



REGIONAL MUNICIPALITY  
OF WOOD BUFFALO

## Council Meeting Presentation Request

Completed requests to make a public presentation must be received by 12:00 noon on the Wednesday immediately prior to the scheduled meeting. **Presentations are a maximum of 5 minutes in duration.**

Presentation Information	
Preferred Date of Presentation	June 25, 2019
Name of Presenter(s)	Rev. Edwin Rideout
Organization Represented	Family Christian Centre
Topic	Request to purchase Block 84, Lot 104MR for nominal fee
Please List Specific Points/Concerns	The request is to address the severe traffic/parking concerns affecting the clients of the Family Christian Centre, The Legacy Counseling Centre, The Legacy Counseling Centre, Ecole Dickinsfield School, Sister Mary Philip's Catholic School and the residents of Dickinsfield and the greater community who do business in that area on a daily basis.
Action Being Requested of Council	Sale Block 84, Lot 104MR—adjacent to 160 Dickins Drive for a nominal fee.
<p><b>Are you providing any supporting documentation (ie: Powerpoint)?</b> <input checked="" type="radio"/> Yes <input type="radio"/> No</p> <p>If yes, the documentation <u>must</u> accompany this request, as handouts will not be distributed at the meeting. To ensure that your documents meet minimum standards, please see presentation guidelines on the next page.</p> <p>Supporting documents may be e-mailed to <a href="mailto:Legislative.Assistants@rmwb.ca">Legislative.Assistants@rmwb.ca</a>.</p>	

*As per Procedure Bylaw No. 14/025, a request to make a presentation may be referred or denied.*



June 01, 2019

His Worship, Mayor Don Scott & Council  
Regional Municipality of Wood Buffalo  
9909 Franklin Avenue,  
Fort McMurray, Alberta, Canada T9H 2K4

Re: Request to purchase Block 84, Lot 104MR—adjacent to 160 Dickins Drive

Dear Mayor Scott,

Please allow us to begin by commending you and your council on your exceptional leadership. Your willingness to tackle difficult issues in challenging economic times is commendable. Together we are moving in the right direction as a growing city/region.

Family Christian Centre located @ 160 Dickins Drive is a thriving congregation. We are presently comprised of just over 1,700 members. FCC has earned a reputation for their commitment to enhancing the quality of life for the citizens of the Wood Buffalo Region. By way of example, during 2018 FCC:

- Provided in excess of 10,400 hours of emotional, relational, family & crisis counselling to residents of Fort McMurray;
- Provided spiritual care, practical guidance and relational support to more than 2,000 individuals; including nearly 500 youth and children on an ongoing basis via a variety of means;
- Provided in excess of \$800,000 to assist families, single parents, homeless, schools, and numerous community organizations;
- Operated a Counselling Centre (Legacy Counselling Centre) and a Childcare Centre (Wheaton—Penney Childcare Centre); both of which are providing critical services to the residents of the RMWB;
- Conducted numerous family and community focused events;
- Served as a designated Emergency Service Centre for the Regional Municipality of Wood Buffalo — This includes setting aside significant storage space within the FCC site at 160 Dickins Drive for housing emergency service equipment;

The Family Christian Centre currently employs 37 individuals at our ministry site and over 400 volunteers serve the various ministries and services we provide. In

the past decade our congregation has grown by 120%, and all indications are that this growth trend is continuing. Nearly forty nationalities are worshiping and serving together at our Centre. We believe this is affecting the life-dynamic of our city in a very positive way; thereby, serving to quash potential prejudices which can emerge in cities such as ours when experiencing significant growth among diverse ethnic groups.

During the past five years the traffic-flow along Dickins Drive has increased to the point where it has become very dangerous for pedestrians, especially during times of peak usage. This has been caused by a number of factors:

- The operations of the Legacy Counselling Centre - expected to double by 2022;
- The operations of the Wheaton Penney Childcare Centre - expected to double by 2022;
- The increase in Student enrolment at both Sister Mary Philips & Ecole Dickinsfield schools. The accompanying letters of support accompanying this request from the Fort McMurray Catholic School Board and the Fort McMurray Public School Board validate this claim;
- The significant increase in operations at the Family Christian Centre. The FCC no longer operates at different peak times in relation to the neighbouring schools.

