



Wood Buffalo Development Advisory Committee

Room 206, 2nd Floor, Jubilee Centre
9909 Franklin Avenue, Fort McMurray, AB T9H 2K4

Wednesday, March 1, 2023
9:00 AM

Agenda

1. **Call to Order**
2. **Adoption of Agenda**
3. **Minutes of Previous Meetings**
 - 3.1. Wood Buffalo Development Advisory Committee Meeting - February 1, 2023
4. **New and Unfinished Business**
 - 4.1. Downtown Area Redevelopment Plan Final Engagement
 - 4.2. Downtown Revitalization Incentive Program Update
 - 4.3. 2023 Committee Priorities Update
 - 4.4. Minister of Service Alberta and Red Tape Reduction Correspondence Update
 - 4.5. Clean Energy Improvement Program

Adjournment

Minutes of a Meeting of the Wood Buffalo Development Advisory Committee held in Room 207, at the Municipal Offices in Fort McMurray, Alberta, on Wednesday, February 1, 2023, commencing at 9:00 AM.

Present:

Bryce Kumka, Chair, Business Community
 Jennifer Vardy, Vice-Chair, Public At Large
 Aurick de Sousa, Community Development
 Justin Ellis, Public-At-Large
 Steven Hale, Education Sector
 Alex McKenzie, Land Development Sector
 David Secord, Business Community
 Purva Sharma, Arts, Culture and Recreation
 Dan Soupal, Land Development Industry
 Ijeoma Uche-Ezeala, Public-At-Large
 Raj Vasal, Community Development
 Rene Wells, Public-At-Large
 Stu Wigle, Councillor

Absent:

Bilal Abbas, Public-At-Large

Administration:

Kelly Hansen, Director, Strategic Planning and Program Management
 Amanda Haitas, Senior Manager, Planning and Development
 Monica Lance, Program Manager, Municipal Initiatives
 Heather Fredeen, Clerk, Legislative Services

1. Call to Order

In the absence of a Chair, Legislative Clerk, Heather Fredeen, called the meeting to order at 9:05 a.m.

Committee Members and Administration introduced themselves and the sectors they represent.

Entrance

Councillor S. Wigle entered the meeting at 9:12 a.m.

2. Adoption of Agenda

MOTION:

THAT the Agenda be adopted as presented.

RESULT: CARRIED [UNANIMOUS]
MOVER: Bryce Kumka
SECONDER: Alex McKenzie
FOR: Kumka, Ellis, McKenzie, Secord, Vardy, Vasal, Soupal, Wells, de Sousa, Sharma, Hale, Uche-Ezeala
ABSENT: Abbas

3. Minutes of Previous Meetings

3.1. Wood Buffalo Development Advisory Committee Meeting - November 2, 2022

MOTION:

THAT the Minutes of the November 2, 2022 Wood Buffalo Development Advisory Committee, be approved as presented.

RESULT: CARRIED [UNANIMOUS]
MOVER: Jennifer Vardy
SECONDER: David J.R. Secord
FOR: Kumka, Ellis, McKenzie, Secord, Vardy, Vasal, Soupal, Wells, de Sousa, Sharma, Hale, Uche-Ezeala
ABSENT: Abbas

4. New and Unfinished Business

4.1. Appointment of Chair and Vice-Chair

Jennifer Vardy nominated Bryce Kumka for the position of Chair. Bryce Kumka accepted the nomination and was appointed Chair by acclamation as no other nominations were made.

MOTION:

THAT Bryce Kumka be appointed to the position of Chair of the Wood Buffalo Development Advisory Committee.

RESULT: CARRIED [UNANIMOUS]
MOVER: Jennifer Vardy
SECONDER: Dan Soupal
FOR: Kumka, Ellis, McKenzie, Secord, Vardy, Vasal, Soupal, Wells, de Sousa, Sharma, Hale, Uche-Ezeala
ABSENT: Abbas

Bryce Kuma nominated Jennifer Vardy for the position of Vice-Chair. Jennifer Vardy accepted the nomination.

I.J Uche-Ezeala nominated Aurick de Sousa. Aurick de Sousa declined the nomination.

Raj Vasal nominated Justin Ellis for the position of Vice-Chair. Justin Ellis declined the nomination.

As there were no further nominations, Jennifer Vardy was appointed as Vice-Chair of the Wood Buffalo Development Advisory Committee by acclamation.

MOTION:

THAT Jennifer Vardy be appointed to the position of Vice-Chair of the Wood Buffalo Development Advisory Committee.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Alex McKenzie
SECONDER:	Rene J.K. Wells
FOR:	Kumka, Ellis, McKenzie, Secord, Vardy, Vasal, Soupal, Wells, de Sousa, Sharma, Hale, Uche-Ezeala
ABSENT:	Abbas

4.2. 2023 Committee Meeting Schedule and Format

Committee Members discussed options for meeting times and formats and concluded that a hybrid meeting format, in which members could attend in person or via the Microsoft Teams platform, would be the best option to facilitate Committee Meetings.

