



Council Meeting

Jubilee Centre Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, February 10, 2015
6:00 p.m.

Agenda

Persons in attendance wishing to speak to an Item on the Agenda will be given that opportunity when the Item comes up during the meeting, with the exception of a bylaw scheduled only for first reading. For those items for which a Public Hearing is required or has been held, the opportunity will arise only during the associated Public Hearing. All speakers are allowed a maximum of five minutes, not including any time Council wishes to use for asking questions.

Call To Order

Opening Prayer

National Anthem

Adoption of Agenda

Minutes of Previous Meetings

1. Minutes from Council Meeting - January 27, 2015

Presentations

2. Ian Dirom and Cathy Dreier, Waterfront Steering Committee Report
(Maximum time allocation: 15 minutes)
- delegations

Bylaws

3. Amendments to Local Improvement Debenture Borrowing Bylaws
- Bylaw No. 15/003 and Bylaw No. 15/004
- 1st readings (Proposed Date for 2nd and 3rd readings - February 24, 2015)

Reports

4. Subdivision Time Extension Request - Lot 106 Plan 832 1550 Conklin
- delegations
5. Subdivision Time Extension Request - Lot 129 Plan 832 1550 Conklin
- delegations
6. 2015 and Prior Capital Budget Amendments - Revised and New Projects
- delegations
7. Bid to Host the Federation of Canadian Municipalities Board Meeting on
September 12-15, 2017
- delegations

Reporting - Boards and Committees

Adjournment

Unapproved Minutes of a Meeting of the Council of the Regional Municipality of Wood Buffalo held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, January 27, 2015, commencing at 6:00 p.m.

Present: M. Blake, Mayor
T. Ault, Councillor
L. Bussieres, Councillor
J. Cardinal, Councillor
S. Germain, Councillor
K. McGrath, Councillor
J. Stroud, Councillor
A. Vinni, Councillor

Absent: J. Chadi, Councillor
P. Meagher, Councillor

Administration: M. Ulliac, Chief Administrative Officer
D. Leflar, Chief Legislative Officer
A. Rogers, Senior Legislative Officer
A. Hawkins, Legislative Officer
E. Franks, Legislative Coordinator

Call To Order

Mayor Blake called the meeting to order at 6:02 p.m.

Opening Prayer

National Anthem

Adoption of Agenda

Moved by Councillor T. Ault that the Agenda be amended by adding Item #9 – 2015 Ward 1 By-Election; and that the Agenda be adopted as amended.

CARRIED UNANIMOUSLY

Minutes of Previous Meetings

1. Minutes from Organizational Meeting - October 28, 2014

Moved by Councillor K. McGrath that the Minutes of the Organizational Meeting held on October 28, 2014 be approved as presented.

CARRIED UNANIMOUSLY

2. Minutes from Council Meeting - January 13, 2015

Moved by Councillor K. McGrath that the Minutes of the Council Meeting held on January 13, 2015 be approved as presented.

CARRIED UNANIMOUSLY

Delegations

3. **Chief Allan Adam, Athabasca Chipewyan First Nation re: Addition to Reserve**
(6:08 p.m. – 6:50 p.m.)

Chief Allan Adam and John Rigney, Administrator, presented on behalf of the Athabasca Chipewyan First Nations seeking support from the Municipality regarding additions to Reserve lands. Chief Allan requested that Council provide a letter indicating support or non-support for the proposed addition to Reserve, or, alternatively, declining to take a position on the matter, as it clearly falls within federal jurisdiction.

Exit and Return

Councillor S. Germain exited the Chamber at 6:38 p.m. and returned at 6:41 p.m.

Moved by Councillor J. Stroud that the presentation by Chief Allan Adam be received as information.

CARRIED UNANIMOUSLY

Jim Rogers, resident, spoke in favor of the initiative being pursued by the Athabasca Chipewyan First Nation.

Presentations

4. **Bryan Lutes, Wood Buffalo Housing & Development Corporation re: Community Engagement process for the redevelopment of the lands at Franklin Avenue and Hospital Street**
(6:51 p.m. – 9:22 p.m.)

Bryan Lutes, President, Wood Buffalo Housing & Development Corporation, Randy Stefanizyn, Chair, Wood Buffalo Housing & Development Board and Ryan Zacharuk, consultant, provided an overview on the community engagement process as well as future plans. Concerns were raised with respect to the sustainability of the development and that the proposed community village model is necessary to offset the cost of aging-in-place facilities. Wood Buffalo Housing & Development Corporation representatives expressed their commitment to providing quality, affordable housing for seniors but that they would have to decline undertaking the project if forced to dedicate the entire site development to aging-in-place because of the prohibitive costs involved, which could not be supported on an ongoing basis.

Exit and Return

Councillor J. Cardinal exited the Chamber at 6:52 p.m. and returned at 6:53 p.m.

Lengthy discussions ensued regarding the housing needs of the seniors. It was requested that the Wood Buffalo Housing & Development Corporation provide a further update to Council once the community engagement process has been complete.

Recess

A recess occurred from 8:41 p.m. to 9:03 p.m.

Myrtle Dussault, citizen, objected to the presentation by Wood Buffalo Housing & Development Corporation and requested that Council encourage more dialogue with seniors.

Kim Jenkins, resident and former Board Member, spoke in support of the community engagement process, and noted that the Wood Buffalo Housing & Development Corporation Board and President have no personal agendas, but are committed to providing aging-in-place facilities in a manner that is sustainable and able to address the seniors' housing needs.

Gene Ouellette, resident, suggested that a seniors' facility be subsidized and that Council assist by steering the project in the direction that would benefit seniors.

Moved by Councillor J. Stroud that the presentation from Wood Buffalo Housing & Development Corporation regarding the community engagement process for the redevelopment of the lands at Franklin Avenue and Hospital Street (Willow Square) be received as information.