The Family Christian Centre is hereby requesting that land described as 'Block 84, Lot 104MR' be transferred to the Family Christian Center for a nominal fee to be developed as a parking/recreation-lot as per the attached plan prepared by N53 Architecture. The MR Land currently serves a limited role within the community at a significant cost to the RMWB. We believe the proposed usage will greatly enhance the quality of life in the neighbourhood; as well as reduce the likelihood for accidents involving pedestrians, while at the same time reduce cost for the RMWB.

During the period April 01, 2018 through October 31, 2018 we monitored use of the field via. A continuous video recording. The following activities were identified between the hours of 7:00 am and 9:00 pm over the 183 day period:

- 6.8% usage — 174 out of 2,562 potential hours;
- 4.4% usage — 113 hours by Family Christian Centre activities;
- 2.4% usage by Community—29 hours general activities, i.e. children/youth playing, adults walking dogs & 32 hours by individuals playing chess;



The Family Christian Centre will assume full responsibility for the development and maintenance of the parking/recreation-lot. This includes;

- Obtaining all necessary development permits as RMWB requirements;
- Investing the estimated \$1.8M to complete the construction;
- Developing the parking/recreation-lot as per the attached drawing in accordance with any reasonable modifications assigned by the RMWB;
- Maintaining the Jina Burn Memorial Chess Park— We will also establish a fitting memorial stone in consultation with the family of the late Gina Burn;
- Maintaining the grounds and parking lot going forward throughout the year;

We express our appreciation for giving this matter your attention.

Respectfully yours,

Rev. Edwin R. Rideout, Lead Pastor

Attached: i. Letter of support—Fort McMurray Public School District #2833,  
ii. Letter of support—Fort McMurray Catholic School District  
iii. Proposed development plan prepared by N53 Architecture

May 24, 2019

**Re: Proposed Land Development Plan - Family Christian Centre**

**To: Whom it May Concern**

On behalf of the Fort McMurray Public School District #2833, we are writing to support the Family Christian Centre and the proposed land development plan.

The Dickinsfield area has seen increased traffic congestion in the last few years. With two Elementary Schools at or near capacity, combined with a busy Family Christian Centre Childcare program and other services, the area has become unmanageable, especially during drop off and pick up times. The safety of our children and parents is paramount.

We have been in consultation with Pastor Edwin Rideout and the Fort McMurray Catholic School District to find a solution that will work for all parties involved. École Dickinsfield administrative staff sees the proposal as a positive development.

Fort McMurray Public School District is in full support of Pastor Rideout's proposal to obtain the Municipal Reserve property adjacent to their facility. Increasing the availability of parking will alleviate congestion and provide much safer access to both École Dickinsfield School and the Family Christian Centre. This plan will also include an area for street hockey, basketball, a running track, as well as ensuring the maintenance of the Jina Burn Memorial Chess Park.

We appreciate the Mayor and Council giving this their full attention. Fort McMurray Public School District fully supports this request.

Sincerely,



Doug Nicholls  
Superintendent of Schools  
Fort McMurray Public School District  
superintendent@fmpsds.ab.ca

April 23, 2019

**RE: PROPOSED LAND DEVELOPMENT PLAN – FAMILY CHRISTIAN CENTRE**

To Whom It May Concern,

We are writing today to show our support for our neighbours, the Family Christian Centre. Anyone who has driven through Dickins Drive can attest to the traffic congestion that exists. With two Elementary Schools at or near capacity combined with a busy Family Christian Centre Childcare program and other services, this area has become unmanageable. Drop off/Pickup times are especially congested. The safety of our children/parents is paramount. We have been in consultation with Pastor Edwin Rideout to find a solution that will work for everyone.

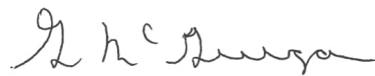
Fort McMurray Catholic Schools is in full support of Pastor Rideout's proposal to obtain the Municipal Reserve property adjacent to their facility. Increasing the availability of parking will alleviate congestion and provide a much safer access to Sister Mary Phillips School. This plan will also include an area for street hockey, basketball, running track as well as ensuring the maintenance of the Jina Burn Memorial Chess Park.

We appreciate the Mayor and Council giving this their full attention. Fort McMurray Catholic Schools fully supports this request.