MOTION:

THAT regular Wood Buffalo Development Advisory Committee Meetings be held at 9:00 a.m. on the 1st Wednesday of each month with the exception of statutory holidays and scheduled recess periods.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Rene J.K. Wells
SECONDER:	Dan Soupal
FOR:	Kumka, Ellis, McKenzie, Secord, Vardy, Vasal, Soupal, Wells, de Sousa, Sharma, Hale, Uche-Ezeala
ABSENT:	Abbas

4.3. Committee Overview

Monica Lance, Program Manager, Municipal Initiatives, provided an overview of resources and communications tools used by the Committee such as the Committee's Microsoft Teams channel and the Committee Meeting webpage in which Agendas and Minutes are posted.

4.4. Wood Buffalo Development Advisory Committee - 2023 Recommendations and Next Steps

The Wood Buffalo Development Advisory Committee Priorities Working Group provided an overview of the input collected from Committee Members regarding Committee priorities, indicating that the Working Group would like to get additional feedback from the Planning and Development Department prior to selecting the priorities.

Action Item

Administration to canvas Committee Members for availability to attend an informal workshop to be scheduled at the end of February to review and prioritize the information gathered by the Working Group.

Adjournment

The meeting adjourned at 10:04 a.m.

Chair

Downtown Area Redevelopment Plan

Project Update

Presenter: Chris Booth, Manager, Community Development Planning

Department: Planning and Development

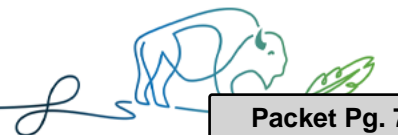
Meeting Date: March 1, 2023



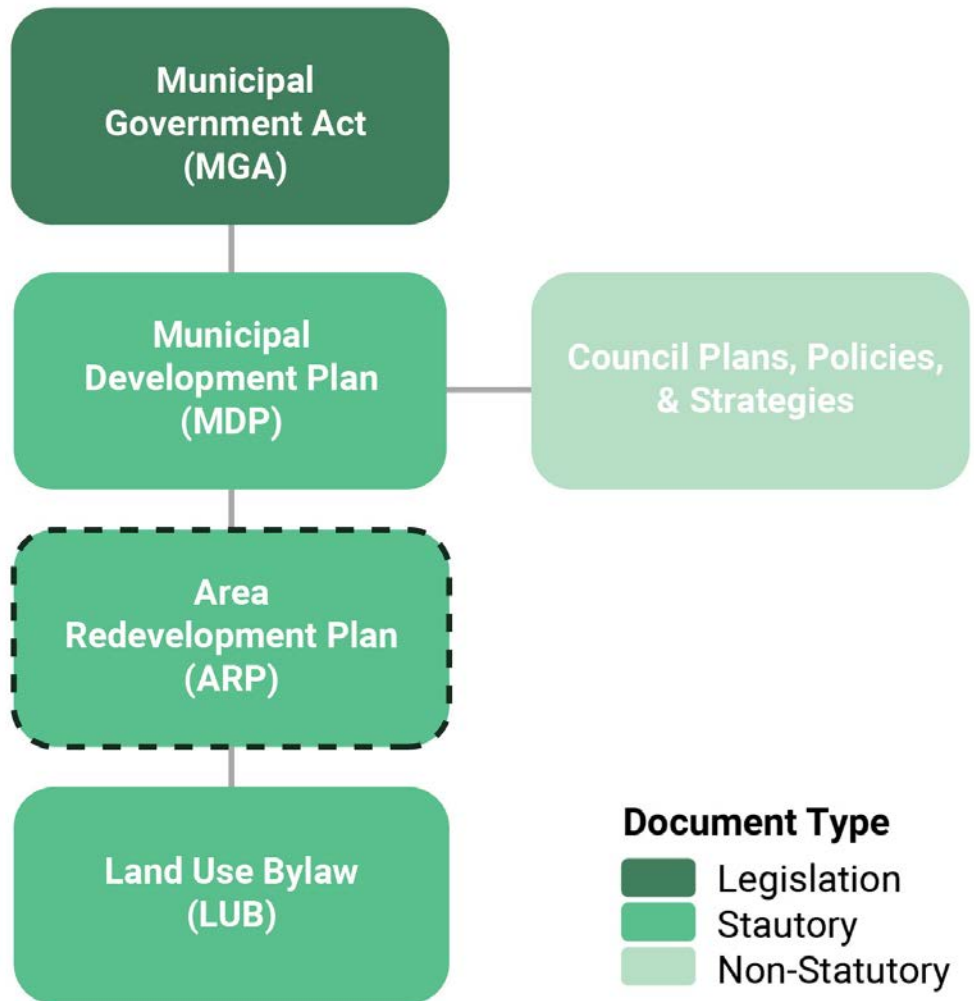
REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Overview

- Introduction
- Project Purpose
- Plan Structure
- Project Progress
- Current State
- Future State
- Upcoming Public Engagement
- Next Steps



Introduction – What is an ARP?



