



REGIONAL MUNICIPALITY  
OF **WOOD BUFFALO**

## **Wood Buffalo Waterfront Advisory Committee**

### **Special Meeting**

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

Thursday, April 27, 2023  
5:30 PM

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### **Agenda**

1. **Call to Order**
2. **Minutes of Previous Meetings**
  - 2.1. Wood Buffalo Waterfront Advisory Committee Meeting - April 13, 2023
3. **New and Unfinished Business**
  - 3.1. Waterfront Park Revitalization

### **Adjournment**

**Minutes of a Meeting of the Wood Buffalo Waterfront Advisory Committee held in Room 206, at the Municipal Offices in Fort McMurray, Alberta, on Thursday, April 13, 2023, commencing at 5:30 PM.**

**Present:**

Erica Brewer, Public-At-Large, Chair  
 Denise Martineau, Public-At-Large, Vice-Chair  
 Gary Devison, Seniors Representative  
 Cheryl Hocker, Public-At-Large  
 Bill Loutitt, Indigenous Representative (via MS Teams)  
 Mitch Mercredi, Land Development Sector (via MS Teams)  
 Rene Wells, Law Enforcement Representative (via MS Teams)  
 Liana Wheeldon, Culture (Arts, Culture and Heritage)  
 Ken Ball, Councillor (via MS Teams)

**Absent:**

Greg MacAulay, Oil and Gas Industry  
 Ayisha Salman, Public-At-Large  
 Stu Wigle, Councillor

**Administration:**

Jade Brown, Chief Legislative Officer  
 Nina Caines, Acting Director, Public Works  
 Kevin Meacher, Department Administrator, Strategic Planning and Program Management  
 Darlene Soucy, Clerk, Legislative Services

**1. Call to Order**

Chair Erica Brewer called the meeting to order at 5:32 p.m.

**2. Adoption of Agenda**

**MOTION:**

THAT the Agenda be adopted as presented.

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Liana Wheeldon
<b>SECONDER:</b>	Denise Martineau
<b>FOR:</b>	Brewer, Devison, Hocker, Martineau, Mercredi, Wells, Wheeldon
<b>ABSENT:</b>	Loutitt, MacAulay, Salman

### 3. Minutes of Previous Meetings

#### 3.1. Wood Buffalo Waterfront Advisory Committee Meeting - February 9, 2023

THAT the Minutes of the Wood Buffalo Waterfront Advisory Committee Meeting held on February 9, 2023, be approved as presented.

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Gary Devison
<b>SECONDER:</b>	Liana Wheeldon
<b>FOR:</b>	Brewer, Devison, Hocker, Martineau, Mercredi, Wells, Wheeldon
<b>ABSENT:</b>	Loutitt, MacAulay, Salman

### 4. Unfinished Business

#### 4.1. Waterfront Park Revitalization

Josh Bernsen, Owner's representative, presented an overview of the outcomes of the workshops to review the scope of the Waterfront Park Project, noting that next steps for the Committee include ranking project objectives in terms of priority, deciding on locations for the Project scope, as well as the overall purpose of Snye Point.

##### Entrance

Bill Loutitt, Committee Member, joined the meeting at 6:37 p.m.

Following discussion regarding the ranking of the project objectives, it was agreed that a decision on the location of the scope areas for the Waterfront Park Revitalization Project should be determined before finalizing the objectives and overall purpose of Snye Point.

##### **MOTION:**

THAT the Wood Buffalo Waterfront Advisory Committee recommends updating the project scope areas for the Waterfront Park Revitalization to include only the areas within Reaches 1 to 4.

<b>RESULT:</b>	<b>CARRIED [8 TO 1]</b>
<b>MOVER:</b>	Liana Wheeldon
<b>SECONDER:</b>	Cheryl Hocker
<b>FOR:</b>	Brewer, Devison, Hocker, Loutitt, Martineau, Mercredi, Wheeldon
<b>AGAINST:</b>	Wells
<b>ABSENT:</b>	MacAulay, Salman

Based on the discussions and the volume of information to be reviewed, it was agreed that the Committee would hold a Special Meeting.

**MOTION:**

THAT a Special Meeting of the Wood Buffalo Waterfront Advisory Committee be held on April 27, 2023, commencing at 5:30 p.m. regarding the Waterfront Park Revitalization.

<b>RESULT:</b>	<b>CARRIED [7 TO 1]</b>
<b>MOVER:</b>	Liana Wheeldon
<b>SECONDER:</b>	Cheryl Hocker, Public-At-Large
<b>FOR:</b>	Brewer, Devison, Hocker, Martineau, Mercredi, Wells, Wheeldon
<b>AGAINST:</b>	Loutitt
<b>ABSENT:</b>	MacAulay, Salman

**Adjournment**

The meeting adjourned at 7:35 p.m.

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Chair



# Waterfront Park Revitalization

Presenter: Waterfront Project Team

Department: Public Works, Planning & Development, Engineering

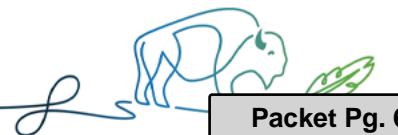
Meeting Date: April 27, 2023



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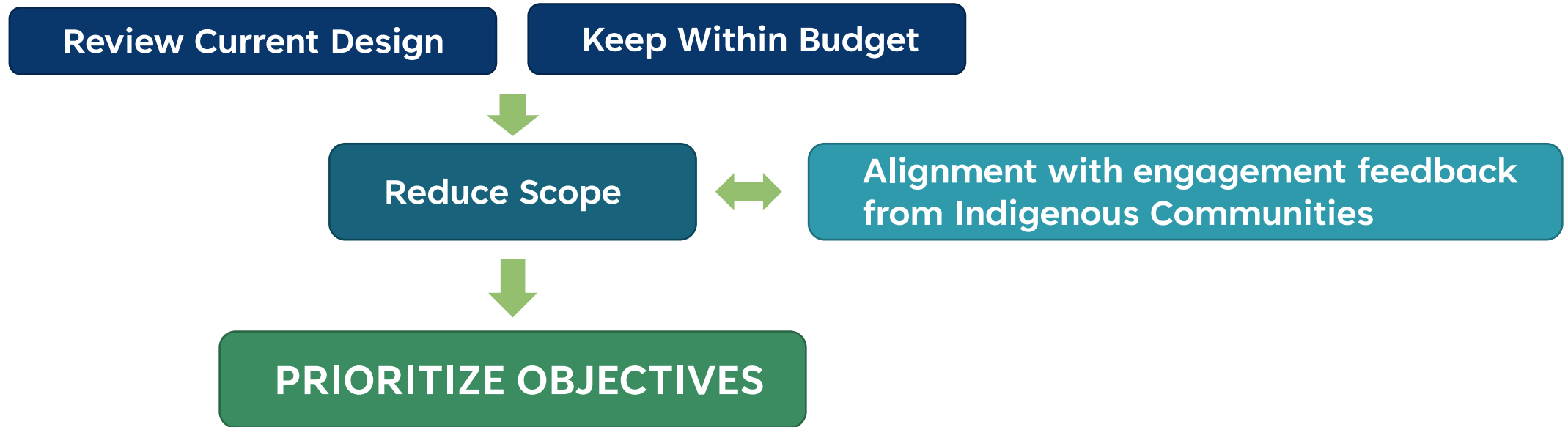
# Agenda

- Purpose – Council Motion & Success Criteria
- Project Objectives & Indigenous Partner Feedback
- Design Elements
  - Project Objective Alignment
  - Community Impact
  - Estimated Costs
  - Recommendations
- Group Discussion
- Next Steps
















# Council Direction

- THAT Administration work with the Wood Buffalo Waterfront Advisory Committee to **review the current design** for the Waterfront Park Project, **eliminate any unnecessary elements**, stewarding toward a project that remains in **alignment with the engagement feedback from the Indigenous Communities** and in **keeping with the approved budget** and bring forward an updated design to Council as soon as possible.



