTRUCTION COST (including allow	ances)			57,013,000	
GST	GST Assessment	5%	%	57,013,000.00	2,850,700	
	Estimated Overall Construction Cost				59,864,000	

#### **McMurray Metis Cultural Centre**



Revision: 1 Date: 17/12/2020

#### Section 9 - Site Works Elemental Summary

		McMurray Metis	Cultural Cen	tre S	ite Works				
Ref	Element	Ratio To GFA	Elemental Quantity		Elemental Unit Rate	Total	Cost / m2	Cost / ft2	Cost Ratio
D	Site & Ancillary Work					\$3,486,000	\$112	\$10	71%
D1	Site Work					\$3,486,000	\$112	\$10	71%
D11	Site Development	0.96		n <sup>2</sup>	\$75	\$2,269,000	\$73	\$7	4
D12	Mechanical Site Services	0.96		n <sup>2</sup>	\$21	\$631,000	\$20	\$2	1;
D13	Electrical Site Services	0.96	30,061 n	n²	\$19	\$586,000	\$19	\$2	1
	SUB-TOTAL: NET SITE WORKS					\$3,486,000	\$112	\$10	71%
Z	General Requirements & Allowances								
Z1	General Requirements & Fee					\$464,000	\$15	\$1	10%
Z11	General Requirements			0.0 9		\$349,000	\$11	\$1	
Z12	Fee			3.0 9	6	\$115,000	\$4	\$0	
	TOTAL: SITE WORKS ESTIMATE					\$3,950,000	\$127	\$12	81%
<b>Z</b> 2	Allowances					\$695,000	\$22	\$2	14%
Z21	Design Allowance		1	2.0 9	6	\$474,000	\$15	\$1	1
Z22	Escalation Allowance			0.0 %	6	\$0	\$0	\$0	
723	Construction Contingency			5.0 9	6	\$221,000	\$7	\$1	
	TOTAL SITE WORKS COST					\$4,645,000	\$149	\$14	95%
SST	GST Assessment		5.0%			\$232,300	\$0	\$0	0%
	TOTAL SITE WORKS COST INC TAX					\$4,877,000	\$157	\$15	1009
	Gross Site Area								
	GSA (m2):	31,16	2 m²						
	GSA (ft2):	335,42	20.512						

Section 9 - Site Works Elemental Summary

Class C Cost Report

 $\ \ \, \text{making the } \mathbf{difference}$ 

Class C Cost Report McMurray Metis Cultural Centre



Revision: 1 Date: 17/12/2020

#### Section 10 - Site Works Cost Analysis

	Estim	ate - McM	lurray	Metis Cultural Cen	tre	
Ref	Description	Qty	Unit	Rate	Total	Notes
D	SITE & ANCILLARY WORK				3,486,000	
D1	SITE WORK				3,486,000	
D11	Site Development	30,061	m2	75.48	2,269,000	
D 11.01	Site area	31,162	m2			
D 11.02 D 11.03	Building footprint Existing boreal forest	2,649 1,111	m2 m2			
D 11.04	Clear and grub site	30,051	m2	2.00	60,100	
D 11.05	Rough and fine grading	30,051	m2	4.00	120,200	
D 11.06 D 11.07	Excavate to remove clay - building footprint, 2.5m deep Engineered fill	7,810 7,810	m3 m3	30.00 40.00	234,300 312,400	as per Engineer's Brief
D 11.08	Adventure play - assume MULCH as per Architect's comments at	129	m2	15.00	1,940	
D 11.08	meeting December 10, 2020 Fabricated bridges	106	m2	500.00	53,230	
D 11.10	Kids play - assume MULCH as per Architect's comments at meeting December 10, 2020	355	m2	15.00	5,330	
D 11.11	Medicinal garden w/ small outdoor classroom - assume CRUSHER DUST PATHWAY as per Architect's comments at meeting December 10, 2020	234	m2	10.00	2,340	
D 11.12	Outdoor classroom - assume MULCH as per Architect's comments at meeting December 10, 2020	102	m2	15.00	1,540	
D 11.13	Outdoor classroom - allowance for WOOD STUMPS as per Architect's comments at meeting December 10, 2020	10	no	200.00	2,000	
D 11.13	Wood Working - GRAVEL as per architect's notes December 14, 2020	654	m2	30.00	19,620	
D 11.13	Outdoor Kitchen, Medicinal Garden pathway - MULCH as per architect's notes December 14, 2020	1,235	m2	15.00	18,530	
D 11.14	Pond - CHANGE TO REFLECTING POOL AND WETLANDS AND REDUCE BY \$100K as per Architect's comments at meeting December 10, 2020	1,797	m2	250.00	449,290	
D 11.15 D 11.16	Radial unit paving Ramp	1,125 71	m2 m2	200.00 300.00	225,000 21,320	
D 11.17	Road and pathway - CRUSHER DUST as per architect's notes December 14, 2020	5,458	m2	15.00	81,880	
D 11.18 D 11.19	Rock pavement Crushed stone surfacing	472 83	m2 m2	150.00 180.00	70,760 14,900	
D 11.20	Curb	2,296	m	80.00	183,660	
D 11.21	Manufactured metal bollards	22	no	300.00	6,600	
D 11.22	MMCC sign - allowance	1	sum	5,000.00	5,000	
D 11.23	Outdoor kitchen - allowance	1	sum	10,000.00	10,000	
	Trapper's Cabin - OMIT, CLIENT SUPPLIED as per Client's comments at meeting December 10, 2020					
D 11.24	Benches - REDUCE COST BY HALF many benches will be made on-site in the wood shop, as per Architect's comments December 14, 2020	45	m	1,000.00	45,440	
D 11.25	Outdoor Washroom Block	45	m2	500.00	22,440	
D 11.26	Sweat lodge - OMIT, CLIENT SUPPLIED as per Client's comments at meeting December 10, 2020	44	m2	300.00	13,150	
D 11.27	Wood working area - canopy w/ washroom (2 nos.)	164	m2	150.00	24,640	
D 11.28	Steps - at pond	57	m	500.00	28,300	
D 11.29	Trees - CLIENT SUPPLIED as per Client's comments at meeting December 10, 2020	800	no			
D 11.30	Shrubs - CLIENT SUPPLIED as per Client's comments at meeting December 10, 2020	2,950	no			
D 11.31	Planting - OMIT, CLIENT SUPPLIED as per Client's comments at meeting December 10, 2020	15,326	m2			
D 11.32	Allowances for: - Wood fences	1	sum	30,000.00	30,000	As per Architect's Brief
D 11.33	Wood felices Wood gates	1	sum	5,000.00		As per Architect's Brief
D 11.34	Retaining walls	1	sum	50,000.00		As per Architect's Brief
D 11.35 D 11.36	Planting accessories  Erosion and sediment control	1 1	sum	100,000.00 50,000.00		As per Architect's Brief As per Architect's Brief
_ //.50		•	50/11	30,000.00	30,000	, p. 3 1 1 2 1 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1

Class C Cost Report McMurray Metis Cultural Centre



Revision: 1 Date: 17/12/2020

#### Section 10 - Site Works Cost Analysis

		ate - McM				
Ref	Description	Qty	Unit	Rate	Total	Notes
D12	Mechanical Site Services	30,061	m2	20.99	631,000	
D 12.01	Storm Service					
	Piping					
D 12.02	375mm dia	50	m	400.00	20,000	
D 12.03	Manhole, 1500mm dia	1	no	8,000.00	8,000	
D 12.04 D 12.05	Control Manhole concrete headwall to pond	1	no no	30,000.00 5,000.00	30,000 5,000	
D 12.05	pond outlet	1	no	5,000.00	5,000	
D 12.00	(Subtotal Storm Service \$68,000 )	·	110	3,000.00	3,000	
D 40.07	Sanitary Service			222.22	44,000	
D 12.07 D 12.08	piping, 200mm dia.	50 2	m	280.00 6,500.00	14,000 13,000	
D 12.08	Manhole, 1200mm dia  Connect to existing Manhole	1	no sum	7,500.00	7,500	
D 12.07	(Subtotal Sanitary Service \$34,500 )	,	Sum	7,300.00	7,300	
	Water Service					
D 12.10	piping, domestic water, 150mm PVC	50	m	220.00	11,000	
D 12.11	connect to existing piping on site (Subtotal Water Service \$18,500 )	1	sum	7,500.00	7,500	
	Miscellaneous					
D 12.12	Allowance for glycol heating to entrances	1	sum	150,000.00	150,000	
D 12.13	irrigation - allowance	1	sum	50,000.00	50,000	
D 12.14	Earth Tubes 1500mm dia. Precast concrete	100	m	1,300.00	130,000	
D 12.15	Excavation and backfill	1,000	m3	75.00	75,000	
D 12.16	Location Factor	1	sum	105,200.00	105,200	
	(Subtotal Miscellaneous \$562,800 )					
D13	Electrical Site Services	30,061	m2	19.49	586,000	
		30,001	1112	17.47	300,000	
D 13.01	Power Distribution	30,001	1112	17.47	300,000	
		1	sum	50,000.00	50,000	
D 13.01	Power Distribution					
D 13.01 D 13.02	Power Distribution Hydro charges - allowance	1	sum	50,000.00	50,000	
D 13.01 D 13.02 D 13.03 D 13.04 D 13.05	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling	1 1 40 640	sum sum	50,000.00 75,000.00 490.00 60.00	50,000 75,000 19,600 38,400	
D 13.01 D 13.02 D 13.03 D 13.04	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling	1 1 40	sum sum m	50,000.00 75,000.00 490.00	50,000 75,000 19,600	
D 13.01 D 13.02 D 13.03 D 13.04 D 13.05	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling (Subtotal Power Distribution \$187,200)	1 1 40 640	sum sum m	50,000.00 75,000.00 490.00 60.00	50,000 75,000 19,600 38,400	
D 13.01 D 13.02 D 13.03 D 13.04 D 13.05 D 13.06	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling (Subtotal Power Distribution \$187,200 )  Communications Incoming communication cabling and services connections - by	1 1 40 640 140	sum sum m m	50,000.00 75,000.00 490.00 60.00 30.00	50,000 75,000 19,600 38,400 4,200	
D 13.01 D 13.02 D 13.03 D 13.04 D 13.05 D 13.06	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling (Subtotal Power Distribution \$187,200 )  Communications Incoming communication cabling and services connections - by others	1 1 40 640 140	sum sum m m m3	50,000.00 75,000.00 490.00 60.00 30.00	50,000 75,000 19,600 38,400 4,200	
D 13.01 D 13.02 D 13.03 D 13.04 D 13.05 D 13.06	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling (Subtotal Power Distribution \$187,200 )  Communications Incoming communication cabling and services connections - by others UG concrete encased ductbank c/w pull string	1 1 40 640 140	sum sum m m m3	50,000.00 75,000.00 490.00 60.00 30.00 0.00	50,000 75,000 19,600 38,400 4,200	
D 13.01 D 13.02 D 13.03 D 13.04 D 13.05 D 13.06	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling (Subtotal Power Distribution \$187,200 )  Communications Incoming communication cabling and services connections - by others	1 1 40 640 140	sum sum m m m3	50,000.00 75,000.00 490.00 60.00 30.00	50,000 75,000 19,600 38,400 4,200	
D 13.01 D 13.02 D 13.03 D 13.04 D 13.05 D 13.06 D 13.07 D 13.07	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling (Subtotal Power Distribution \$187,200 )  Communications Incoming communication cabling and services connections - by others UG concrete encased ductbank c/w pull string Excavation and backfilling (Subtotal Communications \$19,800 )  Site Lighting & Power : allowance	1 1 40 640 140 1 1 40	sum sum m m m3	50,000.00 75,000.00 490.00 60.00 30.00 0.00 390.00 30.00	50,000 75,000 19,600 38,400 4,200 0 15,600 4,200	
D 13.01 D 13.02 D 13.03 D 13.04 D 13.05 D 13.06 D 13.07 D 13.07	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling (Subtotal Power Distribution \$187,200 )  Communications Incoming communication cabling and services connections - by others UG concrete encased ductbank c/w pull string Excavation and backfilling (Subtotal Communications \$19,800 )  Site Lighting & Power: allowance LED exterior light fixture - allowance	1 1 40 640 140 1 1 40 140	sum sum m m m3	50,000.00 75,000.00 490.00 60.00 30.00 0.00 390.00 30.00	50,000 75,000 19,600 38,400 4,200 0 15,600 4,200	
D 13.01 D 13.02 D 13.03 D 13.04 D 13.05 D 13.06 D 13.07 D 13.08 D 13.09	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling (Subtotal Power Distribution \$187,200 )  Communications Incoming communication cabling and services connections - by others UG concrete encased ductbank c/w pull string Excavation and backfilling (Subtotal Communications \$19,800 )  Site Lighting & Power : allowance LED exterior light fixture - allowance Exterior wall mounted LED light - allowance	1 1 40 640 140 1 1 40 140	sum sum m m m3 sum m	50,000.00 75,000.00 490.00 60.00 30.00 0.00 390.00 30.00	50,000 75,000 19,600 38,400 4,200 0 15,600 4,200 8,000 24,000	
D 13.01 D 13.02 D 13.03 D 13.04 D 13.05 D 13.06 D 13.07 D 13.08 D 13.09	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling (Subtotal Power Distribution \$187,200 )  Communications Incoming communication cabling and services connections - by others UG concrete encased ductbank c/w pull string Excavation and backfilling (Subtotal Communications \$19,800 )  Site Lighting & Power : allowance LED exterior light fixture - allowance Exterior wall mounted LED light - allowance Exterior pole mounted light fixtures c/w poles	1 1 40 640 140 1 1 40 140	sum sum m m m3 sum m m3	50,000.00 75,000.00 490.00 60.00 30.00 0.00 390.00 30.00 1,600.00 800.00 3,700.00	50,000 75,000 19,600 38,400 4,200 0 15,600 4,200 8,000 24,000 37,000	
D 13.01 D 13.02 D 13.02 D 13.03 D 13.04 D 13.05 D 13.06 D 13.07 D 13.07 D 13.09 D 13.10 D 13.11 D 13.12 D 13.12	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling (Subtotal Power Distribution \$187,200 )  Communications Incoming communication cabling and services connections - by others UG concrete encased ductbank c/w pull string Excavation and backfilling (Subtotal Communications \$19,800 )  Site Lighting & Power : allowance LED exterior light fixture - allowance Exterior wall mounted LED light - allowance Exterior pole mounted light fixtures c/w poles Concrete base	1 1 40 640 140 1 1 40 140	sum sum m m3 sum m3	50,000.00 75,000.00 490.00 60.00 30.00 390.00 30.00 1,600.00 800.00 3,700.00 450.00	50,000 75,000 19,600 38,400 4,200  0 15,600 4,200  8,000 24,000 37,000 6,750	
D 13.01 D 13.02 D 13.02 D 13.03 D 13.04 D 13.05 D 13.06 D 13.07 D 13.08 D 13.09	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling (Subtotal Power Distribution \$187,200 )  Communications Incoming communication cabling and services connections - by others UG concrete encased ductbank c/w pull string Excavation and backfilling (Subtotal Communications \$19,800 )  Site Lighting & Power : allowance LED exterior light fixture - allowance Exterior wall mounted LED light - allowance Exterior pole mounted light fixtures c/w poles	1 1 40 640 140 1 1 40 140	sum sum m m m3 sum m m3	50,000.00 75,000.00 490.00 60.00 30.00 0.00 390.00 30.00 1,600.00 800.00 3,700.00	50,000 75,000 19,600 38,400 4,200 0 15,600 4,200 8,000 24,000 37,000	
D 13.01 D 13.02 D 13.03 D 13.04 D 13.05 D 13.06 D 13.07 D 13.08 D 13.09	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling (Subtotal Power Distribution \$187,200 )  Communications Incoming communication cabling and services connections - by others UG concrete encased ductbank c/w pull string Excavation and backfilling (Subtotal Communications \$19,800 )  Site Lighting & Power: allowance LED exterior light fixture - allowance Exterior wall mounted LED light - allowance Exterior pole mounted light fixtures c/w poles Concrete base Fixture lamps & wiring	1 1 40 640 140 1 40 140 5 30 10 15 45	sum sum m m m3 sum m m3	50,000.00 75,000.00 490.00 60.00 30.00  0.00 390.00 30.00  1,600.00 800.00 3,700.00 450.00	50,000 75,000 19,600 38,400 4,200  0 15,600 4,200  8,000 24,000 37,000 6,750 20,250	
D 13.01 D 13.02 D 13.03 D 13.04 D 13.05 D 13.06 D 13.07 D 13.08 D 13.09	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling (Subtotal Power Distribution \$187,200 )  Communications Incoming communication cabling and services connections - by others UG concrete encased ductbank c/w pull string Excavation and backfilling (Subtotal Communications \$19,800 )  Site Lighting & Power : allowance LED exterior light fixture - allowance Exterior wall mounted LED light - allowance Exterior pole mounted light fixtures c/w poles Concrete base Fixture lamps & wiring Exterior lighting controls - allowance	1 1 40 640 140 1 40 140 5 30 10 15 45	sum sum m m3 sum m3	50,000.00 75,000.00 490.00 60.00 30.00  0.00 390.00 30.00  1,600.00 800.00 3,700.00 450.00 15,000.00	50,000 75,000 19,600 38,400 4,200  0 15,600 4,200  8,000 24,000 37,000 6,750 20,250 15,000	
D 13.01 D 13.02 D 13.03 D 13.04 D 13.05 D 13.06 D 13.07 D 13.08 D 13.09 D 13.11 D 13.12 D 13.13 D 13.14 D 13.15 D 13.16	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling (Subtotal Power Distribution \$187,200 )  Communications Incoming communication cabling and services connections - by others UG concrete encased ductbank c/w pull string Excavation and backfilling (Subtotal Communications \$19,800 )  Site Lighting & Power : allowance LED exterior light fixture - allowance Exterior wall mounted LED light - allowance Exterior wall mounted LED light - allowance Exterior light fixtures c/w poles Concrete base Fixture lamps & wiring Exterior lighting controls - allowance Allowance for Amphitheatre (Subtotal Site Lighting & Power : allowance \$161,100 )  Miscellaneous	1 1 40 640 140 1 1 40 140 5 30 10 15 45 1	sum sum m m m3 sum m no no no no sum sum	50,000.00 75,000.00 490.00 60.00 30.00  0.00 390.00 30.00  1,600.00 800.00 3,700.00 450.00 15,000.00 50,000.00	50,000 75,000 19,600 38,400 4,200  0 15,600 4,200  8,000 24,000 37,000 6,750 20,250 15,000 50,000	
D 13.01 D 13.02 D 13.02 D 13.03 D 13.04 D 13.05 D 13.06 D 13.07 D 13.08 D 13.09 D 13.10 D 13.11 D 13.12 D 13.13 D 13.14 D 13.15	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling (Subtotal Power Distribution \$187,200 )  Communications Incoming communication cabling and services connections - by others UG concrete encased ductbank c/w pull string Excavation and backfilling (Subtotal Communications \$19,800 )  Site Lighting & Power : allowance LED exterior light fixture - allowance Exterior wall mounted LED light - allowance Exterior pole mounted light fixtures c/w poles Concrete base Fixture lamps & wiring Exterior lighting controls - allowance Allowance for Amphitheatre (Subtotal Site Lighting & Power : allowance \$161,100 )  Miscellaneous Amphitheatre sound system	1 1 40 640 140 1 1 40 140 15 45 1 1	sum sum m m m3 sum m n0 n0 n0 n0 sum sum	50,000.00 75,000.00 490.00 60.00 30.00  0.00 390.00 30.00  1,600.00 800.00 3,700.00 450.00 15,000.00 50,000.00	50,000 75,000 19,600 38,400 4,200  0 15,600 4,200  8,000 24,000 37,000 6,750 20,250 15,000 50,000	
D 13.01 D 13.02 D 13.03 D 13.04 D 13.05 D 13.06  D 13.07 D 13.08 D 13.09  D 13.10 D 13.11 D 13.12 D 13.13 D 13.14 D 13.15 D 13.16	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling (Subtotal Power Distribution \$187,200)  Communications Incoming communication cabling and services connections - by others UG concrete encased ductbank c/w pull string Excavation and backfilling (Subtotal Communications \$19,800)  Site Lighting & Power: allowance EED exterior light fixture - allowance Exterior wall mounted LED light - allowance Exterior pole mounted light fixtures c/w poles Concrete base Fixture lamps & wiring Exterior lighting controls - allowance Allowance for Amphitheatre (Subtotal Site Lighting & Power: allowance \$161,100)  Miscellaneous Amphitheatre sound system Site security rough in	1 1 40 640 140 1 1 40 140 5 30 10 15 45 1	sum sum m m3 sum m3 no no no no sum sum	50,000.00 75,000.00 490.00 60.00 30.00  0.00 390.00 3,700.00 450.00 450.00 15,000.00 50,000.00 20,000.00	50,000 75,000 19,600 38,400 4,200  0 15,600 4,200  8,000 24,000 37,000 6,750 20,250 15,000 50,000	
D 13.01 D 13.02 D 13.02 D 13.03 D 13.04 D 13.05 D 13.06 D 13.07 D 13.08 D 13.09 D 13.10 D 13.11 D 13.12 D 13.15 D 13.15 D 13.16	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling (Subtotal Power Distribution \$187,200)  Communications Incoming communication cabling and services connections - by others UG concrete encased ductbank c/w pull string Excavation and backfilling (Subtotal Communications \$19,800)  Site Lighting & Power: allowance LED exterior light fixture - allowance Exterior wall mounted LED light - allowance Exterior pole mounted light fixtures c/w poles Concrete base Fixture lamps & wiring Exterior lighting controls - allowance Allowance for Amphitheatre (Subtotal Site Lighting & Power: allowance \$161,100)  Miscellaneous Amphitheatre sound system Site security rough in Miscellaneous electrical site work	1 1 40 640 140 1 1 40 140 15 45 1 1	sum sum m m3 sum m m3 sum sum sum sum sum	50,000.00 75,000.00 490.00 60.00 30.00 0.00 390.00 30.00 1,600.00 800.00 450.00 450.00 15,000.00 50,000.00	50,000 75,000 19,600 38,400 4,200  0 15,600 4,200  8,000 24,000 37,000 6,750 20,250 15,000 50,000  50,000 50,000	
D 13.01 D 13.02 D 13.03 D 13.04 D 13.05 D 13.06 D 13.07 D 13.08 D 13.09 D 13.10 D 13.11 D 13.12 D 13.15 D 13.16	Power Distribution Hydro charges - allowance Primary 800kVA pad mounted transformer UG concrete encased ductbank Cabling Excavation and backfilling (Subtotal Power Distribution \$187,200)  Communications Incoming communication cabling and services connections - by others UG concrete encased ductbank c/w pull string Excavation and backfilling (Subtotal Communications \$19,800)  Site Lighting & Power: allowance EED exterior light fixture - allowance Exterior wall mounted LED light - allowance Exterior pole mounted light fixtures c/w poles Concrete base Fixture lamps & wiring Exterior lighting controls - allowance Allowance for Amphitheatre (Subtotal Site Lighting & Power: allowance \$161,100)  Miscellaneous Amphitheatre sound system Site security rough in	1 1 40 640 140 1 1 40 140 5 30 10 15 45 1 1	sum sum m m3 sum m3 no no no no sum sum	50,000.00 75,000.00 490.00 60.00 30.00  0.00 390.00 3,700.00 450.00 450.00 15,000.00 50,000.00 20,000.00	50,000 75,000 19,600 38,400 4,200  0 15,600 4,200  8,000 24,000 37,000 6,750 20,250 15,000 50,000	

**McMurray Metis Cultural Centre** 



Revision: 1 Date: 17/12/2020

Class C Cost Report

## Section 10 - Site Works Cost Analysis Estimate - McMurray Metis Cultural Centre

			<i>-</i>	Metis Cultural Cell		
Ref	Description	Qty	Unit	Rate	Total	Notes
	SUB-TOTAL: NET SITE WORKS				3,486,000	
<b>Z</b> 1	GENERAL REQUIREMENTS & FEE				464,000	
Z11	General Requirements				349,000	
Z 11.01	Contractors General Requirements	10.0	%	3,486,000.00	349,000	
Z12	Fee				115,000	
Z 12.01	Contractors Fee	3.0	%	3,835,000.00	115,000	
	TOTAL: SITE WORKS ESTIMATE				3,950,000	
Z2	ALLOWANCES				695,000	
Z21	Design Allowance				474,000	
Z 21.01	Design Contingency	12.0	%	3,950,000.00	474,000	
Z22	Escalation Allowance				0	
Z 22.01	Escalation Allowance	0.0	%	4,424,000.00	0	
Z23	Construction Allowance				221,000	
Z 23.01	Construction Contingency	5.0	%	4,424,000.00	221,000	
	TOTAL CONSTRUCTION COST (including allow	ances)			4,645,000	
GST	GST Assessment	5%	%	4,645,000.00	232,300	
	Estimated Overall Construction Cost				4,877,000	

Class C Cost Report

Revision: 1

#### McMurray Metis Cultural Centre



Date: 17/12/2020

#### Appendix A - Area schedule

LEVEL	P2	P1	Ground Floor	2nd Floor	3rd Floor	4th Floor	TOTAL	TOTAL	%
			<u> </u>				(m <sup>2</sup> )	(ft <sup>2</sup> )	
PERIMETER (m)			380	324	245	91			
Total GFA (m2)			2,649	1,799	1,350	111	5,909	63,604	100%
Total GFA (ft2)	0	0	28,514	19,364	14,531	1,195			
GFA									
Main electrical room			33				33	352	1%
Biomass boiler	1		52				52	561	1%
Wood shop			73				73	790	1%
_oading	1		52				52	565	1%
Museum elect			12				12	124	0%
Stair	1		10				10	109	0%
Museum	1		411				411	4,421	7%
WR			37				37	393	1%
Art gallery			180				180	1,942	3%
lanitor	1		16				16	173	0%
Corridor	1		76				76	822	1%
Reception	1		28				28	297	0%
Mech risers Elec/Comm	1		21				21	221	0%
Theatre & recording studio	1		115				115	1,241	2%
Corridor	1		4				4	40	0%
Green room			70				70	750	1%
VR			47				47	501	1%
Wellness space	1		81				81	868	1%
Resource centre	1		93				93	1,006	2%
Multi-Use space			207				207	2,227	4%
Corridor			64				64	686	1%
Kitchen			63				63	676	1%
Loading			30				30	324	1%
Circular gathering space	+		345				345	3,718	6%
Vestibule	1		14				14	150	0%
	1		+					_	
Water entry Main Elec	1		118	F0			118	1,268	2%
Museum support	-			53			53	569	1%
Class A Museum support	1			128			128	1,374	2%
Stair Co. working space East	1		+	10 220			10	107	0% 4%
Co-working space East	1		+				220	2,367	
Co-working space West	1			336			336	3,611	6%
Lobby	1		+	37			37	399	1%
Office kitchen	1			66			66	707	1%
Stair	1			19			19	201	0%
Board room	1			153			153	1,643	3%
Storage	1			22			22	234	0%
Co Working Space East - WR	1			6			6	63	0%
Co Working Space West - WR				10			10	108	0%
Stair				10			10	109	0%
Stair - tower exit stair	1			11			11	123	0%
Stair lobby - Vest at tower exit	1	]		22		T	22	241	0%
stair Stair lobby	1			5			5	51	0%
Co Working Space East - Corridor	<u> </u>			53			53	569	1%
	1			102			102	1 110	20/
Mezzanine Ramp	+			103 20			20	1,110 214	2% 0%

Class C Cost Report

Revision: 1

#### McMurray Metis Cultural Centre



Date: 17/12/2020

Appendix	Α	-	Area	schedule
----------	---	---	------	----------

		Estim	nate - McN	lurray N	letis Cul	tural Ce	entre		
LEVEL	P2	P1	Ground Floor	2nd Floor	3rd Floor	4th Floor	TOTAL (m²)	TOTAL (ft²)	%
PERIMETER (m)			380	324	245	91			
Total GFA (m2)			2,649	1,799	1,350	111	5.000	(2.424	4000/
Total GFA (ft2)	0	0	28,514	19,364	14,531	1,195	5,909	63,604	100%
GFA					-			-	
Co Working Space East - Lobby				80			80	859	1%
Mech Room for Circular Gathering				130			130	1,403	2%
Greenhouse East					507		507	5,453	9%
Greenhouse bridge					41		41	443	1%
Greenhouse West					546		546	5,876	9%
Storage					19		19	202	0%
Lift lobby					20		20	218	0%
Stair					18		18	195	0%
Stair						23	23	247	0%
Storage						13	13	140	0%
Lift lobby						16	16	170	0%
Storage						4	4	46	0%
TOTAL GFA (m2)	0	0	2,250	1,492	1,151	56	4,949	53,273	84%
Walls / Void Space	0	0	399	307	199	55	960	10,332	16%
Last Report (m2)							5,909	63,604	
Movement (m2)	0	0	2,649	1,799	1,350	111	3,707	03,004	

**McMurray Metis Cultural Centre** 



Revision: 1 Date: 17/12/2020

#### Appendix B - Information used register

Document Type	Author	Document Ref.	Title / Description	Date	Revisi
Architectural	Mindful Architect			13-11-20	
<u> </u>	arar / ii oriii oot	AO	SITE PLAN		
		A1	LEVEL 1		
		A2	LEVEL 2		
		A3	LEVEL 3		
		A4	LEVEL 4		
		<b>A</b> 5	CROSS SECTION		
		A6	3D OVERALL		
		A7	3D ENTRY		
		A8	3D TERRACE		
		A9	3D GATHERING		
		A01	PROJECT STATS		
		A02 A03	SITE PLAN ROOF + FLOOR ASSEMBLIES		
		A03 A11	FLOOR PLAN LEVEL 1		
		A12	FLOOR PLAN LEVEL 2		
		A13	FLOOR PLAN LEVEL 3		
		A14	FLOOR PLAN LEVEL 4		
		A31	SOUTH ELEVATION		
		A32	NORTH ELEVATION		
		A33	EAST ELEVATION		
		A34	WEST ELEVATION		
		A35	FLATTENED NORTH + SOUTH WALLS		
		A40	CROSS SECTION		
		A50	ENLARGED PLAN LEVEL 1 WEST		
		A51	ENLARGED PLAN LEVEL 1 WEST		
		A52	ENLARGED PLAN LEVEL 1 EAST		
		A54	ENLARGED PLAN LEVEL 1 EAST		
		A55	ENLARGED PLAN LEVEL 2 WEST		
		A56	ENLARGED PLAN LEVEL 2		
		A57	ENLARGED PLAN LEVEL 2 EAST		
		A60	ENLARGED ELEVATIONS NORTH 1		
		A61	ENLARGED ELEVATIONS NORTH 2		
		A62	ENLARGED ELEVATIONS SOUTH		
	Mindful Architect		McMurray Metis Cultural Center - Narrative Architectural Specification	13-11-20	
Charlest and					
<u>Structural</u>	Mickimmin		Fort McMurroy Matic Cultural Conton Concent Design Structural		
	Miskimmin		Fort McMurray Metis Cultural Center - Concept Design Structural		
	Structural		Narrative	30-10-20	
	Engineering Ltd.				
<u>Mechanical</u>	Archineers		MMCC Preliminary Mech Systems Report	02-11-20	
	Consulting			02-11-20	
Electrical	SMP Engineering		MMCC Electrical Narrative Spec	02-11-20	
· · · · · · · · · · · · · · · · · · ·					
<u>Civil</u>	WSP		Preliminary Civil Site Report	13-11-20	
Landscaping	SHARP				
	Landscape				
	Architecture				
	7 ii oi iii cotui c		MANOO LANDCOADE DECLON MADDATIVE	10 11 00	
			MMCC LANDSCAPE DESIGN NARRATIVE	13-11-20	
			MMCC Draft Planting Plan	17-11-20	
			Statt Halling Tian	1, 11-20	
			1	ı	ı

Appendix B - Information used register

Class C Cost Report

making the **difference** 



### McMURRAY METIS CULTURAL CENTRE

MACDONALD ISLAND WAY, FORT McMURRAY

LIST OF CONSULTANTS											
OWNER	ARCHITECT	ARCHITECTURAL TECHNOLOGIST	STRUCTURAL	MECHANICAL	ELECTRICAL	CIVIL	LANDSCAPE	ENVELOPE CONSULTANT	GEOTECH	SURVEY	CODE CONSULTANT
McMURRAY METIS CONTACT: Cony Hobbs 441 SAKITAWAW TRAIL FORT MCMURRAY, AB, TSH 4P3 T: (780) 743 2659 E: cony hobbs@mcmurraymelis.org	MINDFUL ARCHITECTURE INC. CONTACT: Magintis Codvers 316 W GUIERNS ROAD NORTH VANCOUVER, BC, V7N 2KS T; (778) 227 7147 E: maginnis@mindh/architecture.co	PARALLEL GROUP OPERATIONS INC. CONTACT: Tamasa Dewar S07 - 316 HOMBER STREET; VANCOUVER, BG, V65 ZV2 T; (604) 506 1300 E: Sewar@parallelgroup.com	MISKIMMIN STRUCTURAL ENGINEERING LTD. CONTACT: Paul Makimmin 8033 - 33 W PENDER ST VANCOUVER, BC, VEB 0ES T; 804) 454 7139 E; paul@miskimmineng.com	ARCHINEERS CONSULTING LTD. CONTACT: Trevor Buller #201 - 400 DOYLE AVE RECONNA, BC, VTV GC2 T; (250) 864 3020 E: trevor.buller@archineers.com	SMP ENGINEERING CONTACT: Livio Basses #403 - 1240 KENSIGTON RD NW CALGARY, AB, T2N 397 T: (403) 629 8611 E: basses@empeng.com	WSP ENGINEERING CONTACT: Gorin Gajic #110 - 8030 MANNING AVE FORT MAMARRAY, AB, 19H SGS T: (780) 951 4980 E: gorin gajiciĝwap.com	SHARP LANDSCAPE ARCHITECTURE CONTACT: Rendell Sharp 2022 WEST 7* AVE VANCOUVER, BC, VEX 2A2 T; (004) 635 9160 E: reharp@telus.net	MORRISON HERSHFIELD CONTACT: Jameson Vorg 6310 - 321 STELL CREEK OR BURNABY, BC, VSC 657 T: (504) 454 2007 E: (vong@morrisonhershfield.com	TERRACON GEOTECHNIQUE CONTACT: Naser Mohamed 1610, 215 - 9 <sup>th</sup> AVE SW CALGARY, AB, T2P 193 T: (403) 816 6653 E: naser mohamed@terracon.ca	EDWARDS LAND SURVEYS LTD. CONTACT: Lellinot W. Edwards 3G GREGORE LAKE ESTATES FORT MANURRAY, AB, 19H 5S1 T: (700) 977 5336 E: lemont@elsurveys.ca	YED CODE CONSULTING CONTACT: Jason Yeo #404-524 17* AVE SW CALGARY, AB, 125 081 T: (403) 903 9300 E: info@yeocode.ca

Centre)

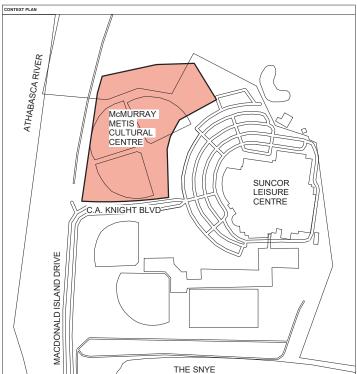
1.6 Architectural Set (RFP - Fort McMurray Metis Cultural

SHEET

A0.01

### **McMurray Metis Cultural Centre**

MACDONALD ISLAND WAY, FORT McMURRAY



SYMBOL LEGEND	
SYMBOL	DESCRIPTION
(A321) SIM	DETAIL CALLOUT
1 A101 1	ELEVATION MARKER
albi SM albi SM	BUILDING SECTION MARKER
SIM A101	WALL SECTION MARKER
GL)	GRID LINE
00'-00" Name	LEVEL MARKER
<b>◆</b> ****	SPOT ELEVATION MARK
NORTH	NORTH ARROW
$\Diamond$	REVISION CLOUD
Α	REVISION TAG
Room Name 101 150 SF	ROOMTAG
C1 (AFF 12 - 60)	CEILING TAG
20 R @ 6 1.2" 10 T @ 11"	STAIR TAG
wi	WALL TAG
G-1	WINDOW TAG
FL1	FLOOR TAG
(RE)	ROOF TAG
0	FINSH TAG
(D100)	DOOR TAG
(t)	EQUIPMENT TAG
1 VIEW NAME A1.01 SCALE - 1:100	VIEW TITLE

MBOL LEGEND		GENERAL NOTES
BOL.	DESCRIPTION	THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT.
1 00M	DETAIL CALLOUT	SPECIFICATIONS  2. ALL WORK TO COMPLY WITH LOCAL BUILDING CODES, MUNICIPAL BY LAWS, COMSTRUCTION SAFETY MEASURES AND THE PROVINCIAL CONSTRUCTION SAFETY ACT.  3. ALL DIMENSIONS ARE IN METRIC AND ARE TAKEN TO OUTSIDE FACE OF SPEATHING CENTRICINE OF WALL, OR ORDICADE.
1 A101 1	ELEVATION MARKER	LO NOT DEVIATE FROM THE DRAWNINGS AND SPECIFICATIONS WITHOUT PRIOR.     INDIRECT, ALL DRAWNINGS AMERICATELY USEN SECURITY AND SECURITY ANY DRAWNINGS. THE PRIOR SECURITY AND SECURITY
SM 1 SM A101	BUILDING SECTION MARKER	COORDINATE ALL SUB TRADES AND SUBMIT TO THE PRIME CONSULTANT A WRITTE SCHEDULE OF WORK.     CONTINUE THE LOCATION OF ALL BUILDING / SITE SERVICES PRIOR TO CONSTRUCTION.
1 1 A101	WALL SECTION MARKER	USE CNLY COLUME ELECTRONICO TRACES PERSONS TO PERFORM THE WORK.  10. ARRANGE FOR AND PAY FOR ALL INSPECTIONS AND TESTING REQUIRED FOR INCIDENCE.  11. PROVIDE CONSTRUCTION HOUSENSEPHING. CONTRACTOR IS RESPONSIBLE FOR DESTONACY OF GARMAGE TO MARGORAL REQUIREMENTS AND XEEPING PREMINES.
GL	GRID LINE	EACH DAY.  12. COMBY Y WITH MANUFACTURER'S LATEST PRINTED INSTRUCTIONS AND OR SPECIAL TOWN TO THE ALL MATERIALS USED ON SITE.  13. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED AND SHALL CONFORM THE MINIMAN APPLICATE STANDARDS OT THE CANADIANG SHAPER, STANDARDS OT THE CANADIANG SHAPER. STANDARDS OTHER CANADIANG SHAPER.
00'-00" Name	LEVEL MAPKER	THE BRINGHOUS MYPHICHAELE STANDINGS OF THE COMMODAN GENEROLS STANDINGS BOARD, THE NATIONAL BULLEING CODE OF COMMODA, AND ALL APPLICABLE PROVINCIAL AND MAINLEPAL CODES AND BY LAWS.  4. STORE ALL MATERIAL AND ECOLUMBATION DELIVERED TO THE SITE IN ORIGINAL PACKAGING IN A PROTECTED DRY AREA.
<b>◆</b> ¹‱-o-	SPOT ELEVATION MARKER	<ol> <li>REFER TO ENGINEERS DRAWINGS FOR ALL PLUMBING, ELECTRICAL / MECHANICAL APPLIANCES &amp; EQUIPMENT REQUIREMENTS AND RELATED SPECIFICATIONS AND ELECTRICAL REQUIREMENTS FOR SECURITY.</li> <li>PROVIDE ALL SERVICES REQUIRED FOR THE WORK, ENSURE CAPACITY IS ADEQUAR.</li> </ol>
NORTH	NORTH ARROW	FOR ALL ANTICIPATED OR RECURSO LOGGS.  11. CREMENT, CONSTRUCTOR STRUCTURE MANAGEM AND JOS SUPERVISIOS ROHAL CHAIN AND ATTEND A VERSIX YOU MALE HAND JOS SUPERVISIOS ROHAL CHAIN AND ATTENDAM, CONTROLLING THE VISION ATTENDAM, CONTROLLING THE VISION SERVICE OF THE CONTROLL.  13. PROVIDE MINUTES OF EACH JOS MEETING IN DIAL SHI WITHIN 44 HOURS OF THE D OF EACH JOS MEETING AND UNDERSTRUCTURE. PROVIDE URBINITES OF PROVIDE AND HOURS FOR THE MEETING THE CONCESSION.
$\Diamond$	REVISION CLOUD	<ol> <li>WITHIN 30 DAYS OF PROJECT COMPLETION, PROVIDE REPRODUCIBLE SCALED AS- BUILT DRIVINGS TO THE OWNER AND THE ARCHITECT. THESE AS-BUILT DRAWING SHALL REFLECT FINAL PILLD CONDITIONS AT PROJECT COMPLETION.</li> <li>WITHIN 80 DAYS OF PROJECT COMPLETION, PROVIDE WRITTEN DOCUMENTATION OF</li> </ol>
Α	REVISION TAG	ALL WARRANTIES AND RECOMMENDED MAINTENANCE PROCEDURES FOR ALL EQUIPMENT AND FINISH MATERIALS.
Room Name 101 150 SF	ROOMTAG	
CI	CEILING TAG	

REGULATIONS	REQUIRED (m2)	PROVIDED (m2)		
GENERAL INFO.				
SITE AREA		33190.19 m*		
MAX SITE COVERAGE				
MAX HEIGHT				
MAX FSR				
OVERALL AREAS				
GROUND FLOOR (MAIN BUILDING)		2407.54 m²		
GROUND FLOOR (BIOMASS)		181.43 m*		
SECOND FLOOR		1689.40 m²		
TERRACE		76.55 m²		
TOTAL		4354.94 m²		
GENERAL CONSTRUCTION	REQUIREMENTS FOR (MAIN BUILDING)  APPLICABLE NBC(AE) ARTICLE(S):			
REQUIREMENTS	3.2.2.26 GROUP A2	3.2.2.63 - GROUP		
MAX BUILDING HEIGHT	2 STOREYS	2 STOREYS		
MAX BUILDING AREA (IF 2 STOREYS)	2400 m2	2400 m2		
SPRINKLER SYSTEM REQUIRED	YES			
CONSTRUCTION TYPE(S)				
FLOOR ASSEMBLY FIRR REQUIRED	45 min., OR FRR WAIVED IF NONCOMBUSTIBLE CONSTRUCTION			
ROOF ASSEMBLY FRR REQUIRED	NIA (STOREY SPRINKLERED BELOW ROOF)			
MEZZANINE ASSEMBLY FRR REQUIRED	45 min., OR FRR WAIVED IF NONCOMBUSTIBLE CONSTRUCTION	N/A		
LOADBEARING ELEMENTS FIRR REQUIRED	45 min., OR FRR WAIN CONS	ED IF NONCOMBUSTIBL TRUCTION		
SUMMARY OF GENERAL CONSTRUCTION	REQUIREMENTS FOR (BIOM)	ASS BOILER)		
GENERAL CONSTRUCTION	APPLICABLE NBC(AE) ARTICLE(S):			
REQUIREMENTS	3.2.2.78.	- GROUP F2		
MAX BUILDING HEIGHT		TOREYS		
MAX BUILDING AREA (IF 2 STOREYS)	10	100 m2		
SPRINKLER SYSTEM REQUIRED		NO		
CONSTRUCTION TYPE(S)		STRUCTION PERMITTED		
FLOOR ASSEMBLY FRR REQUIRED		ED IF NONCOMBUSTIBLE TRUCTION		
ROOF ASSEMBLY FRR REQUIRED		NA		
		N/A		
MEZZANINE ASSEMBLY FRR REQUIRED		TO JE NONCOMNUSTINU		

ATA			INTERIOR ROOM AREAS DRAWINGS L				
	REQUIRED (m2)	PROVIDED (m2)	ROOM NAME	AREA (m2)	NO.	SHEET TITLE	
			GROUND FLOOR		40.01	COVER SHEET	
		33190 19 m²	AMPHITHEATRE	632.58 m*			
AGE.		33190.19 M*	ATRIM FANCOL #1	1.65 m*		CODE PLANS AND EL	
406			ATRIUM FAN COIL #2	4.95 m*		ASSEMBLIES	
			ATRI M SUPPORT	19.79 m²	1		
			BIOMASS BOILER	115.33 m*	A1.01	BUILDING SET-OUT F	
			CHANCE BOOM	3.72 m²	A1.02	CMERALL SITE OF AN	
MAIN BUILDING)			COMMS BOOM 1-1	2.04 m²	A1.03	ECUINDATION IS AN	
BIOMASS)		2407.54 m² 181.43 m²	COMMUNITY LOBBY	100.05 m*	1		
BIUWASS)		161.43 FF	CORRIDOR	89.53 m²	42.01	SLAB EDGE PLAN - G	
		1689.40 m²	ELEC. ROOM 1-1	2.64 m*	A2.02	OVERALL PLAN - GRO	
			GATHERING SPACE	315.80 m*	A2.03	OVERALL PLAN - SEC	
		4354.94 m²	GREEN ROOM	35.89 m*			
			HCWC	7.00 m*	A2.05	OVERALL PLAN - RO	
NERAL CONSTRUCTION REQUIREMENTS FOR (MAIN BUILDING)			HRV ROOM 1-1	30.44 m*	A2.05	OVERALL PLAN - TER	
RUCTION		C(AE) ARTICLE(S):	JAN.	3.41 m*	1		
	3.2.2.26 GROUP A2	3.2.2.63 - GROUP C	ROTCHEN	95.85 m*	A3.01	ENLARGED FLOOR P	
IGHT	2 STOREYS	2 STOREYS	LOADING	63.55 m*		ENLARGED FLOOR P	
EA (F 2 STOREYS)	2400 m2	2400 m2	MAIN COMMS ROOM	15.90 m*	A3.03	ENLARGED FLOOR P	
IM REQUIRED		TS	MAIN FLEC BOOM	17.73 m²		ENLARGED ELOOP P	
YPE(S)	COMBUSTIBLE CONSTRUCTION PERMITTED		MAIN LOBBY	222.33 m*	1		
FRR REQUIRED	45 min., OR FRR WAIVE	ED IF NONCOMBUSTIBLE	MAIN VEST	12.00 m²	84.01	BUILDING ELEVATION	
F FIGE REQUIRED	CONST	RUCTION	MAKE UP AIR ROOM	27.89 m*	A4.02	BUILDING ELEVATION	
FRR REQUIRED	NA (STOREY SPRIN	SLERED BELOW ROOF)	MULTI-USE SPACE 1	91.42 m*	A4.10	BUILDING SECTIONS	
	45 min. OR FRR WAVED IF		MERTALISE SPACE 2	91 45 m²	04.11	BUILDING SECTIONS	
MELY FRR REQUIRED	NONCOMBUSTIBLE	N/A	MULTI-USE SPACE 3	91.45 m*	1		
	CONSTRUCTION		MULTI-USE SPACE 4	91.92 m*	A5.10	SECTION DETAILS	
	45 min. OR FRR WAIVED IF NONCOMBUSTIBLE		MUSEUM	389.36 m*	1		
EMENTS FRR REQUIRED	CONST	RUCTION	MUSEUM SUPPORT	20.66 m*	1		
			STAIR#1	20.29 m²	1		
NERAL CONSTRUCTION I	REQUIREMENTS FOR (BIOMA	SS BOILED	STAIR 63	4.90 m*	1		
RUCTION		ICIAE) ARTICLEIS:	STORAGE 1	14.65 m²	1		
		GROUP F2	STORAGE 2	15.01 m*	1		
SCHT		OREYS	STORAGE 3	15.01 m*	1		
EA (F 2 STOREYS)		30 m2	STORAGE 4	15.01 m*	1		
IM RECURRED		NO.	STORAGE 5	18.67 m*	1		
YPE(S)		TRUCTION PERMITTED	STORAGE 6	15.95 m*	1		
		ED IF NONCOMBUSTIBLE	THEATRE	125.07 m*	1		
FRR REQUIRED		RUCTION	THEATRE VEST.	5.12 m*	1		
FRR REQUIRED	NA NA		TOWER VEST.	14.69 m*	1		
MBLY FRR REQUIRED		NA.	WASHROOM BLOCK #1	50.35 m*	1		
MALT PROCNEGURALD			WASHROOM BLOCK #2	13.05 m*	1		
EMENTS FRR REQUIRED	45 min., OR FRR WAIV	ED IF NONCOMBUSTIBLE TRUCTION	WELLNESS SPACE	55.36 m*	1		
	CONST	NUCTION .	SECOND FLOOR	2992.90 m*	1		
			ACCESSIBLE WIC	7.43 m*	1		
			SOARD ROOM #1	85.35 m²	1		
			BOARD ROOM #2	34.17 m*	1		
			SOARD ROOM #3	15.14 m²	1		

Dr	DIOXWINGS LIST					
NO.	SHEET TITLE					
$\neg$						
A0.0						
AQ.0						
AQ.0						
AQ.0	ASSEMBLIES					
A1.0						
A1.0						
A1.0	FOUNDATION PLAN					
A2.0						
A2.0						
A2.0		_				
A2.0	SLAB EDGE PLAN - ROOF	_				
A2.0	OVERALL PLAN - ROOF					
A2.0	OVERALL PLAN - TERRACE	_				
3.EA		_				
A3.0	ENLARGED FLOOR PLANS	_				
A3.0	ENLARGED FLOOR PLANS					
A3.0	ENLARGED FLOOR PLANS	_				
A4.0		_				
A4.0						
A4.1	SUILDING SECTIONS	_				
A4.1	BUILDING SECTIONS	_				
A3.1	SECTION DETAILS	_				
_						
1						
1						
1						

Centre)

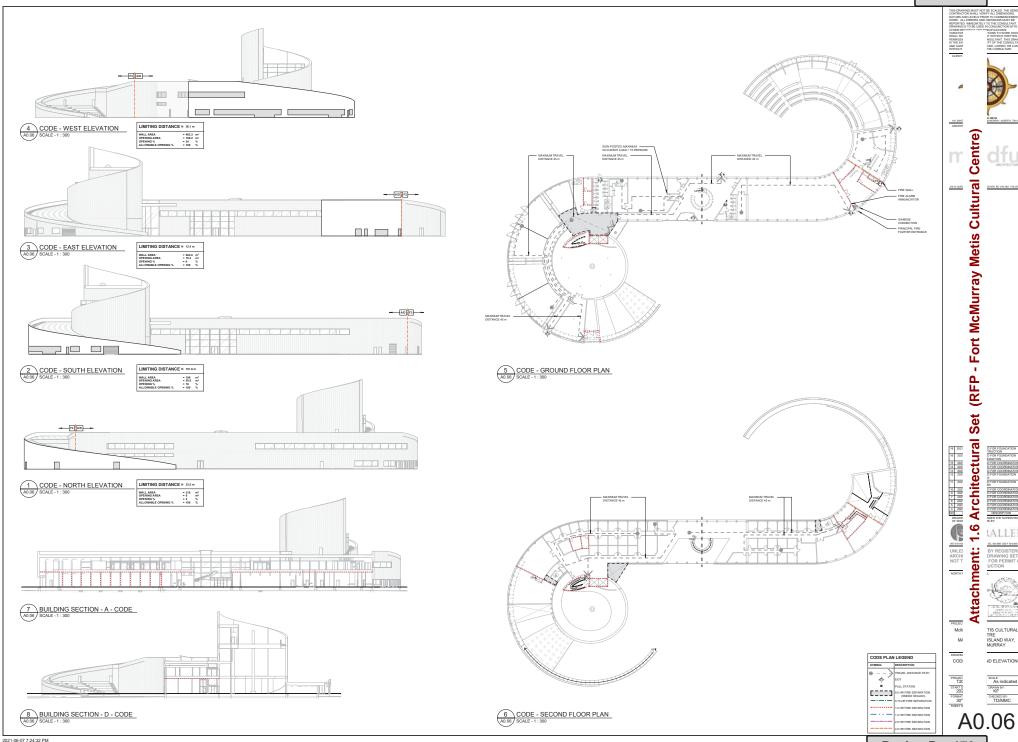
ttachment:

TIS CULTURAL TRE ISLAND WAY, MURRAY

PROJECT McN

PROJECT T2C START D 202 FORMAT 30\*

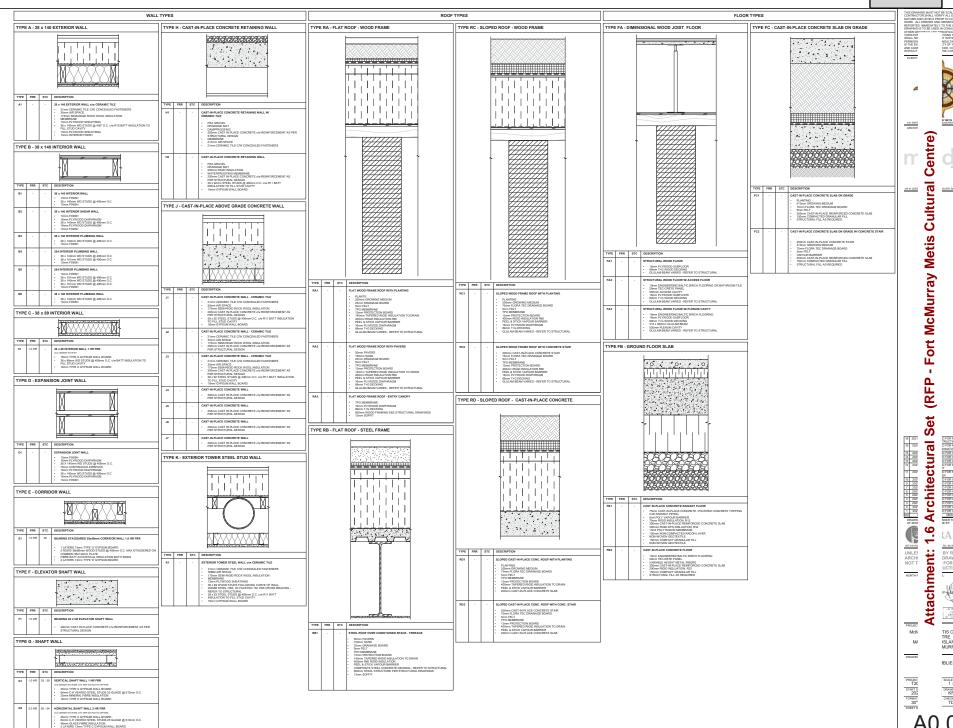
FORMATION



Centre) Attachment: 1.6 Architectural Set (RFP - Fort McMurray Metis Cultural

Packet Pg. 170

TIS CULTURAL TRE ISLAND WAY, MURRAY ID ELEVATIONS



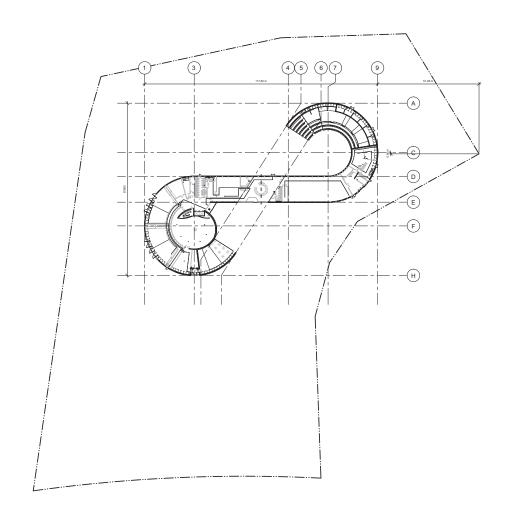
KALLEL BY REGISTERED DRAWING SET IS FOR PERMIT OR UCTION

TIS CULTURAL

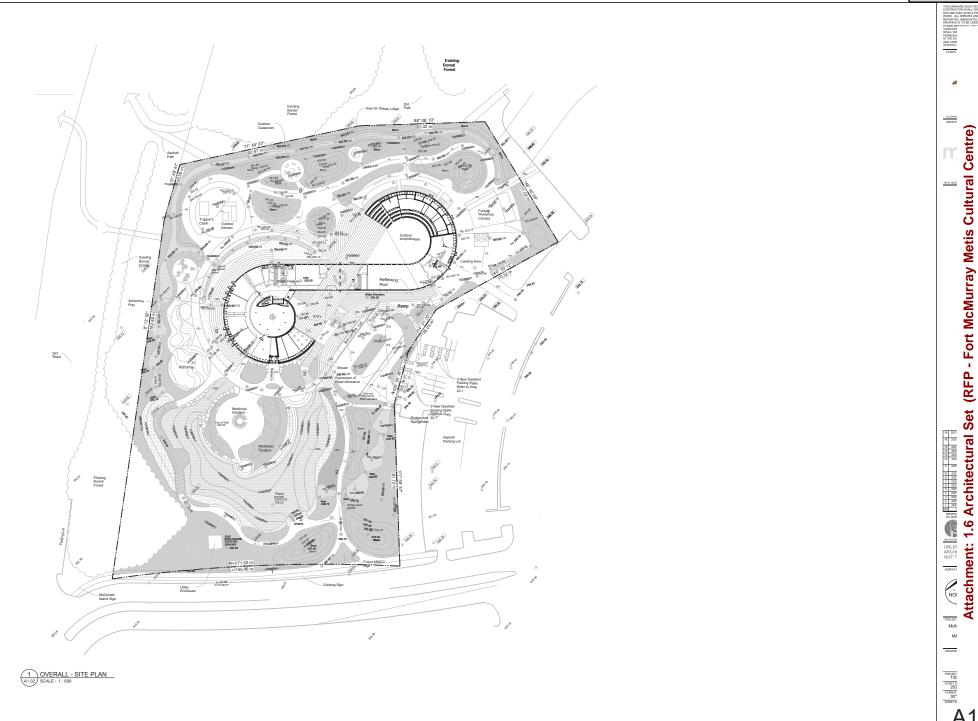
TRE ISLAND WAY, MURRAY

MILIES

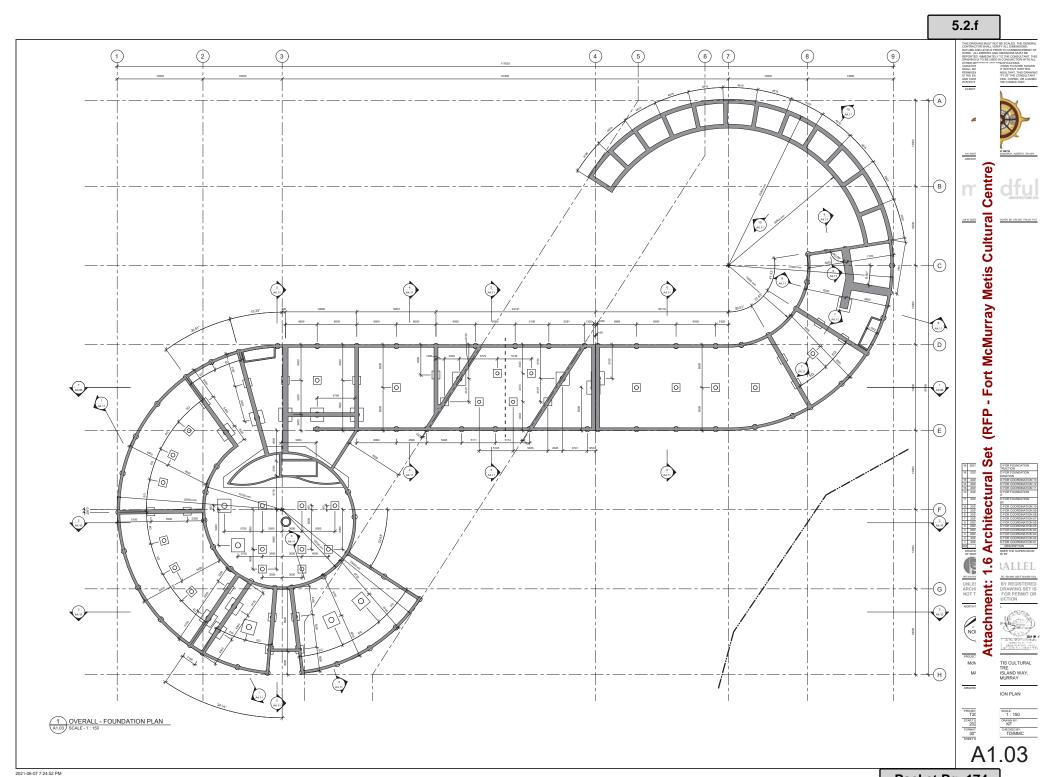


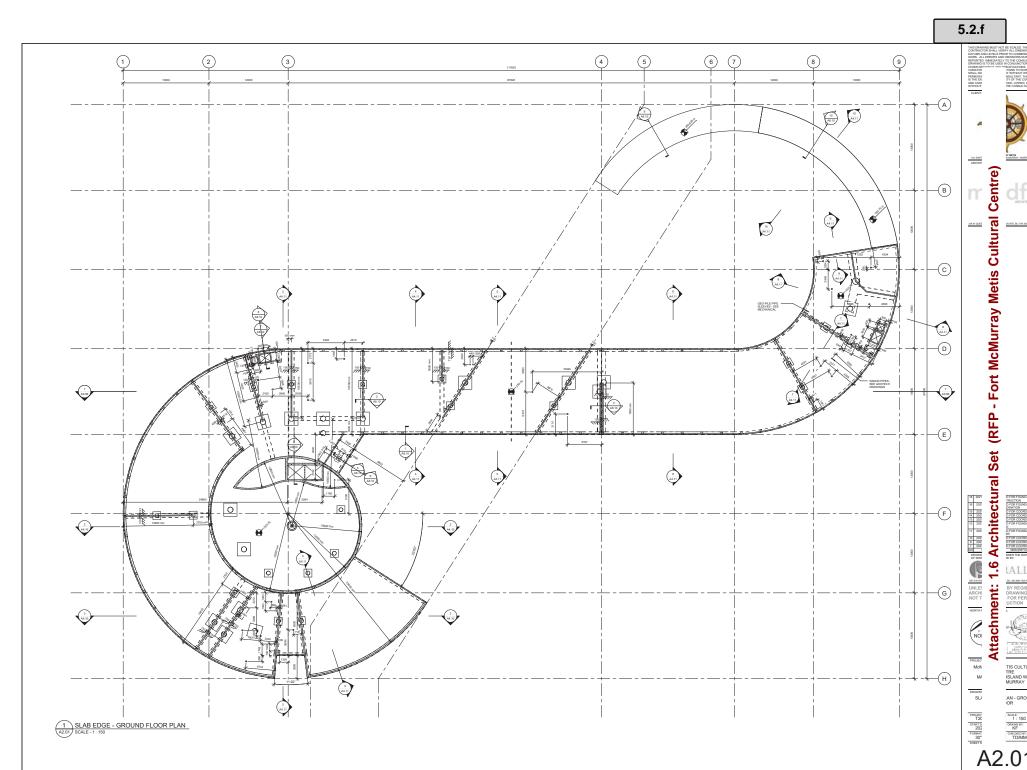


OVERALL - LOCATION PLAN
SCALE - 1:500



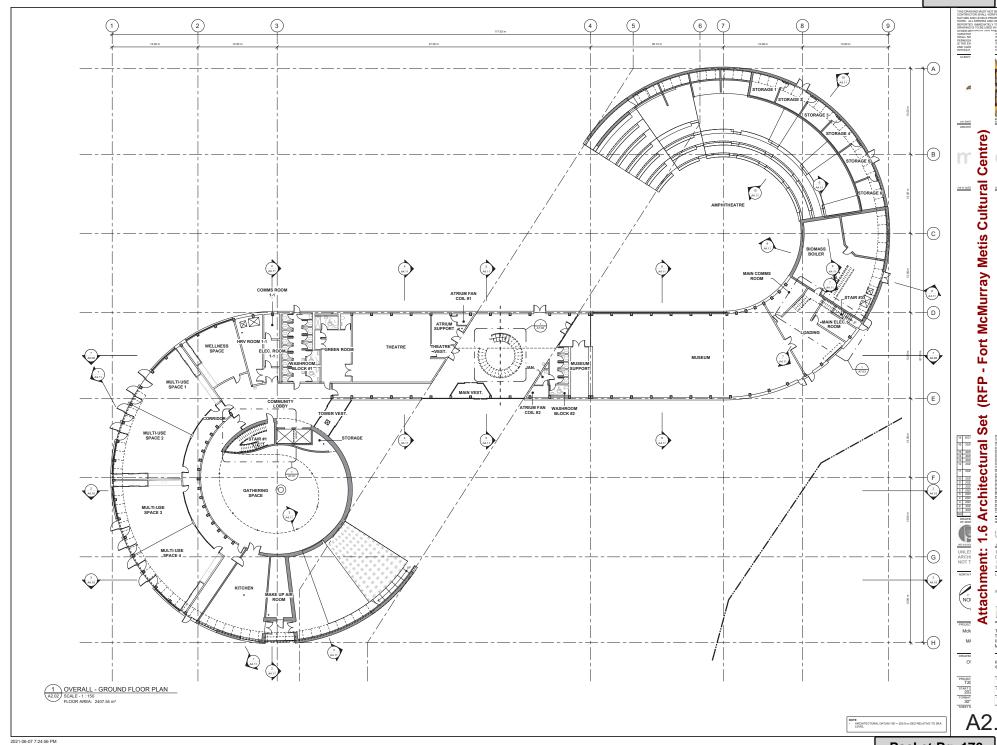
2021-06-07 7:24:49 PM

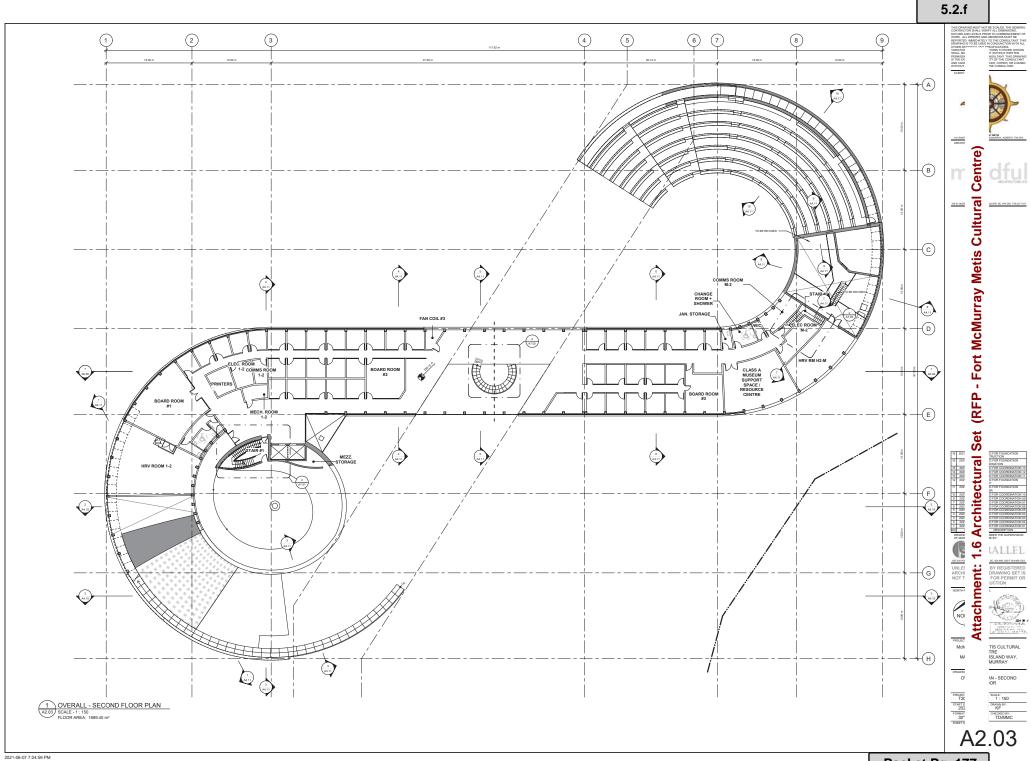


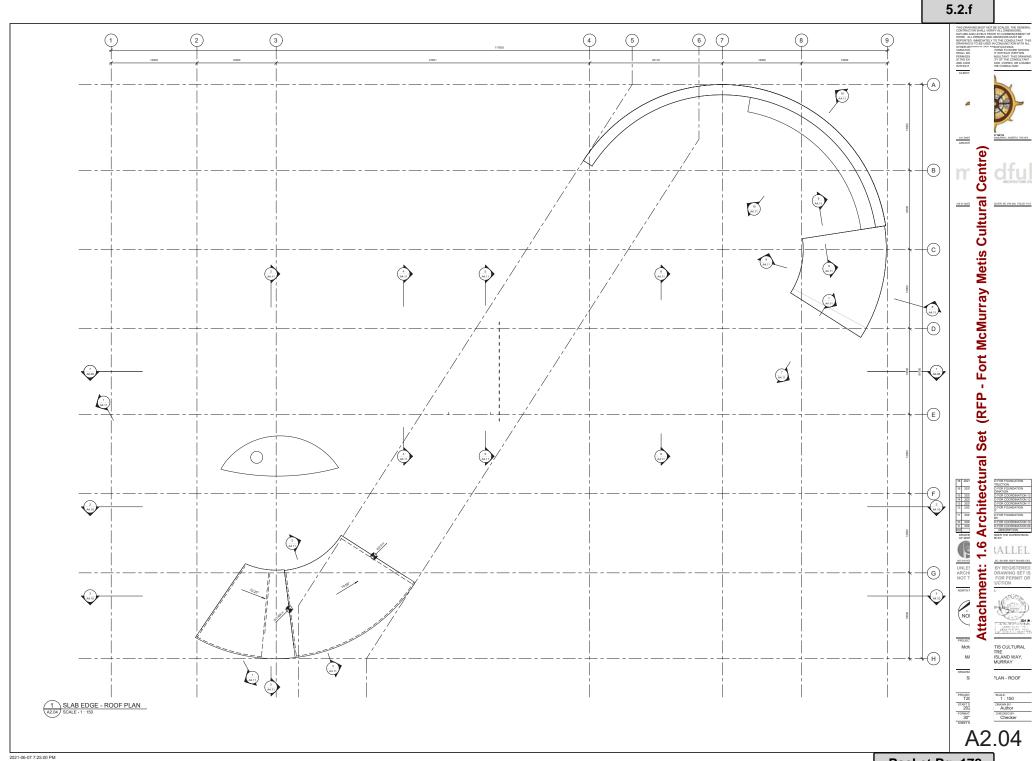


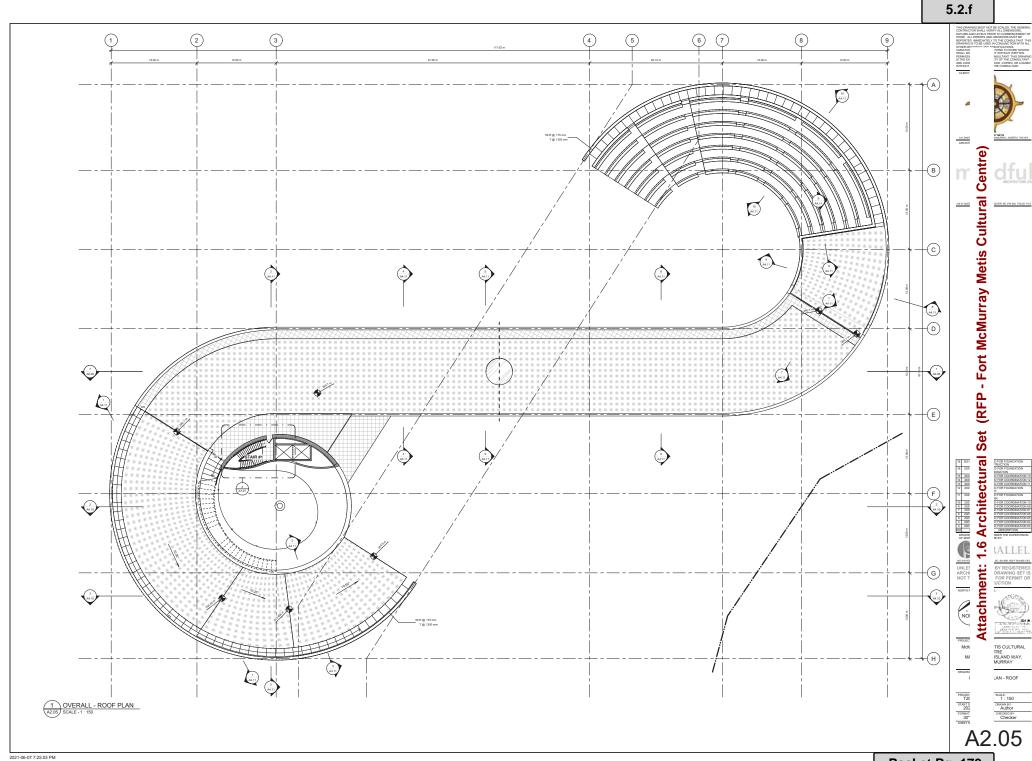
2021-06-07 7:24:54 PM

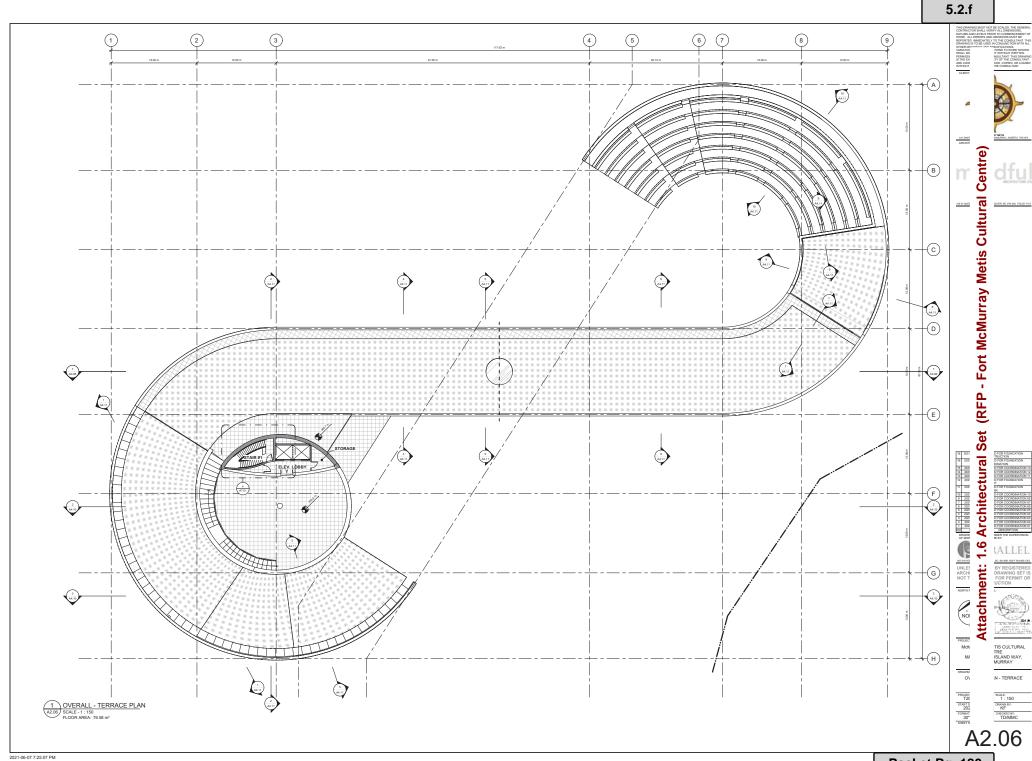


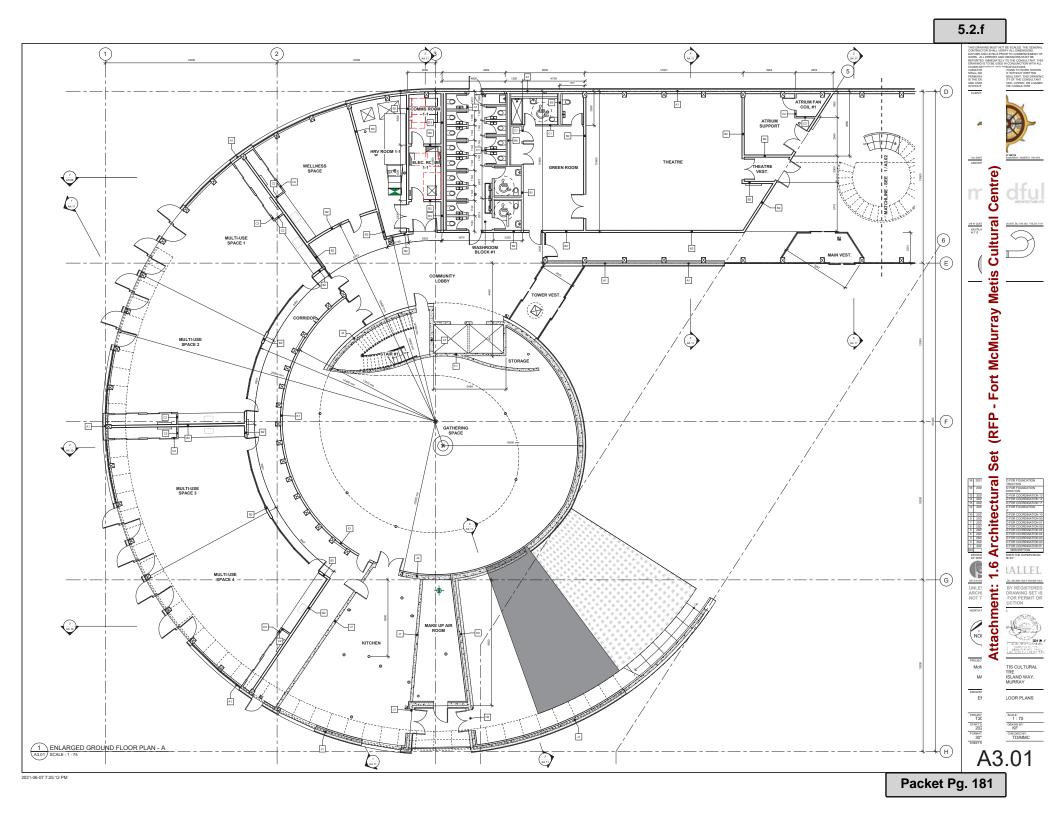


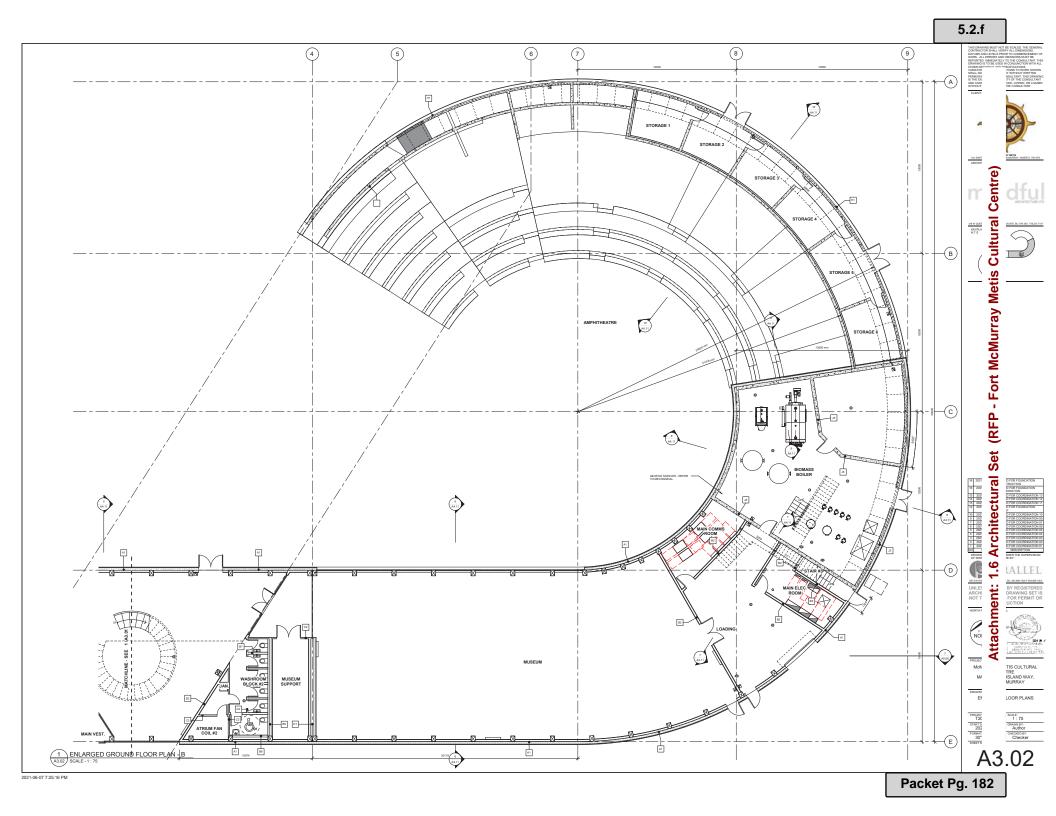


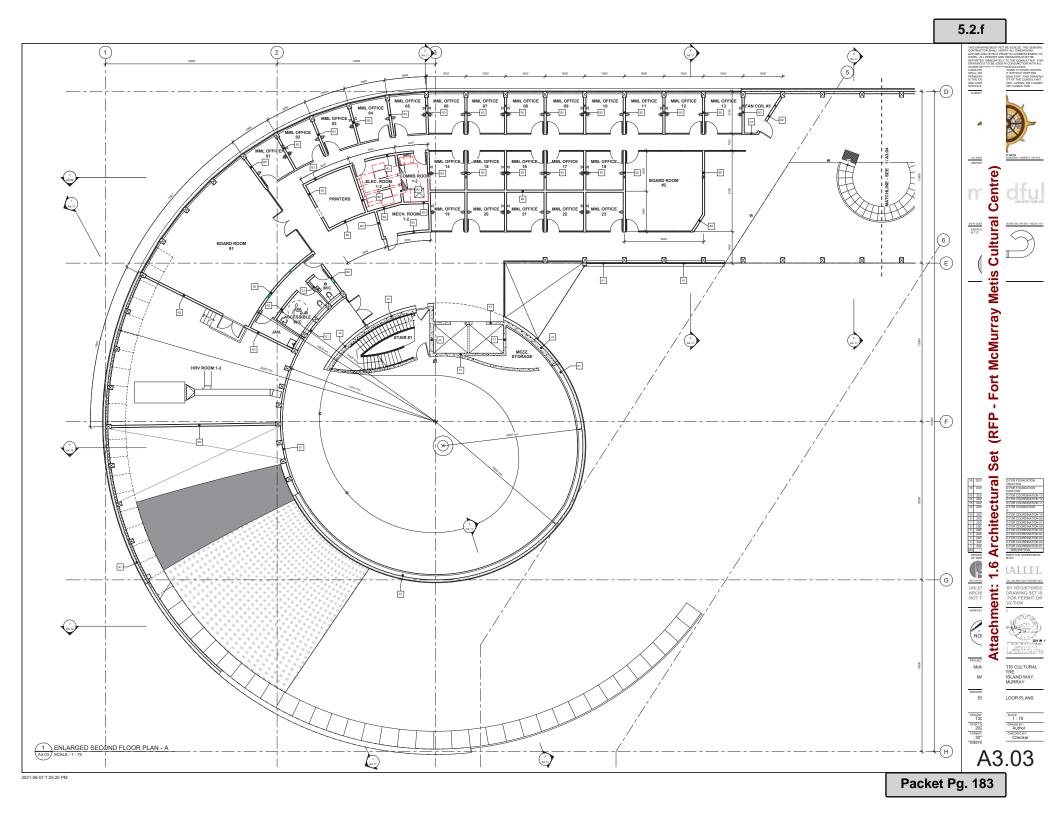


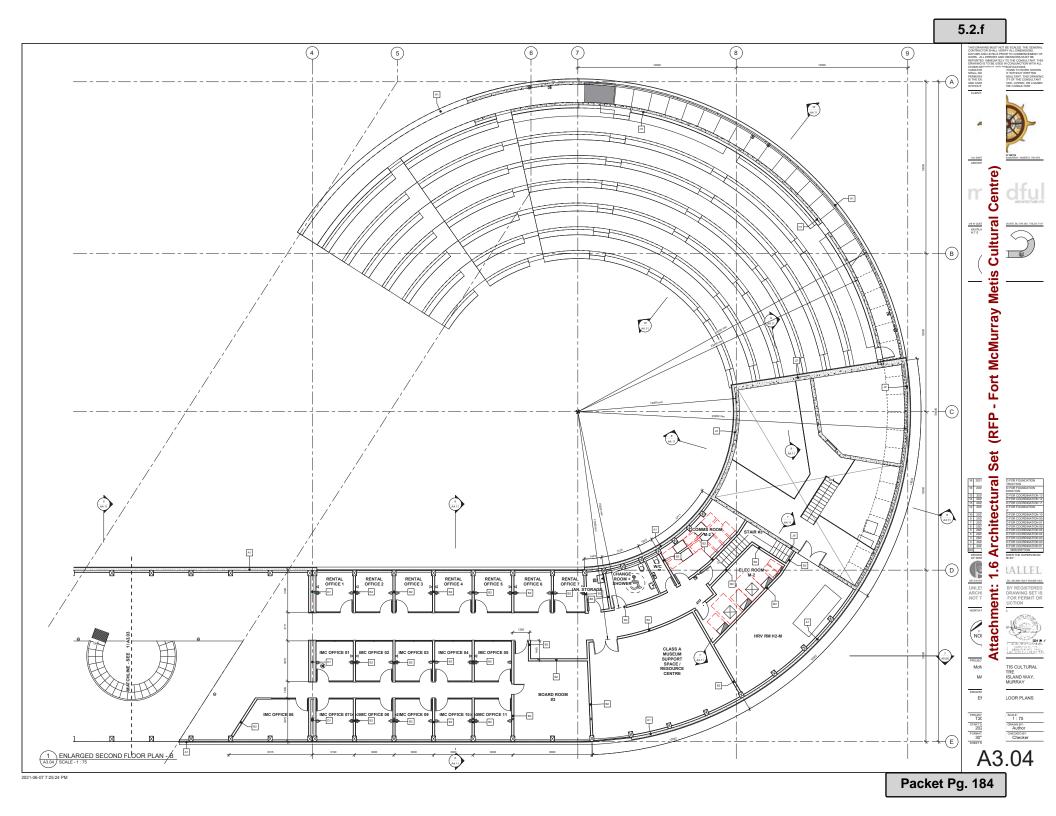




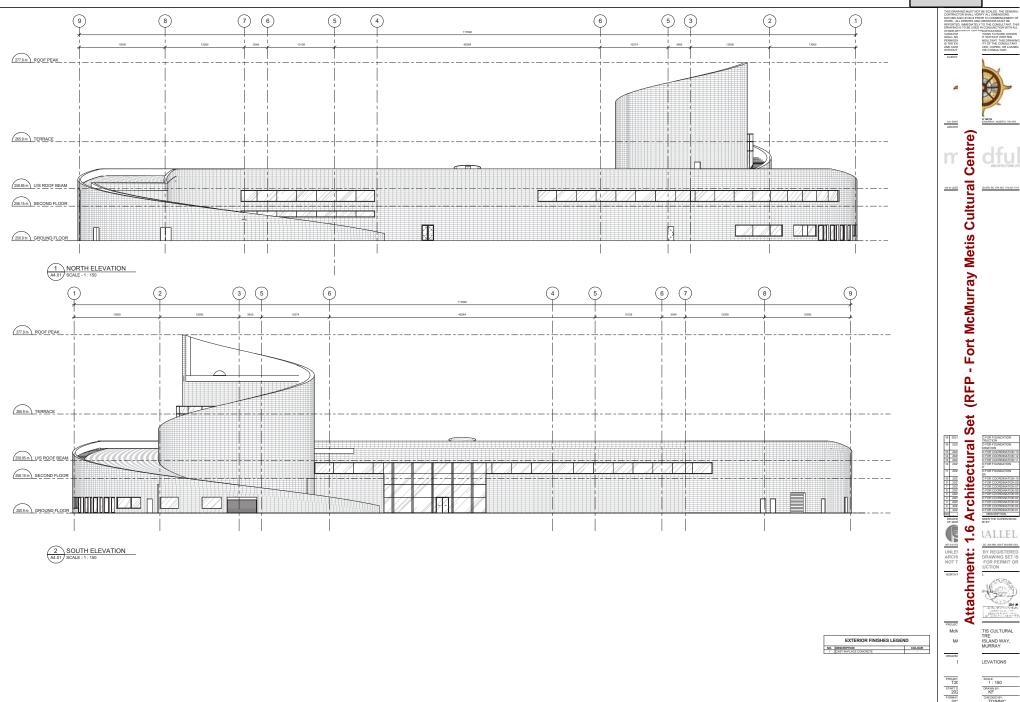








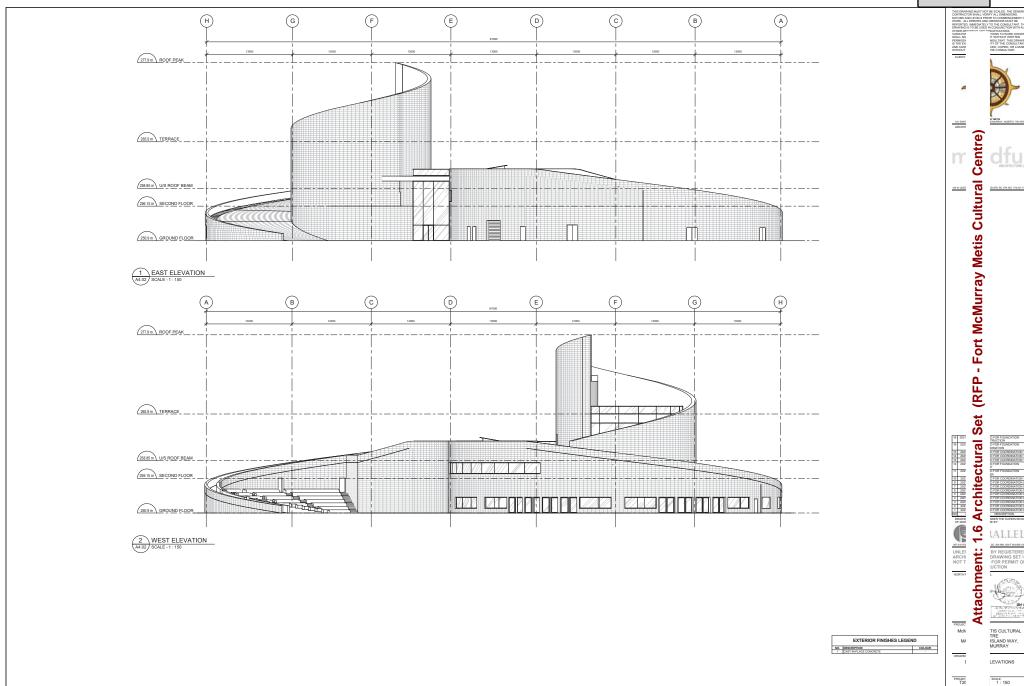


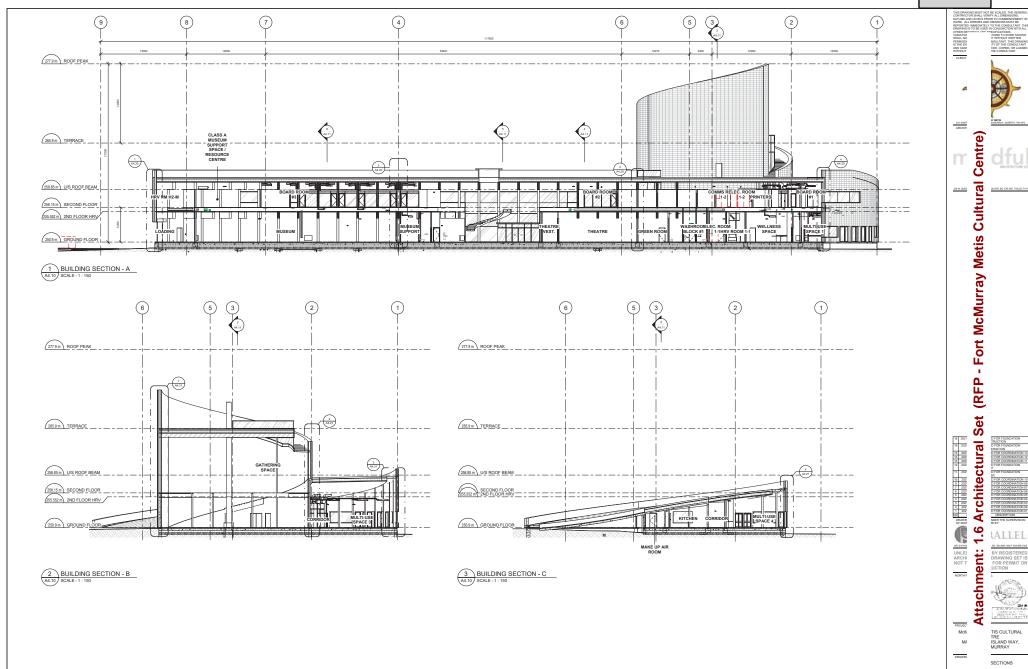


2021-06-07 7:25:26 PM

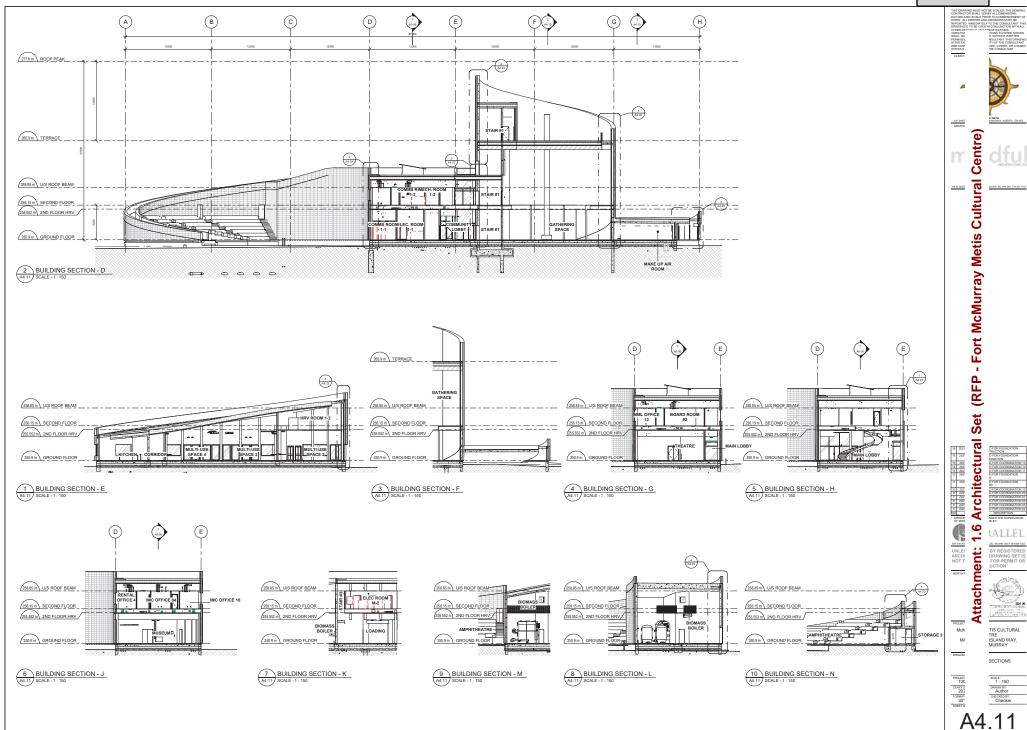
Packet Pg. 185





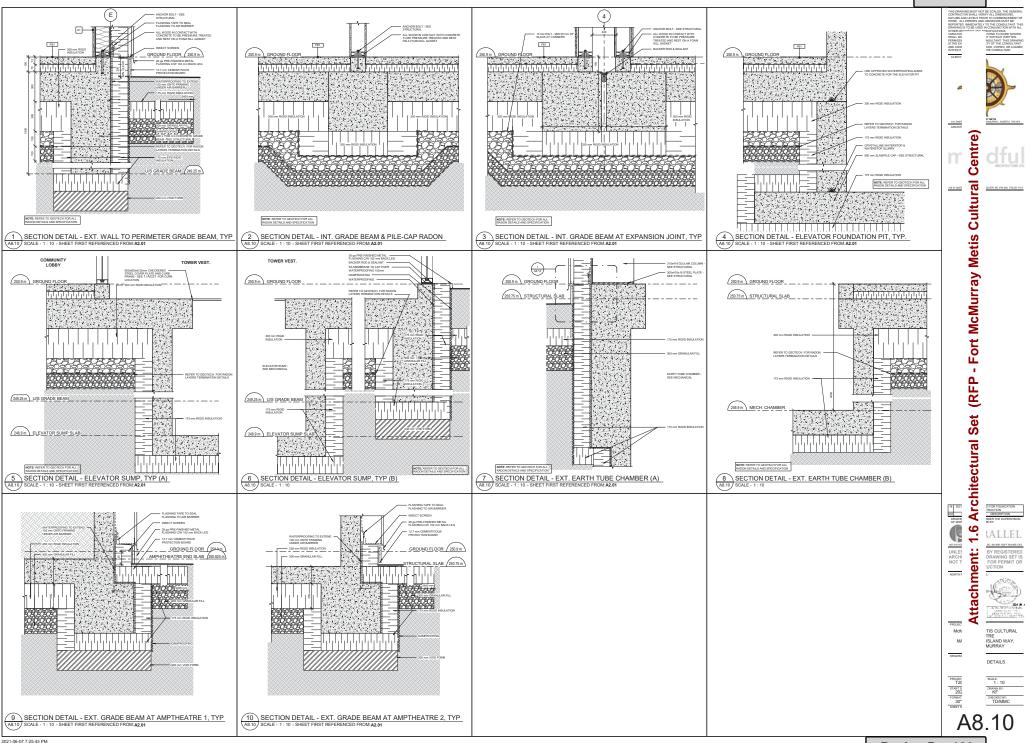


A4.10



2021-06-07 7:25:39 PM

TIS CULTURAL TRE ISLAND WAY, MURRAY



Packet Pg. 189

TIS CULTURAL TRE ISLAND WAY, MURRAY DETAILS

# **REGIONAL MUNICIPALITY OF WOOD BUFFALO**

# MÉTIS CULTURAL CENTRE

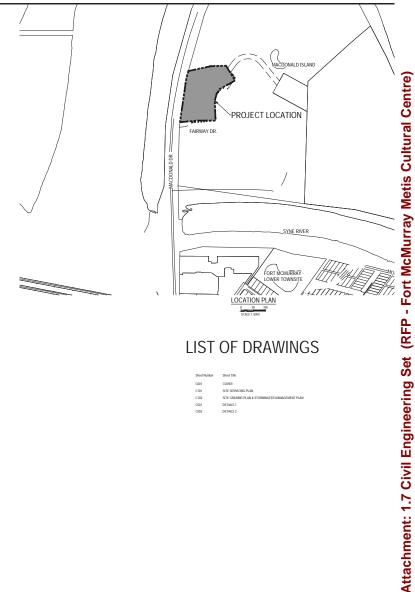
**DEVELOPMENT PERMIT: 2020-DP-00522** 

# McMURRAY MÉTIS



EDMONTON, ALBERTA T5J 3L9 TEL: 1 780-466-6555 | FAX: 1 780-466-8200 | WWW.WSP.COM

PROJECT: 20M-01240-00

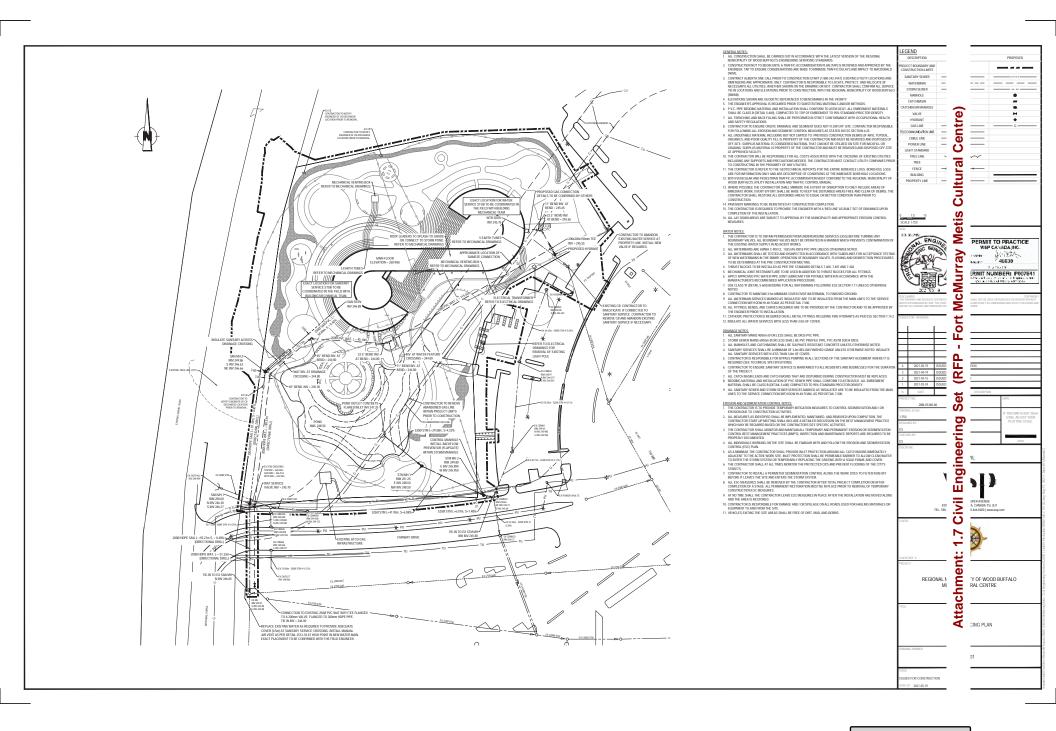


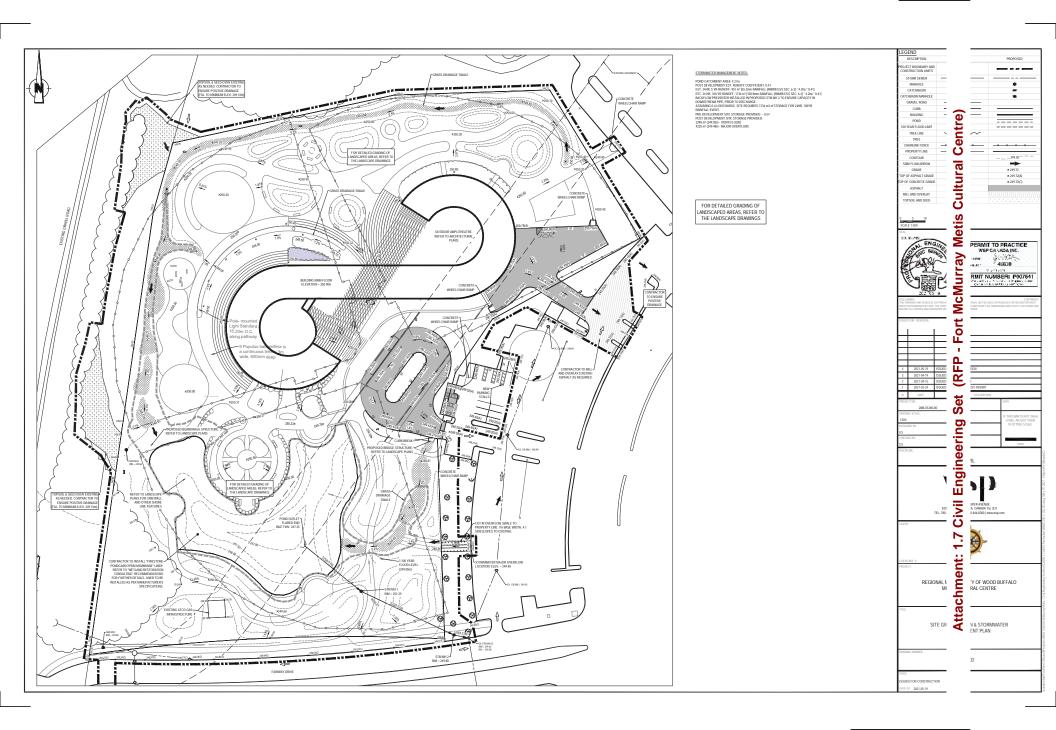
## LIST OF DRAWINGS

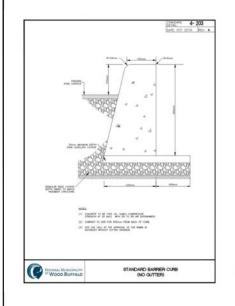
SITE SERVICING PLAN

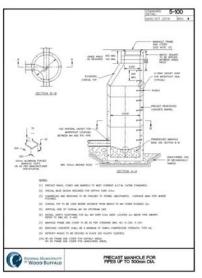
21-05-19 LUCTION

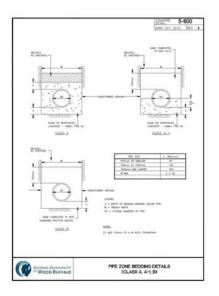
ISSUED FOR CON:

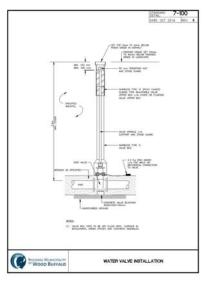


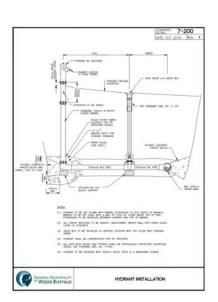


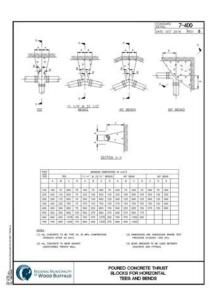


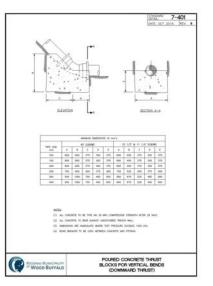


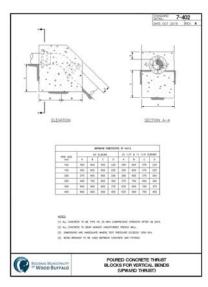


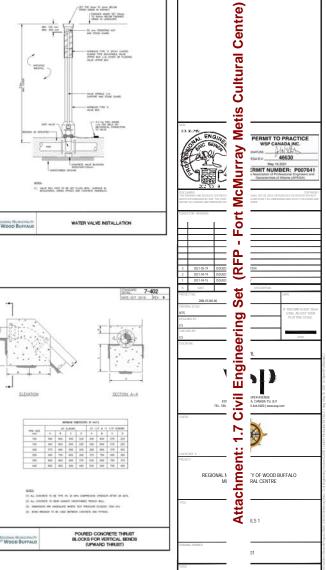


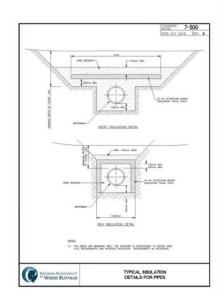


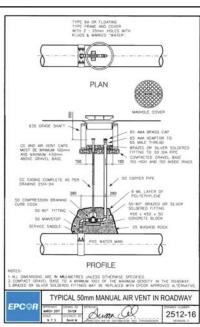


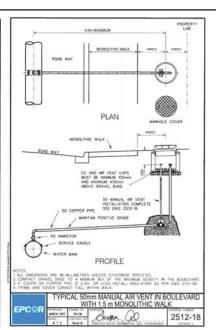




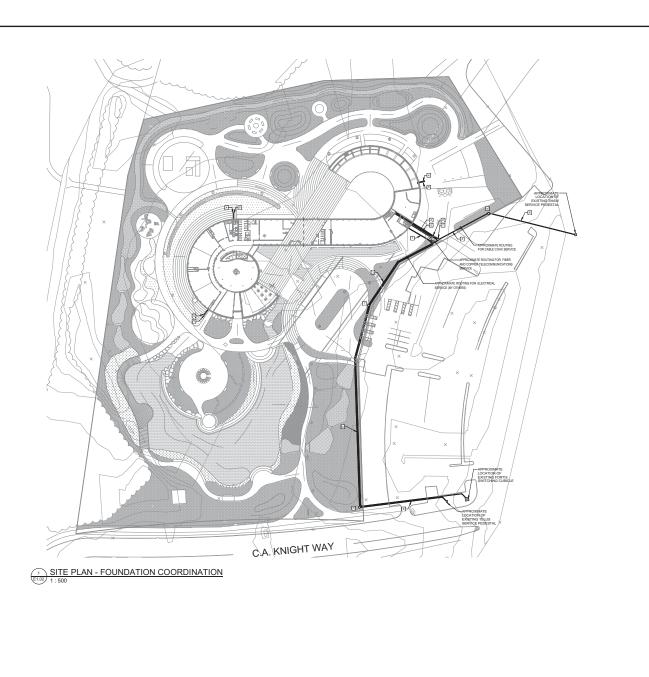




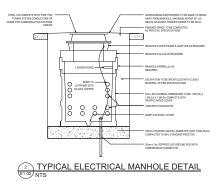


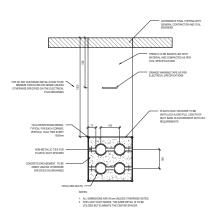






2021-06-07 4:30:57 PM





3 TYPICAL ELECTRICAL DUCT BANK DETAIL

Gilgory \* Albany \* 12th 207 Se 601,710 601 Se 601,710 601 Se 601,710 700 Se 601,710 700

1.8 Electrical Engineering Set (RFP - Fort McMurray Metis Cultural Centre) 3 202 2 202 1 202 1 203 NO DRAWN O'F MNE WILLES ARCHI NOT T

Attachment:

E1.02

CONTRACTOR SHALL VER
DATIMES AND LEVILES BY
WORK. ALL ERBORRS AND
REPORTED BMREDATELY
DRAWING IS TO BE USED
OTHER DRAWINGS AND !
VARIATIO!
VARIATIO!
SET THE EX
AND CAMP
WITHOUT
CLIENT:

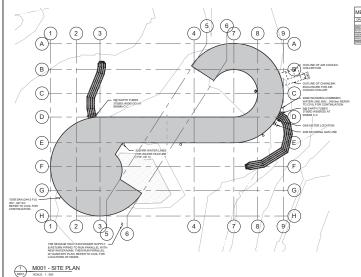
**Cultural Centre)** 

S

218 W QUEE KEYPLA N.T.S

INCOMPRECIONS LTD. SUVER, BC VTN 3KS 778-227-7147

Group



MECHANI	CAL DRAWING LIST
TRAWINGS NO.	DESCRIPTION
	MECHANICAL COVERSHEET
101	FOUNDATION PLAN
500	MECHANICAL DETAILS - 01
RID1	RADON ROUGH-IN SYSTEM PLAN
RI02	RADON ROUGH-IN TYPICAL X-SECTIONS

ESCRIPTION	LOAD	UNITS	PIPE SIZE (MM)
OMESTIC WATER	588.2	FU	2000 COMBINED
RE PROTECTION	TBD	LPS	2000 COMBINED
ANITARY	245.5	FU	1502
REGATION	3	LPS	TEID
AS	440	KW	400
	UEDI II E		
	HEDOLE		
DRAINAGE SC D-FLOOR DRAIN MATTS FD-100-A EPOXY C REVERSIBLE CAMPING C MUJISTABLE ROUND HEE RUB (STANDARD) 750 (3*)	COATED CAST IRON FLC COLLAR WITH PRIMARY IL PROOF 125mm (5") NI	AND SECONDAR	Y WEEPHOLES.