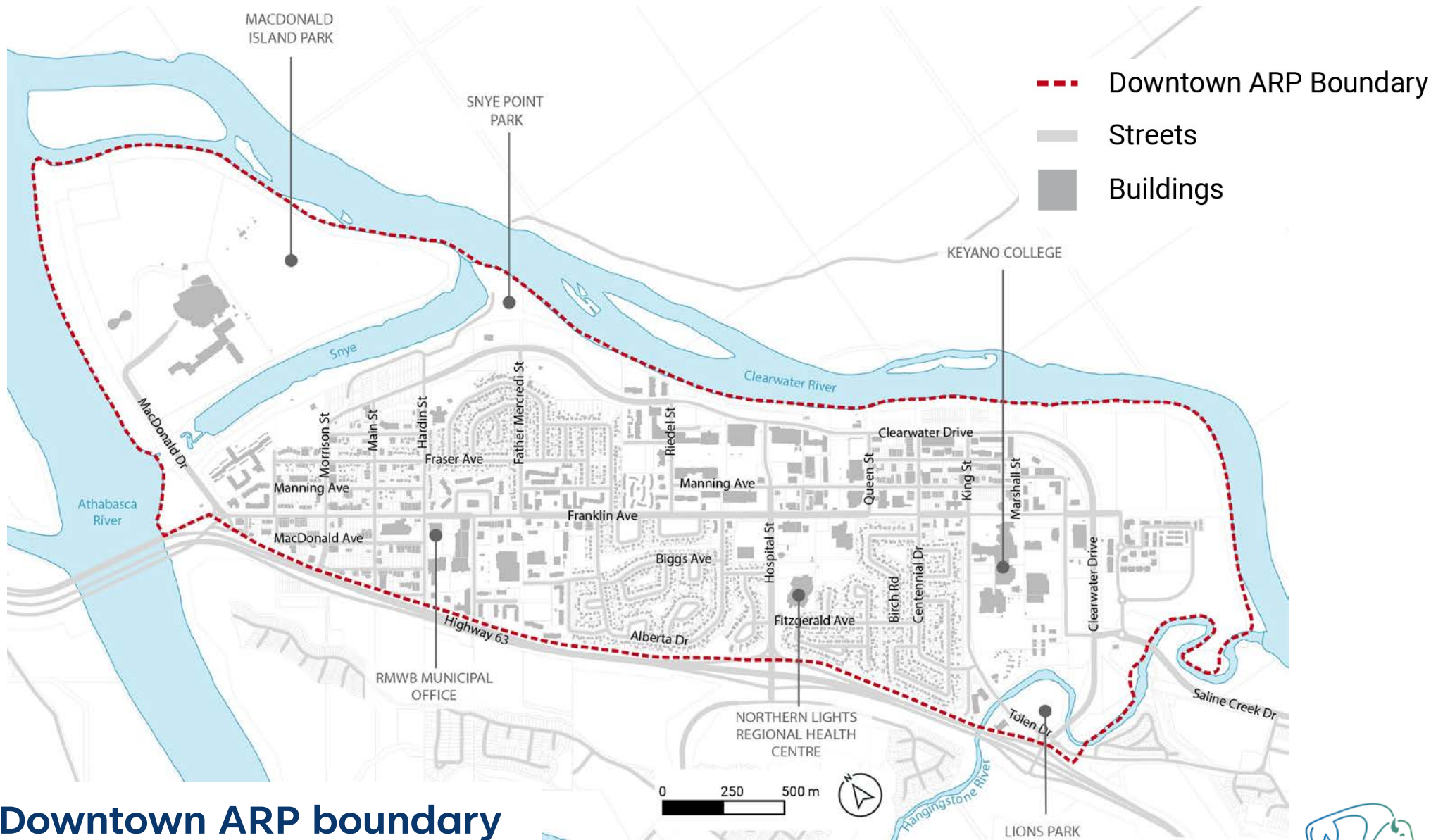
Project Purpose

- To respond to Downtown's changing social, economic, and cultural conditions.



Project Purpose

- To guide the future development of Downtown.