# Project Objectives

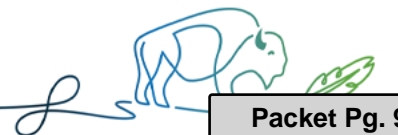
CULTURE & HISTORY	RECREATION	FUNCTIONALITY & RESILIENCY	ECONOMIC DEVELOPMENT & TOURISM
 <p>Honour and support Truth and Reconciliation</p>	 <p>Provide site amenities with a focus on four-season recreation</p>	 <p>Increase safety for all users</p>	 <p>Provide space and infrastructure to support events and vendors</p>
 <p>Commemorate regional history and culture</p>	 <p>Enhance opportunities to touch the water</p>	 <p>Improve pedestrian connectivity</p>	 <p>Coordinate with downtown revitalization</p>
 <p>Recognize and enhance connections to the land</p>		 <p>Promote inclusivity and accessibility</p>	
		 <p>Improve vehicular circulation, access, and parking</p>	
		 <p>Coordinate with Flood Mitigation projects and promote resiliency</p>	



Indicates Project Objective Aligned with Indigenous Partner Feedback

# Core Park Improvement Elements (required)

- **Site Grading**
- **Drainage Improvements**
- **Site Furnishings** (benches, BBQ pits, picnic tables, trash receptacles, bike racks, etc.) - to be scaled as part of other design elements
- **Soft Landscaping** (seeding, sod, trees, shrubs, perennial grasses, etc.)
- **Electrical / Lighting** (minimum upgrades to areas of design)



# Design Elements & Project Objectives



Morimoto Drive Relocation		X	X	X	X	X	X	X		X
Snye Point Improvements	X	X	X		X	X	X	X	X	X
Celebration Circle	X	X	X		X	X	X	X	X	X
Snye Plaza	X	X	X		X	X	X		X	X
Welcome Circles	X	X	X	X			X			X
Continuous Trail System		X	X	X	X	X	X			X
Plazas and Community Seating Nodes		X		X			X		X	X
Discovery Trail and Elements		X	X			X				
Hardin Street Parking Lot Improvements					X	X	X	X		

**X** Indicates Project Objective Consistent with Indigenous Partner Feedback



# Design Elements & Project Objectives



Patio and Playground at Surheka's		X		X				X			
Interpretive and Wayfinding Signage	X	X	X				X				X
Washroom Facility				X				X		X	
Natural Play Area			X	X				X			
Irrigation System									X		
Dock Access					X	X			X		
Public Art	X	X	X								X

**X** Indicates Project Objective Consistent with Indigenous Partner Feedback



# Design Elements - Ranked by Community Impact

DESIGN ELEMENT	COMMUNITY IMPACT*
Celebration Circle	XXXXXXXXXX
Snye Point Improvements	XXXXXXXXXX
Morimoto Drive Relocation	XXXXXXXXX
Snye Plaza	XXXXXXXXX
Continuous Trail System	XXXXXXX
Welcome Circles	XXXXXX
Plazas and Community Seating Nodes	XXXXXX
Interpretive and Wayfinding Signage	XXXXX
Hardin Street Parking Lot Improvements	XXXX
Public Art	XXXX
Discovery trail and Elements	XXX
Washroom Facility	XXX
Natural Play Area	XXX
Dock Access	XXX
Patio and Playground at Surheka's	XXX
Irrigation System	X