CARRIED UNANIMOUSLY

6. Waterfront Steering Committee Report

Moved by Councillor L. Bussieres that the Waterfront Steering Committee Report be deferred to the February 10, 2015 Council Meeting.

CARRIED UNANIMOUSLY

5. Michael Cachia, Russell Agnew and Rachel Orser, Regional Recreation Corporation re: Northside Recreation Centre (9:25 p.m. – 11:17 p.m.)

Michael Cachia, Rachel Orser, Russell Agnew, Regional Recreation Corporation, presented three options for Council's consideration including design, construction costs and operating costs for the Northside Recreation Centre.

Exit and Return

Councillor S. Germain exited the Chamber at 9:52 p.m. and returned at 9:54 p.m.

Extension of Meeting

Moved by Councillor J. Stroud that the meeting be extended beyond 10:00 p.m.

CARRIED

For: M. Blake, T. Ault, L. Bussieres,
J. Cardinal, S. Germain, K. McGrath,
J. Stroud

Opposed: A. Vinni

Robb Campre, Fort McKay Industrial Park and Glenn Johnston, ECOdomes Canada, expressed their concerns and suggested that the project go back to the market.

Moved by Councillor K. McGrath:

- that Option 1 be selected as the final design for the Northside Recreation Centre project;
- that a design budget be established by Administration and presented to Council to allow construction documents to be advanced to 75% completion, and that the Regional Recreation Corporation be asked not to tender the project until Council has approved a capital budget for it; and
- that Administration identify funding options and timing, and bring forward recommendations for Council's consideration.

CARRIED UNANIMOUSLY

Moved by Councillor L. Bussieres that Council move in camera pursuant to Section 24 of the Freedom of Information and Protection of Privacy Act.

CARRIED

For: M. Blake, T. Ault, L. Bussieres,
J. Cardinal, K. McGrath, J. Stroud,
A. Vinni

Opposed: S. Germain

Moved by Councillor L. Bussieres that the Council meeting reconvene in public.

CARRIED UNANIMOUSLY

Council met in camera from 10:54 p.m. to 11:11 p.m. at which time Councillor J. Stroud assumed the Chair and Mayor M. Blake was not in attendance.

Return

Mayor M. Blake returned to the meeting and assumed that Chair at 11:12 p.m.

Moved by Councillor S. Germain that the twin arenas proceed as a first phase of the Northside Recreation Centre, and that the Regional Recreation Corporation be instructed to take all prudent measures to achieve the greatest possible cost reduction for the twin arenas phase.

CARRIED UNANIMOUSLY

Public Hearings and Related Reports

7. Reserve Designation Removal and Sale of Portion of Block R1, Plan 752 0462 (Gregoire) - Bylaw No. 14/040

(11:18 p.m. – 11:26 p.m.)

Moved by Councillor K. McGrath that the Public Hearing for Bylaw No. 14/040 be opened.

CARRIED UNANIMOUSLY

Keith Smith, Director, Land Administration, provided a brief introduction on behalf of Administration.

Roger Richard, President, Allstar Property Management Ltd., spoke on behalf of the Applicant and explained that the intended use for the property would be for additional parking.

Moved by Councillor J. Stroud that the Public Hearing for Bylaw No. 14/040 be closed.

CARRIED UNANIMOUSLY

The public hearing was held between 11:18 p.m. and 11:26 p.m.

Moved by Councillor K. McGrath that Bylaw No. 14/040, being a bylaw to remove a portion of the reserve designation within Block R1, Plan 752 0462, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor T. Ault that Bylaw No. 14/040 be read a third and final time.

CARRIED UNANIMOUSLY

Reports

8. Municipal Census 2015 (11:29 p.m. – 11:31 p.m.)

Moved by Councillor J. Stroud that Council authorize Administration to (1) conduct a municipal census in 2015, and (2) request that the Minister of Municipal Affairs approves the Shadow Population count be undertaken in the winter of 2015.

CARRIED UNANIMOUSLY

9. 2015 Ward 1 By-Election (11:31 p.m. – 11:33 p.m.)

Pursuant to Section 161(4) of the Municipal Government Act the Chief Administrative Officer formally advised Council of Councillor G. Boutilier's resignation received on January 24, 2015.

Moved by Councillor K. McGrath that a by-election be held in Ward 1 of the Regional Municipality of Wood Buffalo on Monday, March 30, 2015.

CARRIED UNANIMOUSLY

Adjournment

Moved by Councillor K. McGrath that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting was adjourned at 11:35 p.m.

Mayor

Chief Legislative Officer

An aerial photograph of Fort McMurray, Alberta, Canada. The city is situated on a peninsula or along a bend in the Athabasca River. The foreground features a large, well-maintained golf course with several green fairways, sand traps, and small ponds. In the middle ground, there is a large, modern building complex, likely a sports or community center, surrounded by parking lots and landscaped areas. The background shows the dense urban area of Fort McMurray, with numerous residential and commercial buildings. The river flows along the left and right sides of the image, with a mix of greenery and urban development along its banks.

FORT MCMURRAY

Report of The Waterfront Steering Committee

FORT MCMURRAY

*At the confluence of the Athabasca
and Clearwater rivers*





FORT MCMURRAY

*The Jewel in the Heart of
Fort McMurray*



An Area of Outstanding Natural Beauty

The Waterfront Steering Committee

On September 12, 2014, the following citizens formed the Waterfront Steering Committee as mandated by Council

***Ian Dirom** Chair*

***Cathy Dreier** Vice-Chair*

***Bryan Lutes** Commercial and Residential Development*

***Peter Fortna** Aboriginal Peoples*

***Carmen Ramstead** Cultural, Heritage and Historic Interests*

***Ron Fetzko** Recreational Use of the Clearwater River & Snye*

***Paul Hunt** Recreational Use of the Clearwater River & Snye*

***Todd Hillier** Cultural, Heritage and Historic Interests*

***Debbie Hahn** Aboriginal Peoples*

***Cliff Maron** Commercial and Residential Development*

***Gene Ouellette** Citizen at Large*

32 Committee meetings were held with approximately 600 meeting man hours dedicated to this project, and many more studying, preparing and contemplating what would be in the best interests of the community as we understood it.