Map: Downtown ARP boundary

Plan Structure



Policy Categories (5):

- Land Use
- Built Form
- Parks and Open Spaces
- Transportation and Mobility
- Heritage, Culture and Public Art

Plan Progress



Current State: Land Use

Existing conditions:

- ✓ Lack of cohesiveness
- ✓ Lack of concentration of amenities
- ✓ Redevelopment potential
- ✓ Influence of suburbs



Current State: Built Form

Existing conditions:

- ✓ Poor perception and optics
- ✓ Downtown is visually unappealing
- ✓ Urban form lacks character



Current State: Parks and Open Space

Existing conditions:

- ✓ Open spaces are underutilized
- ✓ Lack of accessibility and continuity
- ✓ Lack of programming options and variety



Current State: Transportation and Mobility

Existing conditions:

- ✓ Limited pedestrian environment
- ✓ Vehicular-focused network
- ✓ Poor winter accessibility



Current State: Heritage, Culture & Public Art

Existing conditions:

- ✓ Lack of visibility
- ✓ Potential for enhancement and storytelling

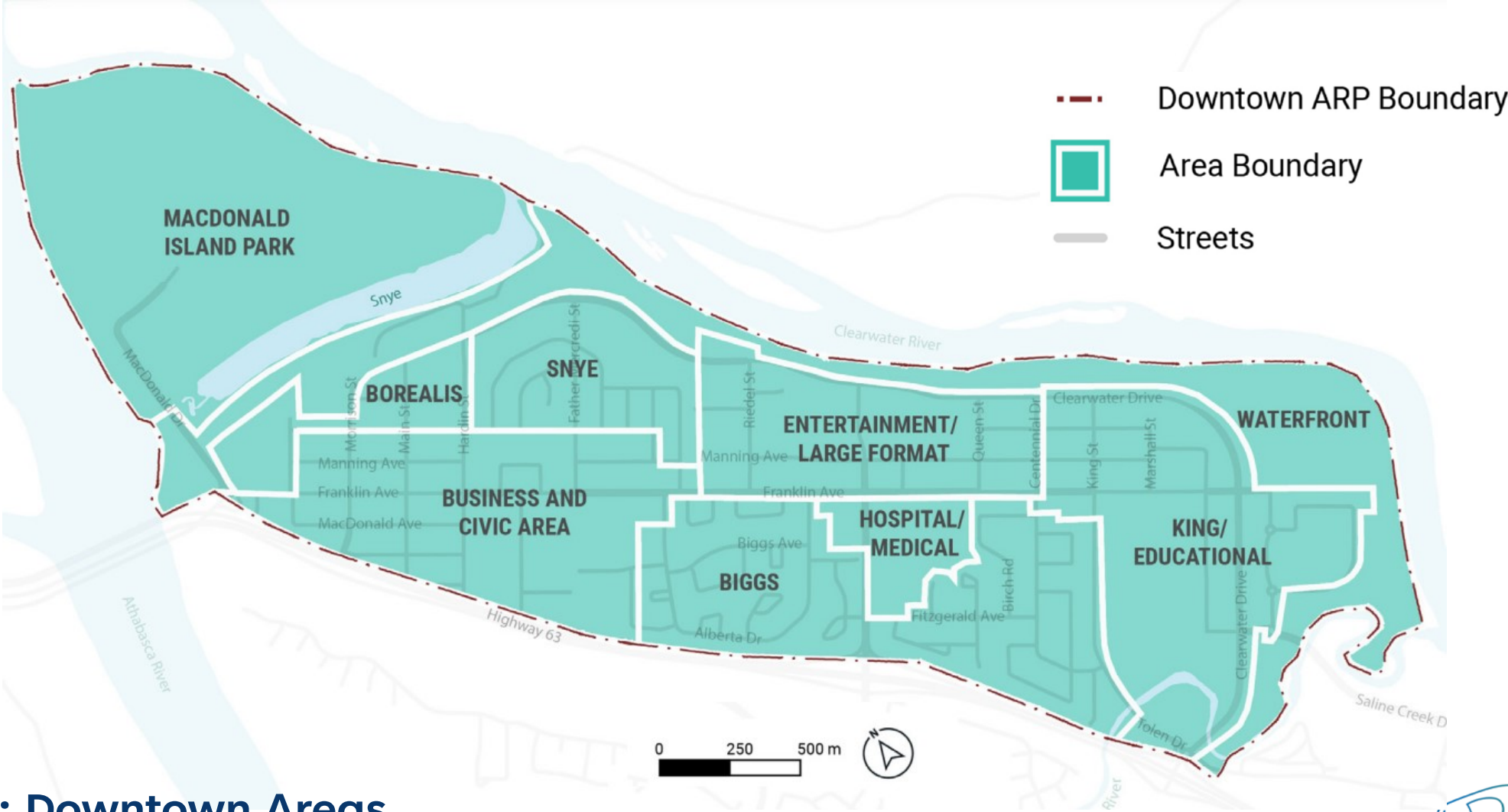


Fort McMurray Heritage Shipyard

Downtown ARP Vision

“The Downtown is an all-seasons, accessible destination that showcases our people, our businesses, our services, and our amenities. Vibrant spaces, inviting storefronts, an accessible waterfront, and unique experiences will welcome residents and visitors to the Downtown in a safe and memorable environment.”





Map: Downtown Areas

Future State: Land Use

Plan Objectives:

- ✓ Strengthen the Downtown's role in the Region.
- ✓ Provide a diversity of housing types.
- ✓ Activate underutilized spaces and adaptively reuse existing buildings.
- ✓ Encourage new development while supporting existing businesses, services, and amenities.
- ✓ Create and foster partnerships.