\* Number of Project Objectives Addressed

X Indicates Project Objective Consistent with Indigenous Partner Feedback





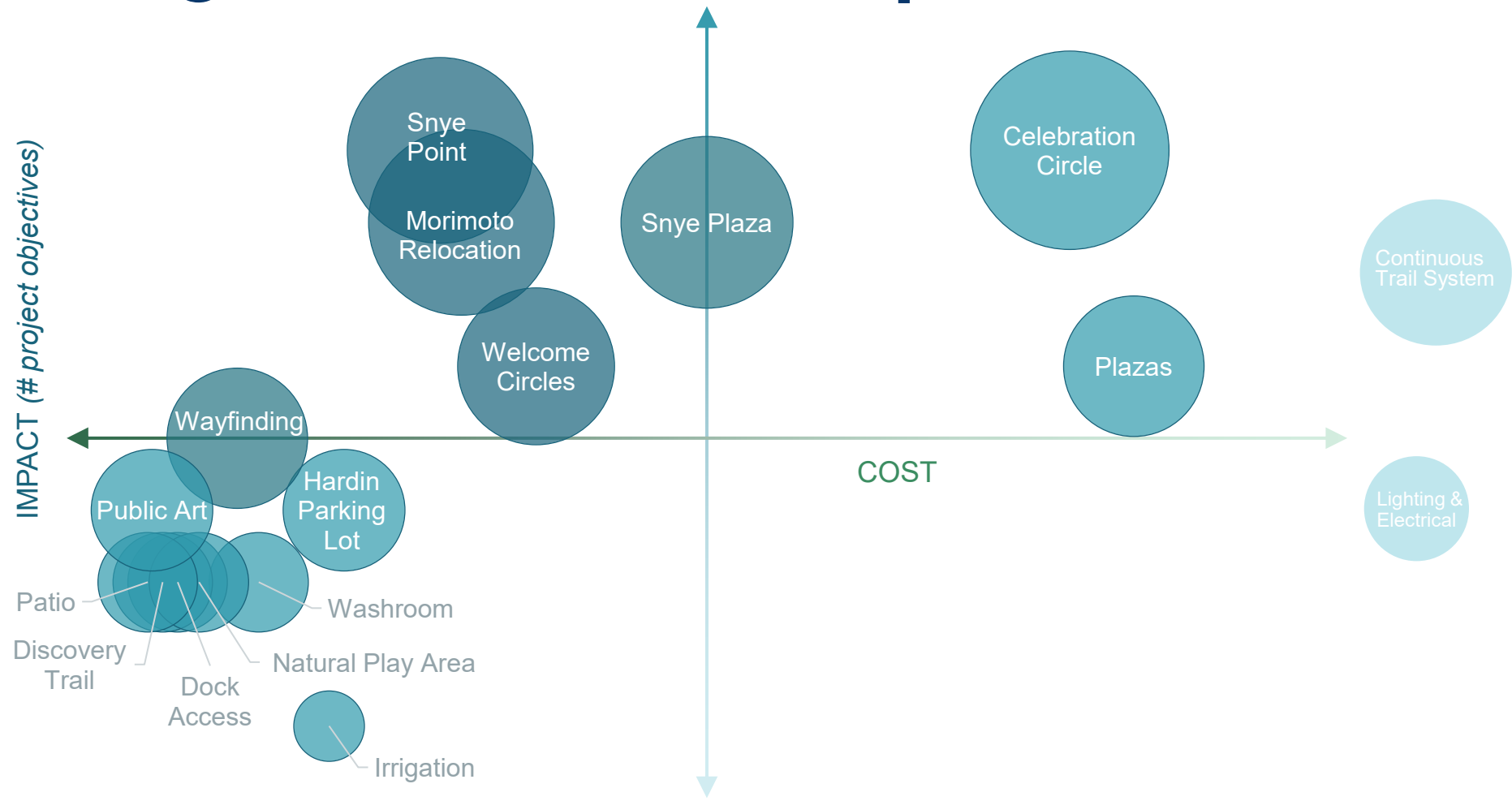
# Design Elements - Ranked by Cost

DESIGN ELEMENT	COST ESTIMATE*
Continuous Trail System	\$9,000,000 - \$10,000,000
Electrical / Lighting	\$7,900,000 - \$9,700,000
Plazas and Community Seating Nodes	\$4,000,000 - \$6,000,000
Celebration Circle	\$4,400,000 - \$5,000,000
Snye Plaza	\$2,800,000 - \$3,100,000
Welcome Circles	\$2,000,000 - \$2,400,000
Morimoto Drive Relocation	\$1,700,000 - \$2,000,000
Snye Point Improvements	\$1,500,000 - \$2,000,000
Hardin Street Parking Lot Improvements	\$1,100,000 - \$1,500,000
Irrigation System	\$960,000 - \$1,500,000
Washroom Facility	\$850,000 - \$950,000
Interpretive and Wayfinding Signage	\$750,000 - \$850,000
Dock Access	\$450,000 - \$620,000
Discovery Trail and Elements	\$400,000 - \$520,000
Natural Play Area	\$500,000 - \$750,000
Patio and Playground at Surehka's	\$300,000 - \$420,000
Public Art	\$100,000 - \$1,000,000

*\* Cost Estimates based on market rates as of May 2022*

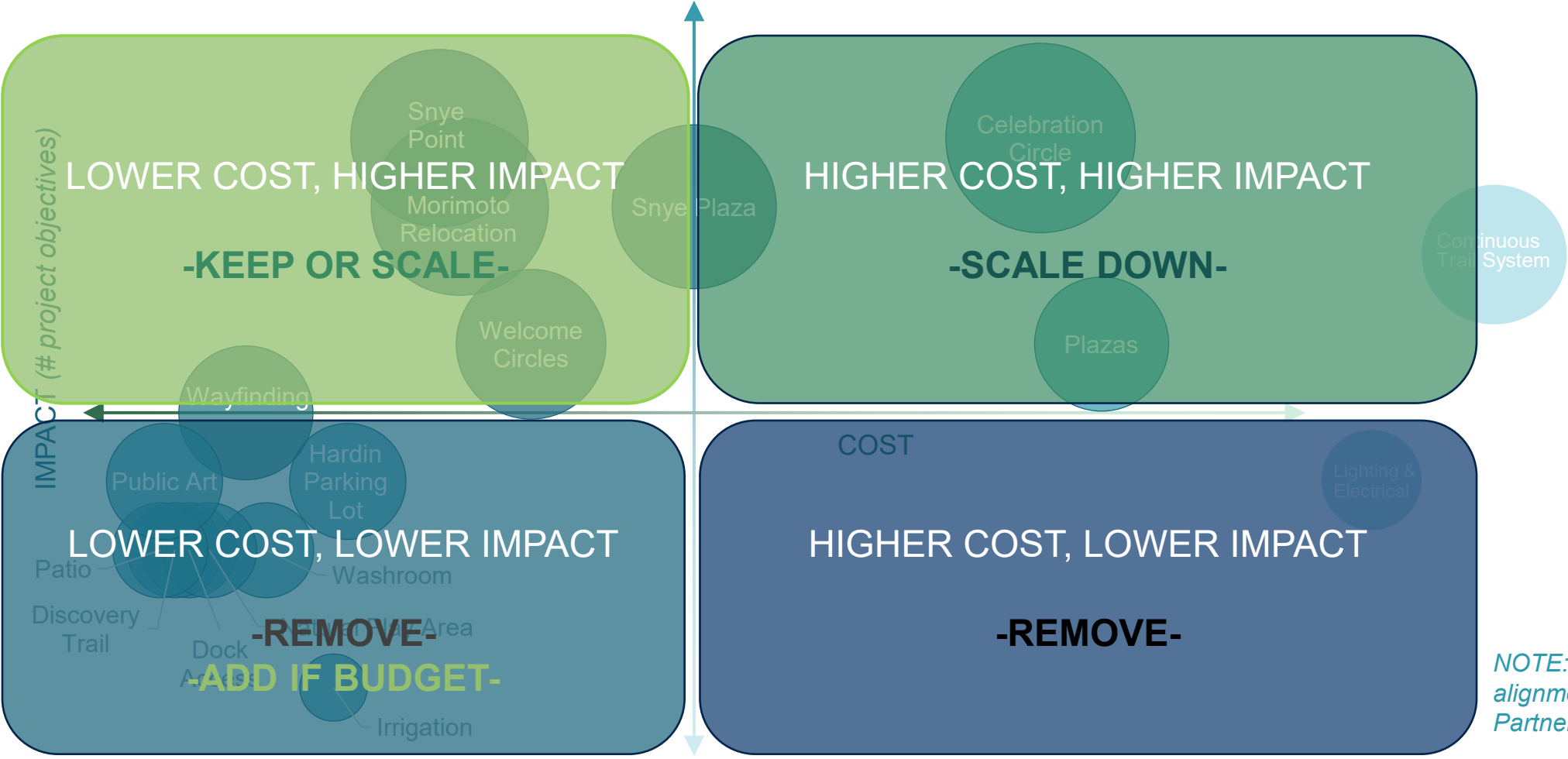


# Design Elements – Impact and Cost



NOTE: Size represents alignment with Indigenous Partner Feedback

# Design Elements – Impact and Cost



Attachment: Waterfront Park Revitalization Presentation (Waterfront Park Revitalization)

# Design Elements - Recommendations

Considering costs and community impacts (as aligned with project objectives and Indigenous Partner feedback), recommendations for each design element have been made for the WBWAC’s review and discussion as follows:

Lower Cost, Higher Impact	Include in project
Higher Cost, Higher Impact	Include in project with reduced design
Lower Impact	Remove from project, or consider for future design