Sincerely,



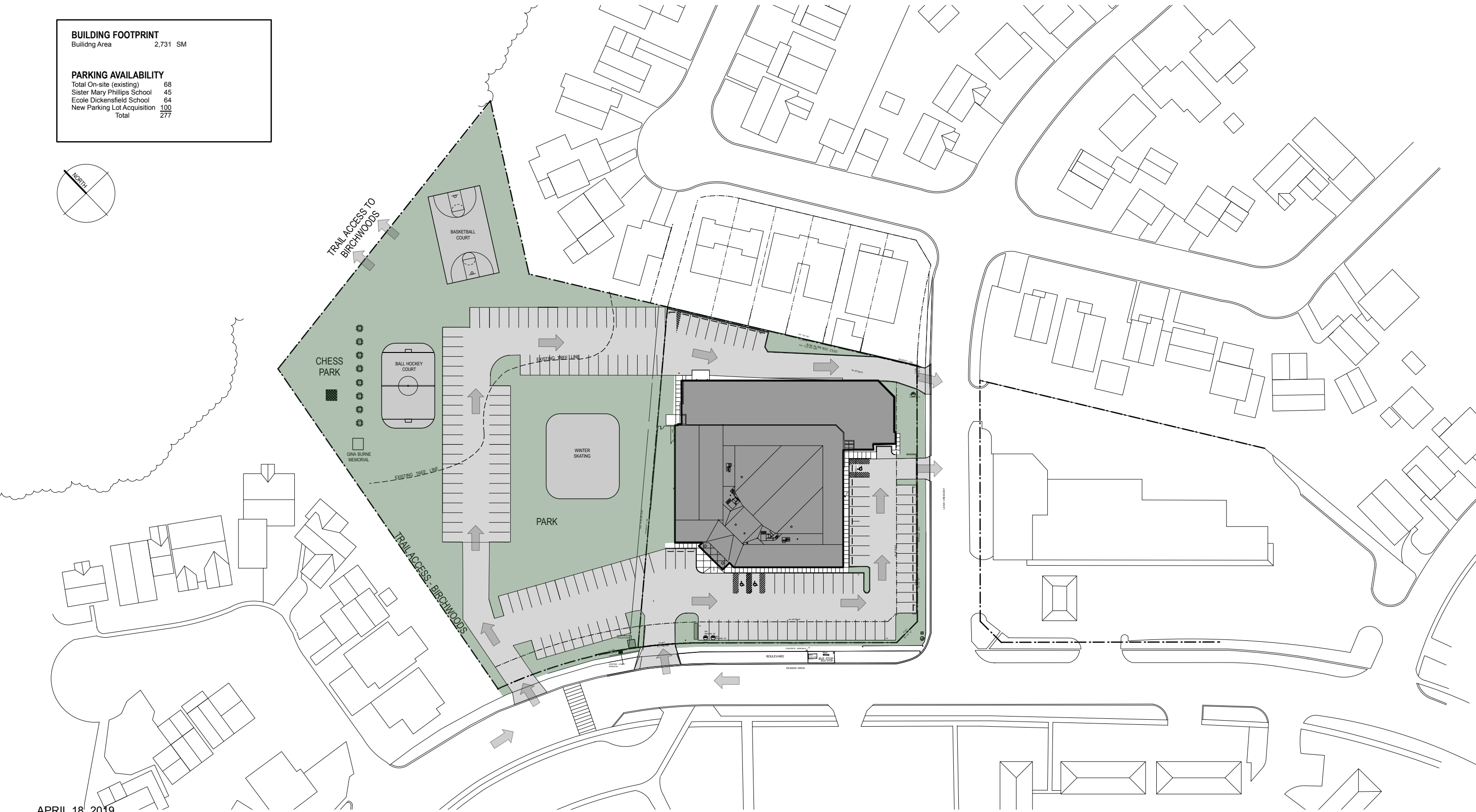
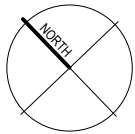
Paula Galenzoski  
Board Chair  
Fort McMurray Catholic Schools



George McGuigan  
Superintendent  
Fort McMurray Catholic Schools



<b>BUILDING FOOTPRINT</b>	
Building Area	2,731 SM
<b>PARKING AVAILABILITY</b>	
Total On-site (existing)	68
Sister Mary Phillips School	45
Ecole Dickensfield School	64
New Parking Lot Acquisition	100
Total	277



APRIL 18, 2019



**PROPOSED LOT ACQUISITION**  
**Family Christian Centre**  
**160 Dickens Drive**  
**Fort McMurray AB**

**N53 Architecture Inc.**