Future State: Built Form

Plan Objectives:

- ✓ Foster a sense of place.
- ✓ Create safe, accessible, inclusive, welcoming, and multi-purpose public spaces.
- ✓ Create a pedestrian-focused Downtown.
- ✓ Improve Downtown visualization.
- ✓ Incorporate Winter City design.

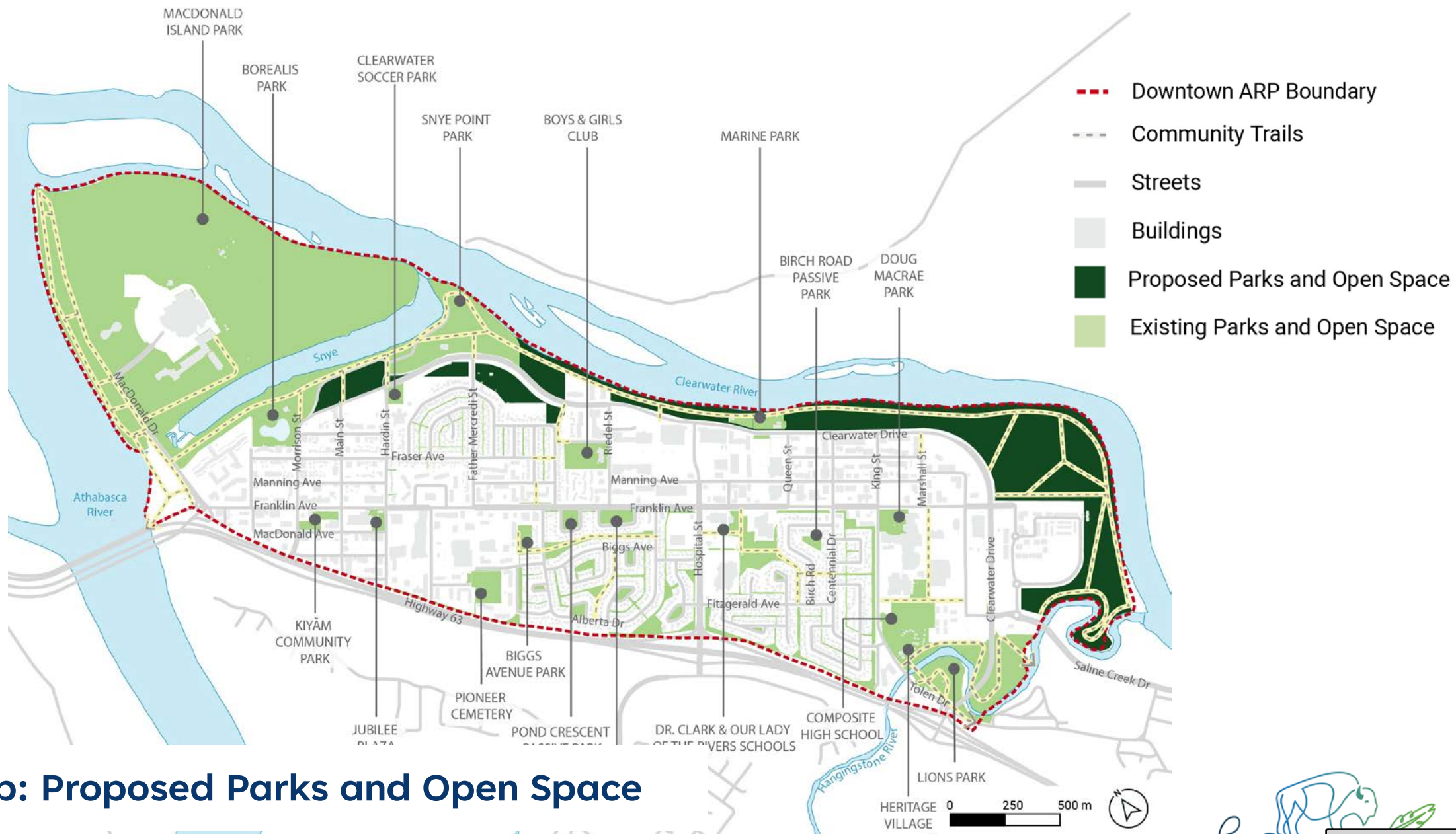


Future State: Parks and Open Space

Plan Objectives:

- ✓ Create a Green Network.
- ✓ Embrace and enhance the Waterfront and MacDonald Island Park.
- ✓ Create an interconnected, multi-functional network of parks.