# Design Elements - Recommendations

DESIGN ELEMENT	RECOMMENDATION	COST ESTIMATE
Snye Plaza	Include in design	+/- \$3,100,000
Snye Point Improvements	Include in design	+/- \$2,000,000
Morimoto Drive Relocation	Include in design	+/- \$2,000,000
Celebration Circle	Include in design but simplify and remove specialty lighting	+/- \$4,000,000
Continuous Trail System	Include in design at target geographic areas – simplify and remove as required	+/- \$8,000,000
Welcome Circles	Include 3 in design – remove 5 from design	+/- \$900,000
Plazas and Community Seating Nodes*	Remove from design with exception of plaza at Hospital St.	+/- \$750,000
Interpretive and Wayfinding Signage	Include in design at reduced quantity based on other design element removals	+/- \$650,000
<b>Total Estimated Cost</b>		<b>\$20M - \$22M</b>

*\*Consideration for future installation (coordinate with flood mitigation)*

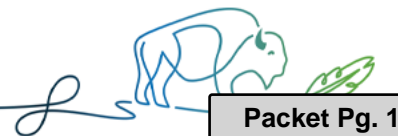
# Design Elements - Recommendations

DESIGN ELEMENT	RECOMMENDATION	COST ESTIMATE
Hardin Street Parking Lot Improvements	Remove from design	N/A
Patio and Playground at Surekha's	Remove from design*	N/A
Discovery Trail and Elements	Remove from design*	N/A
Washroom Facility	Remove from design*	N/A
Natural Play Area	Remove from design*	N/A
Irrigation System	Remove from design	N/A
Dock Access	Remove from design*	N/A
Public Art	Remove from design**	N/A

*\*Consideration for future installation*

*\*\*Consideration for future installation (coordinate potential alternate funding sources)*