As the Waterfront area attracts a high level of public attention and political interest, there needs to be an appreciation of the community's views and the diversity of stakeholders' agendas



Social
Media
167



Stakeholders
Group
22



Public Meetings and Survey
267

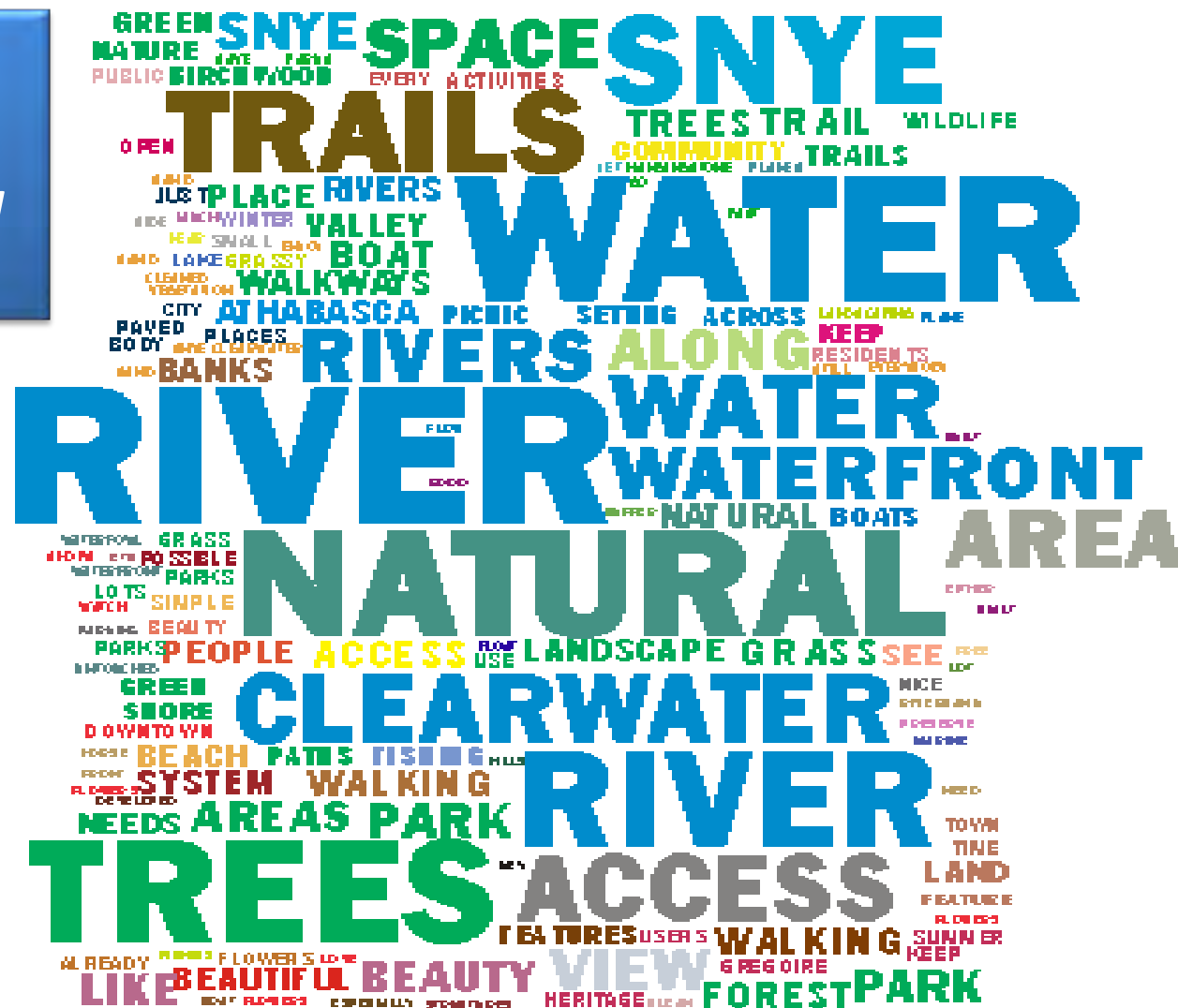


Public Engagement

- *Results indicate that there is keen community interest in the development of the waterfront lands for park and related complementary uses.*
- *The majority of findings reflect a similar vision of parkland, trails, related retail and recreation related business opportunities, float planes, water accessibility for the user groups, and a cultural center.*
- *A main concern is the water quality of the Snye channel and safe access from there to the Clearwater River (a designated heritage river).*
- *The impact of flood abatement and loop road related issues are a focus.*
- *The number of topics and issues is extensive, ranging from concern over detailed design of boat launches, parking lots and off highway vehicle needs, to the introduction of local interpretive elements along trails, and the merits of building a seniors facility in the vicinity.*
- *It is also acknowledged that there is a place for urban development, but most desirably set back as an edge to the park.*

[illegible]

2. What are the key natural features of the waterfront area in your opinion?



Review of the CURRENT SITUATION – a planning appraisal

- *A comprehensive review of the current situation in the Study Area was undertaken, identifying and understanding key considerations that should be taken into account when developing plans for the Waterfront. It identifies those elements that can be beneficially retained and protected and those opportunities and potentials that can be exploited.*
- *This understanding is particularly important for such a sensitive and prominent location - Fort McMurray's waterfront.*
- *The fundamental acknowledgement regarding the Snyc Clearwater River waterfront and the greater landform of the confluence of the Athabasca and Clearwater River is that it is the jewel in the crown of the community, both physically and historically.*
- *As an area of outstanding natural beauty with unique and distinctive character, it is precious to the community, and in our interest to safeguard it.*