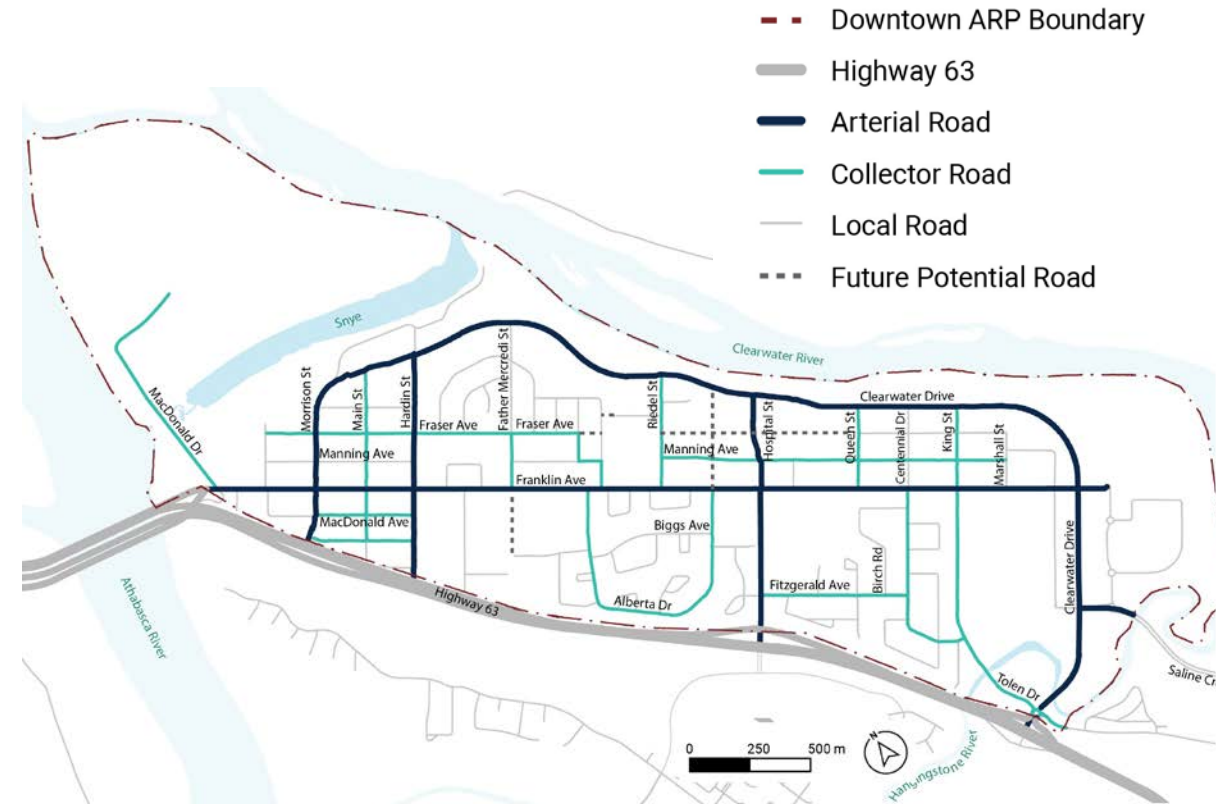


Map: Proposed Parks and Open Space

Future State: Transportation and Mobility

Plan Objectives:

- ✓ Provide a range of transportation and mobility options.
- ✓ Provide a safe and functional pedestrian, bike, and transit network.
- ✓ Provide sufficient parking spaces to residents and for businesses.