WATTS BY-600 PIT DRAIN WITH BACKWATER VALVE GRAIN WITH BACKWATER VALVE WITH BROKZE SEA GRATE, AND NO HUB OUTLET. 102mm (4") OUTLET. CANPLAS ENDURA XI. 150 GREASE INTERCEPTOR WITH M-RATED TRAFFIC ACCES COVERS, 156GRI RATED MAX. GREASE CAPACITY OF 1907LBS, ASME A112.14.3 T C, CSA 861.1 APPROVIDE L'OPCUPE USTED. 4" NO-HUB CONNECTIONS ON INLET

AD - ANGLE DRAIN

DESCRIPTION	LOAD	UNITS	PIPE SIZE (MM)
DOMESTIC WATER	588.2	FU	2000 COMBINED
FIRE PROTECTION	TBD	LPS	2000 COMBINED
SANITARY	245.5	FU	1508
IRRIGATION	3	LPS	TBD
GAS	440	KW	400

П	Ш	GENERAL NOTES
_	Ш	GENERAL:
	Ш	THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE DROUGHT SORGERCATIONS
	Ш	
	Ш	<ol><li>THE MECHANICAL SYSTEMS CONSIST OF ALL WORK INDICATED ON THE DRAWINGS, SCHEMATICS, DIAGRAMS, J</li></ol>
		AS DESCRIBED IN THE SPECIFICATIONS.
_	ш	3. REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFIC

I. THE MECHANICAL DRAWINGS ARE DIAGRAMATIC IN NATURE AND DO NOT ATTEMPT TO SHOW ALL REQUIRED OFFSETS. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL CONSTRUCTION DETAIL.

ALL DUCTWORK AND PLENUMS SHALL BE CONSTRUCTED SEAL CLASS A. REFER TO SPECIFICATIONS FOR DETAILS.

location

SECTION NUMBER DRAWING NUMBER

NAME OF TO SPECIFICATION SECTION 23 31 60 FOR DUCT PRESSURE CLASSIFICATIONS, WHERE DUST PRESSURE CLASSIFICATIONS ARE NOT NOTED FOR A SPECIFIC APPLICATION, CONFIRM WITH THE MECHANICAL CONSULT DURING TROUTE.











PROJEC: McN

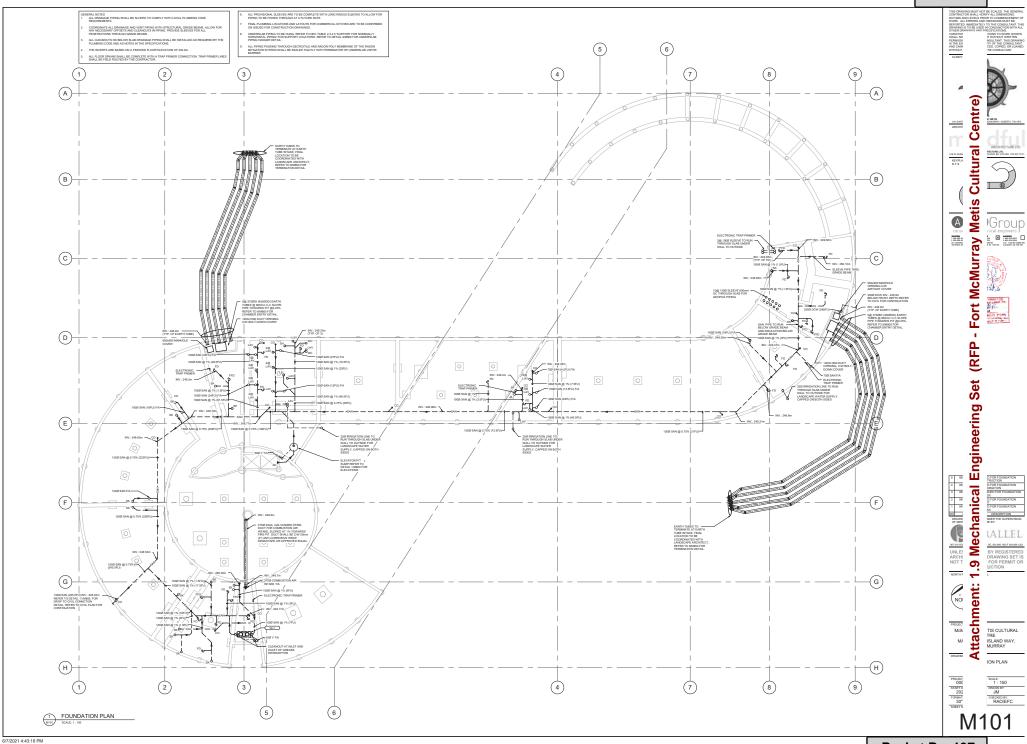
ttachment: TIS CULTURAL TRE ISLAND WAY, MURRAY

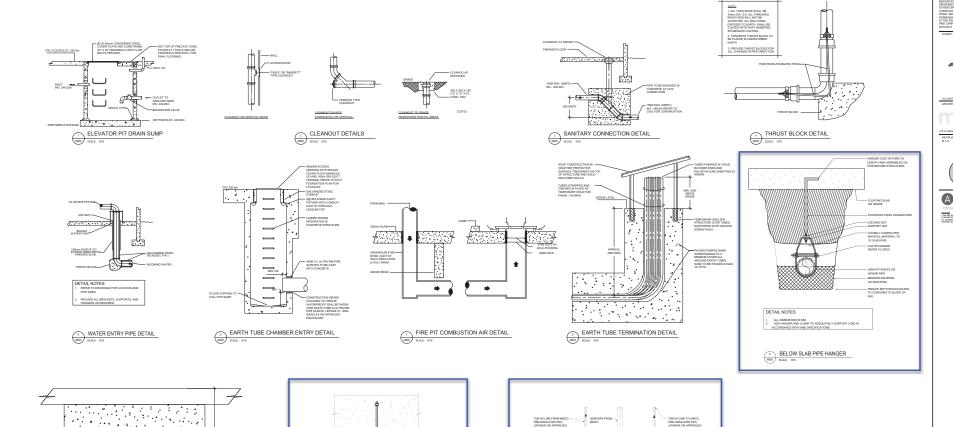
COVERSHEET

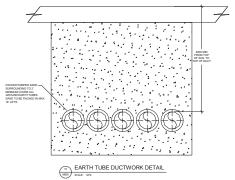
As indicated
DRAWN BY:
JM
CHECKED BY:
RAO/EFC

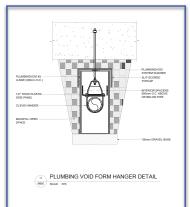
M001

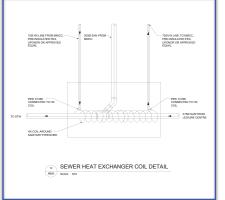












CONTRACT
DATUMS AL
WORK ALL
REPORTED
DRAWING I
OTHER DR
VARIATION
SHALL NO
PERMISSI
IS THE EX
AND CANE
WITHOUT
CLIENT:

1.9 Mechanical Engineering Set (RFP - Fort McMurray Metis Cultural Centre)

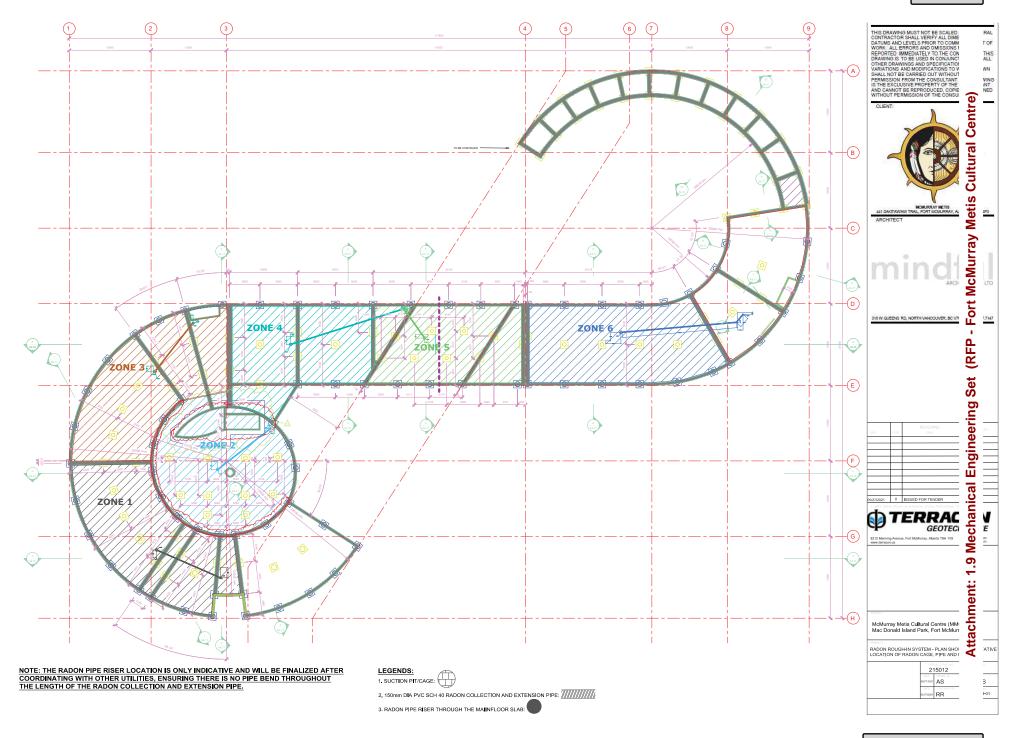
CONSI VICTORIA 1 200 200 20 1 200 200 20 201 200 200 20 VICTORIA, EC Group
nical engineers
1 to 20202000 to 100 2020200 to 100 202020 to 100 2020200 to 100 202020 to 100 202020 to 100 202020 to 100 202020 to 100 20200 to 1

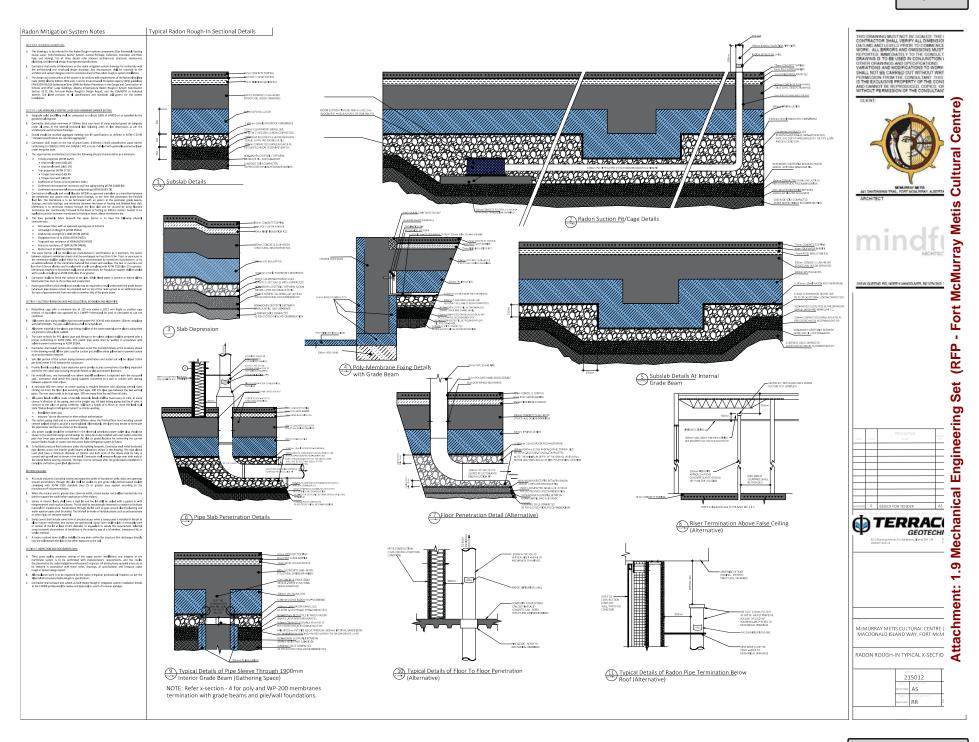




5 06 4 09 2 04 1 1 04 NO 1 1 DRAWS OF MOT TO T T NOI Attachment: PROJEC: McN

M800





THESE DEMINIOS SEVE DON TON THE COMPLETED MEY STRATES, THE

- TORRISHOOD SEVEN DON'T THE COMPLETED MEY STRATES, THE

- TORRISHOOD SEVEN DAY SEVEN DAY SEVEN THE CONTRACTOR SEVEN

ALL BUILDING CODES AND REFERENCE MATERIALS SHALL BE THE LATEST EDITIONS ACCRETED BY THE ALTEST MATERIAL DIRECTION

#### DESIGN LOADS AND CODES

- MASONRY TO CAN/CSA \$304.1		
SPECIFIED UNIFORM LOADS U.N.O. ON PLANS, kPti (PSF)	LIVE LOAD	SUPERIMPOS DEAD LOAD
ROOF (SNOW =0.8 Ss + Sr) PLUS DRIFT WHERE APPLICABLE	1.3(27)	0.5 (1
IMPORTANCE	Is (ULS) = 1.15	
	1s (SLS) = 0.9	
GROUND SNOW So RAIN COMPONENT St	1.5 (31)	
KAIN COMPONENT ST	0.1(2)	
BOILER ROOM	12 (250)	2.0 (42)
NUSEUM (GROUND FLOOR)	7.2 (150)	2.0 (42)
2ND FLOOR OFFICE	2.4 (50)	2.7 (56)
(SDL INCLUDES 1-2kPa FOR RAISED FLO	OORS)	
OTHER 2ND LEVEL FLOORS (U.N.O.)	4.8 (100)	2,7 (56)
(SDL INCLUDES 1,2kPa FOR RAISED FLO		
OTHER MAIN LEVEL FLOORS (U.N.O.)	4.8 (100)	2.0 (42)
ROOF TOP GARDEN	4.8 (100)	4.4 (92)
(INCLUDES 3.6kPa SOIL IN SDL OF ROC		
GATHERING SPACE MEZZANINE	4.8 (100)	1.0(20)

SUPERIMPOSED DEAD LOADS INCLUDE ITEMS SUCH AS FINISHES, CONCRETE TOPPING, INSULATION, ROOFING, MECHANICAL AND ELECTRICAL FIXTURES. ADD SLIDING AND DRIFTING SNOW LOADS TO THE NOTED BASE SNOW LOAD.

LATERAL LOADS (WHERE APPLICABLE TO PART 4 OF THE BUILDING CODE)

SEISMIC LOAD PARAMETERS	Rs = 1.5 F	h = 1.3
	IE = 1.3	
	Sa (0.2)	-0.063
	Sa (0.5)	=0.004
	Sa (1.0)	-0.018
	Se (2-0)	=0.078
	Sa (5.0)	-0.016
	Sa (10.0)	=0.008
	PGA	-0.031
	PGV	-0.023
SOIL CLASS	SITE CLASS 1	24
HOURLY WIND PRESSURES	g 1/10	■0.27 kPa
	q 1/50	=0.35 kPa
	Iw (ULS) = 1.	15

### FOUNDATIONS

CENTRE FOOTINGS AND PILES BENEATH WALLS AND COLUMNS U.N.O.

UNLESS NOTED OTHERWISE DO NOT BACKFILL AGAINST RETAINING AND BASEMENT WALLS OR GRADE BEANS UNITS.

- THE CONCRETE HIS CURBED FOR 14 DAYS MUDHUM AND HAS REACHED 100% OF SPECIFED STRENGTH AND,

- THE SLAD OR GARRE CON THE COVER SIZE HAS CURED FOR 7 DAYS AND,

- ALL DITTEMPEDIATE AND GOSLADO FLOOR SLAGEOSSTRUCTION IS COMPLETE MONTH THE CONTROL HAS CONTROL FLOOR SLAGEOSSTRUCTION SIZE CONTROL THE ADDRESS HAS CURBED FOR 7 DAYS MINNOW.

ASSUMED FACTORED BEARING RESISTANCE FOR PILES:
- 5000 - 87010N
- 6009 - 12206N
- 8009 - 21206N
- 10009 - 33506N
- 11000 - 36706N

ALL PILES ARE ASSUMED TO PENETRATE AT LEAST 2 PILE DIAMETERS INTO COMPETENT LINE STONE.

#### FIELD REVIEW

THE FOLLOWING STRUCTURAL ELEMENTS REQUIRE FIELD REVIEW BY THE ENGINEER PRIOR TO CONCEALMENT.

ALL WORK SHALL BE COMPLETE AND THOROUGHLY INSPECTED BY THE CONTRACTOR TO EXCHALE THE WORK CONFORMS TO THE CONSTRUCTION DOCUMENTS RECOR TO REQUESTING FIELD REVIEW. PROVIDE A MUNICIPAL OF RECORD AND MAKE ACCESS FOR THE ENGINEER TO PERIORISM THE PIELD REVIEW. THE STRUCTURE SHALL REPAIR CLEARLY SPONSED.

#### SHOP DRAWINGS

SUBMIT 4 SETS OF SHOP DRAWINGS TO THE ARCHITECT AND ENGINEER AND ALLOW 5 WORKING DAYS FOR REVIEW BY THE ENGINEER.

ALL SHOP DRAWINGS SUBMITTED MUST BE COMPLETED, SIGNED AND SEALED BY THE SUPPLIERS PROFESSIONAL ENGINEER. THE SUPPLIERS PROFESSIONAL ENGINEER. THE SUPPLIERS PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE COMPONENTS DETAILING, DESIGN AND FIELD REVIEW AND MUST BE REGISTERED IN ALBERTA.

UPON COMPLETION OF THE WORK, THE PROFESSIONAL ENGINEER RESPONSIBLE FOR THE SHOP DRAWING COMPONENTS SHALL SUBMIT TO THE ENGINEER OF RECORD A SIGNED AND SEALED LETTER CERTIFYING CONFORMITY OF THE WORK TO THE CONTRACT DOCUMENTS AND APPLICABLE CODES.

#### CONCRETE

CODE REFERENCES AND CONFORMANCE:

- CONCRETE DESIGN TO CSN-A23.3
   CONCRETE AND PERSONANCE OF WORK TO CSN-A23.1.
   CONCRETE FOR PARKING SURFACES SHALL COMPORT TO CSN 5/13
   RECAST CONCRETE SHALL CONFORM TO CSN-A23.4
   TESTING OF CONCRETE AND NATERIAL SHALL CONFORM TO CSN A23.2.
   IORNMORN TO CSN 28/23.3 MID WICE REQUILITIONS.

	MIN 28(U.N.O.) DAY STRENGTH	AGGREGATE SIZE (MAX)	CLASS CLASS
FOOTINGS	25 MPA	20NN (3/4")	
INTERIOR WALLS & COLUMNS	25 MPA	20NN (3/4")	
EXTERIOR WALLS & COLUMNS	25 MPA	20NN (3/4")	F2
INTERIOR SLABS ON GRADE	25 MPA	20NN (3/4")	F2
EXTERIOR SLABS ON GRADE	32 NPA	20NN (3/4")	C2
PARKING SLAB ON GRADE	32 MPA	20MM (3/4")	C2
SUSPENDED SLABS & GRADE B	EAMS		
(EXCEPT PARKING)	30 MPA	20MM (3/4")	•
PARKING SUSPENDED SLABS			
& BEAMS, LOADING DOCKS,			
LANEWAYS (W/MENBRANE)	35NPA	20ИИ (3/4")	C1
PARKING SUSPENDED			
SLABS & BEAMS LOADING DECI	KS.		
LANEWAYS (W/O NEMBRANES)			
AND STAIRS AND LANDINGS			
ACCESSING PARKING LEVELS	50MPA	20MM (3/4°)	CXL

PILE CAPS 25HPA 20MM (3/4") MECHANICAL CHAMBER WALLS AND BASE, AND STAIR/BLEVATOR PIT WALLS AND BASE BELOW F.F.I. AS ABOVE BUT WITH KRYTON WATERPROOFING ADMIXTURE ADDED PER SUPPLIERS SPECIFICATIONS. SEE ARCHITECTS DRAWNINGS FOR ADDITIONAL WATERPROC

PILES & PILE EXTENSIONS 25MPA (560AVS) 20MM (3/4")

MAXIPUM SUMP FOR CONCRETE SHALL BE BRIM = 20MM, AIR CONTENT SHALL CORRESPOND TO EXPOSURE CLASS. DO NOT USE ADMIXTURES OTHER THAN SUPERAL STICZER, AIR ENTRAINMENT ADMIXTURE OR STRANGON MATER REQUESTS WITHOUT PROCE APPROVE, NOT THE DESCRIPE. DO NOT ADD WATE FOR MORRANITY IN THE FIELD BRYOND THE AMOUNT THAT WAS SPECIFIED FOR THE ERSING.

THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS TO THE MATERIAL TESTING AGENCY AND THE ENGINEER FOR REVIEW PRIOR TO COMMENCING WORK.

CONCRETE TESTING SHALL BE PERFORMED BY AN INDEPENDENT MATERIAL TESTING AGENCY RETAINED BY THE OWNER. COMOUCT CONCRETE TESTS FOR EACH MIX DESON MAY DOUR, MAP FOR EACH 100 CUBIC METERS WHERE POUR VOLUME EXCEEDS 100 CUBIC METERS.

IF THE CONTRACTOR OR THE MATERIAL TESTING AGENCY SUSPECTS THE QUALITY OF THE CONCRETE DELIVERED THEN NOTIFY THE ENGINEER FOR FURTHER INSTRUCTIONS OR REJECT THE SUSPECT CONCRETE DELIVERED. REJECTION OF CONCRETE SHALL BE AT THE SUPPLIER'S EXPENSE.

ALL HOT AND COLD WEATHER CONCRETE WORK SHALL CONFORM TO CSA A23.1. THE TEMPERATURE IS DEPICTED TO SE 5 DEGREES CELSUIS OR COLDER WITHIN DAYS OF PLACING CONCRETE THE CONTRACTOR SHALL SUBMIT PROVISIONS FOR COLD WEATHER CONCRETE WORK TO THE ENGINEER FOR APPROVAL.

DO NOT WET DOWEL REINFORCING, ANCHOR BOLTS AND OTHER EMBEDDED COMPONENTS. ACCURATELY INSTALL AND SCOLERLY THE ALL REINFORCING, PREDEDDED ATTS, ANCHOR BOLTS, C. USE TIBE-ALLE REPRODUCED ATTS, ANCHOR BOLTS, MASSINGY BERRA DOWELS AND OT SPREDDED COMPONENTS REQUIREST TOHER OTHER OTHER OTHER AND AND AND ANCHOR BOLTS, MASSINGY BERRA DOWELS AND OTHER DOWNERS AND OTHER OTHER OTHER OTHER OF WALL UNLO.

DO NOT KENOVE FORMS FOR SUSPENDED SLABS, SLAB BANDS, BEAMS MO WALL BEAMS WITH. THE CONCRETE HAS REACHED STRENGTH OF I TYPEN, STRENGTH OF CONCRETE SHALL BE DETERMINED FORM TESTING OF FIELD CASED CYLINDERS. THE SUSPENDED STRUCTURE SHALL BE RESPONDED AFTER FORM REPOVAL. THE RESPONDED WITH STRUCTURE SHALL BE REPOVED BY A SCHOOL RESPONDED SHALL REPMAN IN PLACE UNIT. THE CONTRACTOR PRIOR TO FORM REMOVAL. THE STRUCTURE SHALL REPMAN IN PLACE UNIT. THE CONTRACTOR PRIOR TO FORM REMOVAL.

#### CONCRETE REINFORCEMENT

CODE REFERENCE AND CONFORMANCE:

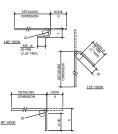
ALL REINFORCING SHALL BE NEW, CLEAN, CORROSION FREE AND UNDAMAGED. USE WELDABLE GRADE WHERE REINFORCEMENT WILL BE WELDED AND FOR CONCRETE SHARVALLS WITH DUCTILLITY "SCREATER THAN 2.0 DO NOT WELD REINFORCING OR USE MECHANICAL REPAR COUPLERS WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.

FIRE RESISTANCE RATING	0-2 HOURS	2-3 HOURS
ALL SURFACES CAST AGAINST GROUND	75MM (3")	75NN (3°)
FORMED SURFACES EXPOSED TO GROUND	50MM (2")	50NN (2")
WALLS	32MM (1.1/4")	32NM (1.1/4")
INTERIOR COLUMNS (TO VERTICAL BARS)	40MM (1.1/2")	40MM (1 1/2")
EXTERIOR COLUMNS (TO VERTICAL BARS)	50MM (2")	50MM (2")
SLABS (U.N.O.)	2599 (1")	32NM (1 1/4")
SLAB BANDS, GRADE BEAMS AND BEAMS	40MM (1 1/2")	40MM (1 1/2*)
TOP BARS OF PARKING		
SLABS/SLAB BANDS/BEAMS	45MM (1.3/4")	45999 (1.3/4")
BOTTOM BARS OF PARKING		
SLABS/SLAB BANDS/BEAMS	30MM (1.1/4")	30MM (1.1/4")
SLAB ON GRADE	40MM (1 1/2")	40MM (1 1/2")

REINFORCING NOMENCLATURE:



STANDARD HOOK CONFIGURATION:



				STEB	L GRADE			
BAR		400 R c	r 500 R		П	400 W	or 500 W	
SIZE	ID	)	G	A	10	J	G	А
10M	70	93	140	150	60	83	130	150
15H	100	132	180	220	90	122	170	210
20M	120	159	220	260	100	139	200	260
25%	150	200	280	340	150	200	280	340
30M	250	310	400	420	200	260	350	410
3594	300	371	480	510	250	321	430	490

BARS DRAWN W/ A SOLID LINE ARE TOP BARS OR AT NEAR FACE AS APPLICABLE. U.N.O.

BARS DRAWN W/ A DASHED LINE ARE BOTTOM BARS OR AT FAR FACE AS APPLICABLE. U.N.O.

### ALL SPLICE LENGTHS SHELL BE FULL TENSION SPLICES U.M.O. SPLICE LENGTHS WOOD FRAME ARE AS FOLLOWS:

| CONCRETE STREAM | 25 MPs | 30 MPs | 35 MPs | 40 MPs | 45 MPs | 80 MPs | 40 MPs | 4

INCREASE SPLICE LENGTH BY FACTOR OF 1.7 FOR EPOXY COATED HORIZONTAL BARS WITH JORNM (12") OR MORE CONCRETE BELOW REBAR AND BY FACTOR O 1.5 FOR EPOXY COATED HORIZONTAL BARS WITH LESS THAN 300MM (12") OF CONCRETE BELOW REBAR BEING SPLICED.

ALL SUSPENDED SLABS MID WALLS SHALL BE REINFORCED IN TWO PERPENDIOLIAR DIRECTIONS WITH PRINCIPAL REINFORCING AS SHOWN ON THE DRAWINGS AND TEMPRATURE REINFORCING IN THE OTHER DIRECTION PER NORMAL METHORICATION THE OTHER DIRECTION PER NORMAL METHORICATION OF THE PRINCIPAL RELINFORCING IS NOT INDICATED ON THE DRAWINGS REPROTOCES SLABS AND WALLS WITH THE NIMMAL REQUIREMENTS IN TWO PERPENDIOLIAR DIRECTIONS PER SCHOOLUGE BLOW.

VERT. 15M(9450 (18") CENTERED & HOR. 10M(9300 (12") CENTERED

VERT. 15M(9450 (18") CENTERED & HOR. 15M(9450 (18") CENTERED

VERT. 15M8/500 (20") EACH FACE & HOR. 15M500 (20") EACH FACE

EMBEDDED CONDUITS, DUCTS, PIPES,

THE MAXIMUM OUTER DIAMETER OF CONDUIT OR PIPE IS ONE QUARTER (1/4) OF THE SLAB THICKNESS. THE MAXIMUM TOTAL DEPTH OF CONDUIT OR PIPE CROSSINGS IS ONE THIRD (1/3) OF THE SLAB THICKNESS.

SLEEVES AND OPENINGS IN CONCRETE

MINIMUM SUSPENDED SLAB REINFORCING IN TWO PERPENDICULAR DIRECTIONS:

MINIMUM WALL REINFORCING:

CODE REFERENCES AND CONFORMANCE:

- ALL WOOD AND FRAMING MATERIALS CSA-GR6
   ALL DIMPRISIONAL LUMBER TO NL.G.A., GRADDING RILES
   PLYMODOS SHEATHINGS TO CSA STRANDARD GISTL (OR GIZE) AS APPLICABLE)
   AMCHOR ROCGS TO ASTM AUTO
   LAUG SCRIPES TO CSA STRANDARD BIJ
   NAILS AND SPIRES TO CSA STRANDARD BIJ

LUMBER GRADE SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE

STRUCTURAL ELEMENT	LUMBER GRADE
JOIST & RAFTERS	ENGINEERED I-XXIST
TIMBER JOISTS & RAFTERS	K.D. SPF No.2 OR BETTER
STUDS AND BUILT-UP POSTS	K.D. SPF No.2 OR BETTER
WALL PLATES	D.FIR No.2 OR BETTER
TIMBER POSTS AND BEAMS	D.FIR No.1
SHEATHING	D.FIR PLYWOOD (CSA 0121)
PSL BEAMS	2.28
PSL COLUMNS	1-8E
LVL	2.0E
LSL	1.55E

STORE ALL FRAMING MATERIAL IN DRY, WELL VENTED CONDITION. RAISE FRAMING MATERIAL OFF THE GROUND WITH CRIBBING.

ISOLATE ALL TIMBER FROM CONCRETE AND MASONRY SURFACES WITH PEEL AND STICK OR OTHER APPROVED MATERIAL.

BUILT-UP (B/U) MEMBERS SHALL CONSIST OF MINIMUM 2 PLYS OF DIMENSIONA LUNBER WITH LAMBRATION NAILING FER TYPICAL DETAIL. HEADERS SHALL BE MINIMUM 2-38K215 (2-2K10) BUILT-UP BEAM.

USE MINIMUM DOUBLE BEARING STUDS FOR BEAMS AND HEADERS WITH SPAN GREATER THAN 2400MM (8-27). "2B+1K" INDICATES 2 BEARING STUDS + 1 KING STUD.

INSTALL DOUBLE JOISTS UNDER NON-LOAD BEARING PARTITIONS PARALLEL TO THE

USE JOIST HANGERS WITH MINIMUM 6.8 KN (1500 LBS) CAPACITY FOR ALL FLUSH FRANCING. U.N.O. ON PLANS.

PASTEN SILL PLATES TO CONCRETE FOUNDATIONS WITH MINIPAUM 1099400250ML LONG (S/#RELDY) COST-IN-PLACE ARCHORS AT 120000M (4°47) ON CENTRE PLUS ONE ADDITIONAL ARCHOR AT YMALL DIORS, DOC 6° OF COPPINGS, WALL INTERSECTIONS AND CONDRESS USE HIRINAMY 3 ANCHOR ROOS PER WALL SECRETAL SECRETARIA ON THE ADDITIONAL ANCHORS FOR S'REAWARLS.

NHERE STUD WALLS ABUT CONCRETE, FASTEN END OF WALL TO CONCRETE WITH (6MM# (5/8\*#) ANCHORS AT 900MM (36\*) ON CENTRE THROUGH A DOUBLE STUD.

WITH 25' CONMON NAILS. NAIL SPACING SHALL BE MINIMUM 100MM (4') ALONG PANEL EDGES, 300MM (12') ALONG INTERMEDIATE FRAMING U.A.O. ALSO REFER TO DIAPHRAGM SCHEDULE.

NAIL LENGTH	DIAMETER			
MALC CENTOTH	IMPERIAL (IN)	METRIC (mm)		
2 ½" (8d)	0.128	3.25		
3* (10d)	0.144	3.66		
3 N. (16q)	0.16	4.06		
4"	0.192	4.88		
5"	0.232	5.89		
6"	0.276	7.01		

THE CONTRACTOR SHALL SCHOOL REMAINER AND PERSONALISTS FIRST ALL
CONSCIANTS FOR SHEED CONTRACTORS AND OPERSONALISTS FIRST ALL
CONSCIANTS FOR SHEED CONTRACTORS AND OPERSONALISTS FIRST AND OPERSONALISTS FOR CONTRACTORS FOR SHEED CONTRACTORS FOR

## GLUED LAMINATED TIMBER-GLULAM (GL)

SHOWN ON THE STREETING DOWNLOS.

FOR TURN COSS CENTRO, MARKE OF MITTER, CONTROL, TOUTS HOW EXEMS.

FOR TURN COSS CENTROL, MARKE OF MITTER, CONTROL, TOUTS HOW EXEMS.

FOR TURN COSS CENTROL, MITTER, CONTROL, MITTER, MITTE

THE CLEAR DISTANCE BETWEEN OFENENCS SHALL BE AT LEAST TWICE THE LARGER (QUALIFICATION CODE FOR INMAINCITURES SHALL BE QUALIFIED TO CANCIS-0.177-489) (R2003 (QUALIFICATION CODE FOR INMAINCITURES OF STRUCTURAL GLUES-LAMINATE

AL CONDUCT, FIRE AND COLORATE NUMBER PAULIA TO BEDIESCHIES ONLY.

3) PROVIDE SALES FOR ALL CALLANS. PROVIDE ETERIOR SALES FOR ALL CALLANS. PROVIDE SALES FOR ALL CALLANS. PROVIDE ETERIOR SALES FOR ALL CALLANS. PROV

ANY GROUP OF OPPINIOS AND/OR SLEEVES GREATER THAN 10% OF ANY SQUARE
NETER OF WALL OR SLAE IS NOT PERMITTED UNLESS IT IS SPECIFICALLY DETAILED
ON THE CITIED THAN DEAVINING.

6) ALL GUILAM NEMBERS SHALL CONFORM TO CSA 086.1 AND GUILAM
MANUFACTURER NUST QUALIFY INDEX CSA STANDARS 0177.

SIGNITI 4 SETS OF SHOP DRAWNINGS SHOWING ALL APPLICABLE DETAILS AND MATERIAL SPECIFICATIONS TO THE ENGINEER FOR REVIEW PROOF TO FARRICATION. SHOP DRAWNING SHALL BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE TO MANUFACTURING STANDARD. (SEE "SHOP DRAWNINGS" NOTES)

9)AFFIX AUTHORIZED LABEL TO ALL MEMBERS SUPPLIED (U.N.O.), ALSO IDENTIFIED TO A VISUALLY EXPOSED SURFACE (U.N.O.) 10)STORE GLULAM OFF THE GROUND WITH SPACER BLOCKS PLACED BETWEEN MEMBERS, PROVIDE PROTECTION FROM WEATHER STAINING, MILDEW/FUNGUS AND CONENSATION.

### STRUCTURAL COMPOSITE LUMBER

ACCEPTABLE STRUCTURAL COMPOSITE LUMBER PRODUCTS INCLUDE:

- TJI ENGINEERED I JOIST (ENGINEERED BY SUPPLIER)
- LS. LAMINATED STRAND LUMBER (1.5E TIMBERSTRAND)
- LVL LAMINATED VENEER LUMBER (1.5E WS MOCROLLAM, GANG-LAM 2.0E OR

= LVL DAMINATED YENCER LUMBER (2.06 WS PARALLAM)

= PSL PARALLEL STRAND LUMBER (2.06 WS PARALLAM)

HANDLE AND STORE MATERIAL IN DRY VENTILATED CONDITION PER MANUFACTURER'S RECOMMENDATIONS. REFER TO THE MANUFACTURER'S RECOMMENDATIONS FOR MULTI-LAMINATE CONSTRUCTION AND RESTRICTIONS ON HOLE CUTTING AND DRILLING

DO NOT USE STRUCTURAL COMPOSITE LUMBER IN EXPOSED EXTERIOR APPLICATIONS UNLESS TREATED AND SEALED TO THE APPROVAL OF THE MANIFACTURER. ENGINEERED FLOOR JOISTS AND BEAMS SHALL BE DESIGNED BY THE SUPPLIERS PROFESSIONAL ENGINEER FOR THE LOADING SHOWN ON THE DRAWNICS WITH CONSIDERATION FOR VIBBATION CONTROL. SUBMIT SIGNED AND SEALED SHOP DRAWNINGS FOR REVIEW. SEE GENERAL NOTES UNDER SHOP DRAWNINGS FOR ADDITIONAL REQUIREMENTS.

LIVE AND TOTAL DEFLECTION SHALL NOT BE MORE THAN L/600 AND L/300 RESPECTIVELY FOR FLOOR SYSTEMS. LIVE AND TOTAL DEFLECTION SHALL NOT BE MORE THAN L/480 AND L/300 FOR ROOF SYSTEMS.

#### STRUCTURAL AND MISCELLANEOUS STEEL

SUBMIT SHOP DRAWINGS (4 SETS LINLO) FOR STELL FARRICATIONS TO THE EMISIBRER AND ARCHITECT FOR REVIEW FIRDS TO FARRICATION, ALL SHOP BOWNINGS SHALL SHOW ALL DETAILS, MATERIAL SECURIORIOS AND SHALL BE SEALED FOR CONNECTION DESCRIPTION FOR THE FARRICATIONS PROPESSIONAL ENGINEER REGISTERED IN ALBERTS.

THE PROFESSIONAL ENGINEER SEALING THE SHOP DRAWINGS SHALL BE RESPONSIBLE FOR INSPECTING THE INSTALLATION OF THEIR DESIGN CONFORMENTS FOR CONFORMENT SHOULD SELECT AND THE SECON PROVIDED THE THEY SHALL UNDIN CONFLICTION OF THEIR WORK, PROVIDE CERTIFICATION OF SUBSTANTIAL CONFORMENT OF THE CONSULTANT.

WELDING SHALL CONFORM TO CSA WS9 AND SHALL BE PERFORMED BY CERTIFIED WELDERS, FARRICATION SHOPS SHALL BE APPROVED BY THE CANADOM WELDING BURBLI TO CSA W47.1. CERTIFICATES SHALL BE SUPPLIED TO THE ENGINEER UPON REQUEST.

THE GENERAL REQUIREMENTS FOR STRUCTURAL STEEL SHALL CONFORM TO CANS-G40.20 AND TO CANS-G40.21 FOR QUALITY.

GRADES OF MATERIAL (U.N.O.): GANCES OF MITTERAL (GLOVAL):

FINICITABLE, PET
STRUCTURA, PET
STRU

UNLESS NOTED OTHERWISE APPLY ONE COAT OF SHOP PRIMER TO ALL STEEL WORK, PROVIDE WELDABLE PRIMER WHERE APPLICABLE.

ALL HEMBERS DESIGNATED AS DIAPHRAGIN CHORD NEWBERS AND ALL PERINETER EDGE ANGLES SHALL BE CONNECTED BY FULL STRENGTH GROOME WELDS OR BY FULL STRENGTH SPLICE PLATES ON EACH LEG TO FORM CONTINUOUS CONPRESSION AND TENSION MEMBERS.

BOLTS, WELDS, AND BURNED OR SCRATCHED SURFACES SHALL BE TOUCHED UP WITH SHOP PRINER AT COMPLETION OF ERECTION.

THE FABRICATION AND WELDERS SHALL SUBNIT CSA CERTIFICATES OF QUALIFICATIONS TO THE STRUCTURAL ENGINEER PRIOR TO FABRICATION.

#### SECONDARY BUILDING COMPONENTS AND THEIR ATTACHMENT

THE CONTRACTOR SHALL RESIDE THE DIMENSIONS OF SCHOOLING STROUGH SHAPE OF THE CONTRACTOR SHALL RESIDE THE DIMENSIONS OF SCHOOLING CONTRACTOR ARE COORDINATED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, DIMELORE, STRUCTURAL, AND ALL OTHER CORSTRUCTIONS AND ALL OTHER CORSTRUCTION THIS THE CONTRACTOR'S RESPONSIBILITY TO ERSURE SECONDAY CORPORATES ROPORDEY IT THIS OTH SET STRUCTURAL TO BE STRUCTURATED TO THE STRUCTURATOR SHALL COMPIREN AND CHECK ALL REQUIRED DIMENSIONS FROM MANUFACTURES.

EXAMPLES OF NON-STRUCTURAL COMPONENTS INCLUDE, BUT ARE NOT LIMITED TO: HANDRAILS, GUARDRAILS, RAILINGS, FLAG POSTS, REMOVABLE CANOPIES, ALLMINUM AND PARRIC CANOPIES, CELLINGS, VEHICLE PROTECTION SYSTEMS, ORNAMENTAL BUILDING COMPONENTS.
ARCHITECTURAL PRECAST CONCRETE, GLASS BLOCK, BRICK, BLOCK AND STONE

ARCHETCHIAN PRECIST CONCRETE, GASS BLOCK, BRICK, BLOCK AND STORE VORBER.

CURTAIN WALL SYSTEMS, CLADOING, INTERIOR AND EXTERIOR STEEL STUD WALLS, SYSTEMS, AND BRICKING STEEL STUD WALLS, SYSTEMS, AND BRICKING OF RECHANICAL AND ELECTRICAL SYSTEMS AND ORDER COUNTRY FOR SITH GARN'T ABO LATERAL LIAGS.

OF THE REQUIPMENT FOR SITH GARN'T ABO LATERAL LIAGS.

ELEVATORS, ESCALATORS AND CONVEYING SYSTEMS INCLIDING PROPRIETARY SUPPRIF FAMO.