Key Issues

1. Water Quality of the Snye

- *Weed Harvesting*
- *Water Flow*
- *Fish Habitat*
- *Improve Water Quality*

Key Issues

2. The Scale and Type of Urban Development

- *Storage for recreational equipment - Rowing Club, Canoe Club, Float Planes etc.*
- *Mooring areas for boats and planes*
- *Parking for overnight and day users*
- *Commercial Development (e.g. cafes, boardwalk, farmers market, mini golf, rental of canoe, skates, rafts etc.)*
- *The Appropriate Scale of Development*
- *Design and Development of Snye Point*
- *Economics of affordable development*

Key Issues

3. Use of Space and Public Programming

- Tourism opportunities (boat tours, fishing tours, water taxi, adventure tours, hunting, float plane rides)*
- Preservation and Improvement of the Designated Areas of Parkland*
- The Design and Development of Snye Point*
- The Recognition of Historic Aspects of the Snye and Clearwater*
- Cultural and historical uses: preserve and enhance – Cultural*
- Public art and interpretive displays*

Key Issues

4. Safety

- Accessibility to the Waterfront*
- Security for Float Planes*
- Resolution of Conflicting Uses and Activities in the active Snye Area*
- Minimizing water use conflict – no wake zones, noise bylaws, speed in winter*
- Safe access to still water and river system 12 months of the year*
- Emergency Response - access to water and lay down area for command post set-up - may include but not limited to: pipeline emergency, Search and Rescue and other emergency response teams*

Key Issues

5. Flood Mitigation

- *The Design and Impact of the Flood Mitigation Program*
- *The Design and Impact of the Loop Road*

The Snye



The Snye is a body of water approximately 4,400 feet (1,200 meters) in length and 400 feet (122 meters) in width. The calmness of the water and the relative straightness of the shoreline provide for a safe harbour and natural place to land floatplanes and launch boats and other watercraft. The location is unique to the area and is not duplicated anywhere on either the Athabasca or Clearwater Rivers. The lands along the shoreline of the Snye are owned and controlled by the Municipality.

McDonald Drive, built in 1960's, reduced the flow of water through the Snye. The culverts installed at the time of road construction have become choked with silt and vegetation essentially closing off all water flow.

The Snye



The Snye /Clearwater/ Athabasca



The Snye

The Snye has become prone to siltation. In recent years the Municipality has regularly dredged portions of the waterway to maintain the depth for floatplane and boat traffic.