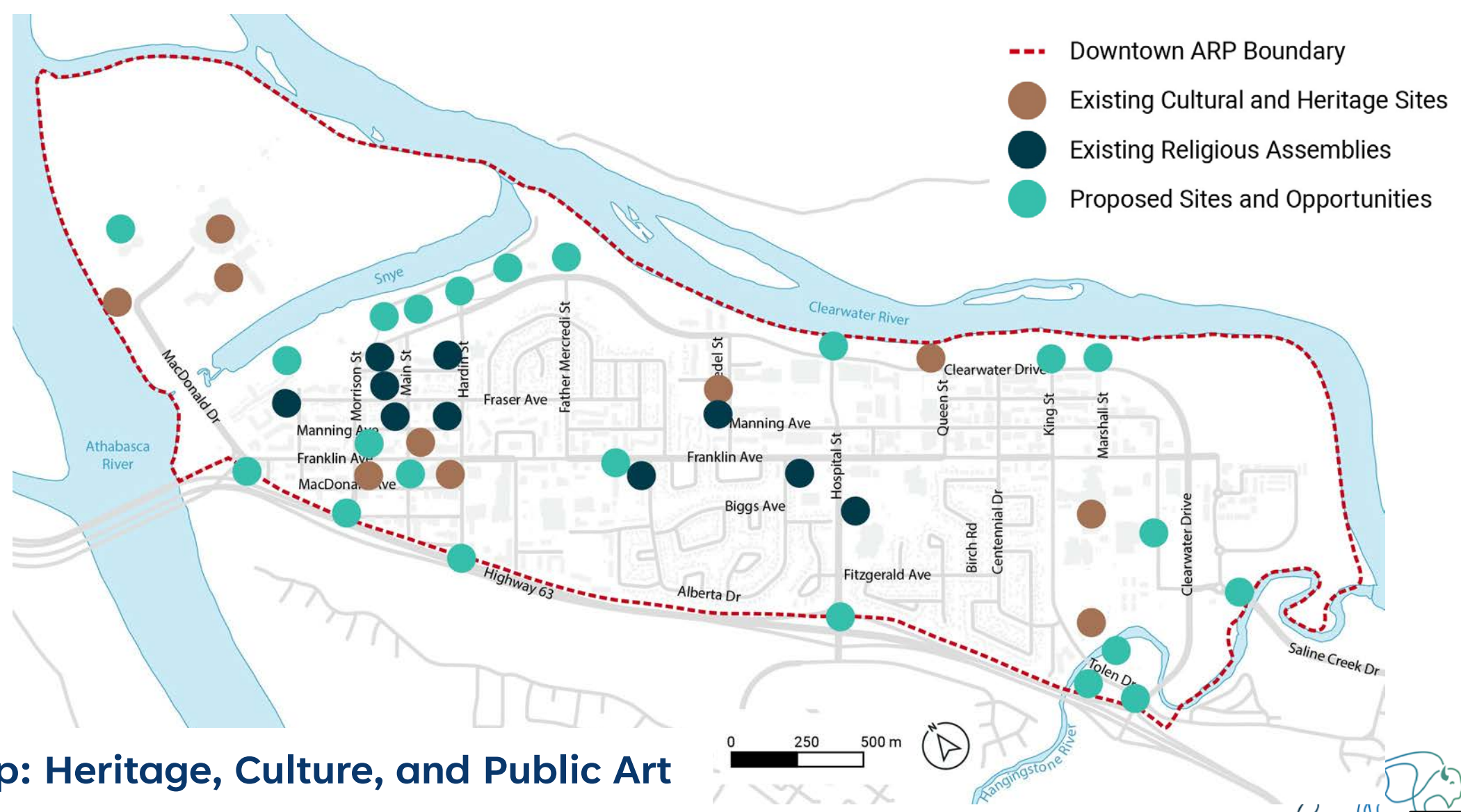
Map: Proposed Transportation Network

Future State: Heritage, Culture & Public Art

Plan Objectives:

- ✓ Support opportunities to celebrate the history and diverse peoples, cultures, and traditions that make the Downtown unique.
- ✓ Preserve, celebrate, and reuse heritage sites.
- ✓ Support and promote the RMWB's vibrant culture through public art.



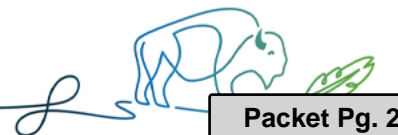


Map: Heritage, Culture, and Public Art

Upcoming Public Engagement

A variety of engagements methods will be available to the public, Indigenous partners and communities, and key stakeholders.

- ✓ Complete a quick poll
- ✓ Submit a survey
- ✓ Attend the open house
- ✓ RSVP for the business luncheon
- ✓ Stop by a pop-up event
- ✓ Attend a workshop



Next Steps



Thank You



REGIONAL MUNICIPALITY
OF WOOD BUFFALO



ALBERTA
SERVICE ALBERTA AND RED TAPE REDUCTION

*Office of the Minister
MLA, Morinville-St. Albert*

FEB 17 2023

AR45346

Mr. Bryce Kumka
Chair, Wood Buffalo Development Advisory Committee
9909 Franklin Avenue
Fort McMurray, AB T9H 2K4

Dear Mr. Kumka:

Thank you for your congratulatory note regarding my appointment as Minister of Service Alberta and Red Tape Reduction in Premier Danielle Smith's Cabinet. It is an honour and a privilege to serve the people of Alberta in this capacity.

I appreciate you sharing a copy of the Regional Municipality of Wood Buffalo's Planning and Development Department Process Review report. The report's focus on making building and development permits easier and faster to obtain by eliminating duplicative application requirements, creating a single application form for residential building permits, and ensuring permit application requirements are clear and easy to follow aligns with the Government of Alberta's commitment to cut red tape by one-third. Making life easier for hardworking Albertans and businesses is a goal we share.

As you may be aware, my Mandate Letter includes direction to reduce wait times for permit approvals across all ministries, and to report on the feasibility of implementing an 'automatic yes' approach that assumes permits are approved within a reasonable period of time unless a rationale is provided to support rejection. I have shared your report with my department staff for their consideration, as we continue to work towards implementing this mandate item.

Concurrently, Municipal Affairs is collecting benchmark data on the number and value of subdivision applications, development permit applications, and building permits issued for all 332 municipalities in Alberta. By summer 2023, this information will be included in the Municipal Measurement Index, an online dashboard that allows Albertans to evaluate the performance of their local government in comparison with other municipalities. This information will also be used to support Municipal Affairs' mandate to work with municipalities to benchmark, measure, and reduce the time it takes to approve permits to create a more attractive business environment for investment.