IN ADDITION TO CONSTRUCTION TOLERANCE, SECONDARY COMPONENTS SHALL BE DETAILED FOR THE FOLLOWING BUILDING MOVEMENTS AND DEFLECTIONS: VERTICAL DEFLECTIONS OF BEAMS, SLABS AND DECKING: #25MM (1") DIFFERENTIAL DEFLECTION AT EDGE BEAMS AND EDGE OF SLABS: #16MM (5/8")

2) HORIZONTAL DRIFT BETWEEN FLOORS DUE TO WIND AND EARTHQUAKE:

— DRIFT WITHOUT DAMAGE TO SECONDARY COMPONENTS: #13MM (1/2\*)
— DRIFT WITHOUT COLLARSE TO SECONDARY COMPONENTS: #5MMM (2\*)

ABBREVIATION

M

i Engineerin

≥ 'URAL **DNS** 







Packet Pg. 201

Engineerin a Structur 0 ਦੁ K1573 Atta S1.1

01 ISSUED FOR C

EULIND 15

entre) ŏ ultural

ISTRUCTION\*, HT RESERVED IS THE EXCLUSIVE THE CONSULTANT REPRODUCED ONLY AUTHORIZATION Ō

S Meti Ν

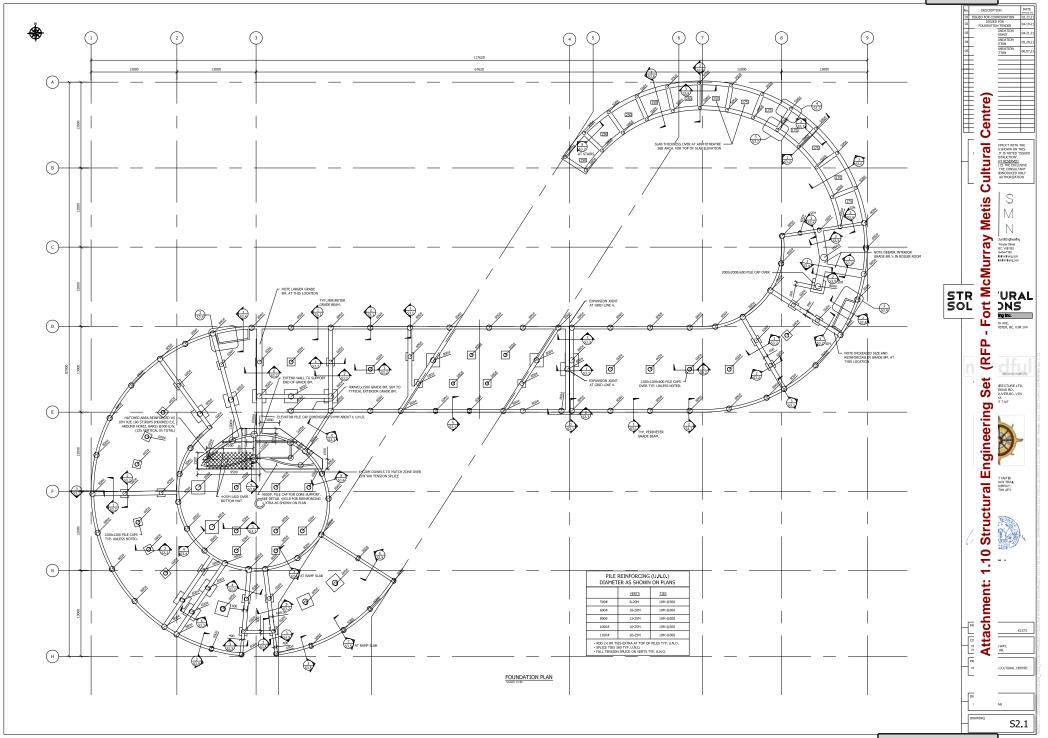
urray

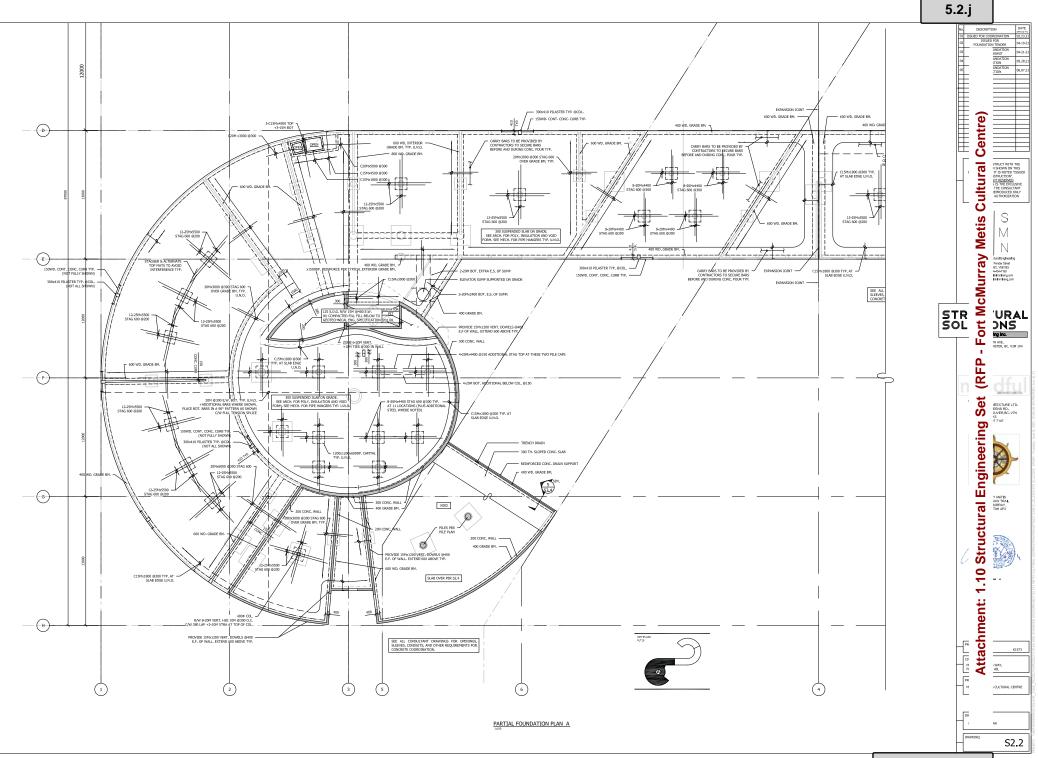
et Ś

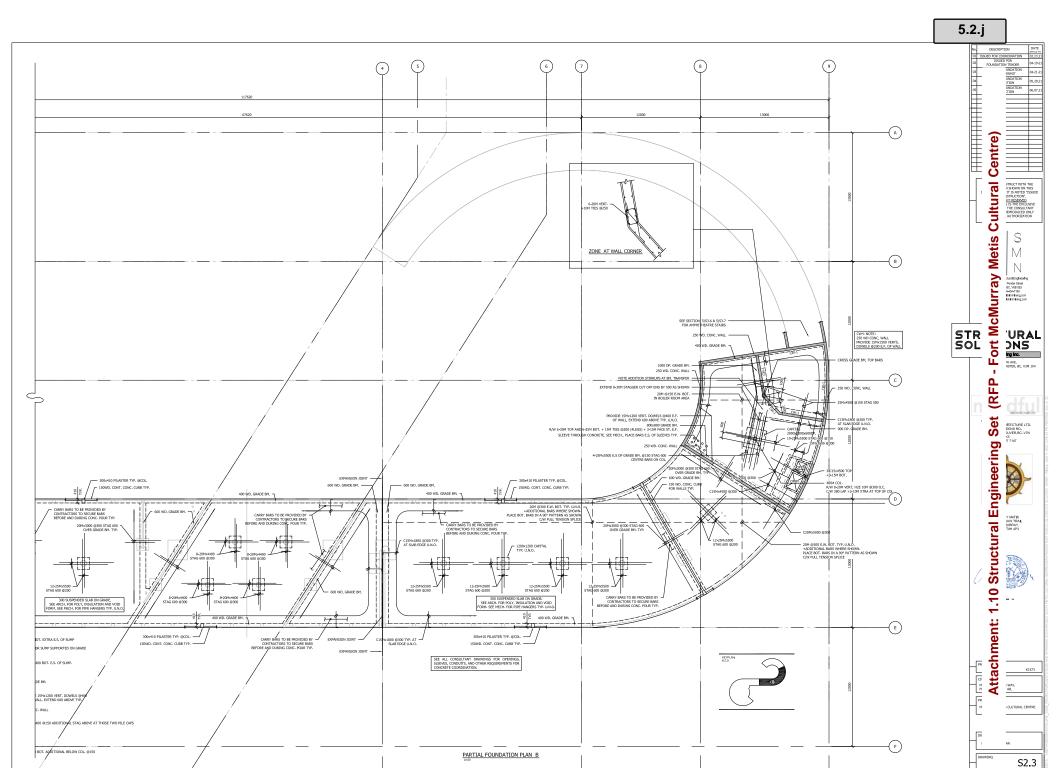


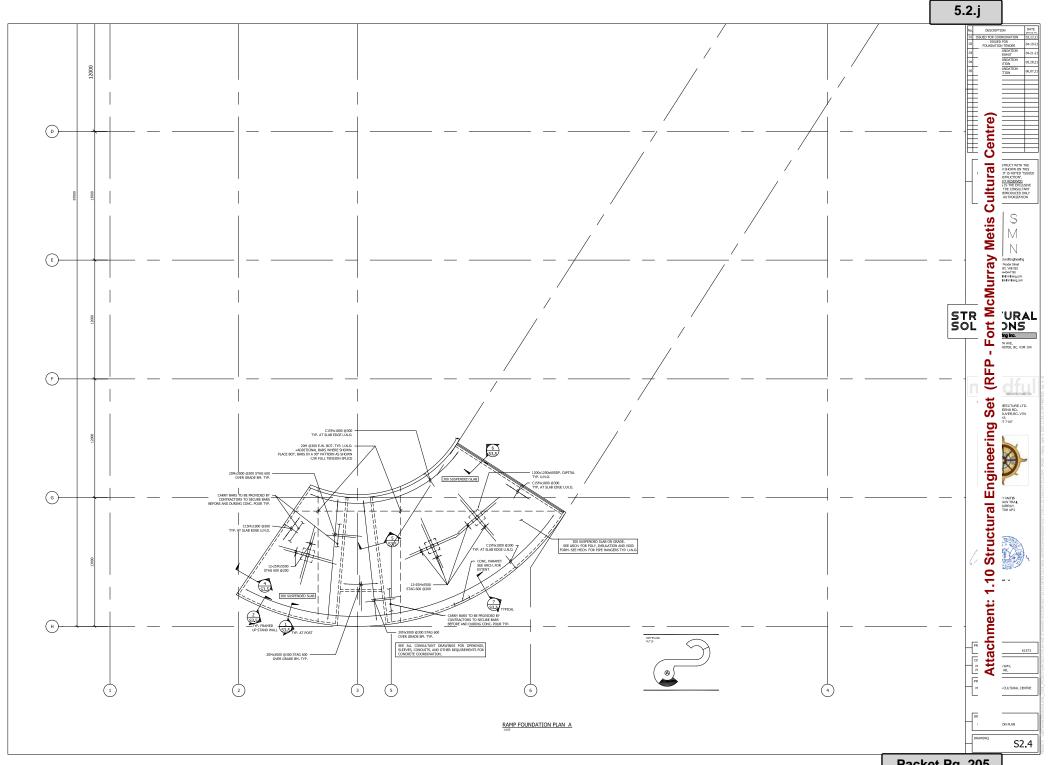


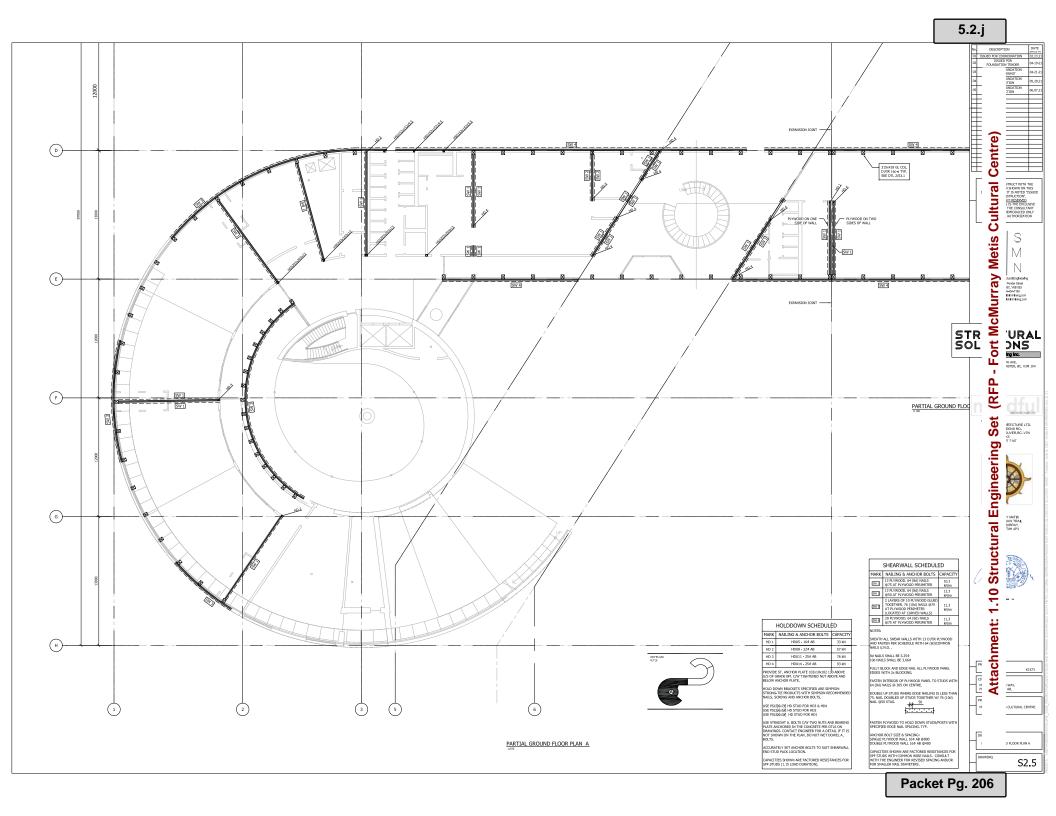


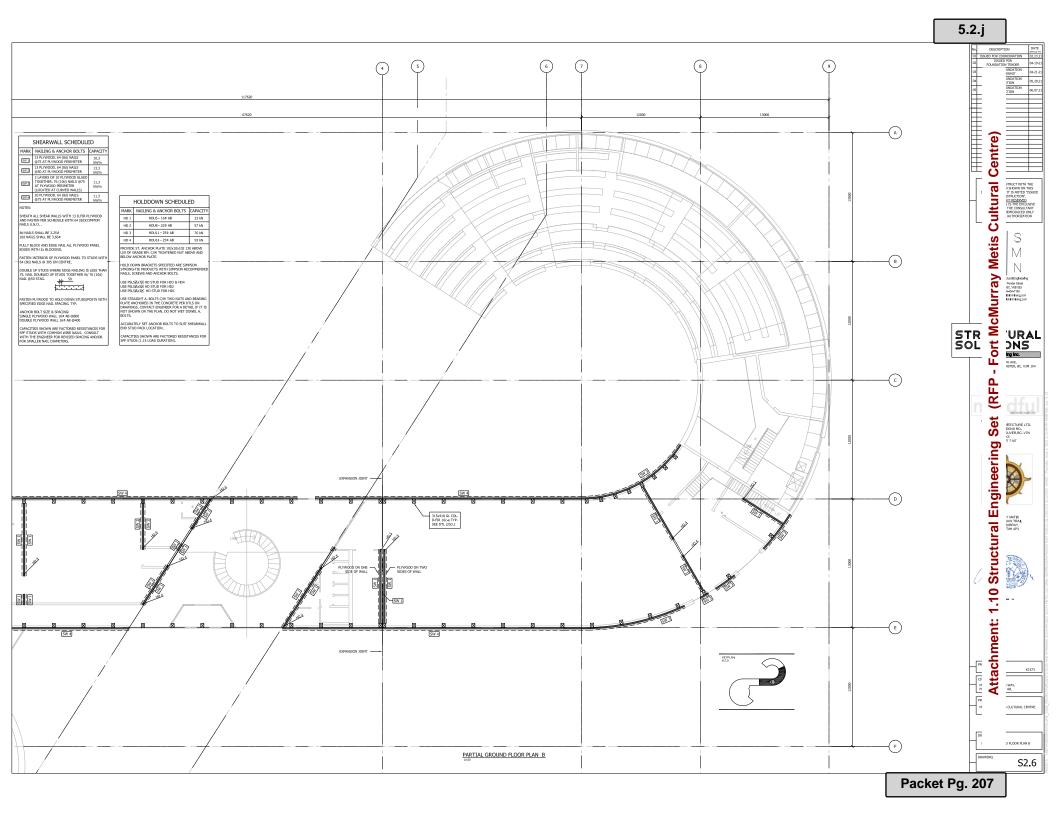


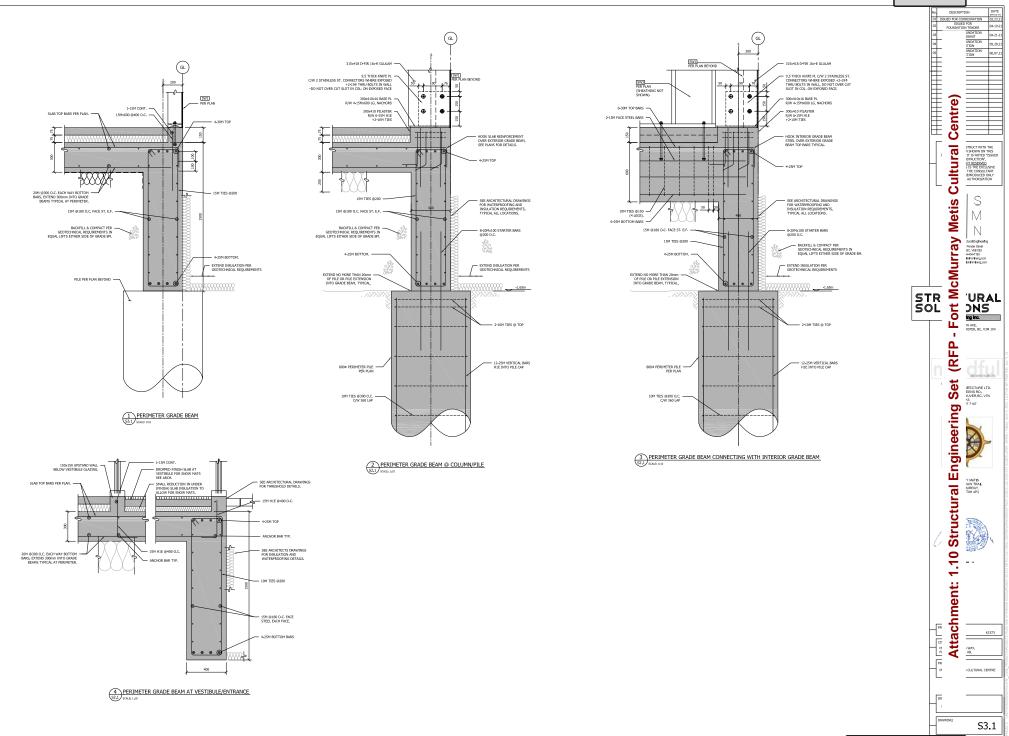


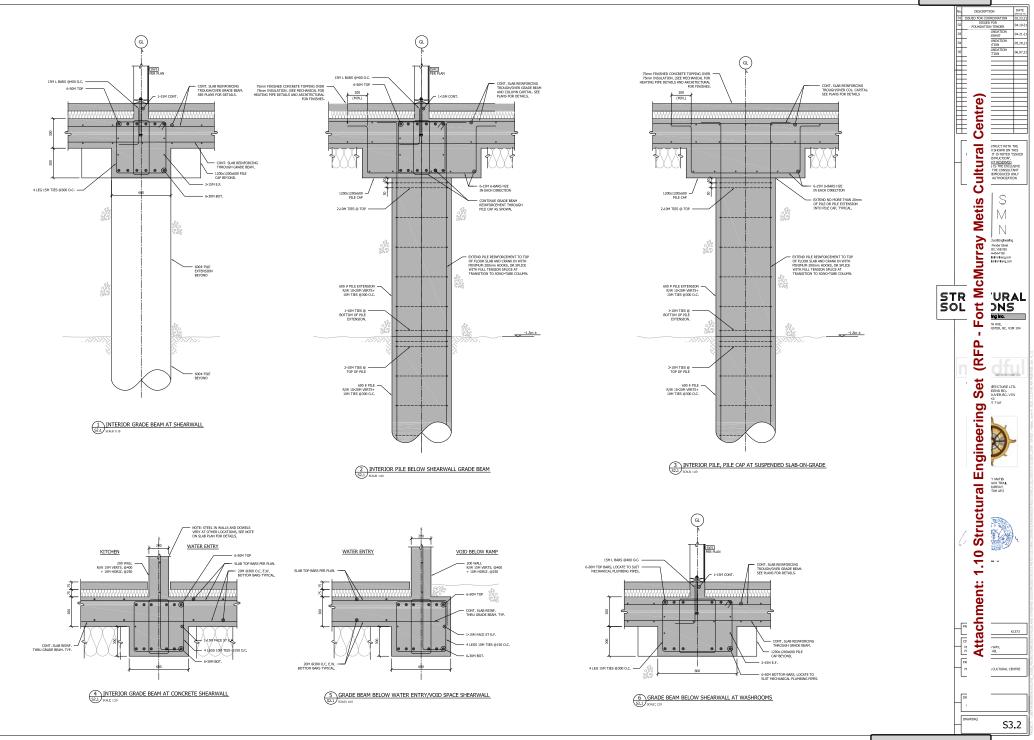




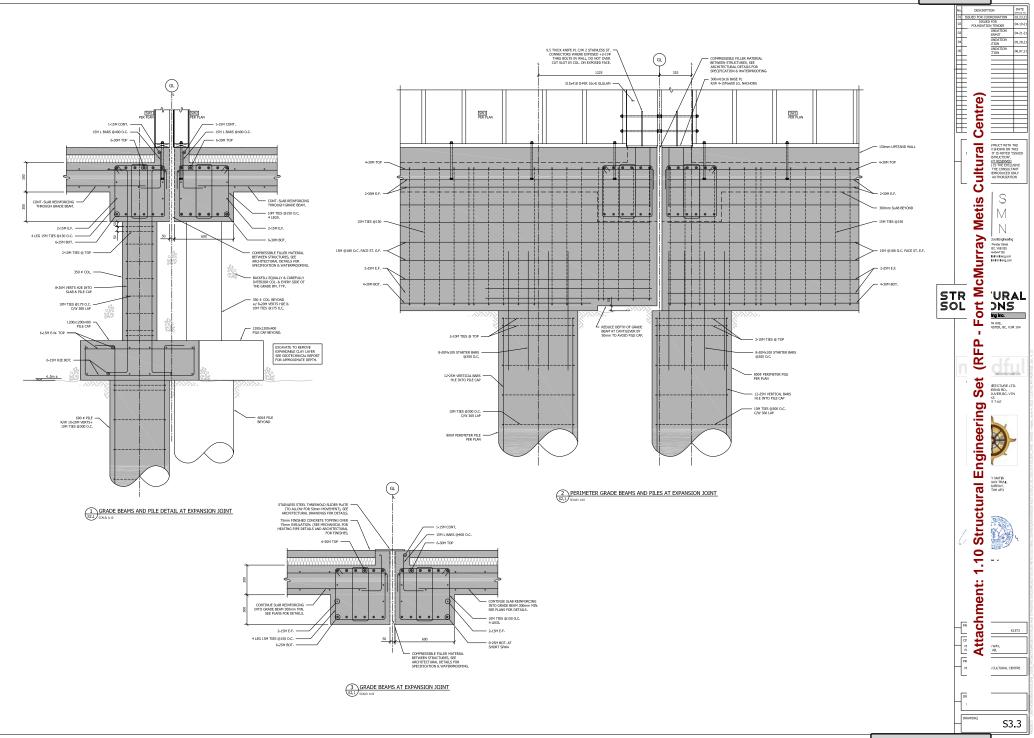




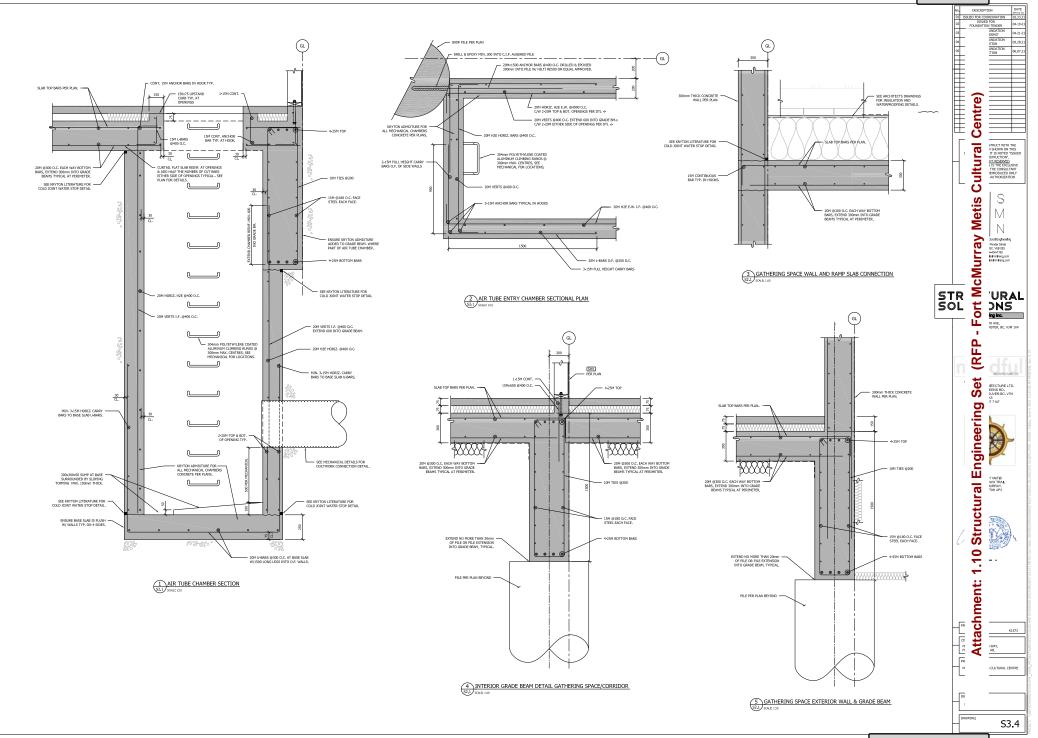




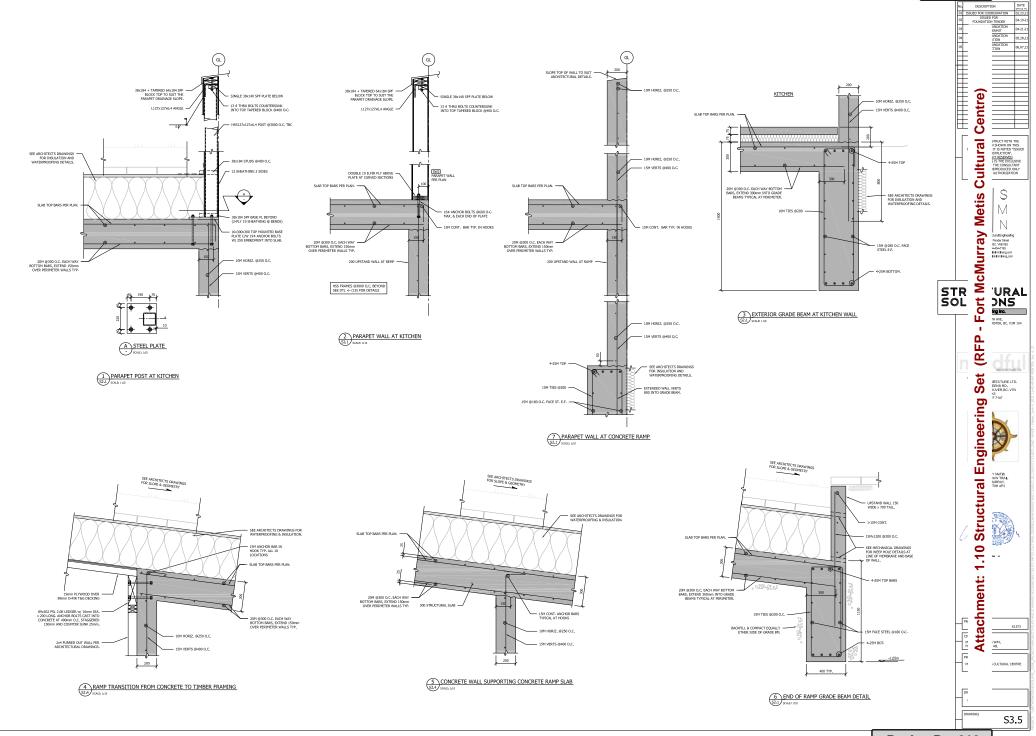














Centre)

Cultural

L SCHOOL METERS OF SCHO

TH AVE. NSTER, BC. V3M 1X4

(RFP

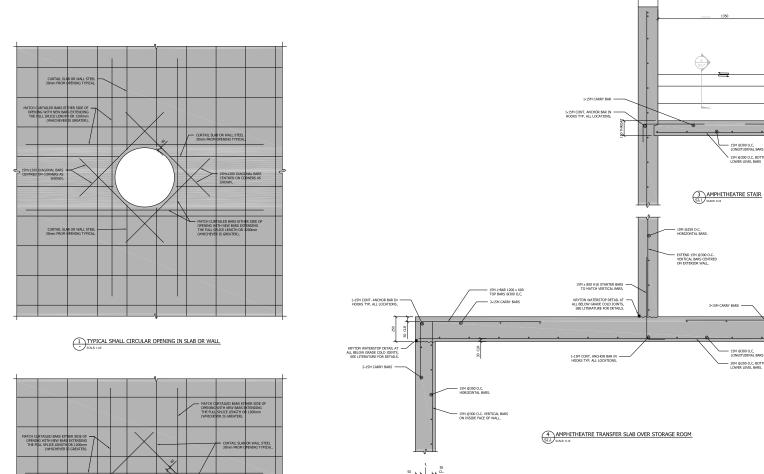
त्री किया किया किया है। Attachment: 1.10 Structural Engineering Set

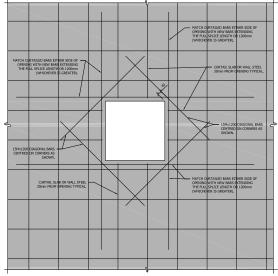
S3.6

STR SOL

S

15M @300 O.C. BOTTOM LOWER LEVEL BARS

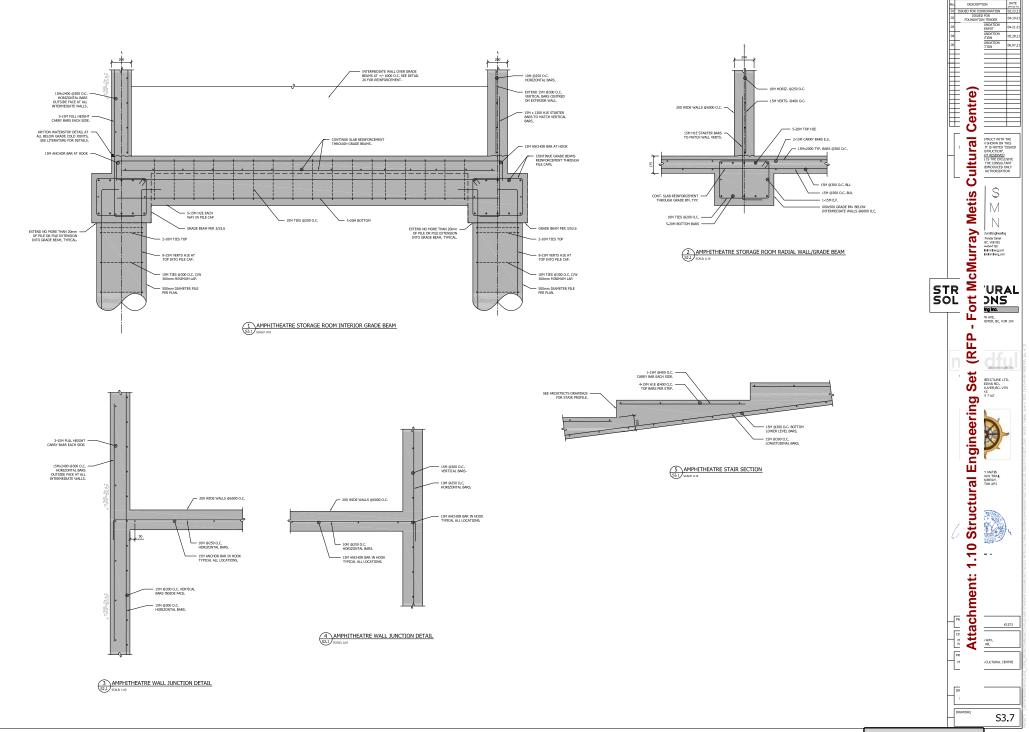




2 TYPICAL SMALL SQUARE OPENING IN SLAB OR WALL
500LE 1:10

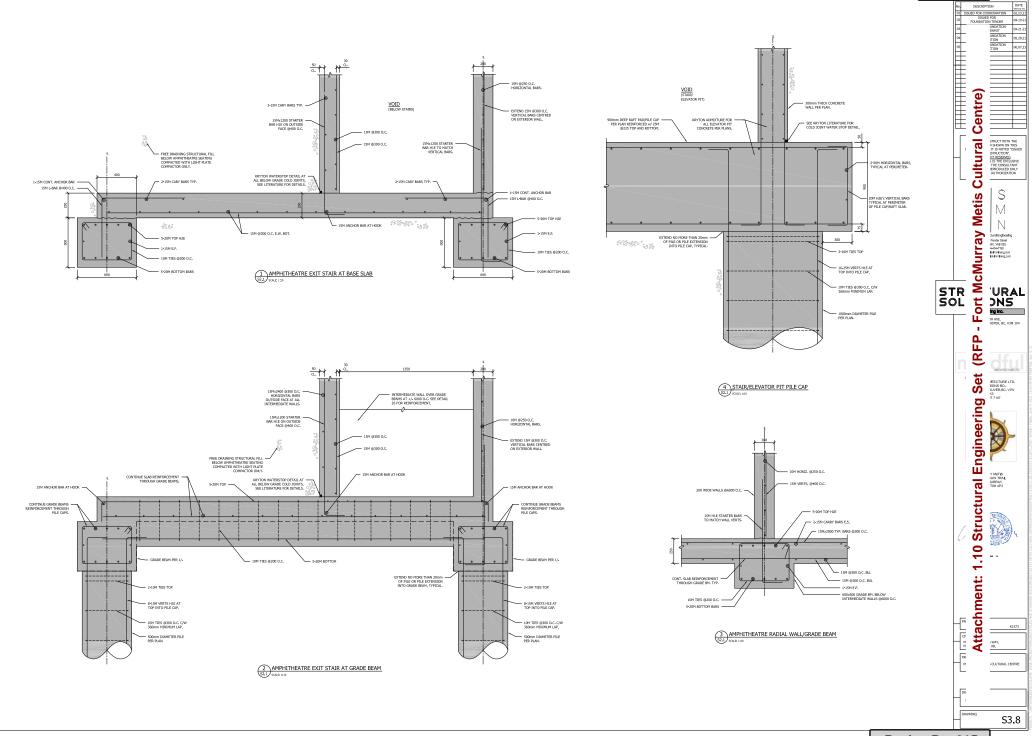
VOID (STORAGE AREA) 15Mx1200 STARTER BAR H1E TO MATCH VERTICAL BARS. 988° :2:0 3 AMPHITHEATRE STORAGE ROOM BASE SLAB



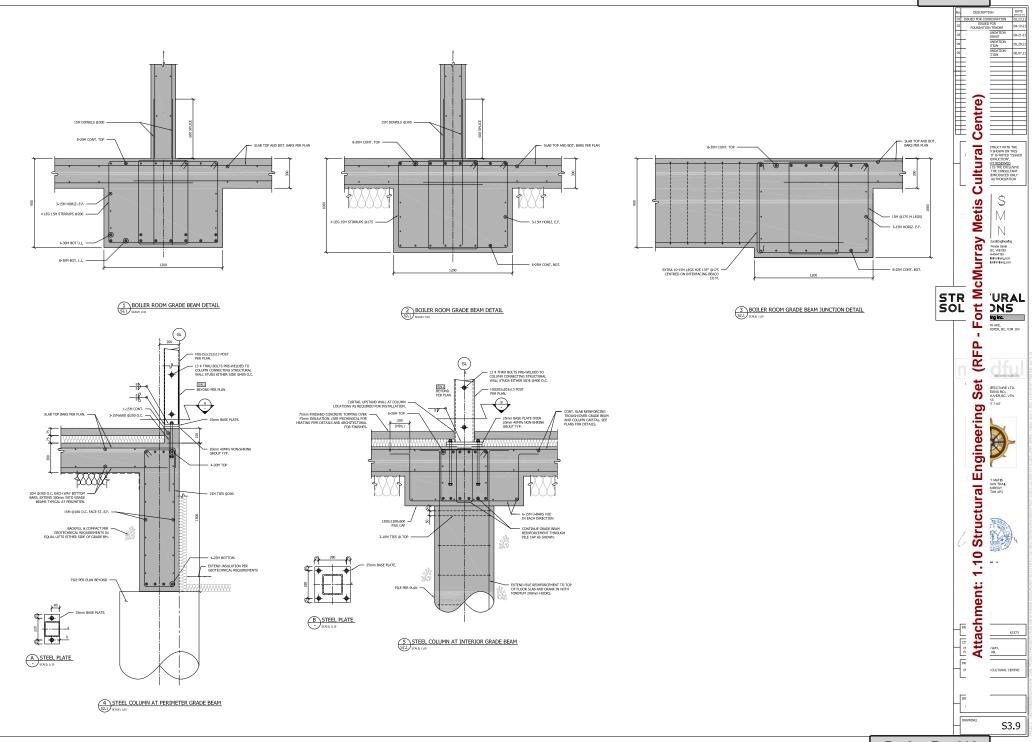


Packet Pg. 214











June 14, 2021

#### Mayor Scott and Council:

Arts Council Wood Buffalo (ACWB) is pleased to write a letter of support for the McMurray Métis (Local 1935) as they continue work on creating the Métis Cultural Centre for our region.

Arts Council's mandate is to support the growth and success of the arts to realize our vision that the arts are recognized as integral to a remarkable quality of life. The Métis Cultural Centre will provide a unique opportunity to celebrate culture in Fort McMurray Wood Buffalo with its innovative and inclusive design. This asset will stimulate the local economy in several ways including creating jobs, providing experiential tourism opportunities, and supporting the creative sector with new showcase opportunities.

This project aligns with Municipal goals laid out in the RMWB Strategic Plan 2018-21, the Culture Master Plan, and the Social Sustainability Plan, particularly 'further supporting culture and arts' and 'diversity in the region.' Support from Mayor and Council for the Cultural Centre will also ensure a strong commitment to implementing the Truth and Reconciliation Commission Calls to Action

On behalf of the Board of Arts Council Wood Buffalo, I have every confidence that the Métis Cultural Centre will contribute to the creation of a remarkable quality of life in Fort McMurray Wood Buffalo, and we look forward to supporting its progress.

Best.



Liana Wheeldon
Executive Director,
Arts Council Wood Buffalo
Liana.wheeldon@artscouncilwb.ca
587.674.1625, x100



Attention: Mayor and Council 9919 Franklin Avenue Fort McMurray, Alberta T9H 1S2

Re: McMurray Metis, Metis Cultural Centre

The Northeastern Alberta Aboriginal Business Association (NAABA) would like to express their support for the McMurray Metis as they request the financial support of the Regional Municipality of Wood Buffalo for the Metis Cultural Centre.

As an organization that represents Indigenous Business and Indigenous entrepreneurs, NAABA knows that construction of the Metis Cultural Centre will support our organization's mission of telling and celebrating the story of Indigenous Businesses in our region. We are committed to enhancing and creating an environment, which promotes business success and the engagement of Indigenous Entrepreneurs in our economy and this project will do exactly that by providing the opportunity for mutually beneficial business relationships in the region given that the McMurray Metis are committed to using local Indigenous entrepreneurs and contractors whenever possible to complete construction.

NAABA prides itself on bringing the Indigenous Business community together. Having the opportunity to host events and gatherings in a facility that accurately represents the history and cultural of many of our members is not only impactful but speaks to the resilience, commitment and power of Indigenous people in this region to continue contributing to our economy, our community and our future.

Engagement of our Indigenous communities and inclusion and partnership with Indigenous communities is clearly expressed as a priority in the RMWB's current strategic plan. This project is in perfect alignment with the values the RMWB holds; Accountability, Customer Service, Integrity, Our People, Sharing Information, and Working Together.

With this in mind, I would ask the Municipality to support the McMurray Metis in their request for Capital Funding to create a Metis Cultural Centre that our communities will be proud of and that will showcase the rich Indigenous history our region has to share with the community, the province and the world.

Yours Truly, Section 17 (1) FOIP

Michelle Toner Executive Director Northeastern Alberta Aboriginal Business Association



May 27, 2021 Honorable Mayor and Members of Council Regional Regional Municipality of Wood Buffalo 9909 Franklin Avenue Fort McMurray, Alberta T9H 2K4

Subject: Letter of Support for the Métis Cultural Centre

Dear Mayor Scott and Councillors,

In 2019, the Wood Buffalo Waterfront Advisory Committee was formed by Council with a mandate to advise and make recommendations to Council on waterfront revitalization. The committee is made up of 11 voting members representing 11 sectors of the community who take initiative to provide suggestions, options and feedback to further develop the design of the waterfront to support, enhance and grow the facilities, programs and services while also promoting initiatives to raise special interest awareness and support for ongoing waterfront and related projects.

In May 2021, the WBWAC received a presentation by the McMurray Métis about the new Métis Cultural Centre planned for development on MacDonald Island Park. The planned Cultural Centre will be another jewel within our region and a reflection of ongoing Indigenous partnerships that contribute to the spirit of reconciliation. We the members of the WBWAC support the development of this facility that is intended to support the economy, environment and contribute to social benefits for the community as a whole and will connect directly to the waterfront and highlight its rich history. We encourage Council to support the Métis Cultural Centre and encourage Administration to support timely processing of permits and other support services that will contribute to completion of this community project.

Sincerely,

# Section 17 (1) FOIP

Gaylene Weidlich Committee Chair, Wood Buffalo Waterfront Advisory Committee

CC:

Mayor and Councillors
Jamie Doyle, Chief Administrative Officer, RMWB
Matthew Hough, Deputy Chief Administrative Officer, RMWB
Dennis Fraser, Indigenous and Rural Relations, RMWB
Brad McMurdo, Planning and Development Department, RMWB
Wood Buffalo Waterfront Advisory Committee
McMurray Métis (Métis Local # 1935)

9909 Franklin Avenue, Fort McMurray, Alberta, Canada, T9H 2K4 www.woodbuffalo.ab.ca Anzac • Conklin • Draper • Fort Chipewyan • Fort Fitzgerald • Fort MacKay Fort McMurray • Gregoire Lake Estates • Janvier • Mariana Lake • Saprae Creek Estates



## **McMurray Métis & Regional Recreation Corporation**

## **Letter of Intent**

June 14, 2021

This letter outlines the intent of McMurray Métis and the Regional Recreation Corporation of Wood Buffalo to work together to ensure the success of the Métis Cultural Centre, Suncor Community Leisure Centre, Shell Place and Miskanaw Golf Club.

We look forward to being good neighbours on MacDonald Island and to create a welcoming and beautiful atmosphere for all. We hope our mutualistic relationship will set an example for others in the region.

The goal of this *Letter of Intent* is to begin a formal process to develop a path forward for the shared resources between McMurray Metis and the Regional Recreation Corporation that may include catering, security, event spaces, scheduling, parking & parking lot maintenance and other synergies that may be established.

**Bill Loutitt** 

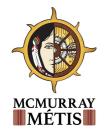
**Chief Executive Officer** 

Section 17 (1) FOIP

**Graig Walsh** 

**Chief Executive Officer** 

Section 17 (1) FOIP



regional recreation CORPORATION of wood buffalo



FORT MCMURRAY WOOD BUFFALO

# **ECONOMIC DEVELOPMENT** & TOURISM

# Memorandum of Understanding

June 4, 2021

Today's signing of an Memorandum of Understanding (MOU) with the McMurray Métis marks the first formal collaboration between Fort McMurray Wood Buffalo Economic Development & Tourism (FMWBEDT) and an Indigenous community.

"This new MOU we are establishing with Fort McMurray Wood Buffalo Economic Development & Tourism is good news for our members," said Bill Loutitt, Chief Executive Officer of McMurray Métis. "Together we are stronger, and this shared understanding will support Indigenous tourism and economic development in Fort McMurray Wood Buffalo. We are proud that the Métis Cultural Centre will be a key component of this MOU."

McMurray Métis and FMWBEDT will focus on building on the areas that bring measurable and meaningful benefit to both organizations.

"The McMurray Métis' knowledge, insights, and perspectives are integral to the future of economic development and tourism for our region," said Kevin Weidlich, President and CEO of FMWBEDT. "We look forward to listening, learning, reflecting, and then acting together with McMurray Métis to support shared value creation and a meaningful, long-term and sustainable relationship."

McMurray Métis and FMWBEDT's next steps will include establishing an Implementation Committee and creating an Economic Development and Indigenous Tourism Action Plan to identify and respond to immediate and long-term economic opportunities in Fort McMurray Wood Buffalo.

Section 17 (1) FOIP

Section 17 (1) FOIP

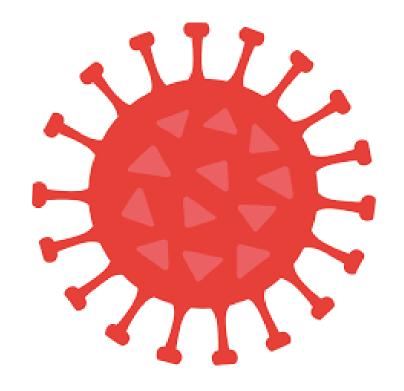
Bill Loutitt CEO McMurray Métis **Kevin Weidlich** 

President & CEO
Fort McMurray Wood Buffalo
Economic Development & Tourism

# Attachment: 2021 06 22 Covid-19 Council Presentation (Jamie Doyle, Chief Administrative

# **COVID-19 UPDATE**

June 22, 2021







# **OPEN FOR SUMMER**

Currently in Stage 2

## Stage 3 begins July 1, 2021

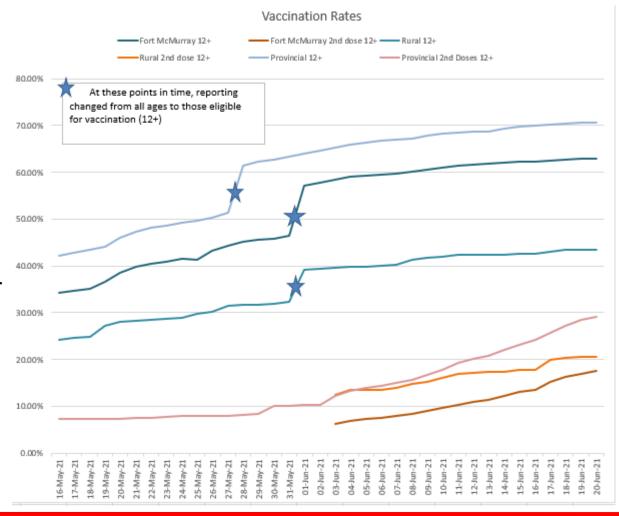
- All restrictions lifted including ban on indoor gatherings
- ➤ Isolation requirements for confirmed cases of COVID-19 and some protective measures in continuing care settings remain
- Recommendations remain in place.
- Mask mandate lifted, but may be required in limited settings.



# **VACCINATIONS**

Everyone age 12 and over now eligible for vaccination

- ✓ Walk-in Appointments are available at the Rapid Flow Through Clinic at MacDonald Island.
- ✓ Vaccines available at over 16 pharmacies.
- Please ensure to cancel any unwanted appointments.



# **CURRENT STATISTICS**

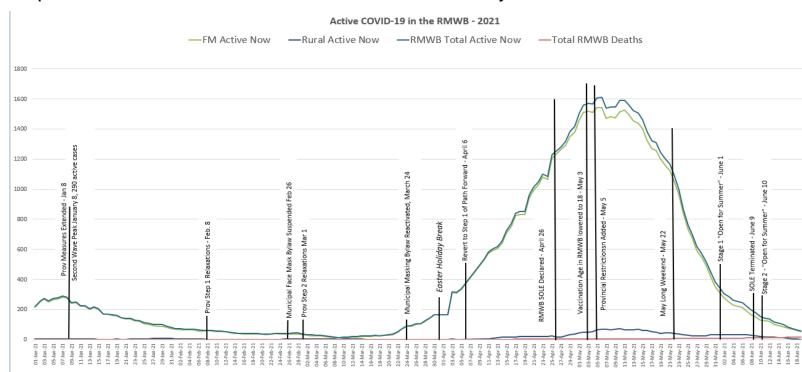
As of end of day June 20, 2021

RMWB Active Cases: 57 Fort McMurray: 54 Rural: 3

Recoveries: 6912 Fort McMurray: 6584 Rural: 328

Fatalities: 17 Fort McMurray: 16 Rural: 1

Rate per 100,000: Fort McMurray: 68.0 Rural: 73.9

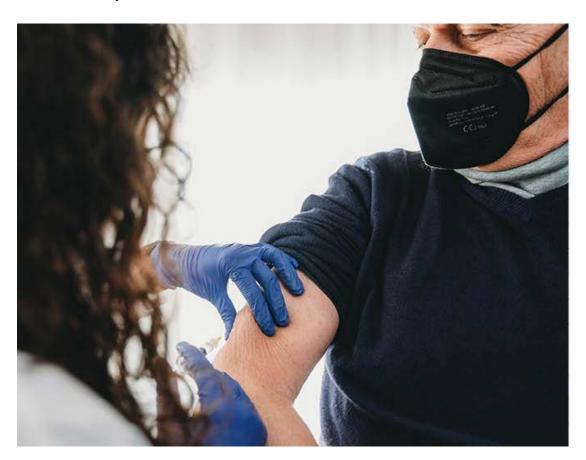


# **Welcome Back!**

Follow all Public Health Recommendations.

Get Vaccinated.

Be Respectful.





# External Message - Please be cautious when opening links or attachments in email

A Council Meeting Presentation Request has been submitted at Monday June 14th 2021 9:06 AM with reference number 2021-06-14-003.

- Preferred date of presentation 6/22/2021
- Name of speaker/presenter
  - 1. Dr. Jia Hu
  - 2. Scott Wenger
- Organization name (if applicable)
  - 1. 19 to Zero
  - 2. Suncor Energy
- Presentation topic

19 to Zero Campaign

#### • List specific points/concerns

19 to Zero, in partnership with Suncor and other key stakeholders in the RMWB, are proposing a comprehensive vaccine uptake strategy. There is concern that as the economy reopens over the summer and Alberta hits a 70% threshold, we may continue to see lagging numbers of vaccine uptake in the Wood Buffalo region due to hesitancy and a number of other factors. 19 to Zero will create campaign for the region focused on increased vaccine supply and uptake.

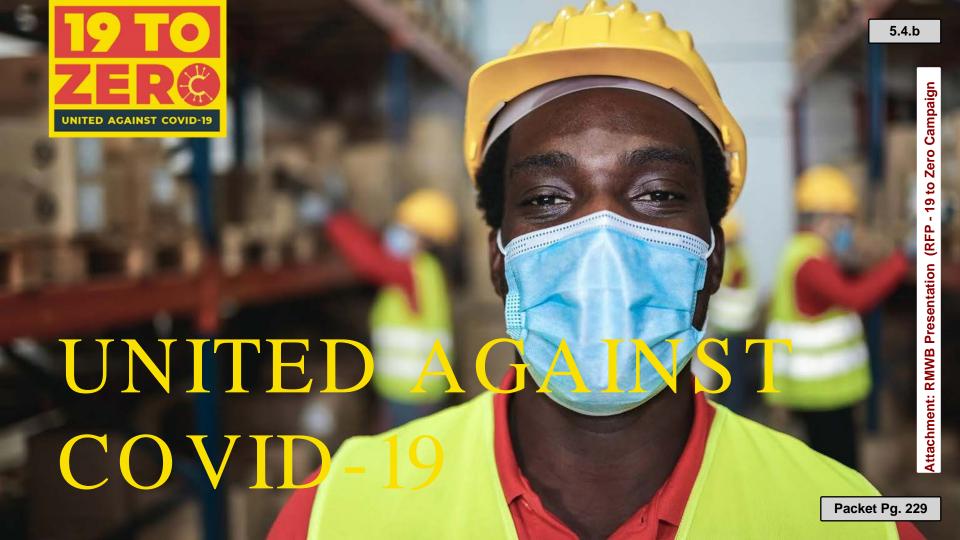
#### • Action being requested of Council

Support recommendation for \$75,000 in funds and \$25,000 in in-kind sponsorship to support the regional 19 to Zero campaign.

 Are you providing any supporting documentation (i.e. PowerPoint presentation)?

O

- Name of contact person Tyran Ault
- Phone number (daytime) Section 17 (1) FOIP
- Email address
   Section 17 (1) FOIP
- Mailing address 6011 Dalford Road NW
- City / Town Calgary
- Postal code T3A1L3



# The Problem: Hesitancy can prevent vaccination at any point in the chain

What people think and feel

Perceived risk, worry, confidence, trust, safety concerns

#### **Social Processes**

Provider recommendation, social norms, gender norms and equity, information sharing, rumours

#### Motivation

Readiness, willingness, intention, hesitancy

#### Practical Issues

Vaccine availability, convenience, costs, service quality and satisfaction, requirements, incentives, and intervention fatigue

#### Vaccination

Schedule appointment, consent, accept vaccine, delay, refuse



Packet Pg. 230

Our research shows four effects most important to consider in public health behaviour change efforts

#### CEILING EFFECT



Preaching to the converted doesn't work

#### **CONSTELLATION EFFECT**



People have different reasons for hesitancy

#### BUBBLE EFFECT



Public health messages are stuck in an echo chamber

#### CHANNEL EFFECT



You have to reach people where they are

Packet Pg. 231

Vaccine Uptake Campaign: Montgomery, Alaba Packet Pg. 232

- 19 to Zero Campaign Attachment: RMWB Presentation (RFP

## **OBJECTIVES**

#### Share balanced information

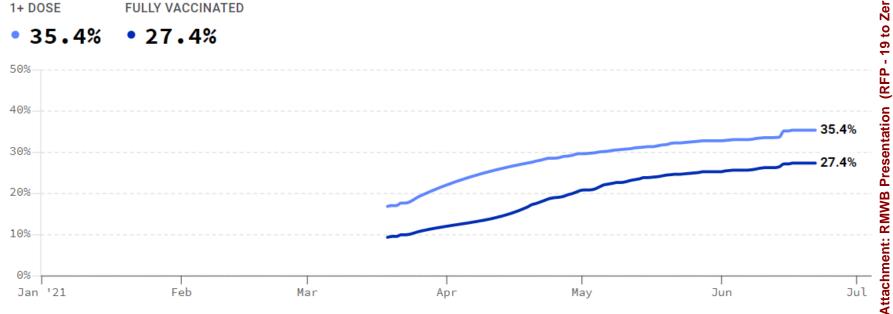
about the COVID-19 vaccine among residents of Montgomery, with a particular focus on historically marginalized communities

**Build trust** in scientifically approved COVID-19 vaccines and the city's distribution strategy by identifying and countering adoption barriers

Promote the importance of continued vigilance and community mitigation and public health prevention strategies; direct public to official sources for information

## Vaccination Rates in Montgomery





## SOCIAL MEDIA OVERVIEW

Summary	Impressions	Engagements	CTR
Facebook	248,850	5,184	20.8%
Snapchat	26,830	235	.87%
Additional Media	650,456	246,567	37.9%
TOTAL	926,136	251,986	-

Potential Reach: 240,000

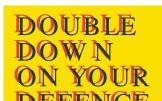
## WHAT WE'RE DOING

#### CAMPAIGNS



My Vaccine, My Protection

Target: Low income
workers: Agricultural, food
service, manufacturing,
PSW/home health, nannies



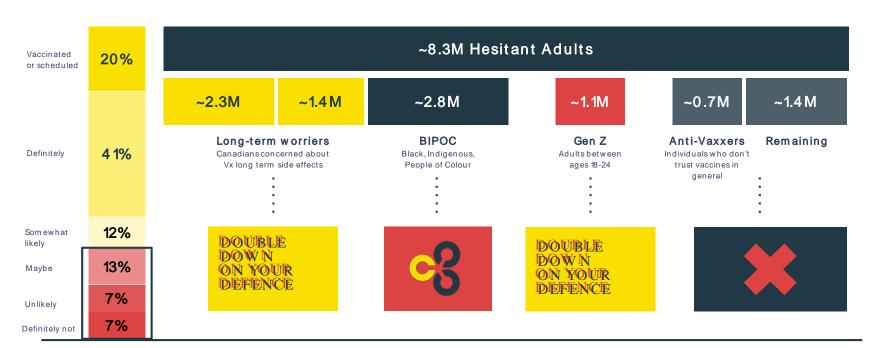
Double Down On Your Defence

Target: Gen Z/m illenial, "on the fence" or apathetic, "long-term worriers"

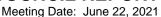


Shut 'em Up with the Shot

Target: "Freedom fighters", 35-60, rural leaning



Overall Canada Adult Population





Subject:	Industry and 19 to Zero Vaccination Uptake Campaign		
APPROVALS:			
	Jamie Doyle		
	Director	Chief Administrative Officer	

#### **Recommended Motion:**

Council may choose any of the following options:

Option 1: THAT the Regional Municipality of Wood Buffalo provide \$75,000 in funding from Operating Budget surplus, and approximately \$25,000 in-kind advertising on municipal assets to support the 19 to Zero vaccination uptake campaign. Should Operating Budget surplus not materialize, funds will be taken from the Emerging Issues Reserve.