The Snye

Mother Nature's Plan



Annual Dredging



Continued Siltation

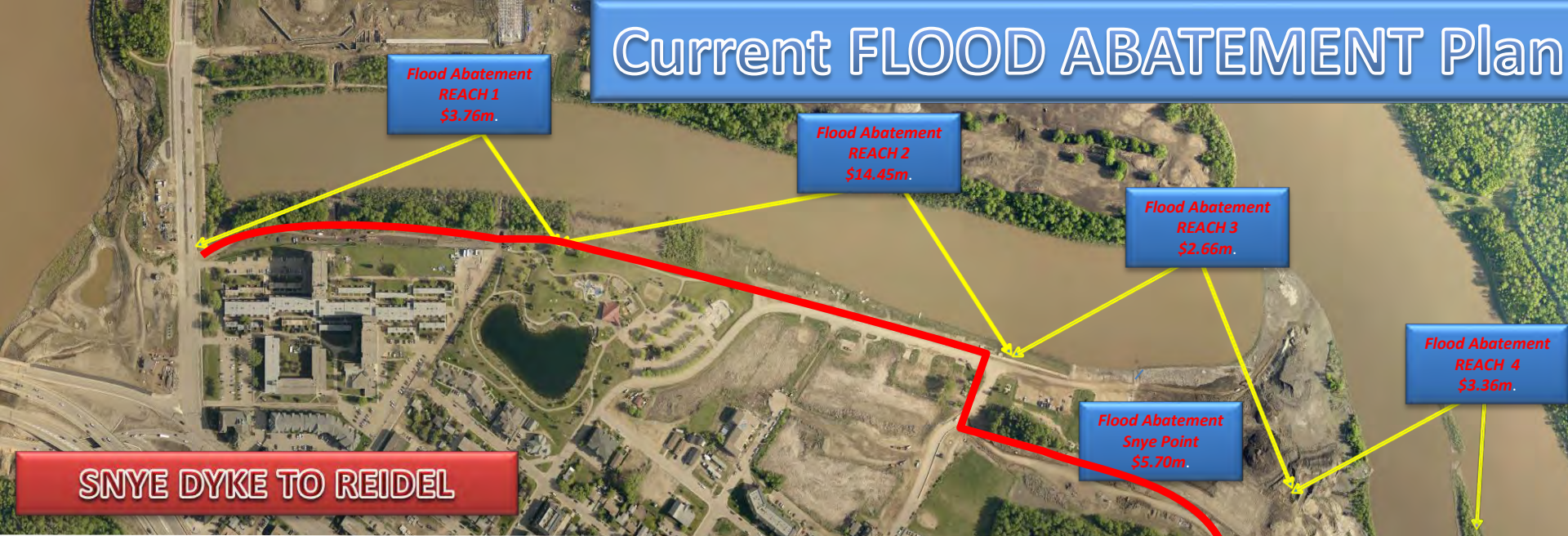


Habitat Renewal



Muskeg

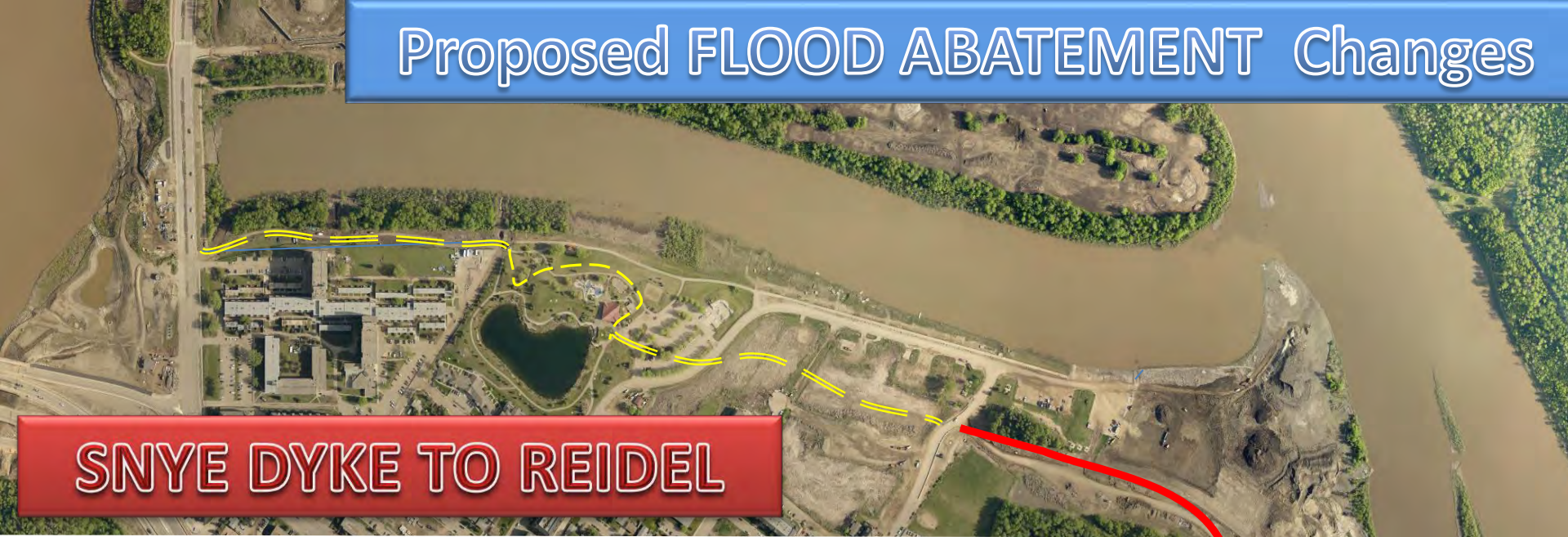
Current FLOOD ABATEMENT Plan



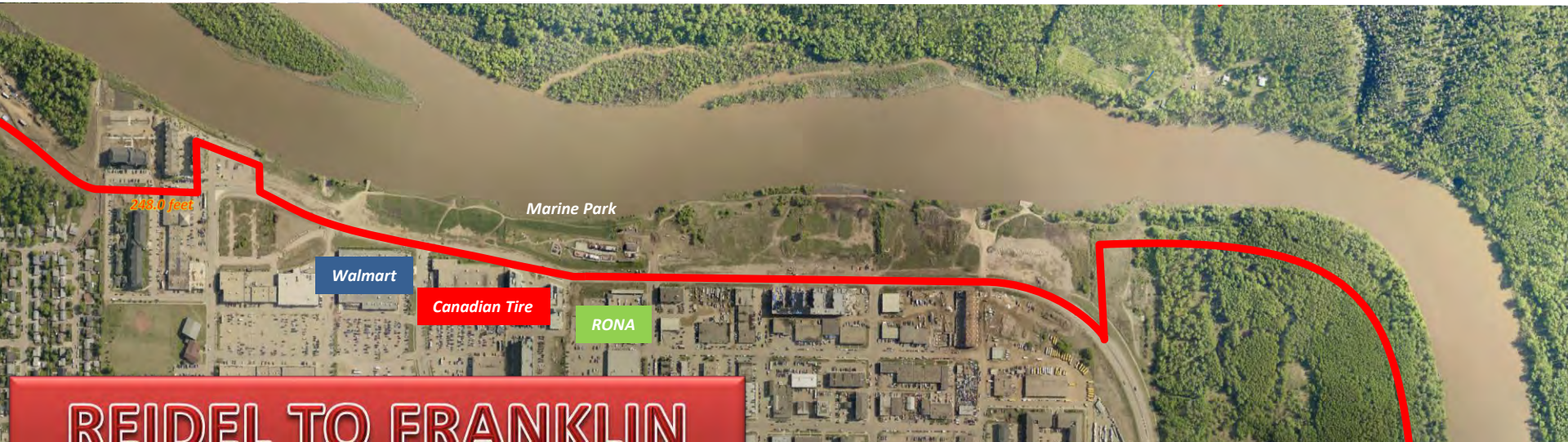
Reach 4/5 – Elevated Snye Point/Prairie Loop Boulevard/Floodwalls/Flood gates



Proposed FLOOD ABATEMENT Changes



SNYE DYKE TO REIDEL



REIDEL TO FRANKLIN

LOOP ROAD

MAINTAIN CLEARWATER SECTION
ELEVATION AT 248.5M.



LOOP ROAD SUGGESTED REALIGNMENT

ACQUISITION
CONSTRUCTION
SANITARY REVISION
2013 - MAY
TOP OF ASPHALT
LANDSCAPE
COMPLETION



PROPOSED LAND USE – PARK CONSERVED

BOR1 - BOREALIS
High Density Residential
25 Storeys FAR 5

SCL2
High Density Residential
25 Storeys FAR 5

PR - CC
Parks
SEN1 Centre
High Density Residential
15 Storeys FAR 5

SCL1
High Density Residential
15 Storeys FAR 5

SCL1
High Density Residential
15 Storeys FAR 5

SCL1
High
Density
Residential
15 Storeys
FAR 5

SNYE DYKE TO REIDEL

MAINTAIN EXISTING LAND USE

CONTRA VIEW - Rezone PRA-2 to Parkland



REIDEL TO FRANKLIN

Priority Recommendations

- 1. Recognition that this area of Fort McMurray is one of outstanding natural beauty and should be conserved accordingly.*
- 2. Rezone the majority of the area to Parkland and allow for active and passive, complementary recreational uses.*
- 3. Continue to improve the water quality of the Snyc.*

Priorities

4. Complete a continuous trail along the waterfront connecting the major neighborhoods to the north and south.

5. Create and refine the design of an extended Snye Park and its waterfront, and introduce Conservation and Management Plans.