# GROUP DISCUSSION

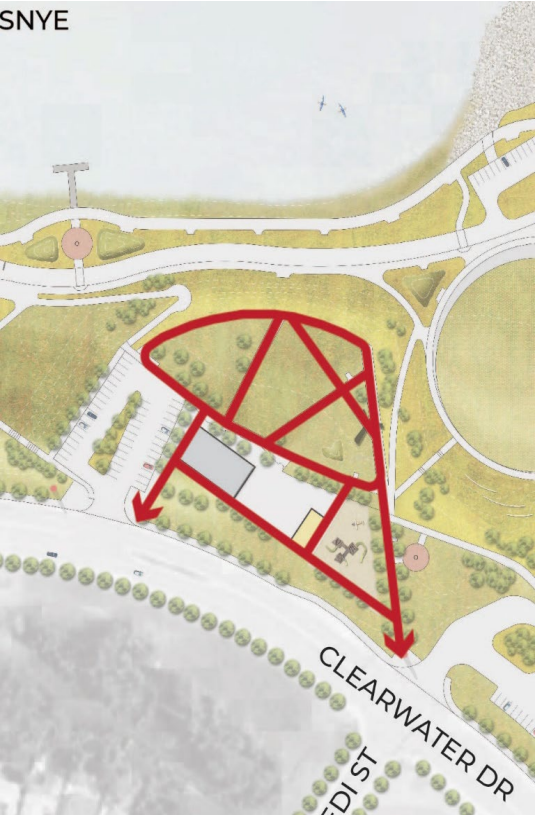




# Snye Plaza



Cost: \$2,800,000 - \$3,100,000

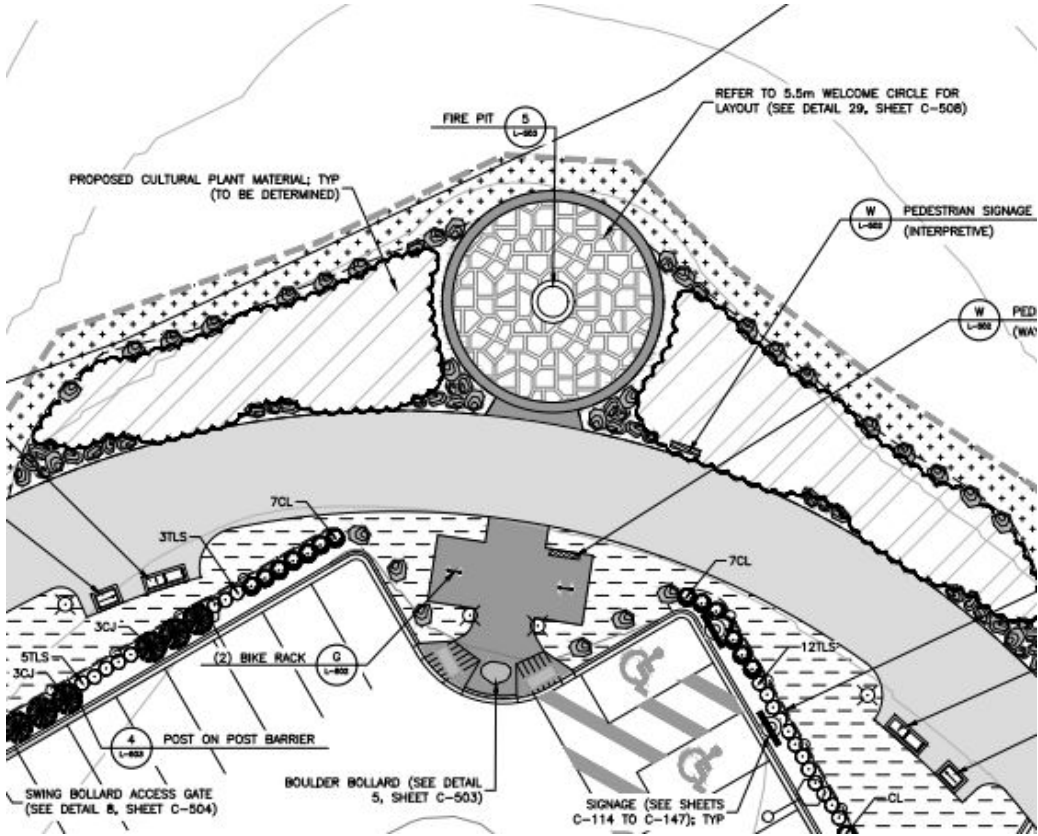




# Snye Point Improvements



Cost: \$1,500,000 - \$2,000,000



# Morimoto Drive Relocation



Cost: \$1,700,000 - \$2,000,000

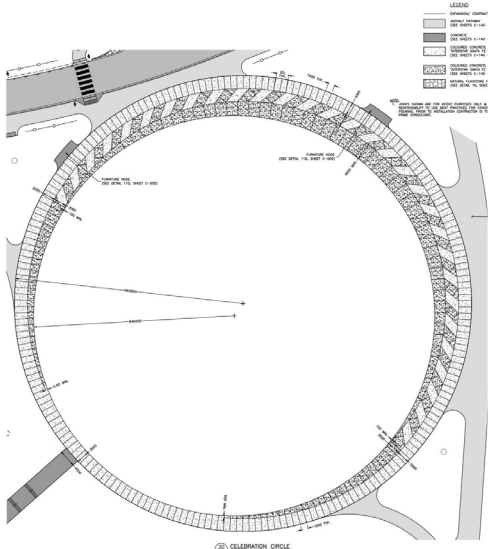




# Celebration Circle



Cost: \$4,500,000 - \$5,000,000

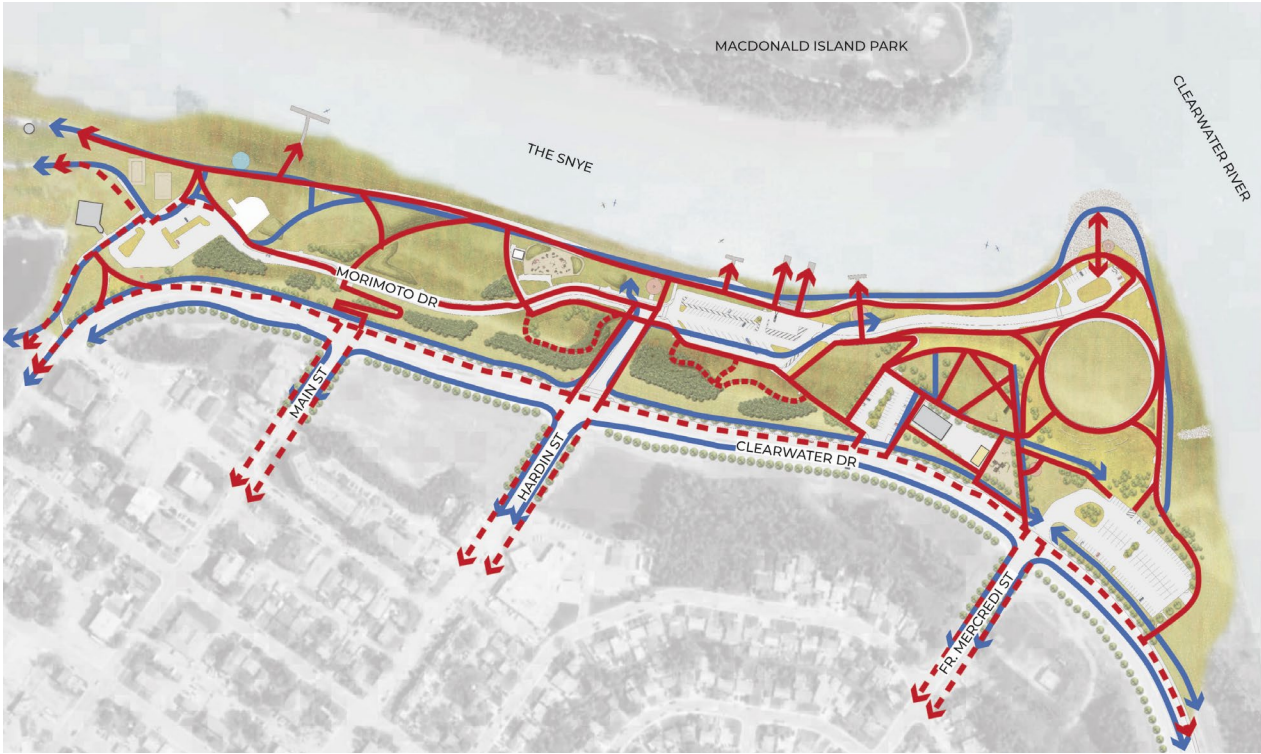
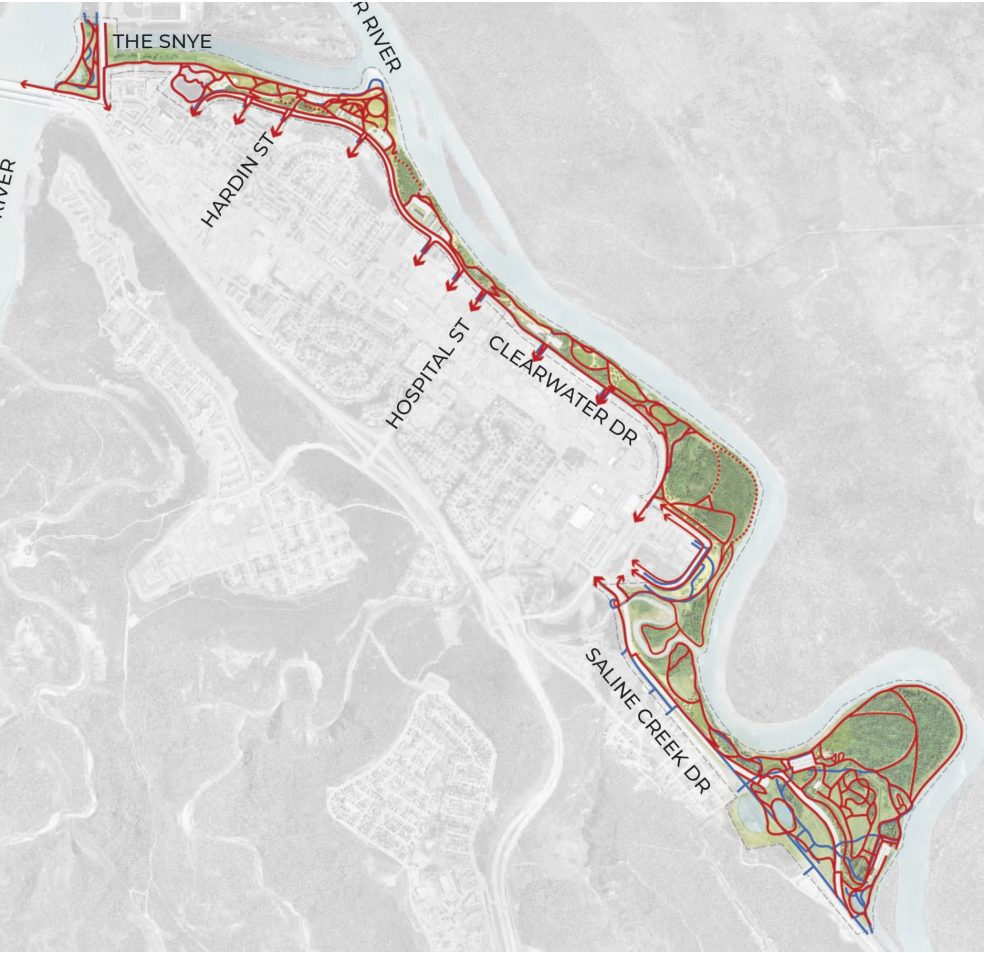




# Continuous Trail System



Cost: \$28,000,000 - \$32,000,000





# Welcome Circles



Cost: \$250,000 - \$300,000 ea.  
Total: \$2,000,000 - \$2,400,000



# Plaza and Community Seating Nodes



Seating Nodes: \$200,000 - \$300,000  
Plazas: \$500,000 - \$750,000  
Total: \$3,600,000 - \$5,400,000