Option 2: THAT the Regional Municipality of Wood Buffalo provide approximately \$25,000 in-kind advertising on municipal assets to support the 19 to Zero vaccination uptake campaign.

Option 3: THAT the Regional Municipality of Wood Buffalo use existing communications tools to amplify the content developed for the 19 to Zero vaccination uptake campaign.

Option 4: THAT the presentation on the 19 to Zero vaccination uptake campaign be accepted as information and no further action be taken on this matter.

#### **Summary:**

Suncor Energy, along with other members of industry, in partnership with non-profit organization 19 to Zero, have approached the Regional Municipality of Wood Buffalo (Municipality) to financially support a campaign to encourage COVID-19 vaccination uptake.

#### **Background:**

Over the period of two-months positive COVID-19 cases skyrocketed in the Regional Municipality of Wood Buffalo, which resulted in the Region leading Alberta, and even all of Canada, in active COVID-19 case counts per capita. This drastic and urgent situation led to Council declaring a State of Local Emergency and the implementation of additional efforts with Alberta Health Services to provide vaccination opportunities for

residents.

Case counts have been steadily decreasing while vaccination participation has steadily increased, with the State of Local Emergency ending June 9, 2021. According to Alberta Health Services, as of June 15, 2021, first-dose vaccination rates for Fort McMurray are 50.9 per cent while vaccination rates outside of Fort McMurray in the Municipality are 35.4 per cent.

On May 31, 2021, Suncor and Municipal Administration met to discuss a proposal to financially support a campaign encouraging vaccination uptake. The campaign is part of a partnership between members of industry and the non-profit organization 19 to Zero.

Originating from the University of Calgary last summer, 19 to Zero is comprised of a group of interdisciplinary professionals working together to change perceptions and behaviours around COVID-19 and vaccination. 19 to Zero has undertaken similar vaccination uptake campaigns in northeast Calgary; Montgomery, Alabama; and the City of Toronto.

The partnership intends to fund the research, development, and implementation of a strategy to develop a comprehensive vaccination uptake strategy for the Fort McMurray-Wood Buffalo region. The timing is of particular interest for industry with a summer turnaround on the horizon. Working with the appropriate community stakeholders, partners, and organizations, this strategy would involve gathering the necessary data to inform uptake initiatives (e.g., why people do not want to be immunized and ways of overcoming these barriers); developing comprehensive and data-informed marketing materials that may be used through multiple channels; and engaging trusted groups like employers, local leaders, etc., to encourage vaccine uptake. As well, the strategy would leverage existing vaccination efforts such as on-site clinics.

The proposal is for the Municipality to provide financial support, as well as in-kind advertising support.

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

The request from the Suncor-19 to Zero partnership is for \$75,000, as well as \$25,000 in-kind advertising support on municipal assets. As this was not a budgeted for initiative, funds would be taken from the Operating Budget surplus. Should Operating Budget surplus not materialize, funds will be taken from the Emerging Issues Reserve.

According to 19 to Zero, the estimated overall cost of the campaign is \$477,000-\$615,000, which may be broken down as:

- Community Coordination: \$75,000

Research: \$80,000

Campaign Strategy Development & Testing: \$90,000

Department: Communications and Engagement

Campaign Execution: \$132,300-\$170,000

Media Buy: \$100,000-\$200,000

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

Suncor Energy approached the Municipality about becoming involved. Based on the information provided, the below options are outlined for Council's consideration.

#### **Strategic Priorities:**

Responsible Government

#### **COUNCIL REPORT**

Meeting Date: June 22, 2021



Subject:	2021 Sustaining Grant Allocation		
APPROVALS:			
		Jamie Doyle	
	Director	Chief Administrative Officer	

#### **Recommended Motion:**

THAT a \$15,000,000 Sustaining Grant be allocated to the Fort McMurray Airport Authority for 2021, to be funded through the Emerging Issues Reserve.

#### **Summary:**

The Community Investment Program's Sustaining Grant subsidizes registered non-profit organizations that operate and maintain municipal-owned recreation facilities and/or provide strategic services that contribute toward the goals identified through the Regional Municipality of Wood Buffalo Strategic Plan 2018-2021. The Fort McMurray Airport Authority (FMAA) is an eligible applicant as a Strategic Partner, providing a strategic service that is of benefit to the entire Region.

#### **Background:**

The mandate of the FMAA is to "manage the airport safely, securely, and efficiently, advancing economic and community development for the general benefit and quality of life of the public in the region." It does not receive federal or provincial subsidies for its operations, and has stayed open during the global COVID-19 pandemic to provide essential services with very little revenue coming in.

In 2020, the FMAA has seen over 60 per cent fewer passengers, translating to significant loss of revenue. Without financial support from the federal, provincial and municipal governments during this time, it will have depleted its financial reserve balance by 2023; this is not fiscally sustainable for its operations in the Region. The recommended Sustaining Grant supports the Region through ongoing business attraction and investment, increasing local business imports and exports, and supporting small business start-ups.

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

The \$15 million Sustaining Grant is outside of the approved 2021 Operating Budget. Financial Services has identified the Emerging Issues Reserve as the source of funding

Department: Community and Protective Services

for this grant.

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

The operation of the Fort McMurray International Airport is a key factor in economic recovery and sustainability of the Region.

#### **Strategic Priorities:**

Regional Economic Development

#### **Attachments:**

- 1. 2021 Sustaining Grant Summary Fort McMurray Airport Authority
- 2. 2021 Sustaining Grant Fort McMurray Airport Authority Presentation
- 3. 2021 Sustaining Grant Application Fort McMurray Airport Authority

#### **Fort McMurray Airport Authority**

2021 Sustaining Grant Analysis

**CIP Grant Summary:** 

				2021 Recommended	Variance Recommended
2018	2019	2020	2021 Request	by CIP	vs. Requested
		15,000,000	15,000,000	15,000,000	-

Fiscal Year End	Total Expenses	Unrestricted Net Assets	
December 31, 2020	31,177,414	24,870,716	

#### Notes:

2020 Community Capital Grant \$15M

Unrestricted Net Assets on the financial statements is mainly invested in tangible capital assets. Breakdown of the \$141,788,960 reported:

Invested in Capital Assets \$107,095,400
Internally Restricted 4,338,633
Externally Restricted 5,484,211
Unrestricted 24,870,716

	2021 Total	2021 Grant	2021
Budget Line Description	Budget	Request	Recommended
Revenues			
RMWB Sustaining Grant	15,000,000	15,000,000	15,000,000
Aeronautical Revenue	8,583,395	-	-
Non Aeronautical Revenue	7,220,569	-	-
Total Revenues	\$ 30,803,964	\$ 15,000,000	\$ 15,000,000
Expenses			
Salaries & Wages	4,197,628	4,197,628	4,197,628
Contracted Services	4,407,741	4,407,741	4,407,741
General & Admin Expenses	3,310,167	3,310,167	3,310,167
Operating Expenses	2,639,445	2,639,445	2,639,445
Airport Improvement Fee Handling	345,652	345,652	345,652
Board Expenses	101,332	-	-
Interest Expense	7,902,270	99,367	99,367
Amortization Expense	9,411,287	-	· -
Total Expenses	\$ 32,315,522	\$ 15,000,000	\$ 15,000,000
Total Surplus (Deficit)	\$ (1,511,558)	\$ -	\$ -

# Fort McMurray Airport Authority



RJ Steenstra – President & CEO Denean Robinson – CFO & VP Corporate Services

June 22, 2021

2021 Sustaining Grant Request

# Organization Mandate

- Fort McMurray Airport Authority (FMAA) Mandate
- To manage the airport safely, securely and efficiently, in order to advance economic and community development for the general benefit of the public in the region.
- Community served
- All communities within the RMWB.
- Project to be funded by the grant
- Business Recovery & Critical Operations (Pandemic Impact)

# Organization Mandate

## **Project Goals**

• Position the airport for a strong recovery for the purpose of facilitating the region's broader <u>economic recovery</u> and <u>economic development</u> efforts.

## **Key Outcomes**

- Rebuild lost regional air connectivity (reduce impacts to current and future economic development and tourism growth).
- Freeze Airport Improvement Fees (prevent passing down increasing costs to the customer/residents).
- Continue supporting small airport businesses (rent relief for businesses struggling to survive amidst fallen air travel demand).

2021 Sustaining Grant Request

# Community Impact

## Alignment to RMWB 2018-2021 Strategic Plan

- Regional Economic Development
- Business attraction and investment
- Increasing businesses exporting/importing/diversification
- Increasing small business start-ups
- Increasing small business growth

## **Community Need**

Essential services for community sustainability (creates stronger linkages between our remote community and economies across Canada and the world).

## **Positive Impacts:**

Several socio-economic benefits and spin-offs (jobs, procurement, quality-of-life, tourism, conferences, meetings, entertainment, food security – Fort Chipewyan).

2021 Sustaining Grant Request

# **Funding Support Context**

#### **Economic Downturn & Pandemic**

- Airport designed to support growing industry and local population.
- 2014 >1.3 million annual passengers.
- 2015 to 2019 (-) 50% in annual traffic + (-) 33 % in operating expenses.
- 2020 Additional (-) 61.5% travel demand + (-) 10 % in operating expenses.
  - Equates to 37% in sustained operational cost reductions.
  - o Air travel demand (2020: 229,314 2019: 595,316)
- This culmination of economic factors has put the airport at significant risk.
- Reserves have been depleted to a critical level.

2021 Grant Request

	Total Cost	Other Funding Source	Grant R	equest	
Administration	\$ 5,098,824	\$ -	\$	5,097,159	
Operating	\$ 9,902,841	\$ -	\$	9,902,841	
Interest	\$ 7,902,270	\$ -	\$	-	
Amortization	\$ 9,411,287	\$ -	\$	-	
TOTAL	\$ 32,315,222	\$ -	\$	15,000,000	
Funding Request Under Review					
Western Economic Diversification (Federal) \$ 1,300,000					
Airport Relief Fund (Federal) \$ 1,600,000					

# 2021 Grant Request

In thousands

## **Cash Flow projection**

	Status Quo				
	V 1 1 C				
	Yearly cash flow				
	Forecast	Reserve balance	# years reserves		
2019	(3,148)	41,400	13		
2020	(13,655)	27,745	2		
2021	(16,665)	11,080	1		
2022	(8,448)	2,632	0		
2023	(4.597)	#CASH DEPLETED			

2021-2023 Forecast

2021 Sustaining Grant Request

# Closing

## **Project Importance**

- 1) Catalyst for economic recovery/development.
- 2) Contributes to region's competitiveness (investment, business attraction, economic diversification, population development, skills/labour).
- 3) Enhances quality-of-life (remote transportation/connectivity).
- 4) Contributes to supply-chain fluidity + food security (Fort Chipewyan).
- 5) Supports local businesses

## **Impacts if Not Successful**

1) YMM will deplete reserves to zero and will be unable to sustain operations.



# 2021 Sustaining Grant Application for Grant Funding

The grant program under which your organization is applying has specific eligibility requirements. The Application Form should clearly show how the proposed meets these requirements. The Application Form, including all required attachments, must be received by the closing date.

In order to complete this application for funding, please read the following thoroughly:

2021 Sustaining Grant Guidelines

If you have reviewed the 2021 Sustaining Grant Guidelines and have any questions regarding this application form or eligibility, please contact CIP@rmwb.ca.

Organization Name: Fort McMurray Airport Authority					
Declaration: In making this application, we, the undersigned, confirm:  Board Member(s) and/or Executive Director Initials:					
that we have read the Sustaining Grant Guideli	ines;	RS	DR		
<ul> <li>that we understand that this application form and all attachments shall be part of the <u>public</u> Council agenda and accessible through all methods that the Council agenda is available;</li> <li>that we understand that this application form and all required</li> </ul>			<u>DR</u>		
attachments must be completed in full and rece 4:30 p.m. MT on Friday, September 11, 2020;	sived before	RS	DR		
that we understand the term of the Sustaining Grant is     January 1 to December 31, 2021 and that all expenditures must happen during this term; and  RS  DR					
that we are authorized by the applicant organization to complete the application and hereby represent to the Regional Municipality of Wood Buffalo's Community Investment Program and declare that to the best of our knowledge and belief, the information provided is truthful and accurate, and the application is made on behalf of the above-named organization and with the Board of Directors' full					
knowledge and consent.		RS	<u>DR</u>		
DocuSigned by: Section 17 (1) FOIP Section 17 (1) FOIP					
33 Signature of Board Member Signettire of Board Member (must have signing authority) Signettire of Board Member or Executive Director (must have signing authority)					
RJ Steenstra  Print Name	Denean Robinson  Print Name				
6/9/2021 6/9/2021					
Date: (YYYY-MM-DD)  Date: (YYYY-MM-DD)					



### **Sustaining Grant Part A - Organization Summary**

Organization Details		
Organization Name:	Fort McMurray Airport Authority	
Street Address:	300-100 Snowbird Way	
City/Hamlet:	Fort McMurray	
Province:	Alberta	
Postal Code:	Т9H 0G3	
Email Address:	info@flyymm.com	
Act Registered Under:Canada Not-for-Profit Corporations ActRegistration Number:838649689 Registered under Regional Airport Authorities Act		

Note: Organization must be in good standing to receive funding.

2.	Main Contact	
	Title:	VP Corporate Services & CFO
	Name:	Denean Robinson
	Daytime Phone:	s. 17(1)
	Email Address:	Denean.Robinson@FlyYMM.Com
3.	3. Executive Director	
	Name:	R.J. Steenstra, President & CEO
	Daytime Phone:	s. 17(1)
	Email Address:	RJ.Steenstra@FlyYMM.com
4.	Board Chair / President	
	Name:	Mike Chwelos
	Daytime Phone:	s. 17(1)
	Email Address:	s. 17(1)

Note: Should any of the contact details in Questions 2 to 4 change before December 31, 2021, please advise the Community Investment Program at CIP@rmwb.ca



### Part B - Board Questionnaire

- 5. How often does the Board of Directors meet? Five times per year
- 6. Minimum number of board members according to bylaws:10
- 7. Number of board members:

**Currently:** 10 **2019:** 10 **2018:** 10

#### Describe measures being undertaken to fill vacant spots if minimum board members are not met:

FMAA employs a director search firm to seek out potential candidates when At-Large Board positions remain unfilled. All other Board positions are filled through the Appointers which include the Regional Municipality of Wood Buffalo, Canadian Association of Petroleum Producers, Canadian Union of Public Employees and the Fort McMurray Chamber of Commerce.

### 8. Please list your current Board of Directors:

Name	Board Position	Years on Board
Mike Chwelos	Chair	4.0
Ken Bell	Director	2.0
Joanne Day	Director	5.0
Sheldon Germain	Director	3.0
Keith Haxton	Director	2.0
Linda Huebscher	Director	5.0
Bill McGoey	Director	3.0
Staci Millard	Director	2.0
Doug Simms	Director	2.0
Colin Solbak	Director	6.0



### **Part B - Board Questionnaire**

9. Are any board members being paid, or receiving an honorarium, for being on the Board or for other positions in the organization outside of their role on the Board? Yes ☑ No □

If yes, complete the following table:

Board member name	Paid role on the board / organization	Amount received
All excluding:	Total compensation 2020	\$ 64,393.00
Mike Chwelos, Ken Bell,		
Doug Simms		

10. What are the restrictions (if any) on becoming a member of your organization or participating in programs or services?

FMAA is a community serving organization and does not require membership. Access to airport owned facilities is open to all individuals that travel to or live in the Regional Municipality of Wood Buffalo. The Fort McMurray International Airport is a critical infrastructure asset that facilitates air travel to and from the region.

11. How often does the Board review the financial position of the agency? What efforts have been made in the past fiscal year to increase the number and types of financial support for your organization?

lare presented in an Armaar report that is publicly distributed.
are presented in an Annual report that is publicly distributed.
and Audit Committee which provides financial oversight. Yearly audited financial statements
Analysis complete with a full set of financial statements is provided quarterly to the Finance
The Board reviews the financial position on a quarterly basis. Full Management Discussion and
The Board reviews the financial nosition on a quarterly basis. Full Management Discussion and

The personal information collected in this application is collected under the authority of section 33(c) of Alberta's Freedom of Information and Protection of Privacy (FOIP) Act. It will be used to process the application and contact you if needed, during the review of this application. If you have any questions about the collection and use of the personal information you may contact the Community Investment Program at CIP@rmwb.ca.



### Part C - Strategic Plan

The Regional Municipality of Wood Buffalo 2018-2021 Strategic Plan focuses on the vision of a vibrant, sustainable region we are proud to call home. It identifies four key strategic priorities to achieve this goal: Responsible Government, Downtown Revitalization, Regional Economic Development, and Rural and Indigenous Communities and Partnerships. The Community Investment Program aims to assist non-profit agencies to achieve the goals and objectives outlined in the Municipal Strategic Plan.

The Sustaining Grant subsidizes organizations to operate and maintain Municipally-owned assets and/or contribute toward the key strategic priorities identified above. Please indicate which category that is applicable to the organization.

	Operator of a Municipally-owned asset (Please continue to Part E on page 8)
	Provide programs and services related to the collection, preservation and display of regional
	heritage and culture in a museum setting (Strategy & Initiatives #1a and #1c)
	a) the development of the arts community (Strategy & Initiative #1f);
	b) progression of interests of the social profit sector (Strategy & Initiative #1i);
	c) advancement of cultural diversity (Strategy & Initiative #3f); or
	d) promotion of the economic diversification of the Municipality (Strategy & Initiative #3b)
V	Provides strategic programs/services that are of benefit to the entire region

### Part D - Organization Questionnaire

12. What year did the organization complete its last business plan or strategic plan?

2021

13. Provide a brief overview of the organization's strategic priorities:

5 Year Strategic Priorities

FMAA will move towards achieving its vision on an annual basis, by focusing efforts on five strategic priority areas. Despite changes to the operating environment because of the pandemic, the Airport Authority Board of Directors have revalidated the strategic priorities for the organization. The priority areas remain relevant and achievable in the next four years, as the Airport Authority and aviation sector continue their economic recovery journey.

FMAA's 5 Key Strategic Priorities

- 1. Deliver Asset Optimization
- 2. Accelerate the Customer Experience
- 3. Enhance Operational Excellence
- 4. Develop High Performing Teams
- 5. Strengthen Stakeholder Relationships



### **Part D - Organization Questionnaire**

#### 14. Describe the elements, activities, or events that the organization is seeking this funding for:

The airport provides an essential service to our community and is a catalyst for a number of socioeconomic development activities. Our request for support is aligned to the municipality's strategic priorities for regional economic development.

The key outcome of our request is:

Position YMM for a strong recovery, which will then enable us to support our region's broader economic recovery and economic development efforts.

A sustainable Airport with connectivity options significantly contributes to quality of life in the region and supports the attraction and retention of residents in the region.

With the municipality's support, we would be in the position to:

- A) Freeze Airport Improvement Fees (AIF) at the current rate for at least 3 years. This is critical to attracting routes and air travel capacity back to the region. Fort McMurray airport currently has some of the highest fees in the country, due to the construction of our terminal that was designed for a growing population and growing oil sands industry. Given the catastrophic impacts of the pandemic on the aviation sector, travellers will likely see an increase in the cost of air travel. Freezing AIF will help keep these airport fees where they are today, which will support our efforts to re-generate demand for air travel.
- B) Continue to provide rent relief to our terminal businesses who are greatly impacted by the loss of traffic. Since the economic downturn, YMM has worked closely with our airport businesses to ensure they could remain viable with less traffic coming through our terminal. Now with the pandemic, our airport businesses have been hit even harder. Without passengers, all of our airport businesses feel the impacts and face the possible risk of permanently closing their businesses. Since April 2020, YMM has provided rent relief to airport businesses. This relief has impacted our own revenue generation; however, we understand that without restaurants, car rentals and retail services, we will face a very bleak recovery because customers rely on these services as part of the passenger journey.
- C) Rebuild regional air connectivity that has been lost as a result of the pandemic. Regional airports have been the hardest hit during the pandemic. Some airports have lost all connectively, which has led to closures. Airlines have shifted their focus to major hubs, leaving regional airports without the same level of service as before. This is of particular concern to YMM since we have been managing the challenges we face around customer retention (leakage). All of our major airlines have reduced critical routes to larger hubs, meaning flights schedules are not the same as they use to be. This means that business and leisure travel to and from the region has become a lot less convenient.



# 15. Explain how the operations/programming will achieve the objectives of the Municipal Strategic Plan as indicated on page 5:

Impact/ RMWB Strategy

Our request closely aligns with the municipality's economic development goals, with a mix of mid to long term opportunities. According to the United Nations Sustainable Development Goals, safe, secure, and affordable air transport operations is fundamental for improving socioeconomic prosperity and promoting sustainable development.

Business Attraction and Investment

YMM connects communities and economies, by making various forms of development possible. From opening our remote region to oil and gas development, to economic diversification through tourism, to sustaining and growing our population, YMM keeps our community moving forward.

Air transportation and economic development are interdependent. For any economy to prosper, especially one as remote as ours, trade must flow two ways – both inbound and outbound. YMM airport is a major cornerstone of economic activity in the region.

A sustainable and viable airport is essential for the development of our visitor economy. Attracting visitors from all over the world for meetings, conventions and leisure experiences will depend on our airport being able to offer efficient, affordable, and convenient connectivity into our remote region.

Increasing Local Business Imports/Exports

A viable and sustainable YMM airport is able to continue to facilitate air transportation (passenger and cargo) to major centers across Canada, and the globe. Air transportation has a fundamental impact on global, national, and local GDP. Prior to the pandemic, activities at YMM locally generated \$78 million in direct GDP and \$170 million in total GDP impact. Our economic output was \$193 million in direct impact, and \$354 million in total economic output.

Sustainable and reliable air connectivity to and from the region provides significant opportunities to increase our import/export potential. Because of our northern location we have the ability to capture new opportunities for import and export into Canada. Local companies and entrepreneurs are better positioned to be competitive on the provincial, national, and international stage. A viable airport with strong air connectivity reduces the risk for investors/export businesses.

Supporting Small Business Start-Ups

YMM creates stronger linkages between our community and economies across Canada and the world. We contribute to economic prosperity, generating numerous socioeconomic benefits and spin-offs, including local contracting and job opportunities. There are 77 businesses that operate at the airport and on airport lands.

Activity at the airport generates business and creates hundreds of direct and indirect local jobs, which then in turn creates numerous spin-off economic benefits such as tax contributions and local spending. KEY BENEFITS:

•Tourism product development • Provincial, national, and international meetings and conventions attraction• Job creation and retention• Hotel occupancy growth• Restaurant revenue growth• Retail revenue growth• Venue utilization and optimization• Entrepreneurial start-up opportunities• Cargo development• Procurement • Arts and culture development• Place brand development and reinforcement• • Economic diversification



### Part D - Organization Questionnaire

# 16. Describe any other funding initiatives the organization has taken or is planning to implement to further support this request for Sustaining Grant funding:

Since last March, YMM has been actively working with all levels of government to secure financial relief for our airport.

We continue to explore all potential possibilities that are available to us. YMM had some success with securing Federal government support through the Canada Emergency Wage Subsidy, however to-date we have not secured additional support.

Additional Requests for Business Recovery & Critical Operations Assistance

Federal: Western Economic Diversification

• Regional Air Transportation Initiative application is in process, and we believe we are eligible for \$1.3M of funding.

Federal: Airport Relief Fund

- Our application is under review, and we believe we are eligible for \$1.6M of funding.
- Decisions on the Federal funding is expected this summer.

Request for Provincial Cash Flow Assistance

- We believe we will be eligible for an interest only payment option for three years.
- This deferral of payment will provide temporary relief and preserve approximately \$5M of cash annually to 2023.
- Total cash preservation of approximately \$15M.
- Decisions on cash flow support is expected this summer.

#### 17. Current Volunteer Information:

	Per Organizational Needs:	Currently Filled:
Program & Service Volunteers	0	0
Fundraising Volunteers	0	0
Committee Volunteers	0	0
Administrative Volunteers	0	3 Board Director positions
Total Organization Volunteers (Count each only once)	0	3



### Part E - Financial Information, Budget Reguest & Cash Flow

#### 18. Current Staff Information:

	Per Organization Chart:	Currently Filled:
Full Time Positions	35	25
Part Time Positions	4	0

### 19. Please explain any cost savings initiatives the organization has, or is planning, to implement:

The Airport terminal was designed for 1,500,000 passengers and requires a minimum of 650,000 passengers to break even operationally. Passenger fees would need to increase threefold in order to generate sufficient revenue to cover our costs which would be counterproductive to our ability to attract flights.

In 2016 operational costs (excluding interest and amortization) were \$22M per year. Through significant cost cutting measures these costs were reduced to \$16M in 2019 and reduced a further \$1.5M in 2020. This equates to sustained operational savings of 35% and YMM has little opportunity to make additional cuts without affecting safety. Top line growth is needed.

Today, we continue to tackle the things within our control, such as achieving the further \$1.5 million in reductions in 2020; however, the pandemic has significantly affected our earnings and puts us at critical risk of depleting our reserves.

FMAA has deferred all non critical capital spending to further preserve cash and continues to advocate government for support and applies for all available COVID related assistance.

#### 20. 2021 Grant Request:

August

Total 2021 Budgeted Revenue (excluding RMWB Sustaining Grant) \$ 15,803,964.00 \$ \$ 32,315,222.00 Total 2021 Budgeted Expenses \$ Surplus\* / (Deficit) -\$ 16,511,258.00 \$ 15,000,000.00

#### **2021 Sustaining Grant Request Amount:**

\* If in a surplus position, organization is not eligible for a Sustaining Grant.

### Please Indicate Preferred Cash Flow, if approved\*\*:

\$ 0.00|<sub>April</sub> \$ 0.00 January/February (no more than 75% of request) \$ 7,500,000.00 October \$ 7,500,000.00

\*\* Must have minimum of 25% to be disbursed between August and December. There will be no funds released in July, as six-month reports are due by July 31 and require Administrative review prior to August/October disbursements.



# 21. Provide any additional information that may assist in developing a better understanding of your organization or its services/programs during the grant review.

The pandemic has devastated Canada's aviation industry, and YMM is no different. In 2020 alone, we saw a total of 61.5% fewer passengers compared to 2019.

That equated to a total of 229,314 passengers coming through our terminal in 2020 which translated to a loss of \$7.1 million in AIF revenue alone. When combined with a reduction in landings, our total revenue dropped by \$14.4M. The last time our passenger numbers where this low was in 2003, when local demand was at 227,197 passengers.

The Airport terminal requires 1,000,000 passengers annually to sufficiently fund operations and sustain capital requirements, which is significantly above the operational break even of 650,000 passengers. We are currently forecasting 233,000 passengers for 2021 and do not anticipate returning to 2019 levels until at least 2024. Based on this, passenger fees would need to increase threefold in 2021 in order to generate sufficient revenue to cover our costs and capital obligations. This level of fee increase would be counterproductive to our ability to attract flights.

Airports have been hit hard by travel restrictions, however unlike other businesses we are unable to scale operations in response, as runways and infrastructure are required to remain open for critical flights.

YMM is seeking operational funding support as we recover from the decimation of air travel caused by the pandemic. This support will allow us to continue to provide critical air connectivity that contributes to quality of life and economic opportunity for the residents of the RMWB.

### Part F - Required Attachments for Application

22. The following attachment MUST accompany your application. Failure to submit the following will result in your application being deemed incomplete.

☑ A detailed budget showing projected 2021 revenue and expenses

☐ Logic Model (if available)

☑ Financial Statements of the most recent fiscal year

By Mail:

Community Investment Program
Community Services
Regional Municipality of Wood Buffalo
9909 Franklin Avenue
Fort McMurray, AB T9K 2K4

OR

By Email: CIP@rmwb.ca

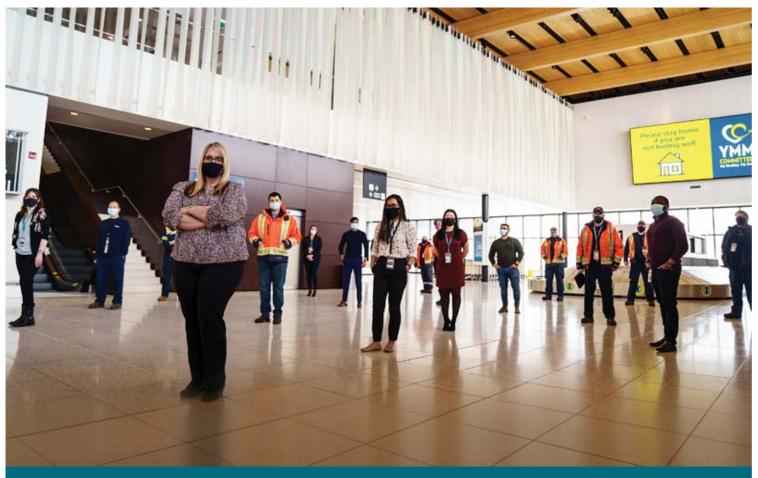
### Fort McMurray Airport Authority

### STATEMENT OF OPERATIONS AND NET ASSETS

For The Period Ending December 31, 2021

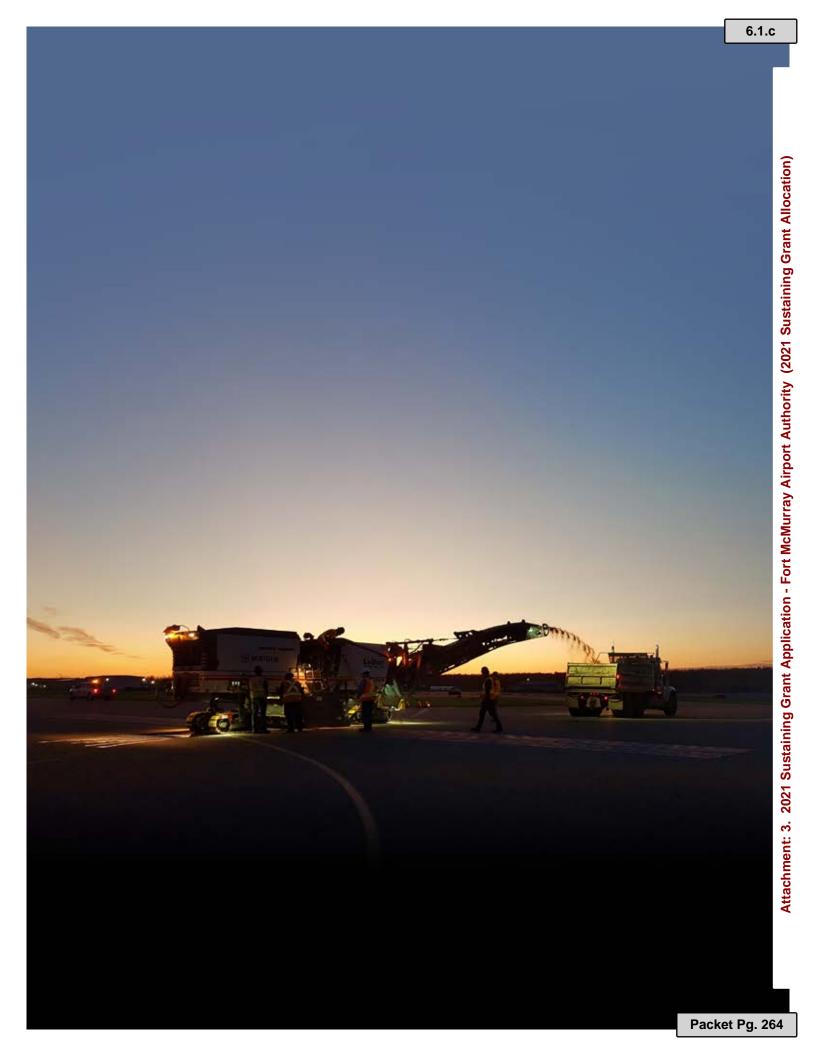
**Unaudited** 

	Budget 2021
	2021
Aeronautical Revenue	
Airport Improvement Fee	5,327,683
General Operations Revenue	697,745
Airfield Revenue	1,143,088
Main Terminal Revenue	1,402,879
North Terminal Revenue	12,000
	8,583,394
Non Aeronautical Revenue	
Parking Revenue	1,393,554
Ground Transportation Revenue	1,074,240
Land Lease Revenue	1,635,843
Concessions Revenue	697,364
Interest Revenue	262,500
Other Revenue	146,800
Amortization deferred capital contribution	1,698,268
Grant Revenue	312,000
Total Revenue	7,220,569
Total Revenue	15,803,964
Expenses	U
Salaries & Wages	4,197,328
Contracted Services	4,407,741
General and Admin Expenses	3,310,167
Operating Expenses	2,639,445
Airport Improvement Fee Handling	345,652
Board Expenses	101,332
Interest Expense	7,902,270
Amortization Expense	9,411,287
Total Expenses	32,315,222
Net Gain (Loss)	-16,511,258



# RESPONSE TO RECOVERY: YMM NAVIGATES COVID-19

Packet Pg. 263



# CONTENTS

- 4 Our Mission
- 6 The Next 5 Years at YMM

# PART 1 2020 HIGHLIGHTS

- 15 Message from Board Chair & CEO
- 16 Our Response
- 18 Our Recovery
- 23 Asset Optimization
- **26** Customer Experience
- **30** Operational Excellence
- 34 High Performing Teams
- 38 Stakeholder Relationships

# 43 PART 2

# **2020 FINANCIALS**

- 44 Governance & Board of Directors
- 48 Management Discussion & Analysis
- 54 Financial Statements
- 60 Notes to the Financial Statements

# **OUR MISSION**

We are vital to the transportation network elevating economic growth and quality of life regionally and across Canada.

# **OUR VISION**

Northern Alberta's Airport of Choice

# **OUR VALUES**



# **OUR 5 CORE PILLARS**

- **1** ASSET OPTIMIZATION
- 2 CUSTOMER EXPERIENCE
- **3** OPERATIONAL EXCELLENCE
- **4** HIGH PERFORMING TEAMS
- **5** STAKEHOLDER RELATIONSHIPS

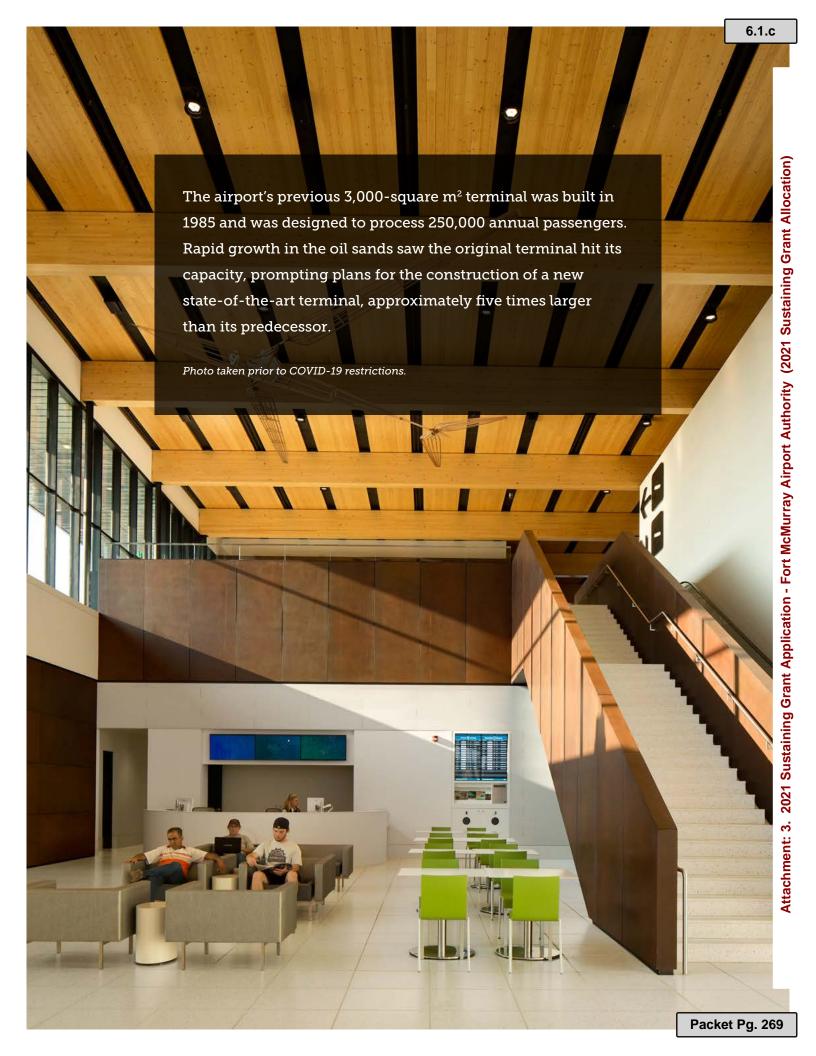
# THE NEXT **5 YEARS AT** YMM

(2020 - 2025)

The Fort McMurray Airport Authority (FMAA) is pleased to share our mission, vision and values with the Fort McMurray, Wood Buffalo community. In 2019, with the help of our community stakeholders, business partners, Board of Directors, and staff,

we mapped out our vision for the next five years.

As part of these meaningful conversations, we learned the Airport Authority was ready to chart a new course that reflected the evolving air transportation needs of our residents and the business community. FMAA's former vision of "becoming Canada's premier regional airport" guided the Fort McMurray International Airport – YMM through the most significant expansion in the airport's history. The expansion put YMM in the top tier of Canada's regional airports and allowed us to improve our competitive position in Northern Alberta.



### **OUR VISION**

# We are Northern Alberta's Airport of Choice

(2020 - 2025)

Becoming "Northern Alberta's Airport of Choice," is focused on local customer retention. Prior to the pandemic, YMM was competing with other airports in Alberta for Fort McMurray, Wood Buffalo customers. On average, YMM lost 230,000 trips per year from residents driving south to catch flights from larger airports.

For every local customer we lose to other airports, we see fewer passengers on YMM flights. This paints an inaccurate picture for our airline partners that interpret less traffic at YMM, as less demand coming from our market. Losing local customers to other airports leads to fewer flight options and destinations, less support for local airport businesses and their suppliers, and missed opportunities for good paying local jobs. The pandemic has only exacerbated things for YMM, as air carriers shift their focus and their aircraft towards major hubs like Edmonton and Calgary. The impacts of this change can be seen with reduced regional air service at YMM, fewer direct flight options and less schedule frequency.

Local residents choosing YMM as Northern Alberta's Airport of Choice, creates greater value for our customers through sustainable air service development.

# **HOW WILL WE ACHIEVE THIS VISION?**

- Diversify airline partnerships to include a mix of mainline, low-cost, and ultra-low -cost carriers.
- Curate in-demand destinations for our market, including sun destinations and popular domestic destinations.
- Generate new demand for unique destinations by facilitating affordable travel packages and experiences.
- Increase opportunities for cross-border destinations, leveraging Canadian Border Services capabilities at YMM.
- Improve flight schedule options to and from major Canadian airport hubs.
- Strengthen in-bound visitation and tourism, by working with stakeholders to attract, sustain and grow affordable flight options.
- Create a passenger experience that is enjoyable, efficient, and innovative.
- Strengthen relationships with partner agencies built on shared community goals, meaningful investment, and collaboration.

# **EVERY FLIGHT COUNTS**

Each year, YMM loses approximately **230,000 trips** to local customers driving south to other airports to catch a flight. On average, each passenger at YMM spends \$188 per trip (flight, concessions, parking). This equals some \$43 million in lost local benefits, such as supporting jobs, airport businesses, suppliers and tax contributions.



Clockwise from top left: Air Canada, Sun Country/Caesars Rewards Air, WestJet, Flair Airlines, Northwestern Air, McMurray Aviation.

PART 1

# 2020 HIGHLIGHTS



RJ Steenstra, President & CEO, Fort McMurray Airport Authority

Mike Chwelos, Chair, Board of Directors, Fort McMurray Airport Authority

# MESSAGE FROM BOARD CHAIR & CEO

2020 was a year that will forever be remembered at the Fort McMurray International Airport – YMM.

It was a year filled with great highs mixed with some substantial lows. The year began on a positive note when we welcomed back Canada Border Services Agency (CBSA) services for our first transborder flight in five years, taking passengers to Laughlin Nevada with Caesars Entertainment. In August, after much anticipation, we announced a new partnership with Flair Airlines, the first ultra-low-cost carrier to enter our local market.

2020 was also the year we completed our runway rehabilitation project, a key investment that will support the community, and its economic recovery, well into the future. The project involved a complete resurfacing of our runway that was nearing its end-of-life. These were just some of our best moments, despite working against the ever-changing backdrop of COVID-19.

### **2020 HIGHLIGHTS**

# **OUR RESPONSE**

If 2020 has taught us anything, it is that despite having a well designed business plan and sound mitigations to protect our organization against a major crisis, nothing could have fully prepared us for the disruption that COVID-19 would cause to our business and our community.

In March, everything changed for our industry. We were met with the lowest of lows when the World Health Organization declared COVID-19 a global pandemic. We would quickly see air travel brought to a crippling halt, international borders closed, planes grounded, and Canadian airports working tirelessly to repatriate Canadians returning from abroad.

YMM proactively activated our emergency response team, and joined forces with the Regional Emergency Operations Centre, as part of our mutual aid partnership. YMM is an important part of Canada's transportation network, and a critical community asset responsible for assisting our region in times of crisis.

Passenger traffic took an immediate hit with a 92% drop in the first three months of the pandemic. But regardless of traffic slowing down, YMM still had important work to do. We still needed to move critical supplies and cargo, and facilitate the safe return of residents making their way home. We still needed to process MEDEVAC flights for patients needing care, and aircraft still had to conduct forest fire prevention flights as we entered wildfire season. Essential travel still needed to be provided for business continuity and workforce movements in the oil sand industry had to be accommodated. Our teams at YMM worked non-stop to ensure we were taking care of our customers and keeping important air service running.

Protecting our customers and our workforce was paramount as we fulfilled our essential role. We introduced several public health guided measures to enhance our existing health and safety program. We enrolled in Airports Council International (ACI) – World's Airport Health Accreditation Program, to benchmark our policies, procedures, and precautionary measures against airport standards around the globe.

A lot of hard work and collaboration went into developing YMM's enhanced health and safety program, called YMM COMMITTED.

We were proud to be one of the first airports in Canada to achieve global accreditation.

Despite these measures, customer confidence in air travel remained low due to several factors. A vaccine was not yet available to Canadians and a confusing array of government-imposed travel requirements, international border closures, and varying quarantine regulations between provinces and countries created tremendous uncertainty for the traveler.

We ended the year with a total of 229,314 passengers coming through our terminal. The last time our numbers were this low was in 2003, when local demand was at 227,197 passengers. The biggest change for us since then? We now had a much larger terminal to operate, maintain, and finance. Five-times the size of the original to be exact.

We are a non-share capital corporation, so any surplus revenue we generate is re-invested back into maintaining and operating the airport. Our fixed costs remain unchanged to this day, regardless of our passenger traffic volumes. These financial impacts do not just start and stop with FMAA. They have a negative ripple effect on all our airport businesses who rely on travellers to dine in restaurants, make purchases at the convenience stores or rent a vehicle while visiting.

### **2020 HIGHLIGHTS**

# **OUR RECOVERY**

# COVID-19 continues to challenge YMM and our business partners.

We are anticipating that our road to recovery will take anywhere between 3-5 years, or even longer, depending on how well the industry recovers as a whole. What we are experiencing is a financial crisis unprecedented in the air travel industry that cannot be fixed overnight.

Even with some of our airline partners scaling back their routes in Canada, YMM continues to be optimistic. We have successfully retained Air Canada and WestJet and added Flair Airlines, our first ultra-low cost carrier. Our airline partners are currently operating with reduced routes and schedules at YMM. because the demand is not there. Our recovery hinges on how well the international and regional economies recover, which are factors beyond our control. And recovery is also closely linked to the financial health of our airline partners. We are part of an interdependent transportation network. An airport cannot survive without airlines and airlines cannot survive without airports.

# YMM's recovery will depend on a wide range of factors including:

- Health and safety of customers, personnel, and the broader population.
- International standardization of cleaning and hygiene in airports and on aircraft.
- Availability and distribution of a vaccine.
- The communities' level of confidence in air travel.
- Availability of rapid testing at all airports.
- Financial health of our airline partners.
- Financial health of our airport partners.
- Pace in which routes between airports can be restored.
- Pace in which regional routes to major airports are restored.
- Ability to adopt new technologies that make travel even more efficient and safe.
- Easing of company travel policies to restore business travel.

But to even get to this point, YMM needs to address some financial basics. We cannot remain sustainable for the long-term with such low passenger volumes. We share this dilemma with Canada's aviation industry, whose sheer survival depends on customers using and paying for air service. In the last twelve months, YMM has worked closely with Canadian Airports Council and our local federal and provincial government officials to advocate for workable financial relief options.

We continue to explore all potential possibilities that are available to us. YMM had some success with securing Federal government support through the Canada Emergency Response Benefit, however we will require additional support to ensure we can remain viable for the long-term.

So, what is next for YMM in 2021? Well, we know the strength of economic recovery from COVID-19 will be compromised unless Canada has a functioning air transport network. YMM's responsibility is to aid our region in its economic recovery efforts, and that is exactly what we intend to do. Looking back in our history, YMM has had a successful track record facilitating economic development and population growth. As mentioned earlier, we are still doing important work that will only be magnified as we work alongside our region on its recovery journey.

Economic diversification through tourism and attracting new investment into the region depends on viable and sustainable air service. We are optimistic about our airport's recovery because we know residents love to travel, and Fort McMurray, Wood Buffalo continues to be a place of opportunity for families and entrepreneurs. Based on our recent stakeholder survey, we also know our community has a lot of faith in YMM to provide a healthy and safe travel experience. When we asked stakeholders about how confident they are in YMM's health and safety protocols, and we were pleased to earn top marks. Our YMM COMMITTED program continues to evolve to include best practices and new measures.

YMM is going into 2021 preparing for the safe return to travel and the need to move our economy forward. We remain realistic about the challenges that lie ahead, because after all, this is not our first experience tackling declining passenger numbers. YMM in many ways got a head-start, after we started to see traffic decline more than 55% in the past five years. We were able to financially stabilize our organization before, and it is with these lessons that we lean-into our recovery journey with agility, ingenuity and perseverance.

# COVID-19 **GLOBAL IMPACTS ON AVIATION**



Source: ICAO, Effects of Novel Coronavirus (COVID-19) on Civil Aviation (Feb 24, 2021)

# ECONOMIC IMPACT OF COVID ON YMM



**366,602** (61.5%) FEWER

passengers compared to 2019



**\$7.1 MILLION** (61.8%) LESS

from Airport Improvment Fees



\$1.5 MILLION
IN FURTHER REDUCTION

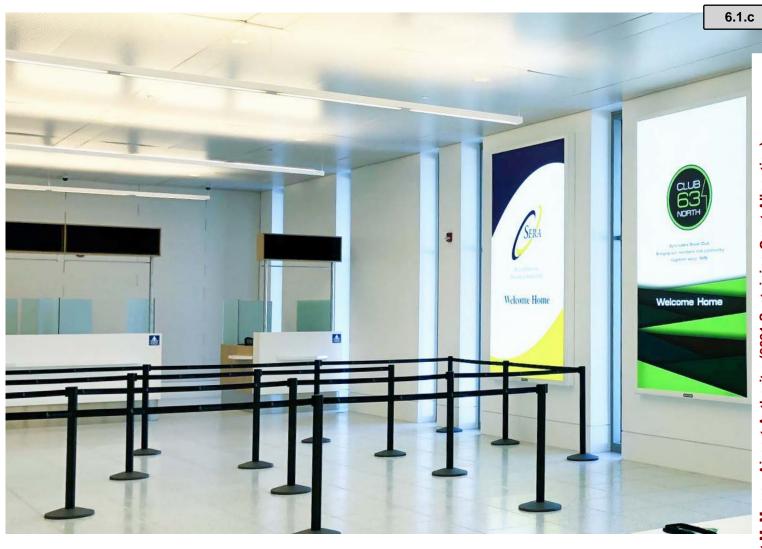
in operating cost from 2019

### **2020 HIGHLIGHTS**

# **ASSET OPTIMIZATION**

For YMM, delivering asset optimization means realizing the full potential of our existing infrastructure and extracting the greatest value from both our aviation related and non-aviation related assets.

Our airport infrastructure encompasses all of the assets we own, operate, and maintain and includes everything from the YMM owned buildings on our land and the land itself, to the runway, terminal buildings, and even the parking lot. In 2020, we hit two important milestones in this area. The first, involved reinstating Canada Boarder Services (CBSA) services in January, followed by the completion of YMM's Runway Rehabilitation.



# **CANADA BORDER SERVICES AGENCY**

After a five-year hiatus, FMAA in partnership with Fort McMurray Wood Buffalo Economic Development & Tourism, brought back
Canadian Boarder Services Agency (CBSA) services. CBSA is the federal agency that is responsible for border protection and surveillance, immigration enforcement and customs services in Canada. In 2015, CBSA services were suspended due to the economic downturn and lower market demand for international destinations. 2015 was the last time there was scheduled international service requiring CBSA services.

YMM continues to be an international airport, even when we do not have international flights. Our facility has the ability to separate domestic from international travellers, giving us the classification as an international airport. In 2020, customs agents returned to YMM to screen passengers and process them back into Canada from Laughlin, Nevada. Going forward, CBSA service agents will be at YMM on an as-needed basis.





# WITH GRATITUDE FROM YMM **RUNWAY REHABILITATION PROJECT**

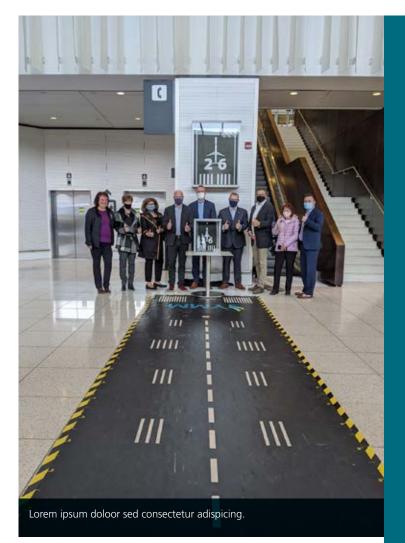


2020 RMWB COMMUNITY

# **RUNWAY REHABILITATION PROJECT**

In 2020, YMM completed a complete runway rehabilitation project, thanks to a 2020 \$15-million Community Infrastructure Grant made possible by the Regional Municipality of Wood Buffalo. Following a competitive tender process, YMM awarded the general contract to E-Construction, a company with more than

50 years of experience operating in region. For just under 12 months, the project team worked diligently to ensure there were no impacts to flights landing and departing. The major project was completed on-time and onbudget in October.



# YMM RUNWAY REHABILIATION PROJECT BY THE NUMBERS



20.47 KM

of paint lines = equivalent to painting a line from the Airport to Thickwood



1264

truck loads of HMAC (tandem trucks ~ 11 tonnes/load)



29.25 KM

of electrical wires (cable)



1153

truck loads of millings (tandem trucks ~ 15 tonnes/load)

### **Community Benefits**

#### **SAFE FLIGHTS**

Safe runway surfaces make safe commercial and charter flights, both when landing and departing. Runway pavement conditions play a key role in the safe operation of aircrafts maneuvering on them and for the people onboard.

#### **ON-TIME SERVICES**

Robust airfield lighting helps aircraft better navigate in our long and dark northern winter conditions. Increased lighting reduces the likelihood of flights being diverted or held back, meaning travellers can get to where they need to go sooner.

#### **LIFE-SAVING SERVICES**

Runway safety and reliability are essential for ensuring uninterrupted life-saving emergency air services at YMM. Every minute counts when transferring a distressed patient to a medical center, or when responding to a remote accident.

### WILDFIRE PREVENTION/SUPPRESSION

Aerial firefighting services that operate at YMM protect both the city of Fort McMurray and our 75,000 residents, and billions of dollars of assets in the Athabasca oil sands. Alberta Forestry operates from YMM as part of their wildfire prevention and forest management program for the Fort McMurray Forest area, the 2nd largest area in AB at 6,081,025 ha.

### **2020 HIGHLIGHTS**

# **CUSTOMER EXPERIENCE**

Customer experience at YMM is about delivering safe, efficient, and memorable experiences for travellers.

We measure our customer's experience using Airports Council International (ACI) – World's Airport Service Quality (ASQ) program. Despite significant declines to our passenger traffic, we continue to make investments in the passenger journey at YMM.

Over the next five years, YMM is focused on regaining routes lost because of the pandemic, sustaining current flights, and growing destination options for our community. When the airport attracts and sustains new air service, it creates a ripple effect by making our market even more appealing to other carriers, all of which has a positive impact on destinations, route schedules and pricing.