6. Refine the Loop Road and Flood Mitigation plans, and realize potential economies, and a less intrusive massing.

Priorities

1. Recognition that this area of Fort McMurray is one of outstanding natural beauty and should be conserved accordingly.



Priorities

2. Rezone the majority of the area to Parkland and allow for active and passive, complementary recreational uses.

The majority of respondents were clear that:

- high rise residential development, on the edge of the Snye negatively impacts the public realm and should be rezoned to Parkland.***
- that such development is incompatible with their vision.***
- however, they did embrace the idea of limited commercial development (such as pubs, restaurants, boutiques, and other related initiatives in the area.***

2. Rezone the majority of the area to Parkland and allow for active and passive, complementary recreational uses.

Priorities



Priorities

3. Continue to improve the water quality of the Snye.



- Commence operation of the west end water intake, monitor and review for performance evaluation.***
- Formalize and improve the dredging program.***
- Review the merits of the outlet structure proposed by Golder.***

Priorities

4. Complete a continuous trail along the waterfront connecting the major neighborhoods to the north and south.



Continuous walkway connecting Waterfront to Thickwood/Timberlea and Waterways/Beaconhill



Priorities

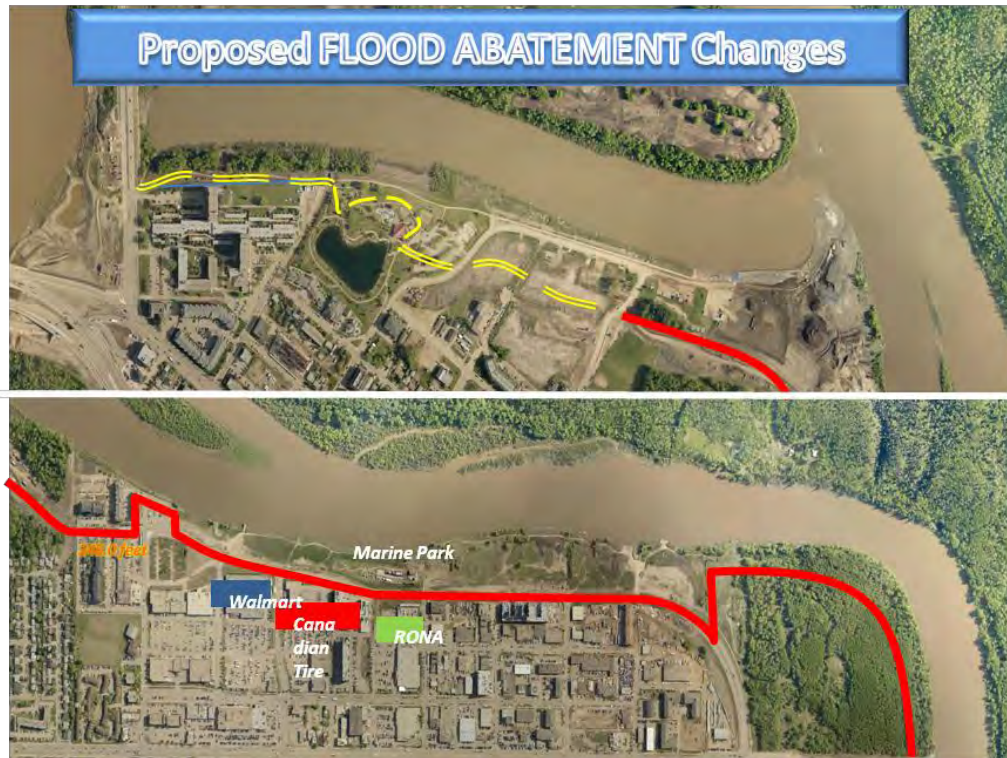
5. Create and refine the design of an extended Snye Park and its waterfront, and introduce Conservation and Management Plans.



Refine traffic circulation through the Park and Snye Point - providing a more pedestrian friendly scale and a softer interface with park extensions

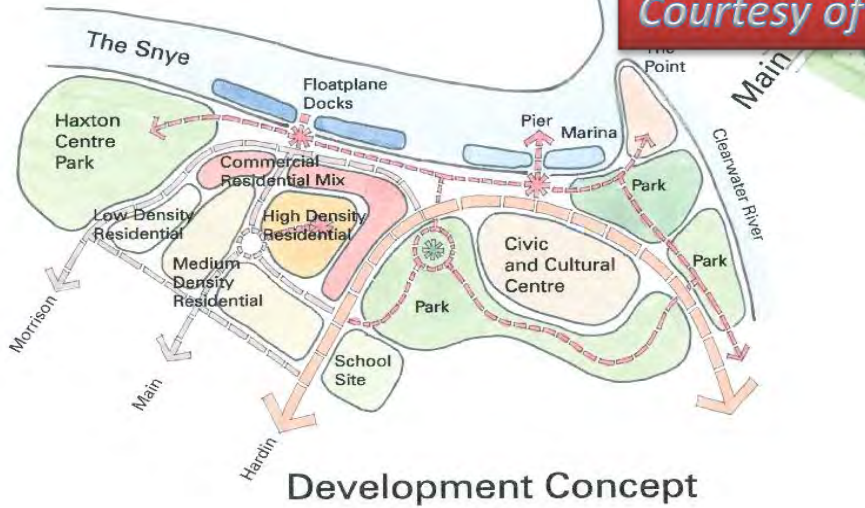
Priorities

6. Refine the Loop Road and Flood Mitigation plans, and realize potential economies, and a less intrusive massing.



ALTERNATIVE CONCEPTS AND IDEAS

Courtesy of Carmelo Daprocida



Development Concept



Centre on the Waterfront
A Vision of Revitalization for the Heart of the City

ProAn Ventures

Prepared by EDA Collaborative Inc. Assent Development Inc.