.../2

Mr. Bryce Kumka
Page 2

I understand that the Regional Municipality of Wood Buffalo's engagement with the Honourable Tanya Fir, former Associate Minister of Red Tape Reduction, resulted in productive conversations. I look forward to further discussion with you on how we can work together to eliminate unnecessary red tape, particularly around development and building permits. Please have your office contact my scheduling assistant, Audrey Mcconnell, to arrange a mutually suitable time to meet. Ms. Mcconnell can be reached at audrey.mcconnell@gov.ab.ca or 780-422-6880.

Thank you again for taking the time to write.

Sincerely,



Honourable Dale Nally
Minister of Service Alberta and Red Tape Reduction

Attachment: Service Alberta and Red Tape Reduction Correspondance (Minister of Service Alberta and Red Tape Reduction Correspondence

FLEXIBLE FINANCING FOR GREEN HOME RENOVATIONS

Alberta households spend \$5,000 a year on energy costs (source: Canada Energy Regulator). There is big money to be saved from sealing leaky windows, insulating attics and replacing inefficient furnaces. You can save even more by generating your own electricity with rooftop solar panels.

The only question is how to finance the cost of these improvements?

START SAVING TODAY

The Clean Energy Improvement Program helps make your home's energy efficiency and renewable energy upgrades affordable. With access to financing, you can install a range of upgrades that will start lowering your energy bills immediately. The money you save on utilities every month can then help you pay back what you borrowed.

The program's interest rates are competitive and repayment is made conveniently through your property's regular tax bill. Take advantage of long repayment terms (up to 20 years for some upgrades) knowing that you can pay off the balance fully at any time.

This is not a personal loan—instead, the financing is tied to your property. If you sell your property, the repayment plan will transfer seamlessly to the next owner.

POWERED BY ALBERTA MUNICIPALITIES

The Clean Energy Improvement Program is administered by Alberta Municipalities, a not-for-profit association founded in 1905.

Alberta Municipalities works with elected and administrative leaders to advocate for solutions and supports communities by identifying and providing services that help them build resilient and thriving communities.



Clean Energy Improvement Program

A DIFFERENT KIND OF FINANCING FOR RENOVATIONS THAT MAKE A DIFFERENCE

Lower your utility bill, make your property more comfortable, and enhance your property value.

Start today with an affordable, flexible, and streamlined approach to financing.

ceip.abmunis.ca

STAY IN THE LOOP

[f](#) [t](#) [in](#) ceip.abmunis.ca

CONTACT US

[1.888.506.9996](tel:18885069996) (toll-free)

hello@myCEIP.ca

Alberta Municipalities
#300 8616 51 Ave. NW
Edmonton, AB T6E 6E6



RESIDENTIAL APPLICATIONS

The Clean Energy Improvement Program is available to property owners in participating Alberta municipalities.

1. Pre-Qualification

Complete and submit the Pre-Qualification Form.

2. Project Application

Complete an EnerGuide Home Evaluation. With report in-hand, choose your upgrades. Select a Qualified Contractor from our directory (getting at least three quotes). Submit the Project Application Form with supporting documents.

3. Agreements

Sign the Clean Energy Improvement Agreement and the Project Agreement.

4. Installation

Your Qualified Contractor will install your upgrades. Submit an Upgrade Completion Form with supporting documents. Once approved, we will pay your contractor directly.

5. Repayment

Once all upgrades are installed, complete a post-project EnerGuide Home Evaluation to confirm energy savings. You'll see the total project cost added to your property's tax bill at the agreed repayment schedule.

WHAT CAN YOU UPGRADE?

The Clean Energy Improvement Program has over 30 residential energy efficiency and renewable energy upgrades that can make your property more comfortable and energy efficient.

Heating, ventilation and air conditioning

A high efficiency furnace or heat pump and smart thermostats will keep you warm in the winter and cool in the summer.

Renewable energy, solar PV and thermal

Harness the power of the sun to generate heat and electricity, any time of year.

Lighting

Enjoy higher quality and dynamic lighting while saving energy with LED upgrades.

Water heating

Stop pouring money down the drain when you get tankless hot water and drain heat recovery.

Doors, windows, insulation and air sealing

Keep your home cozy by sealing drafts, adding insulation, and upgrading windows and doors.

QUALIFIED CONTRACTORS

To be eligible for financing, all projects must be completed by a Qualified Contractor. These are Alberta-based energy efficiency and renewable energy experts.

The Clean Energy Improvement Program maintains a listing of Qualified Contractors for your reference and encourages participation by businesses locally rooted in participating municipalities.

TAKE ADVANTAGE OF YOUR LOCAL INCENTIVES

The program is tailored to each municipality's community resiliency and energy saving goals. Your municipality may offer incentives to participate and, since the program is stackable with other incentives such as the Canada Greener Homes Grant, you can potentially save thousands of dollars off your renovations.

Check your municipality's current incentives at ceip.abmunis.ca