# YMM LAUGHLIN EXPERIENCE WITH CAESARS REWARDS & HARRAH'S

YMM kicked off the year with sold-out winter getaway vacation package to Laughlin, Nevada with Caesars Rewards Air. Harrah's Laughlin, a fully owned Caesars Entertainment hotel and casino, is located on the banks of the Colorado River. YMM rolled out the red carpet for our inaugural flight guests who were the first to travel on a cross-border flight from YMM since 2015.

As the pandemic picked-up speed globally, we soon saw the U.S/Canada border close to non-essential air travel. Caesars Entertainment Group made the swift decision to cancel their March service and issued customers full refunds. As we re-build our air service, Caesars Rewards Air and Caesars Entertainment Group remains a key partner in our business recovery.





Attachment: 3. 2021 Sustaining Grant Application - Fort McMurray Airport Authority (2021 Sustaining Grant Allocation)



## **FLAIR AIRLINES**

In August, YMM and Flair Airlines announced a new partnership to reinstate nonstop air service between Fort McMurray, Toronto, and Vancouver, with the addition of service to Victoria. After more than three years of proving our business case to similar carriers, Flair Airlines became the first ultra-low-cost carrier to enter the local market.

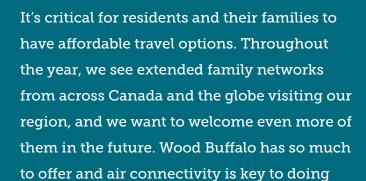


However, the pandemic continued to have catastrophic impacts on air travel into the fall and winter. Airports and airlines were hit hard because of evolving travel restrictions, quarantine rules and no clear timeline for a vaccine. Flair Airlines would later announce they were experiencing consistent demand for travel from YMM to Vancouver and Toronto destinations, however there was less demand for Victoria.

Flair Airlines decided to direct their focus to Vancouver and Toronto, which showed promising uptake. Flair Airlines then paused air service at YMM until the spring of 2021, with direct flights returning for the spring/summer travel season.

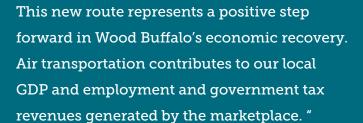


## What Our Stakeholders Had to Say



Mayor Don Scott,Regional Municipality of Wood Buffalo.

just that."



Kevin Weidlich, President and CEO,
 Wood Buffalo Economic Development
 Corporation.

### **2020 HIGHLIGHTS**

# OPERATIONAL EXCELLENCE

For YMM, operational excellence means balancing the interests of stakeholders and creating value for our customers, while placing even greater focus on efficiency, cost savings and lean ways of working, without compromising the health and safety of employees and customers.

Operational excellence can be seen in action at YMM, through various continuous improvement initiatives led by our talented Team YMM members.





# **ENHANCED HEALTH & SAFETY** YMM COMMITTED

In March, FMAA introduced several public health guided measures to enhance our existing health and safety program. The YMM COMMITTED program was launched as our public pledge to our customers, employees, and guests, stating our continued commitment to live by our values to provide a healthy, safe, and secure air travel experience.

In October, YMM earned global health accreditation from Airports Council International (ACI) - World. As part of the accreditation process, a third-party global audit was conducted of YMM's policies, procedures, and precautionary measures to reduce the risk of infectious disease exposure and regain the confidence of the traveling public. In addition, YMM had to successfully demonstrate it is providing a safe airport experience for all travelers, in line with recommended health measures

established by the ACI Aviation Business Restart and Recovery Guidelines, the International Civil Aviation Organization (ICAO) Council Aviation Recovery Task Force Recommendations and aviation industry best practices.

YMM COMMITTED is backed by our Safety Management System, which involves ongoing field observations inside and outside the terminal. Field Observations promote regular conversations about health and safety with airport personnel and provide us with the capacity to respond quickly and implement new measures if we identify new hazards and risks. The program is designed to ensure airports are staying on top of the latest developments and regulations in health and safety, which means YMM can continue to improve as best practices evolve in the industry.



#### **Enhancements:**

- Placed physical distancing reminders throughout the passenger journey.
- Increased the number of hand sanitizing stations.
- Amplified travel information from official health and transportation authorities.
- Published educational information and signage.
- Introduced state-of-the-art sterilization technology.
- Amplified our hand washing measures.
- Worked collectively with stakeholders (AHS, airlines, RMWB, business partners).
- Rearranged seating in our Food Court to encourage physical distancing.
- Increased cleaning and disinfecting of all flat surfaces and shared space areas.

# OUR SHARED RESPONSIBILITY

YMM works with a number of stakeholders who have touchpoints along the passenger experience at YMM. Airlines, federal agencies, terminal restaurants, car rentals and so many more groups share the responsible for assessing and mitigation their own health and safety hazards based on their prevention needs. YMM is responsible for facilitating a collaborative service environment with both aeronautical stakeholders and non-aeronautical airport businesses, working together to deliver a healthy and safe traveler experience.



### **CARBON REDUCTION**

Airports around the globe are actively addressing their carbon emissions, and YMM is proud to be one of them. In 2019, 334 airports actively engaged in Airports Council International (ACI) – World's Airport Carbon Accreditation Program, collectively reducing CO<sub>2</sub> emissions by 322,297 tonnes.

Since joining the program in 2019, YMM has made important progress to measure, manage, and reduce our CO<sub>2</sub> emissions. YMM has achieved Carbon Accreditation Level 1 and are working towards level 2.

### **RECYCLING PROGRAM**

YMM's recycling program is now going on its 5th year. In collaboration with our terminal partners, and passengers, we aim to minimize our collective contributions to the landfill by separating general waste from recyclables. Clearly marked recycling bins are located throughout the terminal, making it simple for people to correctly dispose of their bottles and cans. The program helps us reduce our environmental footprint and supports our community's broader goals on sustainability. Based on the number of beverage containers collected and recycled in 2020, YMM has made the following impact.

# YMM BY THE NUMBERS (2019-2020)



**22% LESS** 

overall carbon footprint



12.8% LESS

natural gas consumed by airport restaurants for cooking and cleaning



16.2% LESS

electricity consumed to light and heat airport buildings and light the runway and taxiway



44.3% LESS

glycol consumed for aircraft de-icing activities in the winter



25.6% LESS

diesel consumed by ground service equipment, power generators and other



**12% LESS** 

gasoline consumed by airport operated vehicles

# ENVIRONMENTAL IMPACT



416 KGs

GHG Emissions Saved



**1,426 KwH** 

of energy saved



219 KGs

diverted from landfill

### **2020 HIGHLIGHTS**

# HIGH PERFORMING TEAMS

# Our people are our greatest strength at YMM.

For us, developing and sustaining high-performing teams means we live by our values and work interdependently to achieve the vision of the organization. We cultivate a healthy team environment where we celebrate each team member's diverse expertise, perspective, and voice. We believe in continuously improving how we work, and we invest in training and growth opportunities to help our people achieve their greatest potential.



# YMM BETTER **TOGETHER INITIATIVE**

The Better Together group was created to provide a platform for developing high performing individuals, teams, and emerging leaders. This continuous improvement team constructively challenges and supports eachother to develop their personal and joint "crafts." The group consist of FMAA, Security and the Firehall and meets bi-weekly to collaborate on projects and share expertise. This group is centered around honouring and valuing our people. When we learn from each other, we grow with each other.

### **CELEBRATING OUR PEOPLE**

2020 was a challenging year, yet we had so much to celebrate. Airports are a people business first, and it takes exceptional people in front and behind the scenes to deliver a meaningful and safe experience. We are thrilled to introduce you to a few of our talented team members.



### **DENEAN ROBINSON**

Finance Professional of the Year

### **Accelerating Financial Sustainability**

YMM's very own Denean Robinson was named Finance Professional of the Year by Airports Council International - North America (ACI-NA). Denean is the Chief Financial Officer and Vice-President of Corporate Services at YMM. She was recognized for her work in pivoting the airport toward sustainable financial business operations, identifying process improvements and cost efficiencies. Under her portfolio, she oversees financial controls and commercial agreements with 70+ businesses operating on privately owned Fort McMurray Airport Authority lands.



### **RJ STEENSTRA**

YMM Magazine Top 50 Under 50

### **Building Community**

President and CEO of YMM, RJ Steenstra was recognized as a community leader who has made an extraordinary impact. Local leaders from across various sectors including oil and gas, media, arts and culture, and transportation, were recognized for their passion and commitment to making our region stronger.

### YMM PRESIDENT'S AWARDS

### **Celebrating Excellence**

Each year, YMM's President's Awards of Excellence Program recognizes FMAA staff and members of Team YMM who make an exceptional contribution to our airport community. This peer-nominated program promotes an environment of appreciation and gratitude where team members acknowledge and celebrate the achievement of their colleagues.



### YMM CREW AWARD

Taphim Zaman & Victor Okorie, Fort McMurray Airport Authority



### YMM COMMITTED **AWARD**

Glenda Higdon, Bill Asefa and Roselie Rupisan, Bill's General Cleaning



### YMM PASSENGER **EXCELLENCE AWARD**

Assia Foufa, Burger King



YMM CO-PILOT AWARD

Diana Hood, Garda World

### **2020 HIGHLIGHTS**

## STAKEHOLDER RELATIONSHIPS

For YMM, strong internal and external relationships with our stakeholders and community partners are critical for ensuring we fulfill our mandate and deliver on our vision.

Our airport has an impact on, and is impacted by, a number of other organizations.

From airlines, tenants, concessions, and government agencies that operate at YMM, to our local community and suppliers – each group has a role in YMM's ability to deliver essential air service.



# A TEAM SPORT – ECONOMIC DEVELOPMENT

#### Flair Airlines

YMM and Fort McMurray Wood Buffalo Economic Development & Tourism (FMWBEDT) share common goals centered around the movement of goods, people, ideas, and business. Through the Economic Development Initiatives Fund, YMM was able to secure Flair Airlines as the first ultra-low-cost air carrier to serve our market. Air service is a form of investment attraction. Airlines invest aircraft into markets that can produce the greatest return, which means YMM has to compete with other cities to get the best flights at the best prices for our community. By working together in synergy, we are able to move towards meeting our broader goals.



# Sustainable air service depends on both outbound and inbound demand. Air service creates signifiant local economic benefits including:

- Tourism product development for leisure and northern experiences.
- Provincial, national, and international meetings and conventions attraction.
- Job creation and retention.
- Hotel occupancy growth.
- Restaurant revenue growth.
- Retail revenue growth.
- Venue utilization and optimization.
- Entrepreneurial start-up opportunities.
- Cargo development.
- Procurement opportunities.
- Arts and culture development.
- Place brand development and reinforcement.
- Economic diversification.

# STAYING CONNECTED WITH OUR COMMUNITY

COVID-19 might have created some physical distance between us and the community, but that did not hinder our ability to promote strong social connections at a time when we needed it the most.

# 2020 GIFT-IN KIND COMMUNITY SUPPORT

In 2020, YMM supported a number of local social profit agencies with space inside our terminal buildings, and advertising for signature events such as the Northern Lights Health Foundation's Festival of Trees, which ran for 49 days, and Arts Council Wood Buffalo's Buffy Awards.

In total, YMM's gift in-kind contributions equaled approximately \$80,000 in 2020.

# CANADIAN MENTAL HEALTH – DRIVE-IN FOR MENTAL HEALTH

Last summer, Alberta country music star, Gord Bamford performed a series of drive-in concerts across the province in support of mental health. One of those stops was the Fort McMurray International Airport parking lot. More than 100 vehicles rolled into the concert, raising more than \$12,000 for the Canadian Mental Health Association of Wood Buffalo. YMM was pleased to support this important initiative as a gift-in kind sponsor.









### YMM MAGAZINE -**TOP 20 UNDER 20**

YMM returned as the presenting gift-inkind sponsor of the Top 20 Under 20 Awards Celebration. We are proud to support programs and initiatives that build selfconfidence, cultivate leadership skills, and develop character attributes to help youth reach their full potential academically, professionally, and personally. YMM's support included spotlighting this year's recipients on our digital screens throughout the terminal.

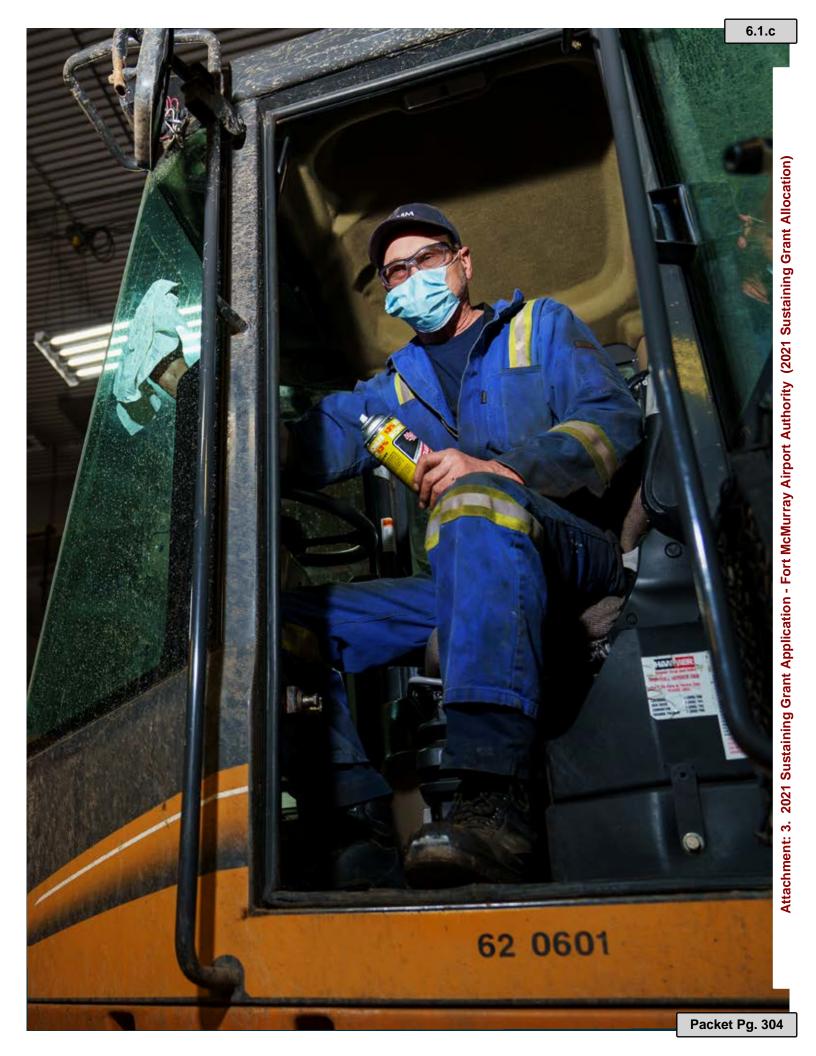
### **ART'S COUNCIL WOOD BUFFALO – BUFFY AWARDS**

YMM was pleased to be back as the presenting gift-in-kind sponsor of the Buffy Awards, which celebrates our region's many talented artists. YMM supports Arts Council Wood Buffalo. Our contribution included highlighting each award recipient on our digital screens in arrivals and departures.



### **NORTHERN LIGHTS HEALTH FOUNDATION – FESTIVAL OF TREES**

In November, the Northern Lights Health Foundation took the community down memory lane by hosting Festival of Trees, sponsored by Syncrude Canada, at YMM's original terminal. The terminal holds a special place in people's lives. Countless memories were made over the decades as many residents got their first glimpse into the region after stepping off the plane and into the terminal. YMM was thrilled to be the lead gift-in-kind sponsor for this revamped COVID-friendly event where new memories were made.



PART 2

# 2020 FINANCIALS

### **2020 FINANCIALS**

# GOVERNANCE & BOARD OF DIRECTORS

The FMAA is governed by a Board comprised of 10 Directors, mandated to steward the long-term success of the Fort Murray International Airport (YMM).

Board Directors are appointed through four appointer entities and the community at large, as selected by the current serving board. The nominating entities include: Regional Municipality of Wood Buffalo, Canadian Association of Petroleum Producers, Fort McMurray Chamber of Commerce and Canadian Union of Public Employees Local 1505.

Using a Board Governance Model, Directors establish policies and procedures to safeguard FMAA's assets and ensure longterm viability, profitability and future development. FMAA operates at arm's length from all Appointers.



Fort McMurray Airport Authority Board of Directors & Leadership Team (from left to right):

Front row – Mike Chwelos, Cuyler Green, Denean Robinson, Joanne Day, Bill McGoey, Doug Simms.

Back row – Sheldon Germain, Linda Huebscher, Brian de Ruiter, Staci Millard, Ken Bell, Keith Haxton, RJ Steenstra.

Photo taken before COVID-19 restrictions came into effect.

## **BOARD STRUCTURE**



### Board Directors' Responsibilities

### **Stewardship**

- Facilitate guiding principles of vision, mission, core values, key success drivers and goals.
- Steward the Five Year Strategic Plan.
- Apply best practices for regional airports and ensure the FMAA maintains financial viability.
- Maintain an ethical corporate culture.
- Participate in the strategic planning process which considers business opportunities and risks.
- Implement appropriate systems to manage risks.
- Monitor internal controls and management information systems.
- Develop succession plans for management and key Board personnel.

#### **Stakeholder Relations**

- Develop strong relationships with stakeholders and the community through effective engagement.
- Ensure FMAA maintains and finds opportunities to enhance their reputation in the region.
- Comply with FMAA's Communication Policy to ensure effective and timely stakeholder response.
- Create synergies with regional hubs in Western Canada to generate local benefits.
- Build positive relationships between Airport Authorities, Chambers of Commerce, Tourism and Economic Development entities, and Municipalities as they relate to the FMAA.

#### **Code of Conduct**

- Maintain an ethical corporate culture of openness, transparency, honesty, trust, integrity, accountability and respect.
- Apply FMAA's values at all times when engaging with airport employees, stakeholders, landowners, suppliers, governments, regulators, Indigenous communities, customers and the general public.
- Maintain confidentiality of all FMAA information and records.

### **Conflict of Interest**

- Required to disclose all conflicts of interests upon apportionment to the Board.
- Responsible for applying impartiality, neutrality, fairness and integrity.
- Complete a Personal Information Form outlining all interests, activities, investments, memberships, appointments, relationships, engagements, gifts (goods, services, hospitality, entertainment), related persons, which may materially or detrimentally conflict with the interests of FMAA, or any interest that may reasonably be perceived as giving rise to an appearance of conflict of interest.
- Comply with Governance Committee mitigation recommendations, if disclosure reveals potential conflict.

## **BOARD OF DIRECTORS**

Name	Board Position	Nominator	Date Appointed	Tenure	Board Meeting Attendance	Committee	Committee Meeting Attendance
Michael Chwelos	Board Chair	Canadian Association of Petroleum Producers	2017	4 years	6/6	All	11/13
Joanne Day	Director/Governance Committee Chair	Regional Municipality of Wood Buffalo	2016/2020	5 years	6/6	Governance	3/3
Doug Simms	Director/Finance & Audit Committee Chair	Fort McMurray Chamber of Commerce	2019	1.5 years	6/6	Finance & Audit	7/7
Bill McGoey	Director/Capital Projects Committee Chair	At large appointment	2018	2 years	6/6	Capital Project	3/3
Colin Solbak	Director	Fort McMurray Chamber of Commerce	2015/2020	5 years	6/6	Finance & Audit	7/7
Sheldon Germain	Director	Regional Municipality of Wood Buffalo	2018	2 years	6/6	Governance	3/3
Linda Huebscher	Director	CUPE	2016/20	4 years	6/6	Capital Project	3/3
Keith Haxton	Director	Regional Municipality of Wood Buffalo	2019	1.5 years	6/6	Finance & Audit	7/7
Staci Millard	Director	At large appointment	2019	1.5 years	6/6	Governance	3/3
Ken Bell	Director	Canadian Association of Petroleum Procedures	2019	1.5 years	6/6	Capital Project	2/3

## **MANAGEMENT TEAM**

Management Team	
RJ Steenstra	President & Chief Executive Officer
Denean Robinson	Chief Financial Officer, Vice President Corporate Services
Cuyler Green	Vice President, Operations
Sylvie Lemieux-Comtois	Senior Manager, Human Resources & Administration
Sara Viveiros	Manager, Health, Safety, & Environment
Jeff Vader	Manager, Airport Maintenance



# MANAGEMENT DISCUSSION & ANALYSIS

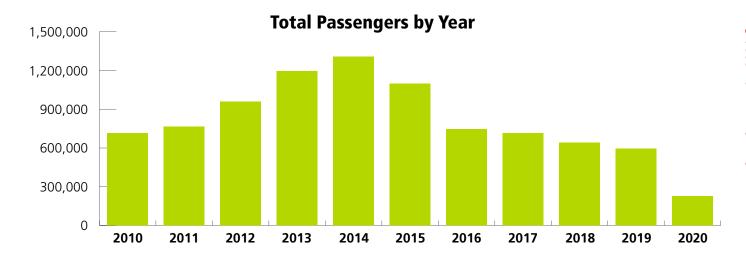
### Introduction

This Management Discussion and Analysis (MD&A) enhances reporting of the audited financial statements of The Authority for the year ended December 31, 2020. It is delivered to explain management's view of the environment and events of the information contained in the financial statements and assists in understanding how the current events are expected to affect the business of The Authority moving forward. This MD&A should be read in conjunction with the financial statements.

### **Performance Highlights**

The catastrophic impact of COVID-19 on the air transportation industry had a dramatic impact on YMM passenger traffic in 2020. The year-end result is a traffic decline of 366,602 passengers or 61.5% over the traffic recorded in 2019 and is 61.9% of the passenger traffic forecast approved by management in the 2020 annual budget. The Authority entered 2020 with optimism that the downward trend in passenger traffic was diminishing.

The subsequent impact of COVID-19, however, has severely impacted 2020 and additionally, has created significant uncertainty for future passenger forecasts.



#### **Finances**

Passenger volume is the key driver of economic activity at airports. The Authority has been challenged with a local economy that is closely tied to the world's oil markets. Oil Sands projects are key economic drivers for the Regional Municipality of Wood Buffalo and the sustained reduction in capital project investment activity, along with local economic drivers, has significantly impacted passenger traffic at YMM. The addition of the impact of COVID -19 has decimated current passenger levels and has created significant uncertainty as to when passenger volume will return to pre-pandemic levels.

The Authority demonstrated continued fiscal prudence in 2020 by achieving an additional 10% reduction in operating expenses. The Authority has reduced expenses in each of the past 5 years and has now sustained a 29% reduction in costs over the level of spending required in 2016.

### By the Numbers:

Fort McMurray Airport Authority earns revenue from two main sources:

**Aeronautical revenue:** The Authority collects landing, terminal, and Airport Improvement Fees (AIF), which are classified as Terminal, Airfield, General Operations and Airport Improvement Fee, in the statement of operations. Aeronautical revenues, including AIF collected in 2020, totaled \$7.6M.

### **Airport Improvement Fees (AIF)**

Consistent with most Airports in Canada, The Authority collects an AIF fee which can only be used to fund capital projects, including debt servicing requirements of prior approved capital projects. AIF is a major source of the Authority's revenue and remained so in 2020, representing 31% of all operating revenue for the year. AIF is collected by the airlines on behalf of the Authority from all passengers originating from the Fort McMurray International Airport for the purpose of funding capital programs for airport infrastructure and the related financing costs, governed by the Airport Improvement Fee Memorandum Agreement. During 2020 AIF decreased by \$7.1M or 61.9% as a direct result of decline in passenger volume.

All amounts collected from AIF during 2020 have been allocated to service the long-term debt which was issued in 2012 to finance the new Airport Terminal.

**Non-aeronautical revenue:** This includes revenue from concessions, car rentals, car rental facility charges, advertising, and parking. Revenue from these sources totaled \$6.6M in 2020.

All non- AIF revenue contributes to financial operations of the airport and covers costs including salaries and wages, contracted services, general and administration, operating and board expenses.

### **Commercial Development**

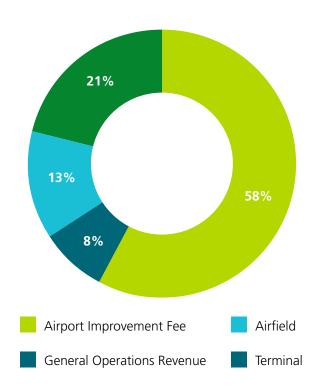
Gas station retail development, office space, business and industrial parks, retail centers, hotels and logistics hubs are all potential commercial projects on airport property that can stimulate non-aeronautical revenue streams. FMAA plans to actively pursue opportunities for development on airport lands were deferred in 2020 due to the ongoing pandemic. Once the pandemic is behind us and the economy reopens, FMAA will again focus on the implementation of the Master Plan strategy which was refreshed in 2019.

The Authority also generates revenue by selling advertising space inside and outside terminals. Additionally, sponsored spaces, special events and branded areas generate operating income while improving airport ambiance and the passenger experience.

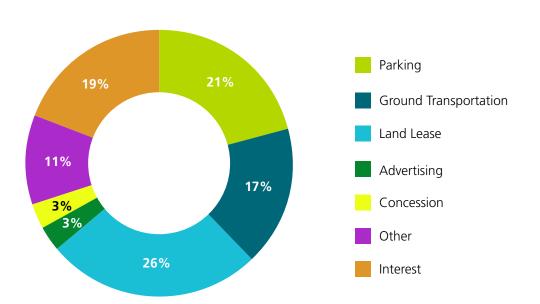
### **2019 Revenue by Source**

# 47% **53%** Aeronautical Revenue Non Aeronautical Revenue

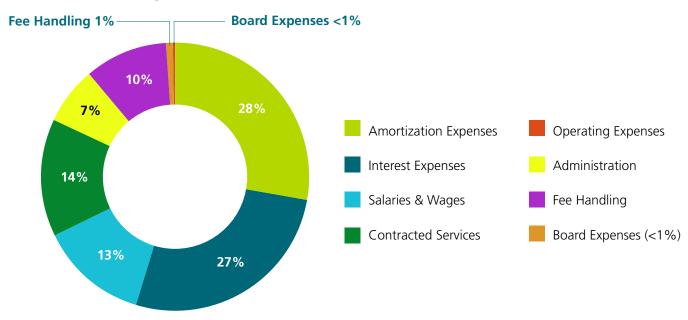
### **Aeronautical Revenue**



### **Non Aeronautical Revenue**



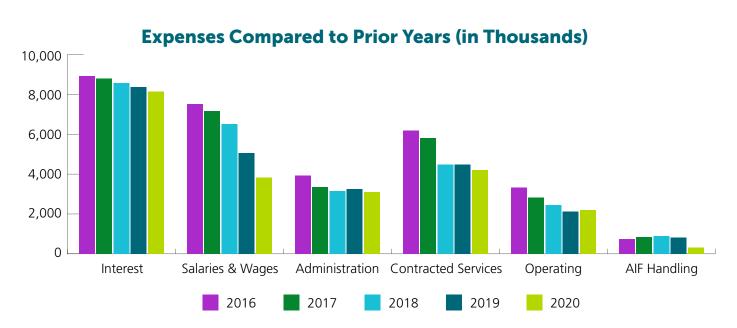




### **Expenses**

Cost reduction is challenging for airport operators because of the significant investment in infrastructure which requires extensive maintenance and improvements over time to adapt to changing customer demand, wear and tear and airport regulations. The Authority significantly reduced operating expenses over the past five years through a streamlining of operations. This reduced level of operation leaves little room for additional cost cutting in the face of the pandemic, as more than 68% of the Authority's remaining costs are of a fixed or non controllable nature. In 2020, The Authority actively reviewed expenditures and succeeded in further reducing operating costs by \$1.5M (10.3%) over 2019. A portion of this reduction is attributed to the Canadian Emergency Wage Subsidy which acts as a reduction in payroll costs.

Total annual expenses have reduced by \$8.8M over the past five which represents a 29% sustained reduction.



### **Capital Investment**

Capital investment is a required to maintain the terminal and infrastructure as an operationally efficient asset seamlessly serving the needs of residents and visitors to the RMWB. The Fort McMurray International Airport benefits from being a newer structure and required terminal capital maintenance remains relatively modest as a percentage of asset value.

Capital program expenditures in 2020 totaled \$10,291K (2019 - \$471K)

### **Capital Spend**

Runway rehabilitation	\$ 9,593,000
Furniture, fixtures & equipment	698,000
Total	\$10,291,000

The Airport Authority completed a runway rehabilitation in the summer of 2020. This significant infrastructure investment could not be delayed as the last rehabilitation was completed more than 15 years ago. The project consisted of a complete re-surfacing of the runway, installation of an Approach Lighting System to improve aircraft landing reliability and visibility in poor conditions, and construction of a newly regulated Runway End Safety Area, to give aircraft more room for safe landing and take-off. Additional work on the apron and access roads will complete the project in 2021.

The Authority was able to proceed with this significant project thanks to a 2020 Community Infrastructure Grant made possible by the Regional Municipality of Wood Buffalo. The \$15 million project supports the community with connectivity, economic growth, quality of life service, safety, and emergency response capabilities well into the future.

#### **Outlook**

In 2021, the Authority will focus on recouping air service capacity that was lost during the pandemic, in addition to pursuing opportunities for new direct routes to international destinations to better service the residents of Wood Buffalo, once it is deemed safe to travel. The Authority continues to leverage the strength and operational excellence that has been streamlined over the past few years, and will look for growth opportunities to increase service to the community and improve the competitiveness of YMM as soon as the world returns to a more normal level of economic activity. Non aeronautical revenue development remains a focus and the Authority will develop airport lands where opportunities exist.

The Authority continues to work closely with our airline partners to actively respond to changing market needs and provide benefit to our passengers, airlines and the more than 900 employees working within the airport campus.

### **Management Accountability**

The accompanying Financial Statements of the Fort McMurray Airport Authority ("the Authority") for the year ended December 31, 2020 have been prepared by management in accordance with Canadian Generally Accepted Accounting Principles. The most significant of these are set out in Note 2 to the Financial Statements.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. Management is responsible for the preparation and representations contained in theses financial statements and other sections of this annual report. The Board of Directors is responsible for reviewing and approving the financial statements and overseeing management's performance of its financial reporting responsibilities. An audit committee comprised wholly of directors who are neither officers nor employees of the Authority, review the financial statements, the adequacy of internal controls, the audit process and financial reporting with management and external auditors. The audit committee reports to the Board of Directors prior to the approval of the audited financial statements.

The Authority maintains appropriate systems of internal control policies and procedures, which provide management with reasonable assurance that assets are safeguarded and that financial records are reliable and form a proper basis for the preparation of financial statements.

The Authority independent auditors, MNP LLP have been appointed by the Board of Directors to express their professional opinion on the fairness of these financial statements.



**RJ Steenstra** 

President and Chief Executive Officer



**Denean Robinson** 

VP Corporate Services & CFO



# FINANCIAL STATEMENTS

December 31, 2020

## INDEPENDENT AUDITOR'S REPORT

### To the Board of Directors of Fort McMurray Airport Authority:

### **Opinion**

We have audited the financial statements of Fort McMurray Airport Authority (the "Authority"), which comprise the statement of financial position as at December 31, 2020, and the statements of operations, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Authority as at December 31, 2020, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

### **Basis for Opinion**

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Authority in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

# Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Authority's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Authority or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Authority's financial reporting process.

## Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

 Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Authority's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Authority to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Fort McMurray, Alberta April 6th, 2021

MWP LLP
Chartered Professional Accountants



## STATEMENT OF FINANCIAL POSITION

As at December 31, 2020

	2020	2019
Assets		
Current		
Cash and cash equivalents	6,563,546	6,205,794
Restricted cash (Note 5)	7,112,179	-
Accounts receivable (Note 18)	1,753,348	2,344,495
Investments (Note 5)	21,181,544	30,994,418
Prepaid expenses	509,715	617,938
Insurance claim receivable	_	4,200,000
	37,120,332	44,362,645
Restricted cash (Note 5) (Note 15)	4,338,633	4,109,657
Tangible capital assets (Note 3)	316,906,869	315,171,380
Intangible assets (Note 4)	154,010	171,552
	358,519,844	363,815,234
Liabilities	330,313,044	303,613,234
Current		
Accounts payable and accrued liabilities (Note 6)	4,902,666	3,799,874
Deferred revenue	234,771	328,064
Current portion of long-term debt (Note 7)	5,073,955	4,842,731
Carrette portion or long term desit (Note 7)	10,211,392	8,970,669
Long-term debt (Note 7)	165,133,938	170,207,893
<b>Deferred capital contributions</b> (Note 9) (Note 14)	5,484,211	-
Unamortized capital contributions (Note 9)	35,901,343	26,912,997
•	216,730,884	206,091,559
Contractual obligation (Note 14)		
Significant event (Note 18)		
Net Assets		
Unrestricted net assets	137,450,327	153,614,018
Internally restricted net assets (Note 15)	4,338,633	4,109,657
	141,788,960	157,723,675
	358,519,844	363,815,234

### Approved on behalf of the Board





## STATEMENT OF OPERATIONS

For the year ended December 31, 2020

Tor the year chaca becomber 31, 2020		
Aeronautical revenue	2020	2019
	4 200 420	11 521 001
Airport improvement fee (Note 10)	4,396,420	11,531,991
Main terminal	1,600,290	3,062,491
Airfield	1,029,215	2,035,472
General operations	578,334	1,531,678
North Terminal	12,015	231,256
	7,616,274	18,392,888
Non-aeronautical revenue		
Land lease	1,741,289	2,059,870
Parking	1,417,844	2,719,330
Ground transportation	1,122,364	2,552,394
Interest	688,934	1,064,754
Amortization of deferred capital contributions (Note 9)	604,547	498,271
Other	428,494	964,102
Concessions	391,102	162,000
Grant revenue (Note 11)	246,385	209,877
	6,640,959	10,230,598
	14,257,233	28,623,486
Expenses		
Amortization (Note 3), (Note 4)	8,388,542	10,738,439
Interest	8,137,180	8,360,920
Salaries and wages (Note 12), (Note 17)	4,853,565	5,051,419
Contracted services	4,194,402	4,494,396
General and administrative	3,011,986	3,093,064
Operating	2,208,226	2,127,587
Airport improvement fee handling (Note 10)	310,880	807,243
Board expenses	72,633	103,729
	31,177,414	34,776,797
Deficiency of revenue over expenses before other items	(16,920,181)	(6,153,311)
Other items		
Canada emergency wage subsidy (Note 18)	1,013,466	-
Insurance recoveries		4,200,000
Loss on disposal of tangible capital assets	(28,000)	(43,266)
	985,466	4,156,734
Deficiency of revenue over expenses	(15,934,715)	(1,996,577)

## STATEMENT OF CHANGES **IN NET ASSETS**

For the year ended December 31, 2020

	2020	2019
Net assets, beginning of year	157,723,675	159,720,252
Deficiency of revenue over expenses	(15,934,715)	(1,996,577)
Net assets, end of year	141,788,960	157,723,675

## STATEMENT OF CASH FLOWS

For the year ended December 31, 2020

	2020	2019
Cash provided by (used for) the following activities		
Operating		
Deficiency of revenue over expenses	(15,934,715)	(1,996,577)
Amortization	8,388,542	10,738,439
Loss on disposal of tangible capital assets	28,000	43,266
Amortization of deferred capital contribution	(604,547)	(498,271)
	(8,122,720)	8,286,857
Changes in working capital accounts		
Accounts receivable	591,147	(804,397)
Prepaid expenses	108,223	(178,712)
Insurance claim receivable	4,200,000	(4,200,000)
Accounts payable and accrued liabilities	(81,635)	(372,862)
Deferred revenue	(93,293)	225,637
	(3,398,278)	2,956,523
Financing		
Repayment of long-term debt	(4,842,731)	(4,622,044)
Receipt of capital contributions (Note 9)	15,077,103	-
	10,234,372	(4,622,044)
Investing		
Purchase of tangible capital assets (Note 3)	(8,907,225)	(470,768)
Purchase of intangible assets	(67,052)	-
Proceeds on disposal of tangible capital assets	24,216	66,000
Increase in restricted cash	(7,341,155)	(435,208)
Net change in investments	9,812,874	(642,539)
	(6,478,342)	(1,482,515)
Increase (decrease) in cash and cash equivalents	357,752	(3,148,036)
Cash and cash equivalents, beginning of year	6,205,794	9,353,830
Cash and cash equivalents, end of year	6,563,546	6,205,794

# NOTES TO THE FINANCIAL STATEMENTS

### 1. Nature of operations

Fort McMurray Airport Authority (the "Authority") was incorporated on December 1, 2009 under the Regional Airports Authorities Act (Alberta) (the "Act") as a non-share capital corporation. Under the provisions of the Act, the mandate of the Authority is to manage the Fort McMurray International Airport (the "Airport") in a safe, secure and efficient manner, and to advance economic and community development by promoting improved airline and transportation service and an expanded aviation industry; for the general benefit of the public in the region.

The Authority has operated the Airport since January 1, 2010 when the Regional Municipality of Wood Buffalo ("RMWB") transferred the assets and operations of the Fort McMurray Regional Airport Commission (the "Commission") to the Authority. The tangible capital assets of the Commission were transferred to the Authority and recorded at the carrying amount of the Commission.

In accordance with the provisions of the Act, the Authority operates as a not-for-profit corporation, and as such earnings from operations are used towards promoting its purposes and reinvestment in airport development. Under section 149 of the Income Tax Act (Canada) the Authority is exempt from payment of income tax.

### 2. Significant accounting policies

The financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations ("ASNPO") and reflect the following significant accounting policies:

#### **Controlled entities**

The Authority has elected not to consolidate controlled entities as allowed under ASNPO. The investment in controlled entities is recorded at cost in the statement of financial position and prescribed disclosure is presented in the notes to the financial statements. The Authority has incorporated a wholly owned subsidiary, YMM Inc., which is currently dormant and had no activity in the year.

### Cash and cash equivalents

Cash and cash equivalents include unrestricted cash on deposit with financial institutions and short-term investments with maturities of three months or less from the date of acquisition. Cash subject to internal or external restrictions is included in restricted cash.

#### **Tangible capital assets**

Purchased capital assets are recorded at cost. Contributed capital assets are recorded at fair value at the date of contribution if fair value can be reasonably determined.

Tangible capital assets exclude the cost of facilities constructed on airport lands which are owned by tenants. Tangible capital assets are recorded at cost less accumulated amortization and impairment losses. Interest directly attributable to the acquisition, construction or development of tangible capital assets is capitalized.

Amortization is provided using the straight-line method at rates intended to amortize the cost of assets, less the estimated residual value, over their estimated useful lives.

#### Rate

Airside lighting structures	15 years
Buildings	10 - 60 years
Computer hardware	3 years
Fences	20 years
Fire trucks & equipment	5 - 15 years
Furniture, fixtures & equipment	5 years
Light vehicle fleet	5 years
Maintenance equipment	10 years
Paving	10 - 15 years
Roadways & groundside paving structure	20 years
Subgrade	40 years

### Intangible assets

Specified intangible assets are recognized and reported at cost. Contributed intangible assets are recorded at fair value at the date of contribution if fair value can be reasonably determined.

Amortization is provided using the straight-line method at a rate intended to amortize the cost of intangible assets over their estimated useful life.

_		_	
п	-	-	•
ĸ	а		_

Computer software	5 years
compater software	5 years

When an intangible asset no longer contributes to the Authority's ability to provide services, its carrying amount is written down to residual value, if any.

### Long-lived assets

Long-lived assets consist of tangible capital assets and intangible assets with finite useful lives. Long-lived assets held for use are measured and amortized as described in the applicable accounting policies.

When the Authority determines that a long-lived asset no longer has any long-term service potential to the organization, the excess of its net carrying amount over any residual value is recognized as an expense in the statement of operations. Write-downs are not reversed.

### Revenue recognition

Revenue generated from airport improvement fees, airfield revenues, fees charged for parking, terminal and ground transportation and other revenues, including general operations, are recognized as the airport facilities are utilized. Concession revenues are charged on a monthly basis and are recognized on a percentage of sales or specified minimum rent basis. Other rentals are recognized over the term of the respective agreements. The Authority follows the deferral method of revenue recognition for externally restricted revenues.

The Authority has retained substantially all of the benefits and risks of ownership of its rental assets; therefore, it accounts for leases as operating leases. Rental revenue from operating leases is recognized as income over the term of the lease as it becomes due.

### **Unamortized capital contributions**

Unamortized capital contributions related to tangible capital assets represent the unamortized portion of restricted contributions that were used to purchase certain tangible capital assets. Recognition of these amounts as revenue is deferred to periods when the related tangible capital assets are amortized.

### Measurement uncertainty (use of estimates)

The preparation of financial statements in conformity with ASNPO requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the year.

Key components of the financial statements that require management to make estimates include the provision for doubtful accounts in respect of accounts receivables and the useful life and residual value of tangible capital assets and intangible assets. Actual results could differ from these estimates.

### **Financial instruments**

All financial instruments are initially recorded at their fair value, excluding certain financial assets and liabilities originated and issued in a related party transaction measured at their carrying or exchange amount in accordance with Section 3840 Related Party Transactions. At initial recognition, the Authority may irrevocably elect to subsequently measure any financial instrument at fair value. The Authority has not made such an election during the year.

The Authority subsequently measures investments in equity instruments quoted in an active market at fair value. All other financial assets and liabilities are subsequently measured at amortized cost. Transaction costs and financing fees directly attributable to financial instruments subsequently measured at fair value are immediately recognized in deficiency of revenues over expenses for the current period. Transaction costs and financing fees are added to the carrying amount for those financial instruments subsequently measured at cost or amortized cost.

The Authority assesses impairment of all of its financial assets measured at cost or amortized cost when there is an indication of impairment. Any impairment which is not considered temporary is included in current year deficiency of revenues over expenses.

## 3. Tangible capital assets

	Cost	Accumulated amortization	2020 Net book value	2019 Net book value
Airside lighting structures	5,451,294	1,822,443	3,628,851	910,220
Airside paving structure - subgrade and paving	43,606,588	14,559,878	29,046,710	24,285,191
Apron expansion - subgrade and paving	41,535,313	20,456,142	21,079,171	21,857,959
Assets under construction	5,478,874	-	5,478,874	4,686,145
Buildings	263,904,829	38,124,655	225,780,174	231,064,087
Computer hardware	33,411	12,777	20,634	19,745
Fences	112,438	937	111,501	-
Fire trucks & equipment	1,452,562	1,390,086	62,476	198,789
Furniture, fixtures & equipment	820,209	418,840	401,369	264,493
Land	25,037,536	-	25,037,536	25,037,536
Light vehicle fleet	639,480	579,156	60,324	61,899
Maintenance equipment	8,099,545	5,166,793	2,932,752	3,238,072
Parking lots - subgrade and paving	2,595,586	1,372,291	1,223,295	1,353,911
Roadways & groundside paving structure	3,002,626	959,424	2,043,202	2,193,333
	401,770,291	84,863,422	316,906,869	315,171,380

The Authority has commenced an expansion project under the Building Canada Fund (Note 14). Assets under construction include \$5,478,874 (2019 - \$4,686,145) which are not subject to amortization as the asset was not available for use at December 31, 2020. Tangible capital asset additions of \$1,184,427 (2019 - \$nil) remain in accounts payable as at December 31, 2020.

## 4. Intangible assets

	2020 Net book value	2019 Net book value
Computer software	154,010	171,552

During the year, amortization of \$84,594 (2019 – \$103,112) was recorded relating to intangible assets.

### 5. Investments and restricted cash

Investments	2020	2019
RBC Wealth Management Dominion Securities (GIC, 0.85%, maturing December 23, 2021)	21,145,222	20,698,921
ATB 90 Day Demand (ATB prime - 1.60%)	36,322	10,295,497
	21,181,544	30,994,418

#### Restricted cash

Restricted cash includes \$4,338,633 (2019 - \$4,109,657) received from car rental agencies (the "agencies") operating from the Airport. The cash is internally restricted to be applied for the purposes of developing a quick turn-around facility ("QTA") at the Airport which will include a car wash and refueling station. As per the rental agreement between the Authority and agencies, the agencies are required to charge customers a customer facility charge, which in turn is remitted to the Authority to finance the QTA project. The remaining balance of \$7,112,179 (2019 - \$nil) represents grant proceeds received from the RMWB which is restricted to capital expenditures related to the runway rehabilitation project (Note 9).

### 6. Accounts payable and accrued liabilities

Included in accounts payable are the following preferred creditor amounts: Goods and Services Taxes of \$58,781 (2019 -\$56,488).

## 7. Long-term debt

#### Alberta Treasury Board (the "Province")

On March 7, 2011, the Authority secured \$198,000,000 in long-term financing from the Alberta Capital Finance Authority (the "ACFA") for construction of the new Airport Terminal Building which opened in June 2014, at a fixed rate of 4.719% for thirty years, due March 15, 2041. Interest only payments commenced September 2011 with principal and interest payments commencing in September 2014 in the amount of \$13,046,904 annually.

Effective April 14, 2020 the ACFA was dissolved, and the Authority's credit facility was transferred to Her Majesty The Queen in Right Alberta as represented by the Alberta Treasury Board and Minister of Finance (the "Province"). The debenture is secured by a first charge on all Authority assets. A Letter of Guarantee for an amount of up to \$10,000,000 in support of the debenture held by the Province has been arranged by the RBC, pari passu with the Province. Subsequent to year-end, the Letter of Guarantee was reduced to \$3,000,000.

Under the terms of the facility, when debentures are outstanding, the Authority is required to maintain an Interest Coverage Ratio of not less than 1.25:1, net cash flows greater than zero as of the end of any fiscal guarter on a rolling four fiscal guarter basis and a minimum long-term Standard & Poor ("S&P") issuer credit rating. The Authority's S&P credit rating was downgraded as a direct result of the Fort McMurray wildfire in 2016 and was further downgraded in 2020 as a result of the COVID-19 pandemic and travel restrictions which triggered an unprecedented decline in passenger traffic. The Authority is in violation of the credit rating requirement, the interest coverage and cash flow covenants at December 31, 2020.

The Province has acknowledged the conditions leading to this downgrade in credit rating and has provided a waiver of all required covenants to December 31, 2021.

	2020	2019
Alberta Treasury Board long-term debt	170,207,893	175,050,624
Less: Current portion	5,073,955	4,842,731
	165,133,938	170,207,893

Principal repayments on long-term debt in each of the next five years, assuming all term debt is subject to contractual terms of repayment are estimated as follows:

2021	5,073,955
2022	5,316,221
2023	5,570,053
2024	5,836,005
2025	6,114,655
Thereafter	142,297,004
	170,207,893

## 8. Operating line of credit

The Authority has a \$5,000,000 line of credit, (the "Operating Facility") bearing interest at the Royal Bank prime lending rate. The operating facility is secured by land and assignment of lease rentals and repayment terms are on demand. As at December 31, 2020, no amounts were drawn (2019 - \$nil).

## 9. Grants and capital contributions

#### **Regional Municipality of Wood Buffalo**

On May 24, 2011, the Council of the RMWB approved a matching funding grant of \$25,000,000 to the Authority. Of that amount, \$24,000,000 of the grant was designated to provide support for airport infrastructure development of the new Airport Terminal Building which opened in June 2014.

On January 1, 2020, the Council of the RMWB approved a capital funding grant of \$15,000,000 to the Authority. The capital grant is designated for the Runway Rehabilitation project at the Fort McMurray International Airport which commenced in 2020.

During the year, the Authority recognized government grant revenue of \$524,155 (2019 - \$417,879).

The RMWB is an appointer of three directors to the Board of Directors of the Authority.

#### Canadian Air Transport Security Authority ("CATSA")

In 2014, the CATSA approved funding of \$3,215,693 for engineering, coordination and infrastructure construction for the screening project as set out in the Guidance Material for 100% EDS Screening ("EDS Guidelines") and Screening Project Funding Agreement ("SPFA"). The contribution has been classified as unamortized capital contributions on the statement of financial position, as the project was completed in June 2014. During the year the Authority recognized government grant revenue of \$80,392 (2019 - \$80,392).

#### **Infrastructure Canada**

In 2017, Infrastructure Canada provided funding of \$1,393,096 for the Building Canada Project. As the project is not yet complete, the full contribution has been classified as unamortized capital contribution on the statement of financial position and no amortization was recognized during the year.

### 10. Airport improvement fee

The Authority derives revenue from the Airport Improvement Fee ("AIF"), which is collected by air carriers pursuant to an agreement among various airports in Canada, the Air Transport Association of Canada (ATAC) and air carriers serving airports that are signatories to the agreement (the "AIF Agreement"). Pursuant to the AIF Agreement, signatory airlines receive a 7% collection fee. AIF revenue is used to fund the costs of new airport infrastructure, major improvements to existing facilities at the Airport, as well as related financing costs, debt repayment and the collection fee retained by the signatory airlines.

Effective March 1, 2011, the Authority additionally derives revenue from the Airport Improvement Fee – Equivalent ("AIF-E") for charter aircraft exceeding ten seats.

	2020	2019
Earned revenue	4,355,950	11,444,821
Airline / ATAC handling and administration fees	(310,880)	(807,243)
		_
Net AIF revenue earned	4,045,070	10,637,578

### 11. Government grant

The Authority has a Maintenance Contribution and Support Agreement (the "Support Agreement") with the Canadian Air Transport Security Authority ("CATSA") under which CATSA agreed to pay to the Authority a contribution in respect to baggage handling systems, maintenance support and handler support services. The contribution is equal to the lesser of the maximum amount defined in the support agreement, or the amount of allocated costs incurred. The Support Agreement can be extended annually by mutual agreement. Contributions were received during 2020 in the amount of \$112,000 (2019 - \$112,000).

## 12. Employee future benefits

Employees of the Authority participate in the Local Authorities Pension Plan ("LAPP"), which is a multi-employer contributory defined benefit pension plan covered by the Public Sector Pension Plans Act of Alberta. The Authority does not have sufficient plan information on the LAPP to follow standards for defined benefit accounting and therefore follows the standards for defined contribution accounting. At December 31, 2019, the LAPP reported a surplus of \$7.9 billion (2018 - \$3.4 billion). Total service contributions by the Authority to the LAPP for 2020 totaled \$369,137 (2019 -\$344,802).

#### 13. Financial instruments

The Authority, as part of its operations, carries a number of financial instruments. It is management's opinion that the Authority is not exposed to significant interest, currency, credit, liquidity or other price risks arising from these financial instruments except as otherwise disclosed.

#### **Credit risk**

The Authority is exposed to credit risk as it provides credit to a large number of customers in the normal course of its operations. This risk is minimized through the Authority's diverse customer base and assessment of potential customers' financial condition prior to extending credit. As at December 31, 2020, the Authority had five (2019 - three) major customers which represented 60% of the Authority's accounts receivable (2019 - 70%). Accounts receivable are presented net of an allowance for doubtful accounts of \$227,962 (2019 - \$74,705) in the statement of financial position.

#### Interest rate risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. Changes in market interest rates may have an effect on the cash flows associated with some financial assets and liabilities, known as cash flow risk, and on the fair value of other financial assets or liabilities, known as price risk. In seeking to minimize the risk from interest rate fluctuations, the Authority manages exposure through its normal operating and financing activities.

The Authority is exposed to interest rate risk primarily through its investments and restricted cash, long-term debt, and operating line of credit.

#### Liquidity risk

The Authority actively maintains its credit facilities to ensure it has sufficient available funds to meet current and foreseeable financial requirements at a reasonable cost. Management believes that cash flows from operations, along with available credit under existing banking facilities, will be adequate to support the payment of the Authority's financial liabilities.

## 14. Contractual obligation

During 2016, the Authority commenced an expansion of runway project. The project is to be funded by the Authority and the Government of Canada. A Building Canada Fund contribution agreement has been signed by the Authority. The contribution agreement requires the Authority to match the Government of Canada on a two to one basis and the Authority has committed to contribute \$50 million.

Completion of this project has been deferred and will recommence when economic conditions in the region improve. The Authority has until 2026 to execute the project.

During 2020, the Authority received a Capital Grant in the amount of \$15,000,000 from the Regional Municipality of Wood Buffalo to fund a runway rehabilitation project which commenced in 2020. The Authority has recognized tangible capital assets in the amount of \$9,592,892 less amortization of \$106,276 for a net carrying amount of \$9,486,617 at December 31, 2020, which represents the value of work completed during the year and placed in use. The authority will complete the remainder of the rehabilitation project work in 2021 and has recognized \$5,484,211 as a liability for unspent funds. This liability includes \$77,103 of interest earned on the grant proceeds during the year.

## 15. Internally restricted net assets

As described in Note 5, the Authority collects a Customer Facility Charge from car rental operators. In the current year, the Authority has internally restricted net assets in the amount of \$4,338,633 (2019 - \$4,109,657) related to this charge for the purpose of constructing a quick turnaround facility (QTA).