ALTERNATIVE CONCEPT



Courtesy of Carmelo Daprocida

An architectural rendering of a waterfront development concept. The scene shows a curved shoreline with a river or bay in the foreground. A series of buildings, including a prominent circular structure with a blue roof, are situated along the water's edge. A road with trees and a parking lot are visible behind the buildings. In the background, a residential area with many small houses is shown. The entire scene is rendered in a stylized, illustrative manner.

ALTERNATIVE CONCEPT

Courtesy of Carmelo Daprocida

FLOAT PLANE BASE



FLOAT PLANE BASE

The developmental theme of the Snyc area can provide a focus on the importance of the Water Aerodrome in Canadian aviation history



FLOAT PLANE BASE



The Snye

SAFE HARBOUR



TOURISM OPPORTUNITY

A tourism inventory and opportunity study should be completed to help promote and guide the development of tourism opportunities on the waterfront and within the Municipality.

As noted above, many in the community have identified the area under review as key to the identity of the community and should be showcased as such, by developing tourist opportunities. The area is well situated as a staging area for a number of other activities including boat tours, fishing tours, and hunting. Furthermore the history of the area that includes the signing of Treaty 8, a long history of aviation and as a key transportation hub could be leveraged. Heritage Park has already established the Marine Park and this should be seen as a pillar in the development of a tourist strategy for the area. Additional hubs should be identified that are grounded in the areas history and that can act as an introduction to the region.

The Snye

FISH AND WILDLIFE HABITAT



RECOMMENDED CONCEPT FOR THE SNYE



Passive Recreation

Parkland

Float Plane Base

Active Recreation

Boat Launch

OHV

Parkland

Parkland

P

P

BASIC CONCEPT



- 1. Mixed Use Park and Recreation by the Snye***
- 2. Up to 10 Storey, Mixed Use Development behind Dyke***
- 3. Flood Abatement by Ring Road and Dyke***
- 4. Linear Park Connections elsewhere***

Recommendations



Recommendations

Water Quality of the Snye

- *The operation of the intake installed at the West end of the Snye should be commenced, monitored and reviewed for performance evaluation.*
- *The east end of the Snye is prone to silt buildup, the RMWB should formalize and improve its dredging program.*
- *The outlet structure proposed by the Golder report at the east end of the Snye, should be reviewed and considered for implementation in conjunction with 1 and 2.*
- *The weed harvesting and riparian edge cleanup planned by the Municipality should be implemented and be considered for inclusion as a long term program.*
- *RMWB to further pursue the full flush solutions recommended in the Golder Report.*

Scale and Type of Development

The Appropriate Scale of Development

- *The lands proposed for twenty five story high rise residential development, in close proximity to the Snye negatively impacts the public realm and should be rezoned to Parkland.*
- *The majority of respondents were clear that the scale of development, particularly where high rise was proposed along the Snye, would be incompatible with their vision. However, they did embrace the idea of limited commercial development (such as pubs, restaurants, boutiques, and other related initiatives).*
- *Lands on the water-side of the Loop Road/Flood Protection Berms should be rezoned for Parkland with the exception of two currently privately owned parcels zoned DC-R4 and PRA2 Prairie.*
- *Lands within the City Core side of Loop Road/Flood Protection Berms should be zoned for medium to high density and height, and an urban village concept considered. This would provide the foot traffic necessary to support commercial initiatives along the waterfront.*

Commercial Development (cafes, boardwalk, farmers market, mini golf, rental of canoe, skates, rafts etc.)

- *A plan and process for the development of small scale commercial units on the edge of the Morrison/Hardin berm area similar to the Haxton Centre, which is at 250m and integrated development within a village concept, where practical be developed.*
- *Examine the prospects of developing appropriate facilities for seniors, using Municipal owned lands as a financial and motivating trigger.*

The Design and Development of Snye Point

- *The circulation of traffic through the park be refined and west of Snye Point - properly integrated, providing a softer interface with park extensions and pedestrian friendly scale.*

Economics of Affordable Development

- *The encouragement of “Made in Fort McMurray” solutions.*
- *Allow flexibility in development concept rather than emphasizing a solely high density urban scale.*
- *Further engage the development industry and public in a transparent and open minded way, embracing ideas as opposed to selling preconceived notions.*

Mooring Areas for Boats and Planes

- *The original boat launch should be retained and upgraded.*
- *The Float Plane Base should remain and docking area assigned.*

Storage for Recreational Equipment - Rowing Club, Canoe Club, Float Planes etc.