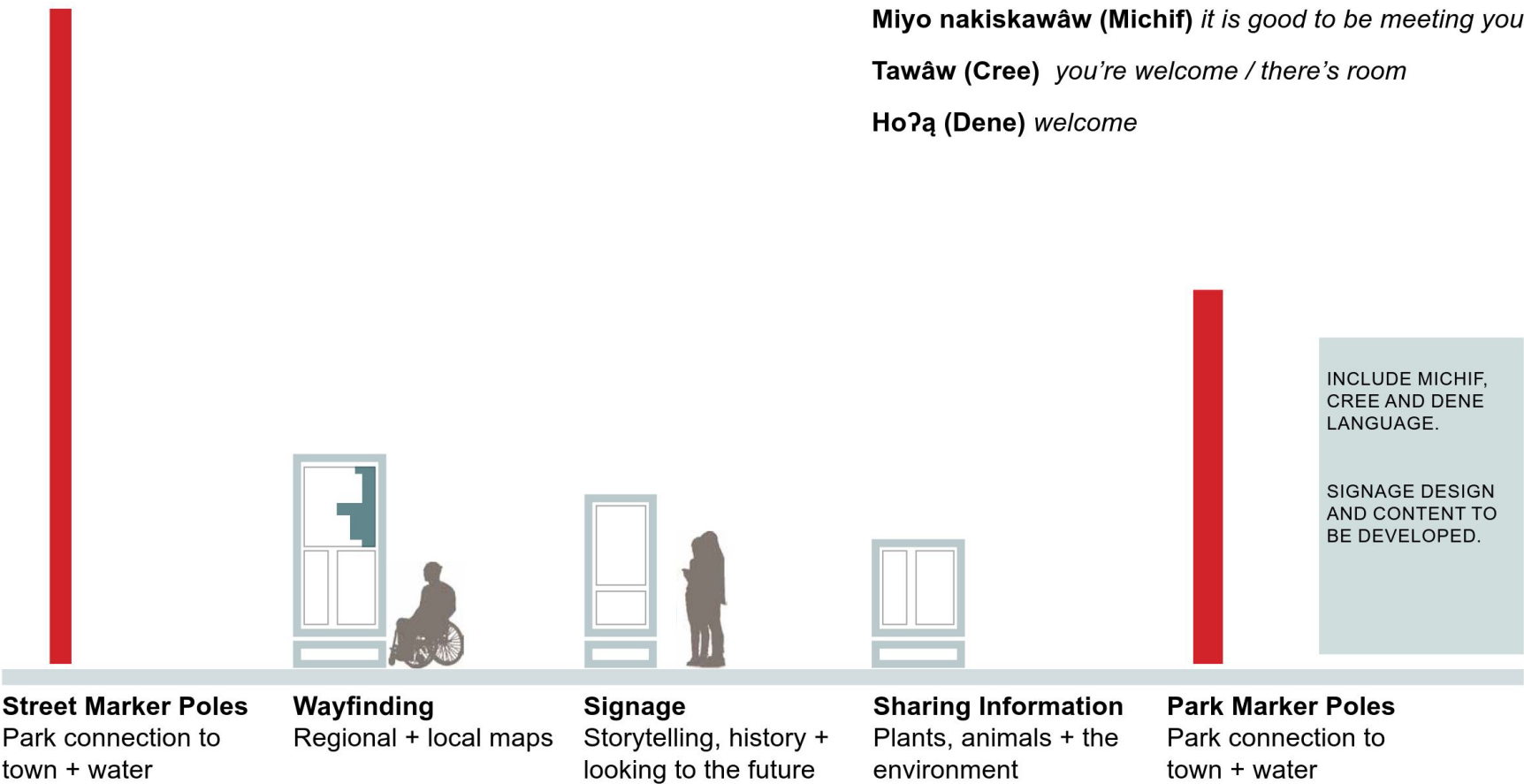


# Interpretive & Wayfinding Signage



Cost: \$750,000 - \$850,000

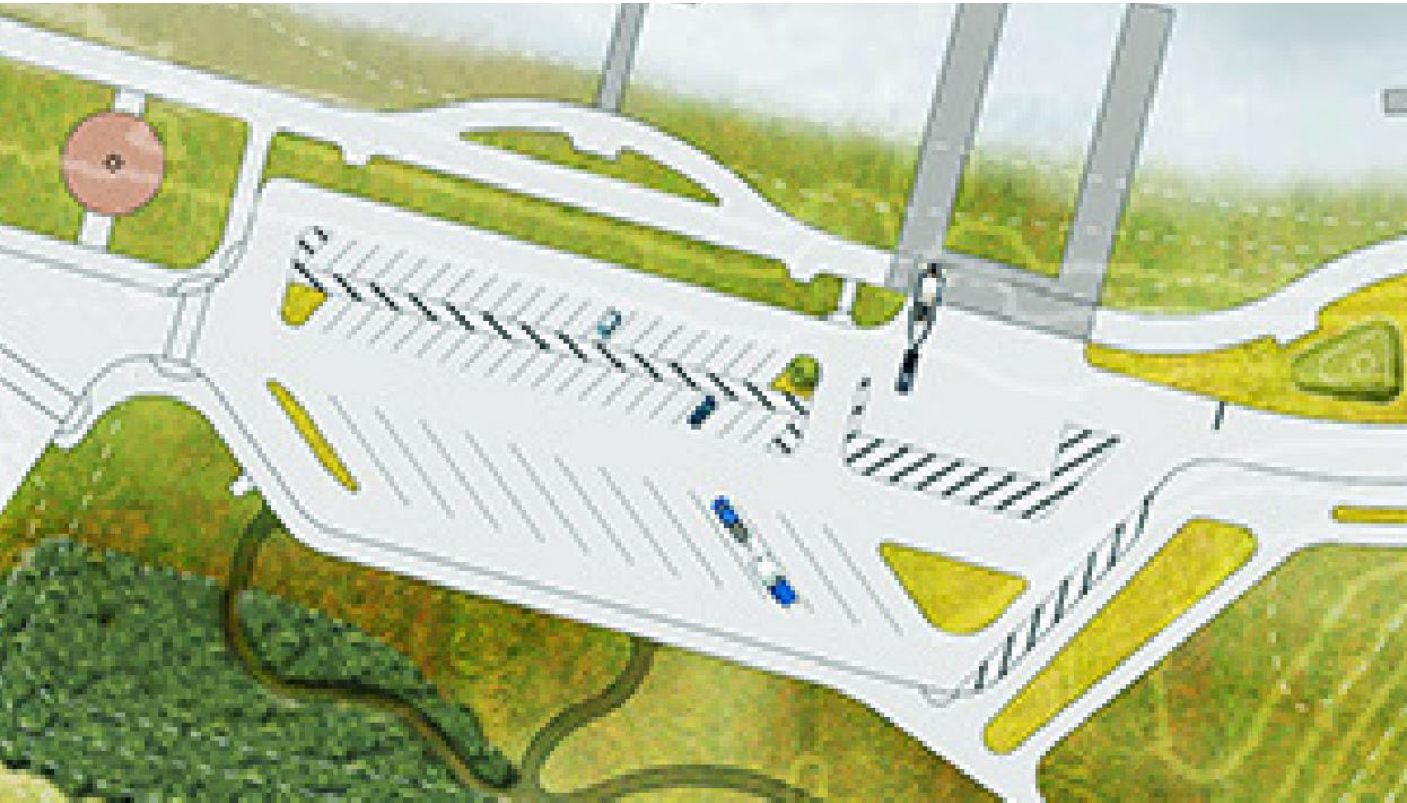
Miyo nakiskawâw (Michif) *it is good to be meeting you*  
Tawâw (Cree) *you're welcome / there's room*  
Hoʔą (Dene) *welcome*



# Hardin Street Parking Lot



Cost: \$1,100,000 - \$1,500,000





[illegible]

PARKWORKS  
PHONE: 1-800-667-4264

NOTE: THIS IS A PIT AND TANK SYSTEM.