### 16. Economic dependence

Revenue generated from major airlines such as Air Canada/Air Canada Express and WestJet/Encore account for approximately one-half of total revenues on a recurring basis. In addition, passengers flying with these airlines generate a significant portion of remaining revenue amounts. The Authority's ability to continue viable operations is dependent on Air Canada/Air Canada Express and WestJet/Encore continuing to fly to and from the Airport. As of the financial statement date, the Authority believes that their relationship with these airlines will continue into the foreseeable future.

#### 17. Directors' and officers' remuneration

As required by the Regional Airports Authorities Act (Alberta), the Authority outlines the Directors' and Officers' remuneration and expenses as follows for 2020:

Total remuneration to the Board of Directors was \$64,393 (2019 - \$88,862), and expenses reimbursed totaled \$1,975 (2019 - \$8,782).

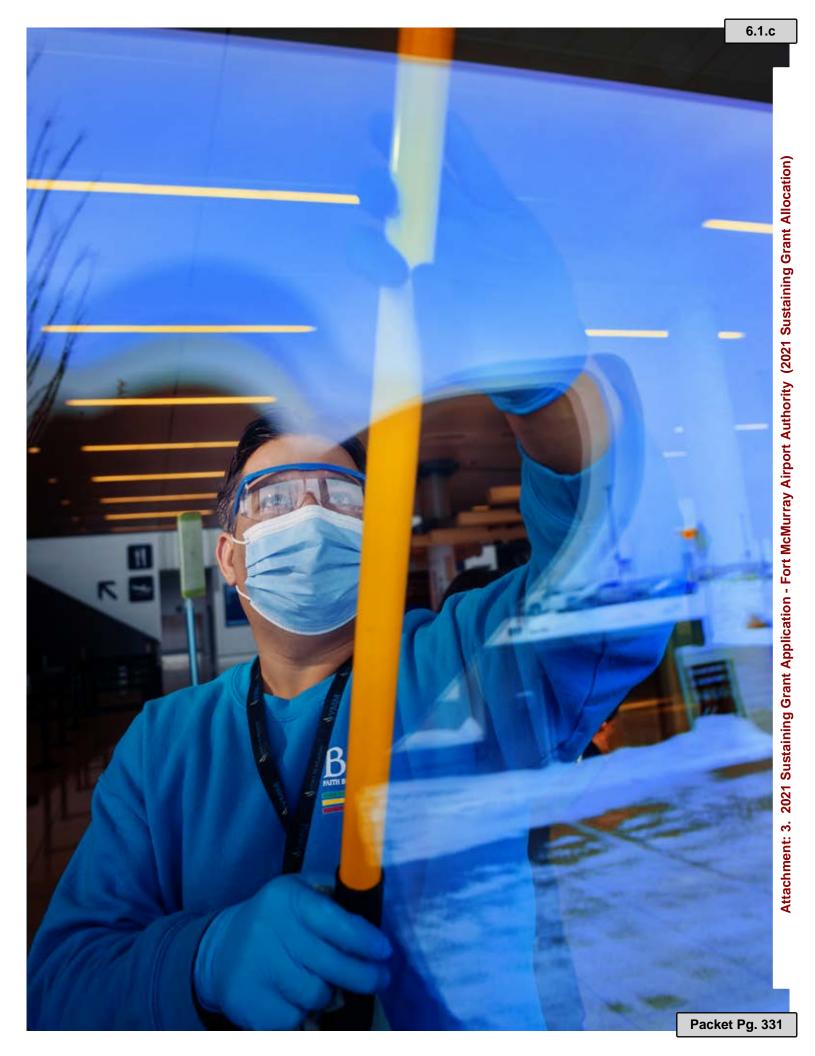
Total base compensation range for the senior officers at the Authority is \$172,205 to \$236,691 (2019 - \$167,004 to \$229,788).

### 18. Significant event

In early March 2020, there was a global outbreak of COVID-19, which had a significant impact on the Authority's results of operations for the year ending December 31, 2020, resulting in violation of the Authority's long term debt covenants (Note 7). The extent to which the COVID-19 pandemic may continue to impact the Authority will depend on future developments, which are highly uncertain and cannot be predicted with confidence, such as the duration of the outbreak, travel restrictions and return of passenger confidence in travel, business closures or business disruptions, and the effectiveness of actions taken in Canada and other countries to contain and treat the disease including the timing of vaccine deliveries. The resulting reduction in traffic of carriers served by the Authority could continue to have a material adverse effect on the Authority, its business, results from operations and financial condition.

The Authority was eligible for the Canada Emergency Wage Subsidy due to the significant drop in revenue experienced in 2020 during the COVID-19 pandemic. A wage subsidy of \$1,013,466 has been recognized in the statement of operations. The authority received \$427,750 of this subsidy during the year and \$585,716 is recorded as accrued receivable at December 31, 2020.

Due to the impact of the COVID-19 pandemic on the air transportation sector, the Authority provided support to tenants by providing either rent waivers or deferrals. The Authority has applied the practical expedient to all rent concessions that meet the relevant conditions. The amount recognized in the Statement of Operations for the reporting period to reflect changes in lease payments arising from rent concession waivers to which the Authority has applied the practical expedient for COVID-19 related rent concessions is \$546,993. The aggregate amount of lease receivables related to the deferral of lease payments as at the reporting date was \$29,262.





300-100 Snowbird Way

Fort McMurray, AB T9H 0G3

Toll-Free: +1 (855) 4FLY YMM (435-9966)

Fax: (780) 790-3904

Email: info@FlyYMM.com

FlyYMM.com





f 💆 🗿 FlyYMM

# Fort McMurray Airport Authority Financial Statements

December 31, 2020



To the Board of Directors of Fort McMurray Airport Authority:

#### **Opinion**

We have audited the financial statements of Fort McMurray Airport Authority (the "Authority"), which comprise the statement of financial position as at December 31, 2020, and the statements of operations, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Authority as at December 31, 2020, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

#### **Basis for Opinion**

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Authority in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Authority's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Authority or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Authority's financial reporting process.

#### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.



As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud
  or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that
  is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material
  misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve
  collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that
  are appropriate in the circumstances, but not for the purpose of expressing an opinion on the
  effectiveness of the Authority's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Authority's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Authority to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Fort McMurray, Alberta

April 6, 2021

Chartered Professional Accountants



## Fort McMurray Airport Authority Statement of Financial Position

As at December 31, 2020

		As at Dec	ember 31, 2020
		2020	2019
Assets			
Current Cash and cash equivalents Restricted cash (Note 5)		6,563,546 7,112,179	6,205,794
Accounts receivable (Note 18) Investments (Note 5)		1,753,348 21,181,544	2,344,495 30,994,418
Prepaid expenses Ínsurance claim receivable		509,715 -	617,938 4,200,000
		37,120,332	44,362,645
Restricted cash (Note 5) (Note 15)		4,338,633	4,109,657
Tangible capital assets (Note 3)		316,906,869	315,171,380
Intangible assets (Note 4)		154,010	171,552
		358,519,844	363,815,234
Liabilities			
Current Accounts payable and accrued liabilities (Note 6) Deferred revenue		4,902,666 234,771	3,799,874 328,064
Current portion of long-term debt (Note 7)		5,073,955	4,842,731
		10,211,392	8,970,669
Long-term debt (Note 7)		165,133,938	170,207,893
Deferred capital contributions (Note 9) (Note 14)		5,484,211	-
Unamortized capital contributions (Note 9)		35,901,343	26,912,997
		216,730,884	206,091,559
Contractual obligation (Note 14)			
Significant event (Note 18)			
Net Assets Unrestricted net assets Internally restricted net assets (Note 15)		137,450,327 4,338,633	153,614,018 4,109,657
		141,788,960	157,723,675
		358,519,844	363,815,234
Approved on behalf of the Board			
signed by "Mike Chwelos"	signed by "Doug Simms"		
Director	Director		

# Fort McMurray Airport Authority Statement of Operations

For the year ended December 31, 2020

	Ter the year ended Beee	
	2020	2019
Aeronautical revenue		
Airport improvement fee (Note 10)	4,396,420	11,531,991
Main terminal	1,600,290	3,062,491
Airfield	1,029,215	2,035,472
General operations	578,334	1,531,678
North terminal	12,015	231,256
North Cilinia	12,010	201,200
	7,616,274	18,392,888
Non-aeronautical revenue		
Land lease	1,741,289	2,059,870
Parking	1,417,844	2,719,330
Ground transportation	1,122,364	2,552,394
Interest	688,934	1,064,754
Amortization of deferred capital contributions (Note 9)	604,547	498,271
Other	428,494	209,877
Concessions	391,102	964,102
Grant revenue (Note 11)	246,385	162,000
	6,640,959	10,230,598
	14,257,233	28,623,486
Amortization (Note 3), (Note 4) Interest Salaries and wages (Note 12), (Note 17) Contracted services General and administrative Operating Airport improvement fee handling (Note 10) Board expenses	8,388,542 8,137,180 4,853,565 4,194,402 3,011,986 2,208,226 310,880 72,633 31,177,414	10,738,439 8,360,920 5,051,419 4,494,396 3,093,064 2,127,587 807,243 103,729 34,776,797
Deficiency of revenue over expenses before other items	(16,920,181)	(6,153,311)
Other items		
Canada emergency wage subsidy (Note 18)	1,013,466	-
Insurance recoveries	-	4,200,000
Loss on disposal of tangible capital assets	(28,000)	(43,266)
	985,466	4,156,734
Deficiency of revenue over expenses	(15,934,715)	(1,996,577)

## Fort McMurray Airport Authority Statement of Changes in Net Assets

For the year ended December 31, 2020

	2020	2019
Net assets, beginning of year	157,723,675	159,720,252
Deficiency of revenue over expenses	(15,934,715)	(1,996,577)
Net assets, end of year	141,788,960	157,723,675

## Fort McMurray Airport Authority Statement of Cash Flows

For the year ended December 31, 2020

	2020	2019
Cash provided by (used for) the following activities		
Operating		
Deficiency of revenue over expenses	(15,934,715)	(1,996,577)
Amortization	8,388,542	10,738,439
Loss on disposal of tangible capital assets	28,000	43,266
Amortization of deferred capital contributions	(604,547)	(498,271)
	(8,122,720)	8,286,857
Changes in working capital accounts	(0,122,120)	0,200,007
Accounts receivable	591,147	(804,397)
Prepaid expenses	108,223	(178,712)
Insurance claim receivable	4,200,000	(4,200,000)
Accounts payable and accrued liabilities	(81,635)	(372,862)
Deferred revenue	(93,293)	225,637
20.0	(00,200)	
	(3,398,278)	2,956,523
Financing		
Repayment of long-term debt	(4,842,731)	(4,622,044)
Receipt of capital contributions (Note 9)	15,077,103	(1,022,011)
	· · ·	
	10,234,372	(4,622,044)
Investing		
Purchase of tangible capital assets (Note 3)	(8,907,225)	(470,768)
Purchase of intangible assets	(67,052)	-
Proceeds on disposal of tangible capital assets	24,216	66,000
Increase in restricted cash	(7,341,155)	(435,208)
Net change in investments	9,812,874	(642,539)
	(6,478,342)	(1,482,515)
Increase (decrease) in cash and cash equivalents	357,752	(3,148,036)
Cash and cash equivalents, beginning of year	6,205,794	9,353,830
Cash and cash equivalents, end of year	6,563,546	6,205,794

For the year ended December 31, 2020

#### 1. Nature of operations

Fort McMurray Airport Authority (the "Authority") was incorporated on December 1, 2009 under the Regional Airports Authorities Act (Alberta) (the "Act") as a non-share capital corporation. Under the provisions of the Act, the mandate of the Authority is to manage the Fort McMurray International Airport (the "Airport") in a safe, secure and efficient manner, and to advance economic and community development by promoting improved airline and transportation service and an expanded aviation industry; for the general benefit of the public in the region.

The Authority has operated the Airport since January 1, 2010 when the Regional Municipality of Wood Buffalo ("RMWB") transferred the assets and operations of the Fort McMurray Regional Airport Commission (the "Commission") to the Authority. The tangible capital assets of the Commission were transferred to the Authority and recorded at the carrying amount of the Commission.

In accordance with the provisions of the Act, the Authority operates as a not-for-profit corporation, and as such earnings from operations are used towards promoting its purposes and reinvestment in airport development. Under section 149 of the *Income Tax Act (Canada)* the Authority is exempt from payment of income tax.

#### 2. Significant accounting policies

The financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations ("ASNPO") and reflect the following significant accounting policies:

#### **Controlled entities**

The Authority has elected not to consolidate controlled entities as allowed under ASNPO. The investment in controlled entities is recorded at cost in the statement of financial position and prescribed disclosure is presented in the notes to the financial statements. The Authority has incorporated a wholly owned subsidiary, YMM Inc., which is currently dormant and had no activity in the year.

#### Cash and cash equivalents

Cash and cash equivalents include unrestricted cash on deposit with financial institutions and short-term investments with maturities of three months or less from the date of acquisition. Cash subject to internal or external restrictions is included in restricted cash.

#### Tangible capital assets

Purchased capital assets are recorded at cost. Contributed capital assets are recorded at fair value at the date of contribution if fair value can be reasonably determined.

Tangible capital assets exclude the cost of facilities constructed on airport lands which are owned by tenants. Tangible capital assets are recorded at cost less accumulated amortization and impairment losses. Interest directly attributable to the acquisition, construction or development of tangible capital assets is capitalized.

Amortization is provided using the straight-line method at rates intended to amortize the cost of assets, less the estimated residual value, over their estimated useful lives.

	Rate
Airside lighting structures	15 years
Buildings	10 - 60 years
Computer hardware	3 years
Fences	20 years
Fire trucks & equipment	5 - 15 years
Furniture, fixtures & equipment	5 years
Light vehicle fleet	5 years
Maintenance equipment	10 years
Paving	10 - 15 years
Roadways & groundside paving structure	20 years
Subgrade	40 years

For the year ended December 31, 2020

#### 2. Significant accounting policies (Continued from previous page)

#### Intangible assets

Specified intangible assets are recognized and reported at cost. Contributed intangible assets are recorded at fair value at the date of contribution if fair value can be reasonably determined.

Amortization is provided using the straight-line method at a rate intended to amortize the cost of intangible assets over their estimated useful life.

Rate

Computer software

5 years

When an intangible asset no longer contributes to the Authority's ability to provide services, its carrying amount is written down to residual value, if any.

#### Long-lived assets

Long-lived assets consist of tangible capital assets and intangible assets with finite useful lives. Long-lived assets held for use are measured and amortized as described in the applicable accounting policies.

When the Authority determines that a long-lived asset no longer has any long-term service potential to the organization, the excess of its net carrying amount over any residual value is recognized as an expense in the statement of operations. Write-downs are not reversed.

#### Revenue recognition

Revenue generated from airport improvement fees, airfield revenues, fees charged for parking, terminal and ground transportation and other revenues, including general operations, are recognized as the airport facilities are utilized. Concession revenues are charged on a monthly basis and are recognized on a percentage of sales or specified minimum rent basis. Other rentals are recognized over the term of the respective agreements. The Authority follows the deferral method of revenue recognition for externally restricted revenues.

The Authority has retained substantially all of the benefits and risks of ownership of its rental assets; therefore, it accounts for leases as operating leases. Rental revenue from operating leases is recognized as income over the term of the lease as it becomes due.

#### Unamortized capital contributions

Unamortized capital contributions related to tangible capital assets represent the unamortized portion of restricted contributions that were used to purchase certain tangible capital assets. Recognition of these amounts as revenue is deferred to periods when the related tangible capital assets are amortized.

#### Measurement uncertainty (use of estimates)

The preparation of financial statements in conformity with ASNPO requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the year.

Key components of the financial statements that require management to make estimates include the provision for doubtful accounts in respect of accounts receivables and the useful life and residual value of tangible capital assets and intangible assets. Actual results could differ from these estimates.

For the year ended December 31, 2020

#### 2. Significant accounting policies (Continued from previous page)

#### Financial instruments

All financial instruments are initially recorded at their fair value, excluding certain financial assets and liabilities originated and issued in a related party transaction measured at their carrying or exchange amount in accordance with Section 3840 *Related Party Transactions*. At initial recognition, the Authority may irrevocably elect to subsequently measure any financial instrument at fair value. The Authority has not made such an election during the year.

The Authority subsequently measures investments in equity instruments quoted in an active market at fair value. All other financial assets and liabilities are subsequently measured at amortized cost. Transaction costs and financing fees directly attributable to financial instruments subsequently measured at fair value are immediately recognized in deficiency of revenues over expenses for the current period. Transaction costs and financing fees are added to the carrying amount for those financial instruments subsequently measured at cost or amortized cost.

The Authority assesses impairment of all of its financial assets measured at cost or amortized cost when there is an indication of impairment. Any impairment which is not considered temporary is included in current year deficiency of revenues over expenses.

#### 3. Tangible capital assets

			2020	2019
		Accumulated	Net book	Net book
	Cost	amortization	value	value
Airside lighting structures	5,451,294	1,822,443	3,628,851	910,220
Airside paving structure - subgrade and paving	43,606,588	14,559,878	29,046,710	24,285,191
Apron expansion - subgrade and paving	41,535,313	20,456,142	21,079,171	21,857,959
Assets under construction	5,478,874	-	5,478,874	4,686,145
Buildings	263,904,829	38,124,655	225,780,174	231,064,087
Computer hardware	33,411	12,777	20,634	19,745
Fences	112,438	937	111,501	-
Fire trucks & equipment	1,452,562	1,390,086	62,476	198,789
Furniture, fixtures & equipment	820,209	418,840	401,369	264,493
Land	25,037,536	-	25,037,536	25,037,536
Light vehicle fleet	639,480	579,156	60,324	61,899
Maintenance equipment	8,099,545	5,166,793	2,932,752	3,238,072
Parking lots - subgrade and paving	2,595,586	1,372,291	1,223,295	1,353,911
Roadways & groundside paving structure	3,002,626	959,424	2,043,202	2,193,333
	401,770,291	84,863,422	316,906,869	315,171,380

The Authority has commenced an expansion project under the Building Canada Fund (Note 14). Assets under construction include \$5,478,874 (2019 - \$4,686,145) which are not subject to amortization as the asset was not available for use at December 31, 2020. Tangible capital asset additions of \$1,184,427 (2019 - \$nil) remain in accounts payable as at December 31, 2020.

#### 4. Intangible assets

2020 Net book value	Net book
Computer software 154,010	171,552

During the year, amortization of \$84,594 (2019 – \$103,112) was recorded relating to intangible assets.

For the year ended December 31, 2020

#### 5. Investments and restricted cash

	2020	2019
Investments RBC Wealth Management Dominion Securities (GIC, 0.85%, maturing December 23, 2021) ATB 90 Day Demand (ATB prime - 1.60%)	21,145,222 36,322	20,698,921 10,295,497
	21,181,544	30,994,418

#### Restricted cash

Restricted cash includes \$4,338,633 (2019 - \$4,109,657) received from car rental agencies (the "agencies") operating from the Airport. The cash is internally restricted to be applied for the purposes of developing a quick turn-around facility ("QTA") at the Airport which will include a car wash and refueling station. As per the rental agreement between the Authority and agencies, the agencies are required to charge customers a customer facility charge, which in turn is remitted to the Authority to finance the QTA project. The remaining balance of \$7,112,179 (2019 - \$nil) represents grant proceeds received from the RMWB which is restricted to capital expenditures related to the runway rehabilitation project (Note 9).

#### 6. Accounts payable and accrued liabilities

Included in accounts payable are the following preferred creditor amounts: Goods and Services Taxes of \$58,781 (2019 - \$56,488).

#### 7. Long-term debt

#### Alberta Treasury Board (the "Province")

On March 7, 2011, the Authority secured \$198,000,000 in long-term financing from the Alberta Capital Finance Authority (the "ACFA") for construction of the new Airport Terminal Building which opened in June 2014, at a fixed rate of 4.719% for thirty years, due March 15, 2041. Interest only payments commenced September 2011 with principal and interest payments commencing in September 2014 in the amount of \$13,046,904 annually.

Effective April 14, 2020 the ACFA was dissolved, and the Authority's credit facility was transferred to Her Majesty The Queen in Right Alberta as represented by the Alberta Treasury Board and Minister of Finance (the "Province").

The debenture is secured by a first charge on all Authority assets. A Letter of Guarantee for an amount of up to \$10,000,000 in support of the debenture held by the Province has been arranged by the RBC, pari passu with the Province. Subsequent to year-end, the Letter of Guarantee was reduced to \$3,000,000.

Under the terms of the facility, when debentures are outstanding, the Authority is required to maintain an Interest Coverage Ratio of not less than 1.25:1, net cash flows greater than zero as of the end of any fiscal quarter on a rolling four fiscal quarter basis and a minimum long-term Standard & Poor ("S&P") issuer credit rating. The Authority's S&P credit rating was downgraded as a direct result of the Fort McMurray wildfire in 2016 and was further downgraded in 2020 as a result of the COVID-19 pandemic and travel restrictions which triggered an unprecedented decline in passenger traffic. The Authority is in violation of the credit rating requirement, the interest coverage and cash flow covenants at December 31, 2020.

The Province has acknowledged the conditions leading to this downgrade in credit rating and has provided a waiver of all required covenants to December 31, 2021.

	2020	2019
Alberta Treasury Board long-term debt	170,207,893	175,050,624
Less: Current portion	5,073,955	4,842,731
	165,133,938	170,207,893

For the year ended December 31, 2020

#### 7. Long-term debt (Continued from previous page)

Principal repayments on long-term debt in each of the next five years, assuming all term debt is subject to contractual terms of repayment are estimated as follows:

2021	5,073,955
2022	5,316,221
2023	5,570,053
2024	5,836,005
2025	6,114,655
Thereafter	142,297,004
	170,207,893

#### 8. Operating line of credit

The Authority has a \$5,000,000 line of credit, (the "Operating Facility") bearing interest at the Royal Bank prime lending rate. The operating facility is secured by land and assignment of lease rentals and repayment terms are on demand. As at December 31, 2020, no amounts were drawn (2019 - \$nil).

#### 9. Grants and capital contributions

#### Regional Municipality of Wood Buffalo

On May 24, 2011, the Council of the RMWB approved a matching funding grant of \$25,000,000 to the Authority. Of that amount, \$24,000,000 of the grant was designated to provide support for airport infrastructure development of the new Airport Terminal Building which opened in June 2014.

On January 1, 2020, the Council of the RMWB approved a capital funding grant of \$15,000,000 to the Authority. The capital grant is designated for the Runway Rehabilitation project at the Fort McMurray International Airport which commenced in 2020.

During the year, the Authority recognized government grant revenue of \$524,155 (2019 - \$417,879).

The RMWB is an appointer of three directors to the Board of Directors of the Authority.

#### Canadian Air Transport Security Authority ("CATSA")

In 2014, the CATSA approved funding of \$3,215,693 for engineering, coordination and infrastructure construction for the screening project as set out in the Guidance Material for 100% EDS Screening ("EDS Guidelines") and Screening Project Funding Agreement ("SPFA"). The contribution has been classified as unamortized capital contributions on the statement of financial position, as the project was completed in June 2014. During the year the Authority recognized government grant revenue of \$80,392 (2019 - \$80,392).

#### Infrastructure Canada

In 2017, Infrastructure Canada provided funding of \$1,393,096 for the Building Canada Project. As the project is not yet complete, the full contribution has been classified as unamortized capital contributions on the statement of financial position and no amortization was recognized during the year.

2019

# Fort McMurray Airport Authority Notes to the Financial Statements

For the year ended December 31, 2020

2020

#### 10. Airport improvement fee

The Authority derives revenue from the Airport Improvement Fee ("AIF"), which is collected by air carriers pursuant to an agreement among various airports in Canada, the Air Transport Association of Canada (ATAC) and air carriers serving airports that are signatories to the agreement (the "AIF Agreement"). Pursuant to the AIF Agreement, signatory airlines receive a 7% collection fee. AIF revenue is used to fund the costs of new airport infrastructure, major improvements to existing facilities at the Airport, as well as related financing costs, debt repayment and the collection fee retained by the signatory airlines.

Effective March 1, 2011, the Authority additionally derives revenue from the Airport Improvement Fee – Equivalent ("AIF-E") for charter aircraft exceeding ten seats.

Earned revenue Airline / ATAC handling and administration fees	4,355,950 (310,880)	11,444,821 (807,243)	
Net AIF revenue earned	4,045,070	10,637,578	

#### 11. Government grant

The Authority has a Maintenance Contribution and Support Agreement (the "Support Agreement") with the Canadian Air Transport Security Authority ("CATSA") under which CATSA agreed to pay to the Authority a contribution in respect to baggage handling systems, maintenance support and handler support services. The contribution is equal to the lesser of the maximum amount defined in the support agreement, or the amount of allocated costs incurred. The Support Agreement can be extended annually by mutual agreement. Contributions were received during 2020 in the amount of \$112,000 (2019 - \$112,000).

#### 12. Employee future benefits

Employees of the Authority participate in the Local Authorities Pension Plan ("LAPP"), which is a multi-employer contributory defined benefit pension plan covered by the Public Sector Pension Plans Act of Alberta. The Authority does not have sufficient plan information on the LAPP to follow standards for defined benefit accounting and therefore follows the standards for defined contribution accounting. At December 31, 2019, the LAPP reported a surplus of \$7.9 billion (2018 - \$3.4 billion). Total service contributions by the Authority to the LAPP for 2020 totaled \$369,137 (2019 - \$344,802).

#### 13. Financial instruments

The Authority, as part of its operations, carries a number of financial instruments. It is management's opinion that the Authority is not exposed to significant interest, currency, credit, liquidity or other price risks arising from these financial instruments except as otherwise disclosed.

#### Credit risk

The Authority is exposed to credit risk as it provides credit to a large number of customers in the normal course of its operations. This risk is minimized through the Authority's diverse customer base and assessment of potential customers' financial condition prior to extending credit. As at December 31, 2020, the Authority had five (2019 - three) major customers which represented 60% of the Authority's accounts receivable (2019 - 70%). Accounts receivable are presented net of an allowance for doubtful accounts of \$227,962 (2019 - \$74,705) in the statement of financial position.

For the year ended December 31, 2020

#### 13. Financial instruments (Continued from previous page)

#### Interest rate risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. Changes in market interest rates may have an effect on the cash flows associated with some financial assets and liabilities, known as cash flow risk, and on the fair value of other financial assets or liabilities, known as price risk. In seeking to minimize the risk from interest rate fluctuations, the Authority manages exposure through its normal operating and financing activities.

The Authority is exposed to interest rate risk primarily through its investments and restricted cash, long-term debt, and operating line of credit.

#### Liquidity risk

The Authority actively maintains its credit facilities to ensure it has sufficient available funds to meet current and foreseeable financial requirements at a reasonable cost. Management believes that cash flows from operations, along with available credit under existing banking facilities, will be adequate to support the payment of the Authority's financial liabilities.

#### 14. Contractual obligation

During 2016, the Authority commenced an expansion of runway project. The project is to be funded by the Authority and the Government of Canada. A Building Canada Fund contribution agreement has been signed by the Authority. The contribution agreement requires the Authority to match the Government of Canada on a two to one basis and the Authority has committed to contribute \$50 million.

Completion of this project has been deferred and will recommence when economic conditions in the region improve. The Authority has until 2026 to execute the project.

During 2020, the Authority received a capital grant in the amount of \$15,000,000 from the Regional Municipality of Wood Buffalo to fund a runway rehabilitation project which commenced in 2020. The Authority has recognized tangible capital assets in the amount of \$9,592,892 less amortization of \$106,276 for a net carrying amount of \$9,486,617 at December 31, 2020, which represents the value of work completed during the year and placed in use. The Authority will complete the remainder of the rehabilitation project work in 2021 and has recognized \$5,484,211 as a liability for unspent funds. This liability includes \$77,103 of interest earned on the grant proceeds during the year.

#### 15. Internally restricted net assets

As described in Note 5, the Authority collects a Customer Facility Charge from car rental operators. In the current year, the Authority has internally restricted net assets in the amount of \$4,338,633 (2019 - \$4,109,657) related to this charge for the purpose of constructing a guick turnaround facility (QTA).

#### 16. Economic dependence

Revenue generated from major airlines such as Air Canada/Air Canada Express and WestJet/Encore account for approximately one-half of total revenues on a recurring basis. In addition, passengers flying with these airlines generate a significant portion of remaining revenue amounts. The Authority's ability to continue viable operations is dependent on Air Canada/Air Canada Express and WestJet/Encore continuing to fly to and from the Airport. As of the financial statement date, the Authority believes that their relationship with these airlines will continue into the foreseeable future.

For the year ended December 31, 2020

#### 17. Directors' and officers' remuneration

As required by the Regional Airports Authorities Act (Alberta), the Authority outlines the Directors' and Officers' remuneration and expenses as follows for 2020:

Total remuneration to the Board of Directors was \$64,393 (2019 - \$88,862), and expenses reimbursed totaled \$1,975 (2019 - \$8,782).

Total base compensation range for the senior officers of the Authority is \$172,205 to \$236,691 (2019 - \$167,004 to \$229,788).

#### 18. Significant event

In early March 2020, there was a global outbreak of COVID-19, which had a significant impact on the Authority's results of operations for the year ending December 31, 2020, resulting in violation of the Authority's long term debt covenants (Note 7). The extent to which the COVID-19 pandemic may continue to impact the Authority will depend on future developments, which are highly uncertain and cannot be predicted with confidence, such as the duration of the outbreak, travel restrictions and return of passenger confidence in travel, business closures or business disruptions, and the effectiveness of actions taken in Canada and other countries to contain and treat the disease including the timing of vaccine deliveries. The resulting reduction in traffic of carriers served by the Authority could continue to have a material adverse effect on the Authority, its business, results from operations and financial condition.

The Authority was eligible for the Canada Emergency Wage Subsidy due to the significant drop in revenue experienced in 2020 during the COVID-19 pandemic. A wage subsidy of \$1,013,466 has been recognized in the statement of operations. The authority received \$427,750 of this subsidy during the year and \$585,716 is recorded as accrued receivable at December 31, 2020.

Due to the impact by the COVID-19 pandemic on the air transportation sector, the Authority provided support to tenants by providing either rent waivers or deferrals. The Authority has applied the practical expedient to all rent concessions that meet the relevant conditions. The amount recognized in the statement of operations for the reporting period to reflect changes in lease payments arising from rent concession waivers to which the Authority has applied the practical expedient for COVID-19 related rent concessions is \$546,993. The aggregate amount of lease receivables related to the deferral of lease payments as at the reporting date was \$29,262.

## 2021 Sustaining Grant Allocation

## Registered Delegate:

RJ Steenstra, Chief Executive Officer, and Denean Robinson, Chief Financial Officer, Fort McMurray Airport Authority

# Fort McMurray Airport Authority



RJ Steenstra – President & CEO Denean Robinson – CFO & VP Corporate Services

June 22, 2021

# Organization Mandate

- Fort McMurray Airport Authority (FMAA) Mandate
- To manage the airport safely, securely and efficiently, in order to advance economic and community development for the general benefit of the public in the region.
- Community served
- All communities within the RMWB.
- Project to be funded by the grant
- Business Recovery & Critical Operations (Pandemic Impact)

# Organization Mandate

# **Project Goals**

• Position the airport for a strong recovery for the purpose of facilitating the region's broader <u>economic recovery</u> and <u>economic development</u> efforts.

# **Key Outcomes**

- Rebuild lost regional air connectivity (reduce impacts to current and future economic development and tourism growth).
- Freeze Airport Improvement Fees (prevent passing down increasing costs to the customer/residents).
- Continue supporting small airport businesses (rent relief for businesses struggling to survive amidst fallen air travel demand).

# Community Impact

## Alignment to RMWB 2018-2021 Strategic Plan

- Regional Economic Development
- Business attraction and investment
- Increasing businesses exporting/importing/diversification
- Increasing small business start-ups
- Increasing small business growth

## **Community Need**

Essential services for community sustainability (creates stronger linkages between our remote community and economies across Canada and the world).

## **Positive Impacts:**

Several socio-economic benefits and spin-offs (jobs, procurement, quality-of-life, tourism, conferences, meetings, entertainment, food security – Fort Chipewyan).

# Funding Support Context

## **Economic Downturn & Pandemic**

- Airport designed to support growing industry and local population.
- 2014 >1.3 million annual passengers.
- 2015 to 2019 (-) 50% in annual traffic + (-) 33 % in operating expenses.
- 2020 Additional (-) 61.5% travel demand + (-) 10 % in operating expenses.
  - Equates to 37% in sustained operational cost reductions.
  - Air travel demand (2020: 229,314 2019: 595,316)
- · This culmination of economic factors has put the airport at significant risk.
- Reserves have been depleted to a critical level.

# 2021 Grant Request

	Total Cost	Other Funding Source	Grant Requ	est
Administration	\$ 5,098,824	\$ -	- \$	5,097,159
Operating	\$ 9,902,841	\$ -	- \$	9,902,841
Interest	\$ 7,902,270	\$ -	- \$	-
Amortization	\$ 9,411,287	\$ -	- \$	-
TOTAL	\$ 32,315,222	\$ -	- \$	15,000,000
Funding Request Under Review				
Western Economic Diversification (Federal) \$ 1,300,000				
Airport Relief Fund (Federal)			\$ 1,600,000	

# 2021 Grant Request

In thousands

# **Cash Flow projection**

Statu	s Oi	uo
Julia	$\mathbf{J}$	u U

Yearly cash flow

	Forecast	Reserve balance	# years reserves
2019	(3,148)	41,400	13
2020	(13,655)	27,745	2
2021	(16,665)	11,080	1
2022	(8,448)	2,632	0
2023	(4,597)	<b>#CASH DEPLETED</b>	

2021-2023 Forecast

# Closing

# **Project Importance**

- 1) Catalyst for economic recovery/development.
- 2) Contributes to region's competitiveness (investment, business attraction, economic diversification, population development, skills/labour).
- 3) Enhances quality-of-life (remote transportation/connectivity).
- 4) Contributes to supply-chain fluidity + food security (Fort Chipewyan).
- 5) Supports local businesses

# Impacts if Not Successful

1) YMM will deplete reserves to zero and will be unable to sustain operations.

## **COUNCIL REPORT**

Meeting Date: June 22, 2021



Subject:	Portion of Lot 4, Block 2, Plan 1323561 Abrahms Land	
APPROVALS:	Jamie Doyle	
	Director	Chief Administrative Officer

#### **Recommended Motion:**

THAT Council decline the request by Sultan Management Group for the sale of ten (10) acres of land for a nominal fee for \$1.00 in Abrahms Land being a portion of Lot 4, Block 2, Plan 1323451.

#### **Summary:**

The Regional Municipality of Wood Buffalo has received a request from Sultan Management Group (SMG) to transfer a total of ten (10) acres of land for a nominal fee for \$1.00 in Abrahms Land being a portion of Lot 4, Block 2, Plan 1323451 as shown on Attachment 1.

The ten (10) acres form part of a parent parcel, being approximately 31 acres in size, with sections currently developed and occupied by religious organizations. SMG is requesting the ten (10) acres for two (2) separate purposes:

- four (4) acres for an unverified proposed construction project; and
- an additional six (6) acres for a use which remains undetermined but for the developer's future consideration.

In this instance, SMG has advised they are requesting a nominal sale for the ten (10) acres in Abrahms Land both as an assurance of development profitability due to the Region's general economic market conditions and as a demonstration of commitment and support of Council. It has not been the practice of Administration to process nominal, for-profit land sales nor to bring them to Council for consideration.

#### **Background:**

#### **Developer Considerations**

At its core, land is traditionally purchased based on its development potential. If market conditions are ripe to allow for the financially feasible development of a piece of land,

Department: Planning and Development 1/7

the valuation of the land itself becomes relatively straightforward. Financially feasible simply means that a project is potentially profitable - following completion of the development project, inclusion of all soft and hard costs, there is allowance for a normal profit. Soft costs include expenditures that are less obvious, such as planning, holding costs, taxes, or insurance. Generally speaking, hard costs pertain directly to the physical construction of the project for items such as materials and labour. Both soft and hard costs exclude the value of the land.

Depending on market conditions, there may be an entrepreneurial incentive (profit potential) to attract a developer to take on the time, effort, and risk of a new development. This expectation of profitability may include analysis through sales data or surveying market conditions for viability.

The cost of the land ultimately forms a component of the cost of development, so in valuing the land itself, developers will usually work backwards from their projected gross revenues from the project (i.e., sales of units, leasing revenues, etc.) and subtract all other soft and hard costs as well as the required entrepreneurial incentive (profit) to determine the maximum amount one could afford to pay for the land. This can be simplified by the following equation:

Gross Revenues from the Project

Less: Entrepreneurial Incentive

Less: Soft Costs

Less: Hard Costs

Equals the amount a developer could afford to pay for the land.

#### **Abrams Land Development**

Abrams Land was originally purchased as raw land from the Government of Alberta and developed jointly by the Municipality and the Abrams Land Development Corporation, which was comprised of the Diocese of St. Paul, the McMurray Gospel Assembly, and the Marka-UI Islam Congregation.

The development plan for the project, as described in the Abrams Land Development Corporation's Outline Plan, noted that

"the majority of the lands within the Outline Plan area whereupon development will take place currently lies within the PS - Public Service District. The purpose of this land use district is to facilitate the development of buildings and land uses intended for the delivery of educational, health, government, and institutional services. The faith centres, continuing care facilities and municipal recreation facility uses envisioned for the plan area are permitted under this land use district.

Lands within the Outline Plan area adjacent to Conn Creek are located within the EP

Department: Planning and Development

- Environmental Preservation District. The purpose of this district is to ensure the preservation of natural open space and the protection of environmentally sensitive lands from incompatible development."

The Abrahms Land property is 31.58 acres in size, zoned Public Service (PS) under the Land Use Bylaw, and is fully serviced. There are five (5) registered non-profit religious organizations which currently own land in Abrahms Land as well as the Municipality.

All religious assemblies and the Municipality paid the developer per acre value for their land as follows:

- Diocese of St Paul (RC) received 8.5 Acres at a cost of approximately \$3.9 million + GST;
- McMurray Gospel Assembly received 8 Acres at a cost of approximately \$3.69 million + GST;
- Markaz-UI Islam Congregation received 9.5 Acres at a cost of approximately \$4.38 million + GST;
- RMWB received this 31.61 acre parcel at a cost of approximately \$14.2 million + GST; and,
- the RMWB also received other lands, which were sold to:
  - the Sanatan Mandir Cultural Society for approximately \$970,000 + GST for 2.1 acres; and
  - the Redeemed Christian Church of God, Daystar Chapel, for approximately \$1.37 million + GST for 2.97 acres.

#### **Disposal of Surplus Municipal Lands - Past Practice**

To the best of Administration's knowledge, the Municipality has never disposed of land to a for-profit entity at less than fair market value and has maintained an equitable process in accordance with all applicable, statutes, regulations, and legislation. Allowing one for-profit requester to purchase land from the Municipality at less than fair market value would not be fair, just, or equitable.

Periodically, non-profit organizations express interest in the fee simple acquisition of surplus land from the Municipality for less than fair market value - through purchase, exchange, subsidy, gift, etc. - to support their organizational initiatives. In these instances, prior to Administration considering presenting a report before Council for consideration, Administration requests that the non-profit organization provide information such as:

 Resolutions passed by the board of directors or governing body to confirm its intent to make a request for less than fair market value and designate a representative.

- A statement of need and a business case articulating why the Municipality should support the request.
- A description of the property, interest to be acquired, and any anticipated conditions of the purchase agreement.
- Audited financial statements (current year and previous five (5) years).
- Disclose whether any funding has been received from the Municipality in the previous five (5) years.
- An operating plan that demonstrates the non-profit organization's ability to operate and maintain the property for a period of five (5) years.
- Confirmation that alternative capital supports were explored and documents to substantiate same.

The rationale is to ensure that the consideration for the sale at less than fair market value is not only fair, reasonable, and in the best interest and welfare of the public good but that social, economic, environmental, and cultural returns to the Municipality are taken into consideration.

#### **Relevant Legislation and Supporting Policies**

In accordance with section 70(1) of the *Municipal Government Act (MGA)*, if a municipality proposes to transfer or grant an estate or interest in (a) land for less than its fair market value, or (b) a public park or recreation or exhibition grounds, the proposal must be advertised.

In accordance with section 70(2) of the MGA, the proposal does not have to be advertised if the estate or interest is

- (a) to be used for the purpose of supplying a public utility,
- (b) transferred or granted under Division 8 of Part 10 before the period of redemption under that Division, or
- (c) to be used by a non-profit organization as defined in section 24(f).

The advertising requirements in section 606 of the *MGA* must be followed and the notice must contain the procedure to be followed by anyone wishing to file a petition pursuant to section 231 of the *MGA*. This notice allows the public an opportunity to review and petition the proposed sale.

In accordance with section 5.1 of Council Policy Acquisition and Disposal of Interests in Real Property LDI-030 (Policy), land disposals will be supported with an appraisal and

may be carried out where land is identified as surplus using leading real estate practices including unsolicited offers, public offerings, restricted offerings, and direct sales.

The Policy mirrors section 70 of the *MGA*; however, it does not give direction on selling land at less than fair market value to entities other than non-profit organizations. This Policy is new, and Administration has not had the opportunity, until now, to utilize it.

The sale of land at a nominal value to a for-profit entity presents unique challenges such as ensuring a consistent and fair approach, competitive advantage, relationships with non-profit organizations, and political sensitivities. If amendments are required, this is an opportunity for consideration of future Policy changes.

Unless prohibited by the *MGA*, Council may authorize the sale of real property for less than the fair market value if, in the opinion of Council, it is in the best interest of the Municipality to do so. Administration acknowledges that Council can bring forward a motion for requests that fall outside the Policy.

## **Options for Consideration:**

## Option 1 - Decline the Request

### Considerations include:

- This case would set a significant precedent and likely result in other requests to the Municipality for similar for-profit entity nominal land purchases, especially in times of economic uncertainty.
- This avenue maintains Administration's consistent approach regarding the Municipality's past land disposal practice.

# Option 2 - Direct Administration to Work with the Requester for a Sale at Fair Market Value with Vendor Conditions

## Considerations include:

- The inclusion of vendor conditions provides a form of security to the Municipality, ensuring that the buyer meets the negotiated terms of the transaction. This might include conditions such as, but not limited to, the following:
  - completing the development in accordance with all applicable permits, bylaws, regulations, building and safety codes, and restrictions affecting the lands and the development;
  - commencing construction of the development to the point of excavation and completion of the foundation for the development within twelve (12) months of the closing date, and completing the construction of the development to the point of reaching substantial

performance, within thirty-six (36) months of the closing date;

- if the requester fails to satisfy the requirements as prescribed, the Municipality shall have the option to repurchase the land at a set percentage of the original purchase price; or
- the requester cannot sell, transfer, or lease the lands or assign the agreement to another party.

# Option 3 - Direct Administration to Work with the Requester for a Sale at Fair Market Value without Vendor Conditions

## Considerations include:

- Selling the land at fair market value creates a risk of the new landowner holding onto land without developing it as assured by the requester at the outset of the agreement.
- The new landowner may take steps to sell the land simply to make a quick profit on the resale.
- Should there be a zoning change or amendment allowing more commercial or mixed-use type developments on these lands, it would not be unreasonable to expect their values to increase by double or triple the estimated values under their current PS zoning given their prime location.

## **Budget/Financial Implications:**

If the Regional Municipality of Wood Buffalo decides to transfer ownership to the requester at fair market value, the sale amount would be between \$3.6 million and \$4.8 million and reflects a market value analysis undertaken by a qualified appraiser. As noted previously, a zoning change or amendment could see values increase by double or triple those estimated under their current PS zoning.

The Abrahms Land property is 31.58 acres in size, and for the 2021 tax year, the assessed value of the property is \$9,295,860. The lands requested by SMG are ten (10) acres, and are assessed at \$2,940,797.22 for the 2021 tax year.

Should Council support SMG's request for a nominal land sale, there are possible financial implications to those existing property owners in Abrahms Land. The nominal land sale amount will affect future valuations and sales as it becomes a comparable in the area. By extension, it could de-value the land in the urban centre of Fort McMurray where much consideration and funding has been given to-date as a part of the Downtown Revitalization initiative.

There is the potential for previous purchasers to request that they be reimbursed their original purchase amounts as a form of equitable consideration by the Municipality, totalling \$14.3 million.

Department: Planning and Development

## **Rationale for Recommendation**

In offering a nominal land purchase to one for-profit requester, the Municipality is, in effect, asking all other taxpayers to subsidize the one receiving the land. It is Administration's position that the Municipality should enter this process fully informed and be prepared to justify a nominal land sale decision in favour of a for-profit entity with compelling arguments regarding the public good.

SMG has not provided a sufficient level of information for Administration to fully explore this request so that it may provide Council with an assessment of the financial viability of the proposed project including, but not limited to, business efficacy, return on investment, return on capital employed, and net community benefit. Administration does not have the technical background on development economics to independently evaluate and provide recommendations under such circumstances.

In accordance with the *Municipal Government Act*, Council could not make a decision to dispose of the land for a nominal fee until the matter has been properly advertised in accordance with section 70 and section 606. This supports Council's goal of responsible government as outlined in the 2018-2021 Strategic Plan and section 3.2 of the Acquisition and Disposal of Interests in Real Property Council Policy LDI-030.

## **Strategic Priorities:**

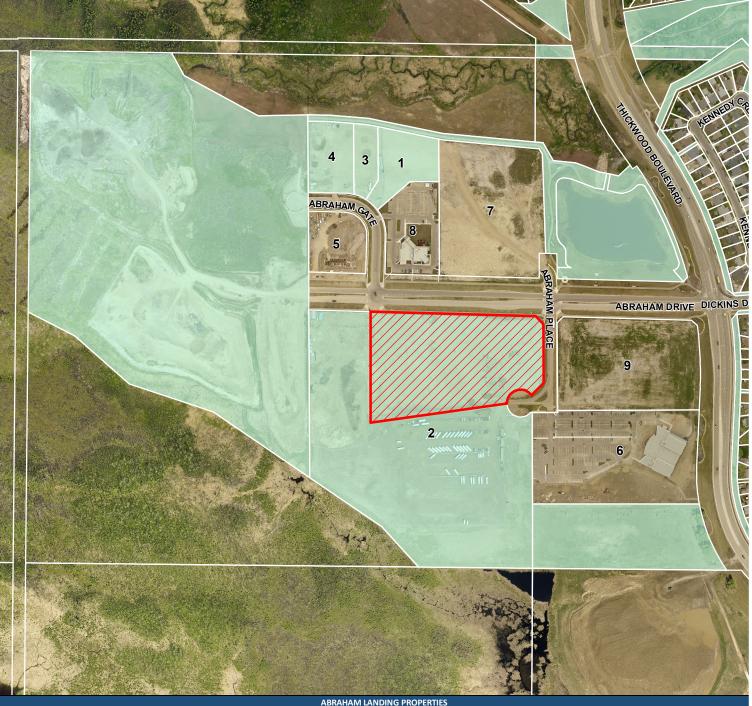
Responsible Government

## Attachments:

1. Subject Area Map

# **ATTACHMENT 1**

# SUBJECT AREA MAP



	ADRAMAINI LAINDING PROFERIES					
REFERENCE	LEGAL DESCRIPTION	ACREAGE	ZONING	OWNER	OWNER NAME	CONSIDERATI
1	3\4\1520575	2.20	Public Service	RMWB	REGIONAL MUNICIPALITY OF WOOD BUFFALO	\$1,017,3
2	4\2\1323561	31.61	Public Service	RMWB	REGIONAL MUNICIPALITY OF WOOD BUFFALO	\$14,617,8
3	4\4\1520575	1.01	Public Service	RMWB	REGIONAL MUNICIPALITY OF WOOD BUFFALO	\$467,0
4	5\4\1520575	1.99	Public Service	RMWB	REGIONAL MUNICIPALITY OF WOOD BUFFALO	\$920,2
5	1\4\1520575	2.10	Public Service	Private	SANATAN MANDIR CULTURAL SOCIETY OF FORT MCMURRAY	\$971,1
6	2\2\1323564	9.48	Public Service	Private	MARKAZ-UL-ISLAM CONGREGATION OF FORT MCMURRAY	\$4,383,9
7	2\3\1323561	8.45	Public Service	Private	LE DIOCESE DE SAINT PAUL	\$3,907,6
8	2\4\1520575	2.97	Public Service	Private	THE REDEEMED CHRISTIAN CHURCH OF GOD, DAYSTAR CHAPEL, FORT MCMURRAY	\$1,373,4
9	3\2\1323561	7.97	Public Service	Private	MCMURRAY GOSPEL ASSEMBLY	\$3,685,6

Consideration is based on per acre development cost provided by Abrams Land Development Corporation

N

REGIONAL MUNICIPA OF WOOD BUFFA

# PORTION OF LOT 4, BLOCK 2, PLAN 1323561 ABRAHAM'S LANDING

# **Registered Delegate:**

Sultan Zamman, Sultan Management Group

# External Message - Please be cautious when opening links or attachments in email

A Council Meeting Presentation Request has been submitted at Tuesday June 15th 2021 4:02 PM with reference number 2021-06-15-016.

- Preferred date of presentation 6/22/2021
- Name of speaker/presenter
   Sultan Zamman
- Organization name (if applicable)
   SMG
- Presentation topic
   Fort McMurray Economic Center
- List specific points/concerns
   Land request to build Economic Center:

## **OVERVIEW:**

The residents of Fort McMurray have endured devastating events in the last 5 years which have included the wildfire, a 1 in 100year flood, the COVID – 19 pandemic and never seen before negative oil prices; all of which has substantially affected the business community.

Maintaining the RMWB's strong economic position requires the pursuit of business opportunities that demonstrate "outside the box thinking" and will stimulate the economy.

The COVID 19 pandemic has demonstrated the value of health. Currently, people who live in the region travel up to 5 hours, have the extra expense of lodging, in addition to months of waiting to receive specialized testing. Retail health clinics offer convenience and help deliver social and economic well-being through the provision of high-quality jobs.

SMG proposes a 4 story Medical and Commercial complex (see attached) for what will be a community hub in the local neighborhood, offering a variety of welcomed services to the RMWB.

The ground floor will feature a food court, daycare, gym, yoga studio, coffee shop and retail along with a pharmacy.

The first floor will house labs such as Dynalife, X-Ray, photoimaging, MRI, stress tests, a laser studio, optometry and dental studios, a research lab and more.

The 3rd and 4th floor would house specialist doctors, a surgeon along with general physicians and a walk-in clinic.

## PROJECT TIMELINES:

August 2021 to October 2021 – Stakeholders Consultation to finalize the Conceptual design

October 2022 to January 2022 – Pre-sale and Leasing as required August 2021 to March 2022 – Detailed Engineering & Design Completed

June 2022 – Groundbreaking / Construction Commence December 2024 – Ribbon Cutting – Open to Public

A health sector that offers a variety of services is essential to a functioning and stable economy and this proposed Medical/Commercial Centre will have a positive impact on employment, training and purchasing in the Wood Buffalo region while providing substantial benefits for the whole community. This will keep health services local and accessible to our region, support residents in accessing important medical amenities and ensure they do not have to travel long distances for testing, diagnostics, and care. We strongly believe that this inclusive development will contribute to the resilience of Fort McMurray and the region. It will produce 100 + local jobs in addition to local businesses sub-trades to support construction.

## • Action being requested of Council

SMG is seeking 10 acres of land in Abraham's landing at "nominal value" for this 60,000 sq-ft and estimated \$40M budget project. However, the current market economic status is still blurry and very turbulent with shaky oil sand future. The current land appraised values are much lower in the current market but SMG sees this "Nominal Land Transfer" not just as an insurance / assurance / some security but also as a commitment and willingness / support of this Mayor and Council.

 Are you providing any supporting documentation (i.e. PowerPoint presentation)?

- Name of contact person Sultan Zamman
- Phone number (daytime)
   Section 17 (1) FOIP
- Email address Section 17 (1) FOIP
- Mailing address Unit 108 - 8530 Manning Ave
- City / Town Fort McMurray
- Postal code T9H 0B7

Our communities financial outlook looks like it's going to be an uphill battle.

While living in a beautiful remote community certainly has its advantages, unfortunately, it also has its disadvantages.

Covid-19 hit us particularly hard with an incredible number of businesses closed or closing-down.

Despite this, the construction industry appears to be in a mini-boom falsely supported by an ongoing recovery from the fires 3-years ago and a massive renovation program ongoing from the flooding of downtown Fort McMurray Wood Buffalo. But can this renovation and construction industry be sustained with only one project in the works within our region?

Historically construction has been successfully utilized to kick start the economy by putting our trades back to work.
Building and focusing on local jobs and businesses in our region sends a clear message that "We are open for Business & Growth."

Most importantly, however, bringing essential medical services to the RMWB, previously only found in Edmonton, will increase the quality of our community members' lives and stimulate the growth of the RMWB with new jobs and residences.

This critical project will put hundreds of millions of dollars back into our community, resulting in a "real return" via taxes in 3-4 years & continual income for the municipality.









The Wood Buffalo Medical & Commercial Center project will trigger commercial and institutional developments, spending and investing in the RMWB. The new medical complex will catalyze new developments essential in our community during these unprecedented times.

A health sector that offers various locally available services is essential to a functioning and stable economy. The proposed Medical/Commercial Centre will positively impact employment, skills training, and commerce in the Wood Buffalo region while providing substantial benefits for the whole community.

This complex will keep health services local and accessible to our region, support residents in accessing essential medical amenities and ensuring they do not have to travel long distances for testing, diagnostics, and care. This inclusive development will contribute to the resilience of the Fort McMurray Wood Buffalo and surrounding communities.











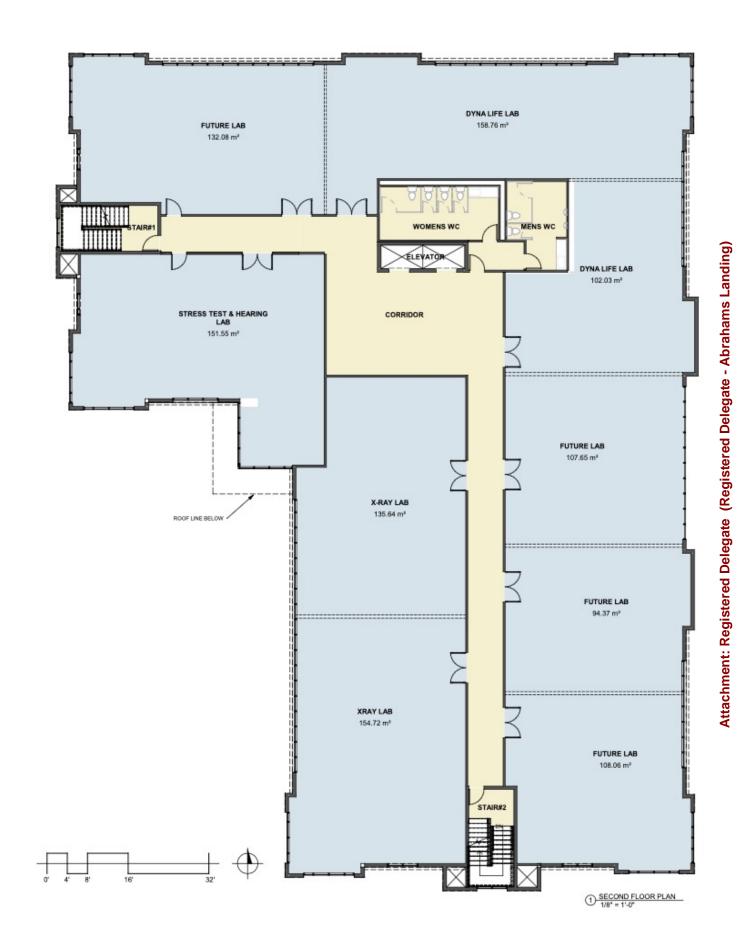


- The residents of Fort McMurray have endured devastating events in the last 5 years which have included the wildfire, a 1 in 100year flood, the COVID 19 pandemic and never seen before negative oil prices; all of which has substantially affected the business community.
- Maintaining the RMWB's strong economic position requires the pursuit of business opportunities that demonstrate "outside the box thinking" and will stimulate the economy.
- The COVID 19 pandemic has demonstrated the value of health. Currently, people who live in the region travel up to 5 hours, have the extra expense of lodging, in addition to months of waiting to receive specialized testing. Retail health clinics offer convenience and help deliver social and economic well-being through the provision of high-quality jobs.



- SMG proposes a 4 story Medical and Commercial Center for a neighborhood local hub, offering a variety of welcomed and essential services to the RMWB.
- Targeted Medical Facilities will be but not limited to:
  - Medical Lab Testing
  - X-Ray and MRI
  - Stress Testing & Hearing
  - Optometry and Dental
  - Research Lab,
  - Oncology Care and Research
  - Specialist and General Practice Doctors,
  - Walk-in clinic.
- Commercial Facilities will be:
  - Pharmacy
  - Daycare
  - Food Court
  - Fitness / Rehabilitation Center
  - Yoga / Pilates
  - Other Retail





# FINANCIAL FEASABILITY SUMMARY





Net Lease Income per Month	\$ 2,011,363.07	_	Monthly Profit	\$	849,81
Maintenance Cost per Month	\$ 84,059.87	=			
Gross Lease Income per Month	\$ 2,095,422.94	_			
Total Construction Cost	\$ 42,165,570.71	-			
Project Construction Cost	\$ 38,332,336.10	=	Construction Cost per Sq. F	=t. \$	65
Project Design Cost	\$ 3,833,233.61	_			

	CRI
Average Occupancy Rate	60%
Retail Lease Rate (per Sq.Ft)	\$ 75.00
Lab Lease Rate (per Sq.Ft)	\$ 75.00
Office Lease (per Sq.Ft.)	\$ 75.00
Restaurant Lease Rate (per	\$ 75.00
Daycare Lease Rate (per Sq.Ft.)	\$ 75.00



Property Details
and Income
Calculations

)		

## **Property Construction**

Detailed Design Cost		\$ 3,833,234.61
Construction Cost		\$ 38,332,336.10
	TOTAL	\$ 42,165,570.71

	Square Feet	Co	st per Sq. Ft.
Detailed Design Cost	58,972.82	\$	65.00
Construction Cost	58,972.82	\$	650.00

Property Interior Details		Sq. Ft.
Lease Main Floor Retail		5,782.47
Lease Space Lab Floor		12,323.16
Lease 3rd Floor Office		12,323.16
Lease 4th Floor Office		12,323.16
Lease Food Vender		902.77
Sales		-
Daycare		2,910.24
Services & Common Area		1,076.39
	TOTAL	47,641.34

Income	Monthly	Annual
Lease Main Floor Retail	260,211.36	3,122,536.35
Lease Space Lab Floor	554,542.13	6,654,505.62
Lease 3rd Floor Office	554,542.13	6,654,505.62
Lease 4th Floor Office	554,542.13	6,654,505.62
Lease Food Vender	40,624.57	487,494.88
Daycare	130,960.60	1,571,527.25
TOTAL	2,095,422.94	25,145,075.33

## Property Interior Details Sq. Ft.

Lease Main Floor Retail	75.00
Lease Space Lab Floor	75.00
Lease 3rd Floor Office	75.00
Lease 4th Floor Office	75.00
Lease Food Vender	75.00
Daycare	75.00

Maintenance / Strata Cost	Monthly	Annual
Lease Main Floor Retail	10,438.62	125,263.50
Lease Space Lab Floor	22,245.98	266,951.79
Lease 3rd Floor Office	22,245.98	266,951.79
Lease 4th Floor Office	22,245.98	266,951.79
Lease Food Vender	1,629.69	19,556.32
Daycare	5,253.61	63,043.30
TOTAL	84,059.87	1,008,718.47

# Annual - Occupancy Rate

Lease Main Floor Retail	60%
Lease Space Lab Floor	60%
Lease 3rd Floor Office	60%
Lease 4th Floor Office	60%
Lease Food Vender	60%
Daycare	60%

Net Lease Rental Income	Monthly	Annual
Lease Main Floor Retail	249,772.74	2,997,272.85
Lease Space Lab Floor	532,296.15	6,387,553.83
Lease 3rd Floor Office	532,296.15	6,387,553.83
Lease 4th Floor Office	532,296.15	6,387,553.83
Lease Food Vender	38,994.88	467,938.56
Daycare	125,707.00	1,508,483.95
TOTAL	2,011,363.07	24,136,356.86





# Maintenance Costs



Description	Monthly	Annual
Garbage / Recycling	\$ 5,000.00	\$ 60,000.00
Electricity	\$ 14,743.21	\$ 176,918.47
Water / Sewage	\$ 3,333.33	\$ 40,000.00
Natural Gas	\$ 4,583.33	\$ 55,000.00
Telephone	\$ 416.67	\$ 5,000.00
Elevator Repairs & Maintenance	\$ 1,375.00	\$ 16,500.00
Fire Safety	\$ 500.00	\$ 6,000.00
Carpet Cleaning	\$ 625.00	\$ 7,500.00
Electrical Repair	\$ 125.00	\$ 1,500.00
Light Bulbs	\$ 333.33	\$ 4,000.00
General Repairs & Maintenance	\$ 5,000.00	\$ 60,000.00
Building Exterior Maintenance	\$ 166.67	\$ 2,000.00
Amenities & Fitness Equipment	\$ 541.67	\$ 6,500.00
Generator	\$ 208.33	\$ 2,500.00
Janitorial	\$ 3,333.33	\$ 40,000.00
Shed Maintenance	\$ 166.67	\$ 2,000.00
Landscaping Cost / Contract	\$ 1,250.00	\$ 15,000.00
Irrigation	\$ 125.00	\$ 1,500.00
Exterior Features / Annual	\$ 208.33	\$ 2,500.00
Locks and Keys	\$ 66.67	\$ 800.00
Pest Control	\$ 83.33	\$ 1,000.00
Plumbing	\$ 458.33	\$ 5,500.00
Ventilation Cleaning	\$ 250.00	\$ 3,000.00
Snow Removal	\$ 833.33	\$ 10,000.00
Window Cleaning	\$ 416.67	\$ 5,000.00
Insurances	\$ 20,833.33	\$ 250,000.00
Strata Community Cost	\$ 166.67	\$ 2,000.00
Office Supplies	\$ 583.33	\$ 7,000.00
Caretaker Salary	\$ 5,416.67	\$ 65,000.00
Management Fees	\$ 4,166.67	\$ 50,000.00
Professional Fees	\$ 416.67	\$ 5,000.00
Property Taxes	\$ 2,500.00	\$ 30,000.00
Contingency	\$ 5,833.33	\$ 70,000.00
	\$ 84,059.87	\$ 1,008,718.47

	Monthly	Annual
Cost per Sq. Ft.	\$ 1.81	\$ 17.10

Packet Pg. 375

# **SULTAN CENTER BUILDING DESIGN CONCEPT**

RMWB (2) Abraham Dr, Fort McMurray, AB











Edimentors 190-45-2152 ge Wilnelpeg 26-555-6699 ge Vancasver (Downtown) 304-578-968 ge West Vancasver 364-794-8887 ge

> admin@kumararchitecture.com Excellence, Innovation and Holistic Designs

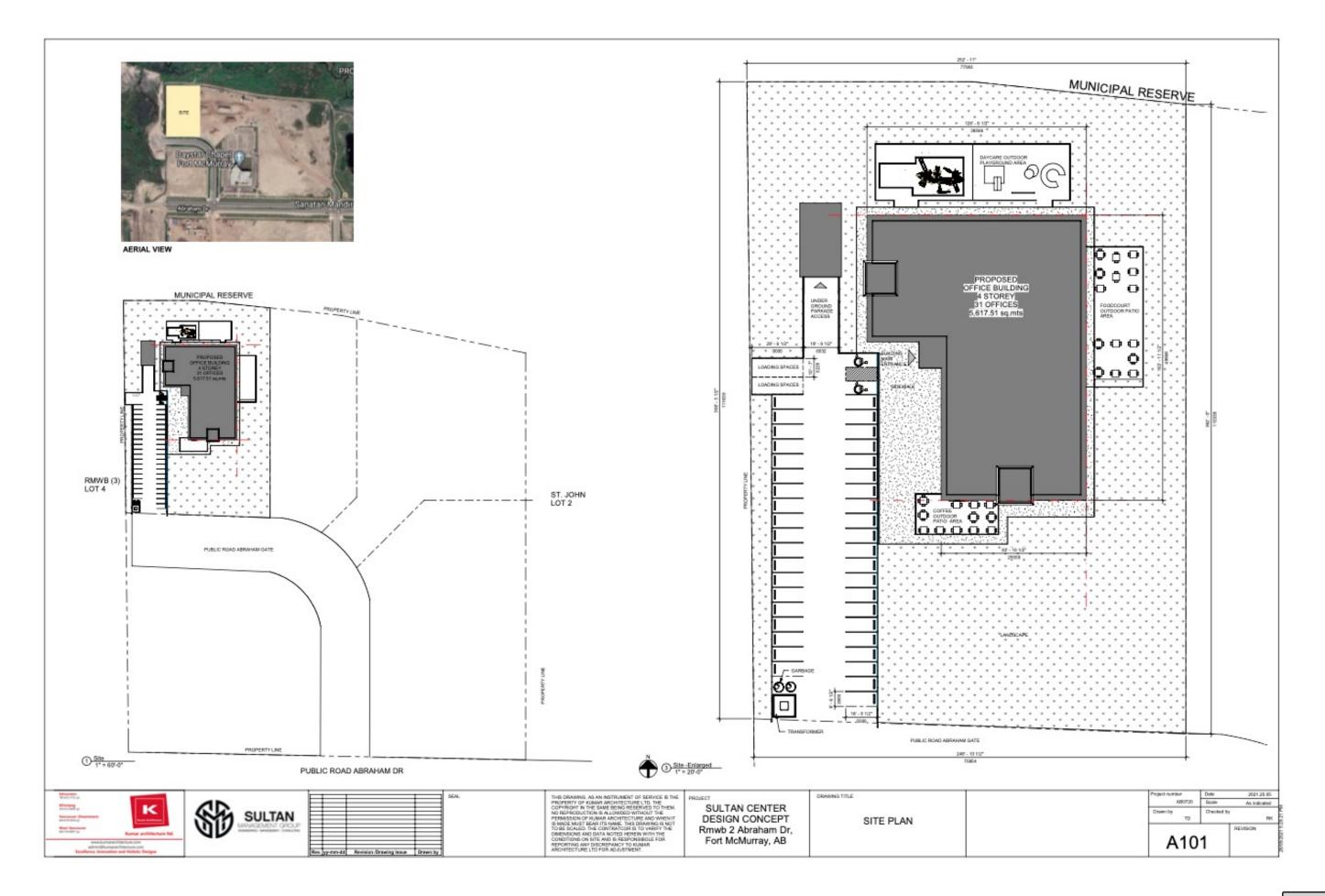


\_

ARCHITECTURE DRAWING LIST

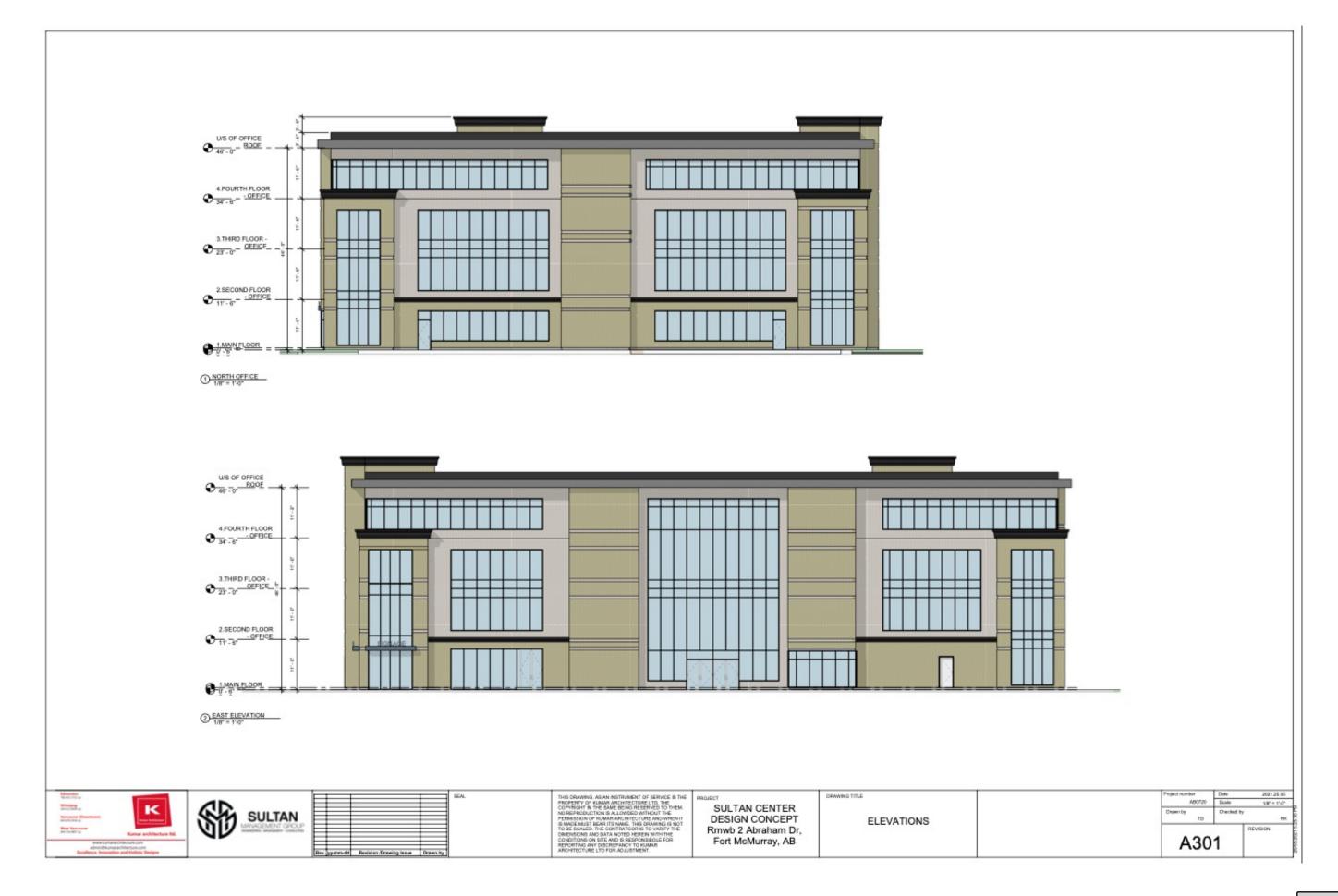
SITE PLAN
MAIN & SECOND FLOOR PLANS
THIRD & FOURTH FLOOR PLANS

A301 ELEVATIONS A302 ELEVATIONS











# THE END OF THE PRESENTATION





## PORTION OF LOT 4, BLOCK 2, PLAN 1323561 ABRAHAM'S LANDING

# Written Submissions:

Riley Muise Vicki Kozmak-LeFense

# External Message - Please be cautious when opening links or attachments in email

Hello,

A Written Submission Delegate Form has been submitted at Sunday June 20th 2021 11:25 PM.

- Is this submission for council or a committee?
   Council
- Meeting date 6/22/2021
- First name Riley
- Last name Muise
- Email address

Section 17 (1) FOIP

- City / Town
  Fort McMurray
- Neighbourhood Timberlea
- Agenda item 6.2
- Is this a bylaw?
   No
- Written submission

I am writing regarding the Sultan Management proposal to buy 10 acres of land for 1 dollar to speak resoundingly against the proposal. I think that Mr. Zultan is out of touch if he thinks that the city of Fort McMurray should sell him anything for \$1 dollar, let alone 10 acres of land; you can't even buy a pack of gum for that much money at a local convenience store. It is such a ridiculous proposal that I have decided to speak out against it for the first time. Mr. Zultan has no respect for the people of Fort McMurray and no respect for the residents who are dealing with increasing costs of living. I think I speak on behalf of all residents when I say that this offer is insulting, and any member of the council would be out of their mind even to consider this on the agenda, let alone approve this. Zultan Management's offer is a slap in the face to all Fort McMurray, and he should be ashamed for bringing this towards the council. I hope all councillors vote against this proposal entirely as it is a clearly laughable joke that this is even being brought up for serious consideration.

## Acknowledgment

I have read and understand that my name and comments will be made publicly available in the Council agenda. My contact information will NOT be included in the public record.

## Good evening Mr. Mayor and members of Council,

My name is Vicki Kozmak-LeFrense and I am speaking today on behalf of myself as a Fort McMurray resident, in support of Mr. Zamman's proposal, the Wood Buffalo Medical Commercial Center.

My husband and I have lived in Fort McMurray since 2012. I am a small business owner and for nearly the last 20 years I have been providing technical writing and consulting services to the mining sector in western Canada.

I learned about Mr. Zamman's proposal the other day and asked him to tell me more about it. I like many aspects about his concept and feel strongly enough about them to be here today to speak.

What I like about the Wood Buffalo Medical Commercial Center:

1. **It fills a need** – Fort McMurray and the surrounding communities could absolutely use a mixed – medical services type of facility located in this community, and particularly with the proposed specialized services.

If residents have access to specialized tests and services right here in town, then we don't have to keep driving to Edmonton and overnighting there. There are costs involved with every one of those trips to Edmonton. Physical costs of gas, food, and possibly hotels, and also costs in terms of time, lost wages.

It also ties in nicely with the recently announced residency program. Fort McMurray is a really beautiful place to call home, and when you combine that with employment opportunities for top young talent, I think it is a winning combination. Perhaps some of those in the residency program decide to call Fort McMurray home and maybe work at the Center.

 The location of the proposed facility is very convenient. - This facility would be nicely situated in Abraham's Landing at the half way point between Timberlea and Thickwood, and easily accessible to residents on the north side of the bridge.

Particular to the Abraham's Landing development, it seems to have stagnated and this project can help revitalize it. As a layperson driving by, I see dirt and many empty lots. Beautiful new services and roads are there, but when will it more development begin? Perhaps some of those lots sold and maybe I just don't know about it. But how do we get things going again? How long does it sit nearly empty? This project is a good draw to the area and could attract further development.

3. **Job creation** – A Project like is this is great for local job creation. It's interesting that when I drive through Edmonton or Calgary, I see a lot of new construction going on in those communities. I don't really see that here in Fort McMurray.

This project will create construction jobs for the first couple of years, then there will be further job creation once the medical offices and services are opened. These are good-paying jobs that will provide employment locally and also help attract medical professionals to the area.

- 4. **Tax revenue for the municipality** property taxes, business taxes, etc. And if specialists move to this community, then our municipality will collect property tax on the houses they buy.
- 5. Additional comments We have to consider how to attract good people to the community and get them to make this their forever home. One of the problems Fort McMurray has always faced is that people will move here to work in the oil sands, but then leave when their kids finish high school and want to go to university. They move to Edmonton or Calgary or wherever, and then become commuters and rent or stay in camp. And we lose them as residents. That's an issue the municipality needs to look at with Keyano College and getting university accreditation. That's one issue.

On the other end of the spectrum you have an aging population that would like to remain living here, but realizes that with age comes assorted health issues and doctor appointments. And this goes back to my first point about filling the need. If it's easy for people to get the services they need here, then they can more easily justify remaining here.

Another group to consider are people such as myself. I have an aging mother that lives in another city. She's not ready for assisted living but needs more help. So then the question for my family becomes – do we move to be closer to her to take care of her and drive her to her appointments (and then my husband becomes that commuter renting a room somewhere) or do we bring her here to Fort McMurray, and take care of her here?

For us we decided to move my mother here to Fort McMurray, which was an important reason why I liked Mr. Zamman's proposal. This type of facility with specialized medical services is very important to me and my family. I know that may sound selfish, but I believe if my family is facing this decision, then others have to be as well.

**In closing** – the question for council becomes – do you approve the \$1 proposed land transfer?

Obviously I don't and can't know about the processes you need to follow in evaluating that decision. However, I do know is that work must get done to attract business and investment to town. We have an economic downturn, we can't get pipelines built, we are still feeling the effects of the fire and flood, and now we have Covid. We have a lot of challenges. But there is still business to be done and we must work **hard** and **smart** to attract business investment. I believe this is an opportunity to seize one of those investments.

Can you accept every proposal that comes through asking the same? Probably not. But you can go case by case and start checking the boxes and evaluate each project by its "value-add". Here's what the project can do for the municipality, now what can the municipality do for the project? Share the risk, help get this project done, and everyone wins – the municipality, the project, and the residents.

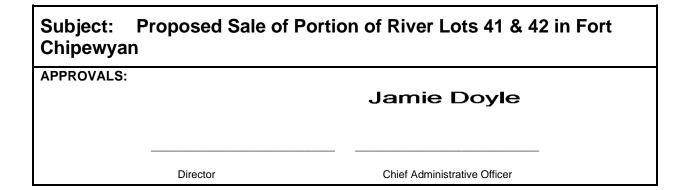
Thank you for your time, and the opportunity to speak today in support of the Wood Buffalo Medical Commercial Center.

Sincerely,

Vicki Kozmak-LeFrense

## **COUNCIL REPORT**

REGIONAL MUNICIPALITY
OF WOOD BUFFALO



## **Recommended Motion:**

Council may choose to consider one of the following options outlined below:

Option 1: THAT Administration be directed to advertise this matter in accordance with section 70 and 606 of the *Municipal Government Act* prior to bringing this report before Council for consideration of the land sale at a nominal value.

Option 2: THAT Administration be directed to advertise this matter in accordance with section 70 and 606 of the *Municipal Government Act* prior to bringing this report before Council for consideration of the land sale at an equitable value.

Option 3: THAT the Council transfer 2.5 Acres +/- of Lots 41 and 42, Chipewyan Settlement, to Georgina Cardinal, at market value.

Option 4: THAT the request to transfer 2.5 Acres +/- of Lots 41 and 42, Chipewyan Settlement, to Georgina Cardinal, be declined.

## **Summary:**

Administration's role is to provide Council with the information required to make informed decisions in accordance with governing legislation, Council's Strategic Plan, and approved Council Policies. On April 5, 2016, Georgina Cardinal submitted a request to the Regional Municipality of Wood Buffalo (Municipality) to purchase a portion of Lot 41 and Lot 42, Chipewyan Settlement, located in Fort Chipewyan, as shown on Attachment 1. On the lands being requested, stands a single-family residential home inhabited by Georgina Cardinal. Many details in this Council Report have been documented from storytelling, and the Municipality does not necessarily possess all the records of reference.

## **Background:**

The requester's family ('the Cardinals') have a long-standing history residing on River

Department: Planning and Development

1/4

Lots 41 & 42, that is estimated to be around one hundred years.

In 1981, the requester's late father, Joe Cardinal, was granted a Miscellaneous Permit (MLP819129), for a portion of River Lot 41 & 42 from the landowner at the time, Improvement District 18 North (ID18N). The Permit would have likely allowed the Permit holder occupation and construction of a family residence.

In 1989, ID18N established the Green Area Rural Hamlet Land Policy. This Policy establishes the issuance of three- (3) or five- (5) year leases with an option to purchase program. The lease/purchase price for each lot was determined by the Minister and based on local economic conditions, the location and size of the lot, and municipal services provided. Title to a leased lot was then transferred to the lease holder, provided that:

- a) the lease cost had been paid;
- b) taxes on the property were current;
- c) the property was developed; and
- d) all other terms of the agreement were fulfilled.

It is understood that the intent of the Green Area Rural Hamlet Land Policy was to change the way Crown land was handled, shifting from the issuance of permits, to a deeded land approach. At the same time, there was a movement towards expanding the boundary of the Hamlet of Fort Chipewyan outwards and a possible incorporation into a more structured Municipality. There were probably around a dozen land locations affected at the time, primarily occupied by Métis and non-status residents. The land locations were surveyed into lots; an adequate size was allocated to accommodate sewer field systems. Once the surveys were complete, each resident was given an offer letter outlining a lease with option to purchase. Not all residents received a letter, or they missed the opportunity to enter a lease with option to purchase. This opportunity was missed in some cases because the offer letters were written in English, and most of the residents' first language was either Cree or Dene; therefore, the residents may not have fully understood the letter presented to them.

Most lease holders accomplished transfer or ownership into their names, but some residents missed this opportunity and had to be added to the program later. Some residents failed to benefit completely, like the Cardinals, likely at no fault of their own. There were several factors which likely contributed to the Cardinal's situation:

- a) The written and verbal correspondence provided by ID18N to the Cardinals would not have been in their first language.
- b) A new Reserve was being established in Dog Head and it conflicted with granting physical access to the Cardinal's residence; and
- c) Later, the RMWB and Mikisew Cree First Nation entered into an agreement so

that the Cardinal's residence could be permanently accessed by a road and power lines for the benefit of the landowners. Even then, it was acknowledged that there was a responsibility on the First Nation and the Municipality to rectify the situation for the residents who were overlooked.

At the time of amalgamation in 1995, administration of the Green Area Rural Hamlet Land Policy was transferred to the Municipality. Following this period, the requester's late father passed away, without having the opportunity to exercise his right to enter into a lease with the option to purchase. Since May 2007, the requester has been paying taxes on the land being requested, and the account is current to date.

## **Budget/Financial Implications:**

- 1. If the Regional Municipality of Wood Buffalo decides to transfer ownership to the requester at a nominal fee, the sale price would be \$1.00.
- 2. If the Regional Municipality of Wood Buffalo decides to transfer ownership to the requester, at an equitable value, the sale amount is \$9,620.57 and reflects the amount the Cardinals would have paid in 1995 (\$6,000), plus an average annual rate of inflation (1.83%), for 26 years.
- 3. If the Regional Municipality of Wood Buffalo decides to transfer ownership to the requester at market value, the sale amount is \$60,000 and reflects a market value analysis undertaken in March of 2021, by a qualified appraiser.

## Rationale for Recommendation:

Administration recommends the sale at an equitable value, the sale amount is \$9,620.57 and reflects the amount the Cardinals would have paid in 1995 (\$6,000), plus an average annual rate of inflation (1.83%), for 26 years.

Ideally, when ID18N established the Policy, MLP819129 should have been replaced with a lease with the option to purchase agreement. No documentation exists today to show that Joe Cardinal was ever offered a lease with an option to purchase.

If the Municipality decides not to transfer ownership of the lands to the requester, it will perpetuate the unfortunate circumstances and prevent the land from being occupied with legal tenure.

Should Council approve this sale, the following would still need to occur prior to the transfer of ownership, and would be conditions of the sale:

- Subdivision and consolidation of portions of Lots 41 & 42, to create a new lot.
- Rezoning of the new lot from UE (Urban Expansion) to CR (Country Residential).
- In accordance with Section 70(1) of the *Municipal Government Act*, (a) land for less than its market value, or (b) a public park or recreation or exhibition grounds,

the proposal must be advertised. The advertising requirements in section 606 of the *Municipal Government Act* must be followed and the notice must contain the procedure to be followed by anyone wishing to file a petition pursuant to section 231 of the *Municipal Government Act*. This notice allows the public an opportunity to review and petition the proposed sale.

## **Strategic Priorities:**

Responsible Government

## **Attachments:**

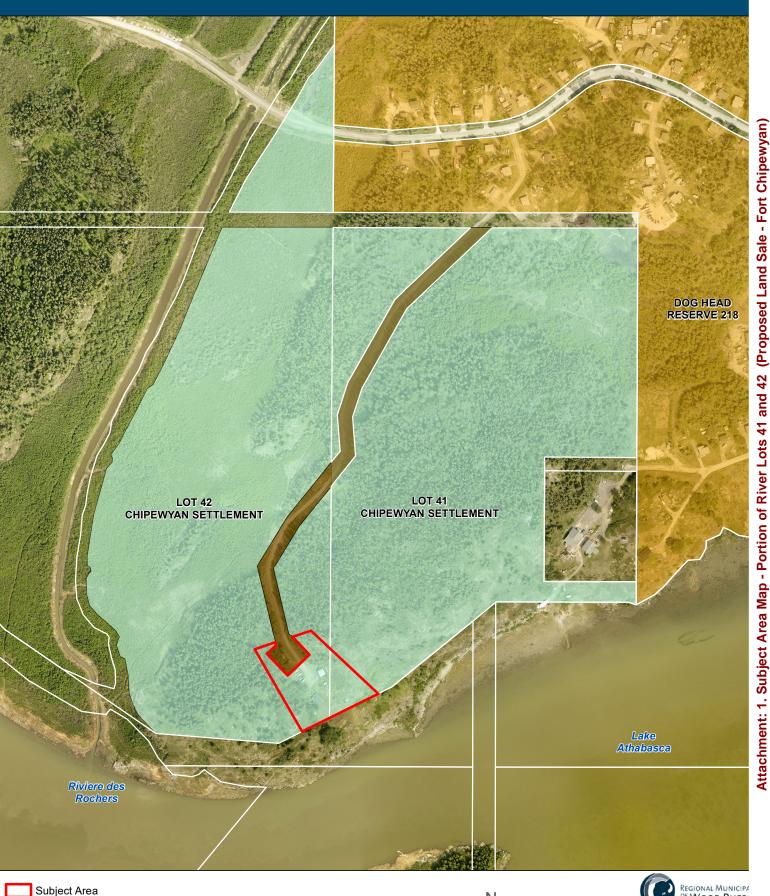
1. Subject Area Map - Portion of River Lots 41 and 42

# **ATTACHMENT 1**

# **PORTION OF RIVER LOTS 41 & 42**

Public Work Road

First Nation Reserve Municipal Land



1:5,000



REGIONAL MUNICIPA
OF WOOD BUFFA

## COUNCIL REPORT

Meeting Date: June 22, 2021



Subject: 20/024	Bylaw No. 21/017 - Repeal of Face Covering Bylaw No.		
APPROVALS:			
		Jamie Doyle	
	Director	Chief Administrative Officer	

## **Recommended Motion:**

- 1. THAT Bylaw No. 21/017, being a Bylaw to repeal the Face Covering Bylaw No. 20/024, be read a first time.
- 2. THAT Bylaw No. 21/017, be read a second time.
- 3. THAT Bylaw No. 21/017, be considered for third and final reading.
- 4. THAT Bylaw No. 21/017, be read a third and final time.

## **Summary:**

On October 14, 2020, Council passed the *Face Covering Bylaw No. 20/024* (Bylaw). The Bylaw's provisions were delayed until such time as the number of active cases of COVID-19 infections in the Regional Municipality of Wood Buffalo (Municipality) was reported by Alberta Health Services to be fifty (50) or more, which occurred on October 26, 2020.

On January 26, 2021, Council reviewed the Bylaw and approved a motion that the Bylaw remain in effect.

The Bylaw further required that the number of active cases be reviewed at thirty (30) day intervals, which have been found to have remained above the fifty (50) active cases threshold on all occasions. Since December 13, 2020, the Province of Alberta has required that all persons in Alberta must wear a face mask at all times while attending an indoor public place (unless they meet the criteria of one of the enumerated exceptions). This mandate currently remains in effect.

On April 26, 2021, the Municipality declared a State of Local Emergency (SOLE), following a resolution of Council, due to the rising number of COVID-19 infections in the Region. Council directed that the SOLE be repealed at its meeting on June 8, 2021. On June 9, 2021, the SOLE was terminated.

Department: Legal Services 1/5

Following the Province of Alberta's increased percentage of first dose vaccination roll out and its three-stage "Open for Summer Plan" announced on May 26, 2021, the number of active cases in the Region has significantly decreased. The Province has stated it will enact the final stage of its' relaunch strategy when 70 per cent of eligible Albertans (aged 12+) are vaccinated. At this stage the Province plans to lift all provincial restrictions, including the provincial mask mandate. This is predicted to occur in early July, 2021.

## **Background:**

The first case of the COVID-19 was detected in Alberta on March 5, 2020. As of June 14, 2021, there have been 112,743 confirmed cases in the province, with 3,089 active cases and 1,345 deaths in the province directly attributed to COVID-19. As of June 14, 2021, there are 139 active cases in the Municipality, and have been thirteen (13) deaths attributed to COVID-19. The table below illustrates the active cases at the end of each month in the Municipality and in Alberta since March 2020.

Active Cases	Alberta	RMWB
March 31, 2020	566	3
April 23, 2020	2295	9
May 31, 2020	584	4
June 30, 2020	547	28
July 31, 2020	1,408	13
August 31, 2020	1,370	28
September 30, 2020	1,596	49
October 31, 2020	5,172	51
November 30, 2020	16,628	233

COUNCIL REPORT - Bylaw No. 21/017 - Repeal of Face Covering Bylaw No. 20/024

December 31, 2020	14,555	219
January 31, 2021	7,387	91
February 28, 2021	4,674	44
March 31, 2021	8,653	166
April 30, 2021	22,504	1,382
May 31, 2021	6,771	456
June 13, 2021	3,089	139

One of the recommended means of mitigating the spread of COVID-19 has been the widespread use of face coverings while in public areas. The federal government first began recommending the use of face coverings in April 2020. Quebec adopted the first province-wide face covering requirement on July 18, 2020. Since then, every province and the Yukon have implemented a provincial or territory-wide face covering requirement. Edmonton and Calgary introduced municipal face covering bylaws on August 1, 2020, and the RMWB implemented its own bylaw on October 14, 2020. Alberta was the last province to make face coverings mandatory provincial-wide on December 13, 2020.

## **RMWB Bylaw Status:**

The RMWB passed the *Face Covering Bylaw No. 20/024* on October 14, 2020. This required all people in the Municipality to wear a face covering while in any indoor public place or public vehicle, with exceptions for:

- (a) children under 5 years of age;
- (b) persons who are unable to place, use, or remove a face covering safely without assistance;
- (c) persons unable to wear a face covering due to a mental or physical limitation, or on the basis of a protected ground under the Alberta *Human Rights Act*;
- (d) persons who are caregiving for or accompanying a person with a disability where wearing a face covering would hinder that caregiving or assistance; or
- (e) persons who have temporarily removed their face covering in a public place:

- i. to provide or receive a service;
- ii. while consuming food or drink in a designated seating area;
- iii. while engaged in an athletic or fitness activity; or
- iv. while attending or leading a religious or worship activity.

The Bylaw also requires employers, business operators and proprietors to prominently display a prescribed sign such that it is visible to all persons entering the indoor place detailing the face covering requirements.

#### **Provincial COVID-19 Measures:**

Even with a repeal of the municipal Bylaw, the Province of Alberta "Chief Medical Officer of Health Order" (CMOH Order) 33-2021 (as amended) will continue to apply. Parts 3 and 4 of CMOH Order 33-2021 sets out the current provincial face covering requirements and exceptions. The CMOH Order's core face covering requirement is that "a person must wear a face mask at all times while attending an indoor public place". The CMOH Order also sets out a list of exceptions.

Many of the current posted face covering signs in the Region reference the municipal Bylaw No. 20/024. Businesses and public places may elect to retain such signage pending the repeal or amendment of CMOH 33-2021.

With a reversion to a provincial-only masking requirement, and subject to provincial order, the Municipality's Bylaw Enforcement Officers may not enforce the provincial requirements. Only officers with the "Community Peace Officer" designation may enforce provincial laws such as a CMOH Order (depending on the authorization provided by the provincial government). The Municipality's Community Peace Officers are authorized to enforce the *Public Health Act*, which is the provincial statute which formally empowers the CMOH Orders. However, only ten (10) of the Municipality's twenty (20) Bylaw Services officers currently have this designation.

The provincial restrictions will be in place until rescinded by the Chief Medical Officer of Health. Individuals or businesses who violate CMOH Order 33-2021 or other existing public health orders may be fined \$1,000 per offence, and if prosecuted successfully for contravening a public health order, up to \$100,000 for a first offence and \$500,000 for a subsequent offence.

#### **Alternatives:**

 Leave the Bylaw in its current form, as approved. The masking provisions of the Bylaw will continue to apply in the Region until active cases of COVID-19 infections in the Municipality are reported by Alberta Health Services to be less than fifty (50). Council has the option, at any time, to have the Bylaw brought back for reconsideration.

Department: Legal Services 4 / 5

#### COUNCIL REPORT - Bylaw No. 21/017 - Repeal of Face Covering Bylaw No. 20/024

- 2. Direct Administration to bring forward an amendment to Bylaw No. 20/024 should Council desire amendments.
- 3. Direct Administration to repeal Bylaw No. 20/024 in its entirety.

#### **Strategic Priorities:**

Responsible Government

#### **Attachments:**

- 1. Bylaw No. 21/017 Repealing Face Covering Bylaw No. 20/024
- 2. Bylaw No. 20/024 Face Covering Bylaw

#### **BYLAW NO. 21/017**

## A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO REPEAL BYLAW NO. 20/024, BEING THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FACE COVERING BYLAW

**WHEREAS** Section 191(1) of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended, empowers a council of a municipality to repeal a bylaw;

**AND WHEREAS** the amendment or repeal of a bylaw must be the same way as the original bylaw;

**NOW THEREFORE,** the Council for the Regional Municipality of Wood Buffalo, duly assembled, hereby enacts as follows:

- 1. Bylaw No. 20/024 is repealed.
- 2. This Bylaw comes into effect on the day it is passed.

Read a first time this this	_ day of		, 2021	
Read a second time this	_ day of		, 2021	
Read a third and final time this	day	of	, 20	21
Signed and Passed this	_ day of	,	2021	
		Mayram		
		Mayor		
		Chief Legisla	tive Office	r

#### **BYLAW NO. 20/024**

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO REGULATE AND CONTROL THE WEARING OF FACE COVERINGS WITHIN THE REGIONAL MUNICIPALITY OF WOOD BUFFALO

**WHEREAS** on March 11, 2020, the World Health Organization declared a global pandemic related to the spread of the COVID-19 virus and because COVID-19 continues to remain a global health risk;

**AND WHEREAS** the World Health Organization, Chief Public Health Officer for Canada and the Chief Medical Officer of Health for Alberta have identified face coverings as a preventative measure to help reduce the risk of spreading COVID-19 in circumstances where physical distancing may not be possible;

**AND WHEREAS** physical distancing may not be possible in Public Places and in Public Vehicles:

**AND WHEREAS** pursuant to section 7 of the *Municipal Government Act*, RSA 2000, c. M-26 a council of a municipality may pass bylaws respecting:

- (a) the safety, health and welfare of people and the protection of people and property;
- (b) people, activities and things in, on or near a public place or place that is open to the public;
- (c) transport and transportation systems; and
- (d) businesses, business activities and persons engaged in business.

**AND WHEREAS** Council deems it desirable and necessary for the health, safety, and welfare of its citizens of the Regional Municipality of Wood Buffalo to require the wearing of a Face Covering in Public Places and in Public Vehicles;

**NOW THEREFORE**, the Council of the Regional Municipality of Wood Buffalo, duly assembled, hereby enacts as follows:

#### **Short Title**

1. This Bylaw may be cited as the "Face Covering Bylaw".

#### **Definitions**

- 2. In this Bylaw:
  - (a) "Act" means the *Municipal Government Act*, RSA 2000, c. M-26;

- (b) "Employer" means any person(s) who as the owner, proprietor, manager, superintendent of any activity, business, work, trade, occupation or profession, has control over or direction of, or is directly or indirectly responsible for the employment of a person and responsible for the day to day operations of a Public Place or Public Vehicle;
- (c) "Face Covering" means a mask or other covering that covers the mouth, nose and chin ensuring a barrier that limits the transmission of respiratory droplets;
- (d) "Municipal Tag" means a document prepared by the Municipality alleging an offence issued pursuant to this Bylaw;
- (e) "Municipality" means the Regional Municipality of Wood Buffalo;
- (f) "Officer" means a Bylaw Enforcement Officer appointed pursuant to the Enforcement Officer Bylaw 20/005, a peace officer appointed pursuant to the Peace Officer Act, RSA 2006, c. P-3.5, or a police officer appointed pursuant to the Police Act, RSA 2000, c. P-17;
- (g) "Operator" includes the person responsible for the day to day operations of a Public Place or Public Vehicle and a proprietor of a Public Place;
- (h) "Proprietor" means the person who controls, governs or directs the activity carried on within any Public Places or Public Vehicle referred to in this Bylaw and includes the person usually in charge thereof;
- (i) "Public Place" means any part of a building, structure or other enclosed area within the Municipality, whether privately or publicly owned, to which the public reasonably has or is permitted to have access, whether upon payment or otherwise.
- (j) "Public Vehicle" means a bus operated by the Regional Municipality of Wood Buffalo, or a vehicle for hire as defined in the *Vehicle for Hire Bylaw* 13/001:
- (k) "Violation Ticket" means a ticket issued pursuant to the current Provincial Offences Procedure Act, RSA 2000 c P-34, as amended or replaced and regulations thereunder;

#### Interpretation

- 3. Nothing in this Bylaw relieves a person from complying with any provision of any Federal, Provincial or Municipal law or regulation or any requirement of any lawful permit, order or license.
- 4. Should any section, subsection, clause or provision of this Bylaw be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Bylaw as a whole, or any part thereof, other than the part so declared to be invalid.

#### **Prohibition**

- 5. A person must wear a Face Covering while in a Public Place or a Public Vehicle.
- 6. No person shall harass or intimidate a person who is not wearing a Face Covering as a result of any provision in Section 8.
- 7. No person shall hinder or impede any Officer in the performance of their powers and duties under this Bylaw.

#### **Exceptions**

- 8. Section 5 does not apply to:
  - (a) children under 5 years of age;
  - (b) persons who are unable to place, use, or remove a Face Covering safely without assistance;
  - (c) persons unable to wear a Face Covering due to a mental or physical limitation, or on the basis of a protected ground under the *Alberta Human Rights Act*;
  - (d) persons who are caregiving for or accompanying a person with a disability where wearing a Face Covering would hinder that caregiving or assistance; or
  - (e) persons who have temporarily removed their Face Covering in a Public Place:
    - (i) to provide or receive a service;
    - (ii) while consuming food or drink in a designated seating area;
    - (iii) while engaged in an athletic or fitness activity; or
    - (iv) while attending or leading a religious or worship activity.

#### Signage

 An Employer, Operator or Proprietor must prominently display a sign, in the form and containing the content set out in Schedule "A", in a location that is visible to a person immediately upon entering the Public Place or a Public Vehicle.

#### Offence and Penalty

- 10. There will be efforts to educate prior to taking enforcement action against a person who contravenes this Bylaw.
- 11. A person who contravenes this Bylaw is guilty of an offence.
- 12. In the case of an offence that is of a continuing nature, a contravention of a provision of this Bylaw constitutes a separate offence in respect of each day, or party of a day, on which it continues, and a person guilty of such an offence is liable, upon summary conviction, to a fine in an amount not less than that established by this Bylaw for each such day.
- 13. A person who is guilty of an offence under this Bylaw is liable to:
  - (a) a fine in the amount as prescribed in Schedule "B"; or
  - (b) a fine in an amount determined in accordance with the *Provincial Offences Procedures Act*, RSA 2000, c. P-34.

#### **Municipal Tag**

- 14. A Peace Officer may issue, with respect to an offence under this Bylaw, a Municipal Tag specifying the fine amount as prescribed in Schedule "B" of this Bylaw as the amount payable.
- 15. Where a municipal tag is issued, the amount payable may be paid in accordance with the instructions on the tag, and if paid a Violation Ticket shall not be issued for that offence.

#### **Violation Ticket**

- 16. A Peace Officer may issue, with respect to an offence under this Bylaw, a Violation Ticket:
  - (a) specifying the amount set out in Schedule "B" of this Bylaw as the fine for the offence; or
  - (b) requiring an appearance in court without specifying a fine amount and without the option of making a voluntary payment.

17. Where a Violation Ticket specifies a fine amount, a voluntary payment equal to the specified fine amount may be made as directed on the Violation Ticket.

#### **Coming into Force**

18. This Bylaw comes into effect when it is passed.

#### Review

- 19. This Bylaw shall be reviewed by Council no later than January 31, 2021.
- 20. (1) The provisions of this bylaw are only in effect if the number of active cases of COVID-19 infections in the Municipality are reported by Alberta Health Services to be fifty (50) or more.
  - (2) If the provisions of this bylaw have been enacted in accordance with Section 20(1) they may only be reverted if thirty (30) days have elapsed since the bylaw provisions came into effect and if the number of active cases of COVID-19 infections in the Municipality are reported by Alberta Health Services to be less than fifty (50).
  - (3) Notwithstanding sections 20(1) and 20(2), the provisions of this Bylaw apply and remain in full force and effect for persons on Public Vehicles with the exception of vehicles for hire as defined in the *Vehicle for Hire Bylaw* 13/001, irrespective of the number of cases of COVID-19 in the Municipality reported by Alberta Health Services from time to time.

READ a first time this 14th day of September, A.D. 2020.

READ a second time this 14th day of September, A.D. 2020.

READ a third and final time this 13th day of October, A.D. 2020.

### SCHEDULE "A"

#### **SCHEDULE "A"**

# Face Covering NOTICE

Wearing a face covering is mandatory in all indoor public places and in public vehicles when 50 active cases have been reported within the Regional Municipality of Wood Buffalo.



The Face Covering Bylaw 20/024





#### **SCHEDULE "B"**

#### **PENALTIES**

Section	Description of Offence	Specified Penalty
5	Failure to wear Face	First offence: \$100
	Covering where required.	Second and concurrent
		offences: \$200
9	Failure to display	\$200
	prescribed signage.	
6	Harassment and	First offence: \$100
	Intimidation	Second and concurrent
		offences: \$200

# Bylaw No. 21/017 – Repeal of Face Covering Bylaw No. 20/024

## Written Submissions:

Alvin Lazmierczak Richard Haack Subject: Revoke the Mask By-Law

**Date:** Tuesday, June 22, 2021 11:14:01 AM

External Message - Please be cautious when opening links or attachments in email

Dear Mayor and Council,

My name is Alvin Kazmierczak and have been living in Fort McMurray for over 30 years. Over the last 15 months I have been appalled by how our Federal, Provincial, and Municipal governments have handled the COVID-19 crisis.

In regards the Council meeting on our mask bylaw, I am in favor to revoke this law for the following reasons.

- 1. Law is arbitrary and is not based on factual or scientific information.
- 2. It forces people to fight against each other rather than working together due to diverse individual risk tolerances within our community.
- 3. Has psychological effects where people are placed in a constant state of fear of the virus, authorities, and the government who promote this fear.

Let us stop promoting the state of fear in our municipality. Let us base our laws on factual evidence and the impact that it poses on our community. Let us follow the Emergency Management System that we have used in past medical crisis (SARS, MERS, ) in that we have a plan in place with real time information that is available to use and resist the use of medical models.

Furthermore, I would like to see a motion brought forward to ban the use of mask by-laws in the future unless there is factual evidence that proves masks will save lives and the restriction of civil liberties must be suppressed.

Regards, Alvin Kazmierczak



Subject:Written Submission - Mask Use BylawDate:Tuesday, June 22, 2021 3:54:52 PM

#### External Message - Please be cautious when opening links or attachments in email

This bylaw was implemented *before* the provincial mandate. If the bylaw is not repealed now, it will remain in place even *after* the provincial mandate has been rescinded. What does Council know that gives them the confidence to intrude upon our lives in this way? Here are the facts:

- Masks are intended to halt "asymptomatic" transmission. But asymptomatic
  transmission is so rare as to be almost non-existent. In the fall, <u>Dr. Hinshaw halted</u>
  <u>asymptomatic testing</u> for those with no known exposure to the virus, simply because the
  positive tests were so rare (7 per 10,000).
- Masks weren't invented in 2020. Many studies have been done over the years and none
  have indicated that masks are effective in stopping viral spread. As stated by the AHS
  Scientific Advisory Group: "There is no direct evidence that the use of a medical or
  homemade cloth mask or the wider use of masks in the community significantly reduces
  this risk [of asymptomatic COVID transmission]."
- Masks are harmful in many ways. Some are made of fibers which when inhaled can be toxic -- Health Canada issued a warning to this effect. They can easily become moist and/or dirty, and increase the chance of bacterial infection. They cause stress and anxiety. They are nothing less than catastrophic for children who are not at risk due to COVID, but who absolutely need to see faces for proper development.

That Council, or the province, or anyone else, has implemented a mask mandate *in spite of the above*, is a mistake. Fortunately, mistakes can be corrected. Please repeal this bylaw today, for the health and happiness of our community.

Richard Haack

#### **COUNCIL REPORT**

Meeting Date: June 22, 2021



Subject: Funding for Youth Graduation Gifts and Seniors' Activities (Councillor J. Stroud)			
APPROVALS:		Jamie Doyle	
	Director	Chief Administrative Officer	

#### **Recommended Motion:**

THAT Administration be directed to bring forward at the next regular Council meeting an amendment to the Elected Officials Compensation, Travel and Expense Policy - LEG 050 to insert the wording "with the exception of any expenses related to Youth Graduation Gifts and any activities honouring Seniors" at the end of section 3.5.19.2.

#### Summary:

At the June 8, 2021 Council Meeting, Councillor J. Stroud served notice of her intention to bring forward the following motion for consideration at the June 22, 2021 Council Meeting:

"THAT Administration be directed to bring forward at the next regular Council meeting an amendment to the Elected Officials Compensation, Travel and Expense Policy - LEG 050 to insert the wording "with the exception of any expenses related to Youth Graduation Gifts and any activities honouring Seniors" at the end of section 3.5.19.2."

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

Pursuant to Procedure Bylaw No. 18/020, the motion is now before Council for consideration.

#### **Strategic Priorities:**

Responsible Government

Department: Legislative Services