Q

## WASHROOM FACILITY

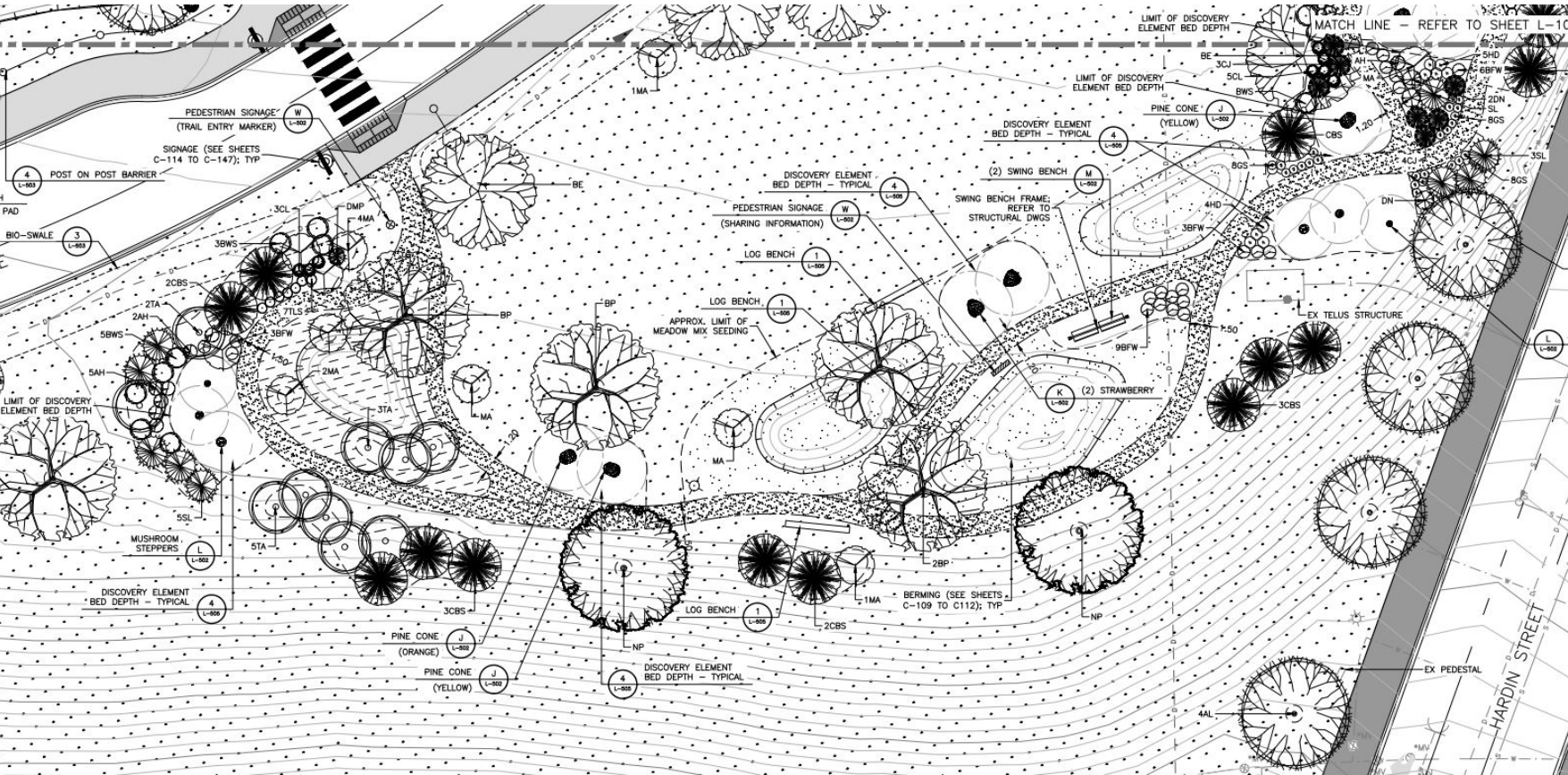
N.T.S.



# Discovery Trail



Cost: \$400,000 - \$520,000



Attachment: Waterfront Park Revitalization Presentation (Waterfront Park Revitalization)

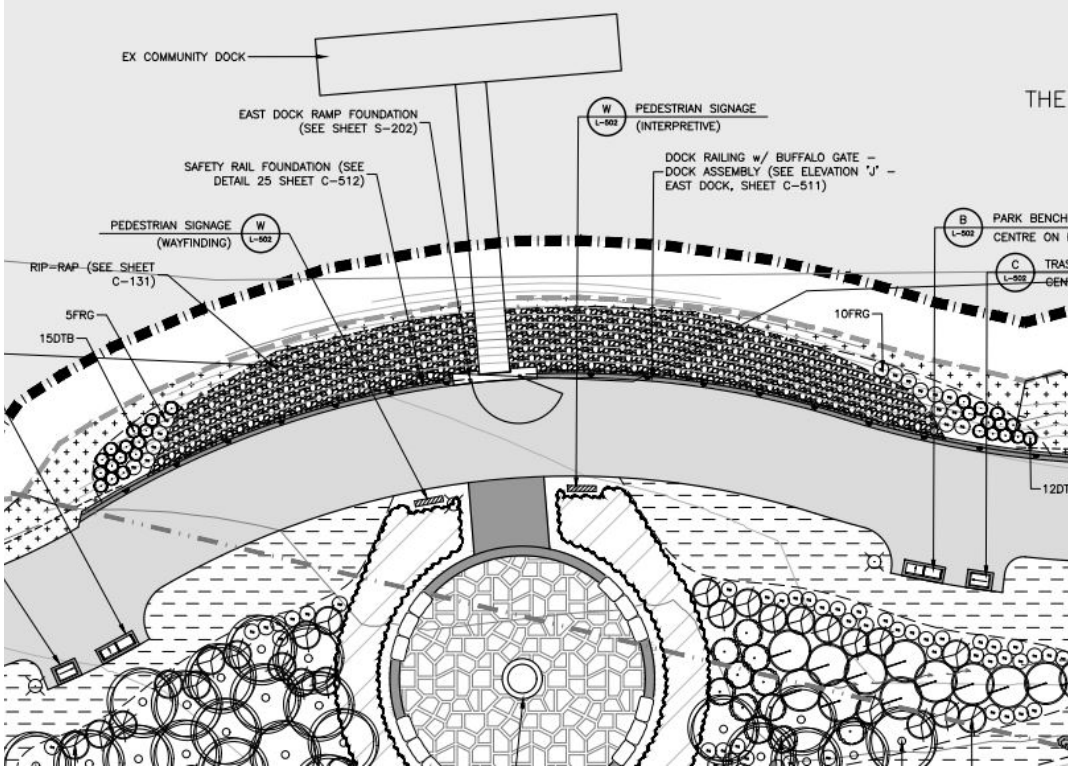
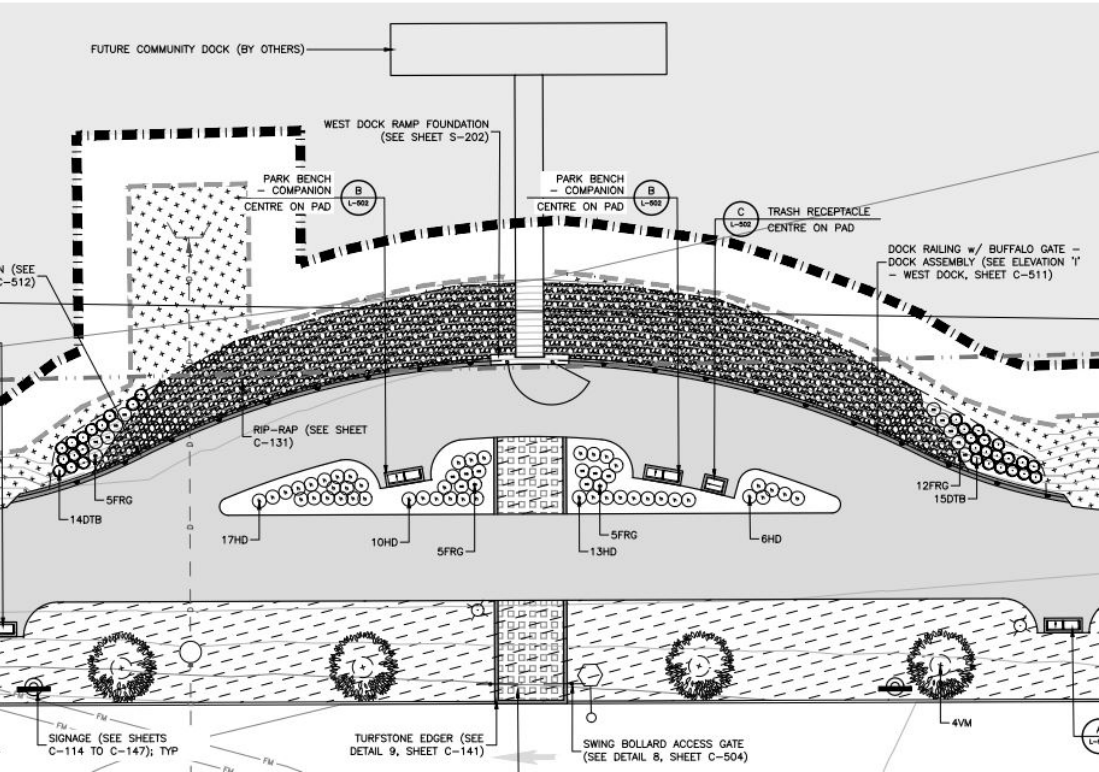




# Dock Access



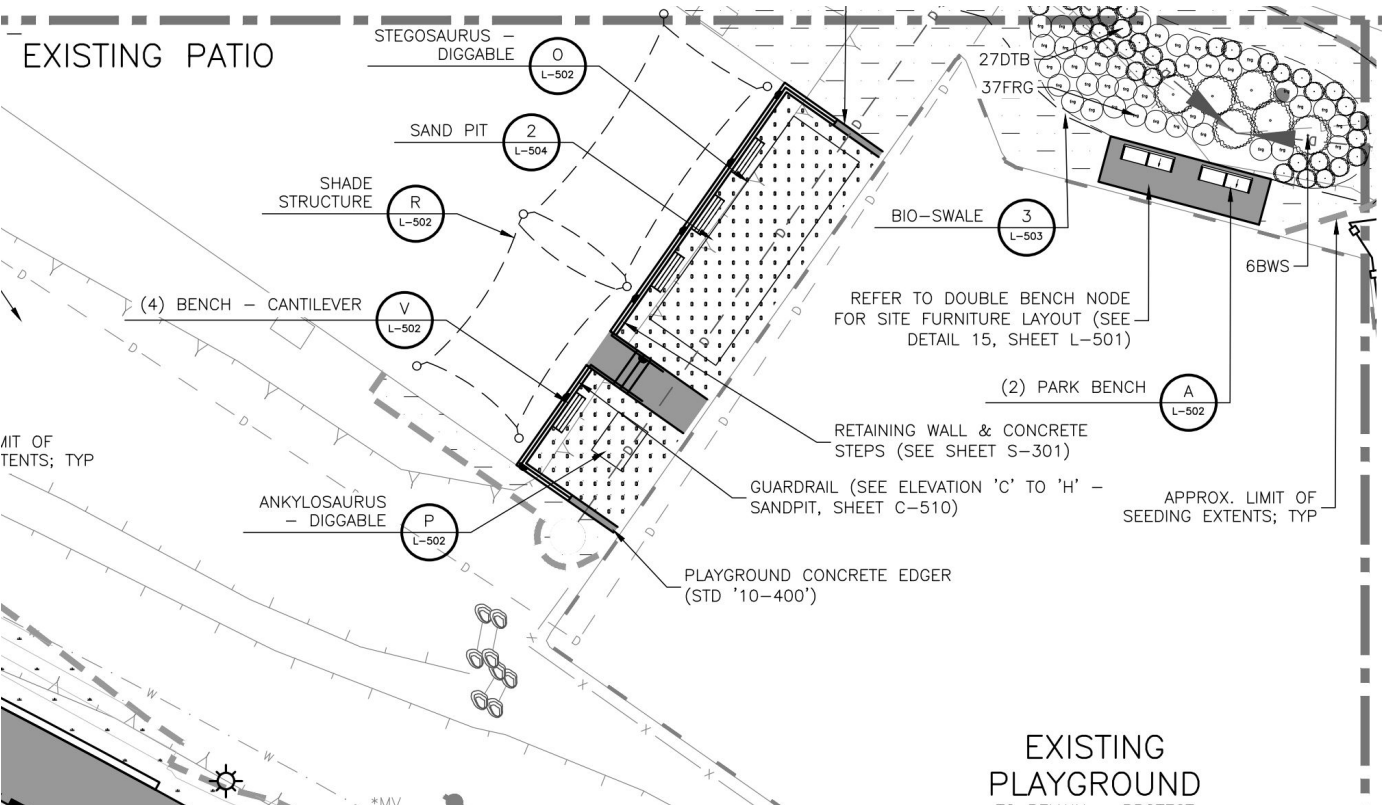
Cost: \$450,000 - \$620,000



# Patio and Playground at Surekha's



Cost: \$300,000 - \$420,000



O STEGOSAURUS - DIGGABLE  
N.T.S.



P ANKYLOSAURUS - DIGGABLE  
N.T.S.



Urban Systems + DTAH



# Thank You



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