- *The prospect of providing a boathouse/ recreation storage structure adjacent to the Snye should be investigated as part of the overall plan.*

Parking for overnight and day users

- *There is a need for parking for overnight and daytime parking for regional river users.*

Use of Space and Public Programming

Tourism opportunities (boat tours, fishing tours, water taxi, adventure tours, hunting, float plane rides)

- *A tourism inventory and opportunity study should be completed to help promote and guide the development of tourism opportunities on the waterfront and within the Municipality.*
- *As noted above, many in the community have identified the area under review as key to the identity of the community and should be showcased as such, by developing tourist opportunities. The area is well situated as a staging area for a number of other activities including boat tours, fishing tours, and hunting. Furthermore the history of the area that includes the signing of Treaty 8, a long history of aviation and as a key transportation hub could be leveraged. Heritage Park has already established the Marine Park and this should be seen as a pillar in the development of a tourist strategy for the area. Additional hubs should be identified that are grounded in the areas history and that can act as an introduction to the region.*

- ***Preservation and Improvement of the Designated Areas of Parkland (that includes recognition of the historic aspects of the Snye and Clearwater)***
- *The several historic points and features along the Clearwater promenade should be preserved and emphasized in conjunction with the continuous trail.*
- *The larger proposed developments such as the Orchards, Community Gardens etc. are in question in terms of relevance, functionality and viability. Their capital and operating costs are not known and they should be put aside pending consideration of the priorities of current thinking.*
- *Many of the survey responses as well as interactions with the stakeholder group and some of the submissions made to the committee hope that the RMWB will endeavor to maintain that natural character while creating spaces where the “community can meet.” Pathways should be cut and interpretive signage and areas of historical interest should be noted. The RMWB should engage with key local stakeholders, notably Aboriginal stakeholders and long term residents to identify those areas and develop an interpretation strategy that stays true to the whole history of the area. Such an interpretation strategy may include interpretive signage, panels noting historical interest, and where possible artifacts. Efforts should also be made to meaningfully engage with some of the newer ethnic communities in the region to ensure the developed spaces also meet the needs of the growing community which is becoming home to such diversity.*

The Design and Development of Snye Point

- *The design continue to be refined, and access, parking and additional circulation reflect the nature of its mixed use, and pedestrian needs.*

The Recognition of the Historic Aspects of the Snye and Clearwater

- *The development of interpretive signage, historical interest panels, and other relevant artifacts should integrated along the trails.*

Cultural and Historical Uses: Preserve and Enhance

- *The development of a cultural centre in the extended Snye Park area should be developed with focus on the First Nations, Metis and Pioneer influences on Fort McMurray's development and the impressive evolution of our local modern cosmopolitan and multicultural society.*
- *The site of the Marine Park be extended to the water's edge and opportunities for park expansion to the east and west be considered.*

Public Art and Interpretive Displays

- *The development of public art with historic and relevant local industrial artifacts etc. should integrated into the park.*

Cultural, Historical and Festival Areas

- *There is a need to define, integrate and develop our festival heritage into the park environment.*
- *Closely connected to the above is the need for the municipality to create space for key community organizations to grow and contribute to the community. A number of organizations have made specific submissions to the committee and we recommend that the RMWB engage in a meaningful dialogue with those organizations in order to find space to grow. The committee strongly supports the idea of developing a cultural hub in the extended Snye Park area with development of secondary hubs potentially extended to other areas such as the Horse Pasture. This hub should be developed in consultation with the key stakeholders including heritage, Aboriginal, artistic and multicultural organizations. It is the hope that such a designated area would build on Borealis Park,*
- *Marine Park and Heritage Park and would be connected through interpretive walking paths, public art displays, gathering areas, Amphitheatre(s) and other spaces for “small concerts, birthday parties or whatever group event may be required.”*

Dog Park (off leash and water access) on Park Area Side of the Berm

- *An additional need identified by the community is the need for more areas not only for the community, but also for our “furry friends.” As such the committee is supportive of identifying an area where pet owners can responsibly let their dogs off leash. In our assessment the ideal area would be to designate it on the park area side of the berm that is floodable. The development of the park should be done in close consultation with the FMSPCA and any other groups that have a vested interest in animal care in the region.*
- *A second off leash Dog Park should therefore be located on the west side of the lower townsite*

Safety

Accessibility to the Waterfront

- A continuous walkway along the extents of the Waterfront and providing connections to
- Thickwood/Timberlea and Waterways/Beaconhill trail systems be built as a priority.

Resolution of Conflicting Uses and Activities in the Active Snye Area

- The west end of the Snye be developed for more passive and non-motorized uses, and the
- east end for more active motorized use.

Safe Access to Still Water and the River System 12 Months of the Year

- Safe access in the Snye to the river system 12 months of the year.

Minimizing Water Use Conflict - No Wake Zones, Noise Bylaws, Speed Limits

- Provide boat etiquette signage
- Develop an Educational program

Emergency Response

- Access to water and lay down area for command post set up – may include but not limited
- to: pipeline emergency, Search and Rescue and other emergency response teams.

Flood Mitigation

The Design and Impact of the Flood Mitigation Program

- *Between Hardin Street and Morrison Street a berm (250.0m) provide flood abatement.*
- *The Loop Road remain at elevation 248.0 – 248.5m and a wall, berm or sheet piling provide additional protection to 250m on the south side of the alignment.*
- *The difference between a 1:40 and 1:100 year flood statistically is 2.5 events in a hundred years. Ice Jam floods are predictable in terms of specific timing and are very short term phenomenon. Temporary closure solutions together with engineered structures where necessary should be able to be developed economically at the key break areas.*
- *The possibility of relocating the Dyke to protect the DC-R4 should be negotiated with the land owners with a view to obtaining some additional community riverside lands.*

The Design and Impact of the Loop Road

- *The Loop Road be located from Franklin Avenue in the east, and end at Hardin Street.*
- *Between Hardin Street and Morrison Street a berm should provide flood abatement.*
- *Fraser Avenue between Hardin and Morrison provides the primary local road link.*

Further Recommendations

- *The evolution of this plan will require further developmental work in conjunction with the community and their various groups. It is important therefore that the public be continually involved, informed and their input respected given the known needs of the community and its stakeholders.*

VITAL NEXT STEPS

Undertake a working session with the Steering Committee, Administration and Council to fully review and understand the intentions and implications of these proposals.

Prepare a land use amendment to zone the area as Parkland.

Complete the basic trail connections as a foundation on which to quickly enable use and enjoyment of the waterfront experience.

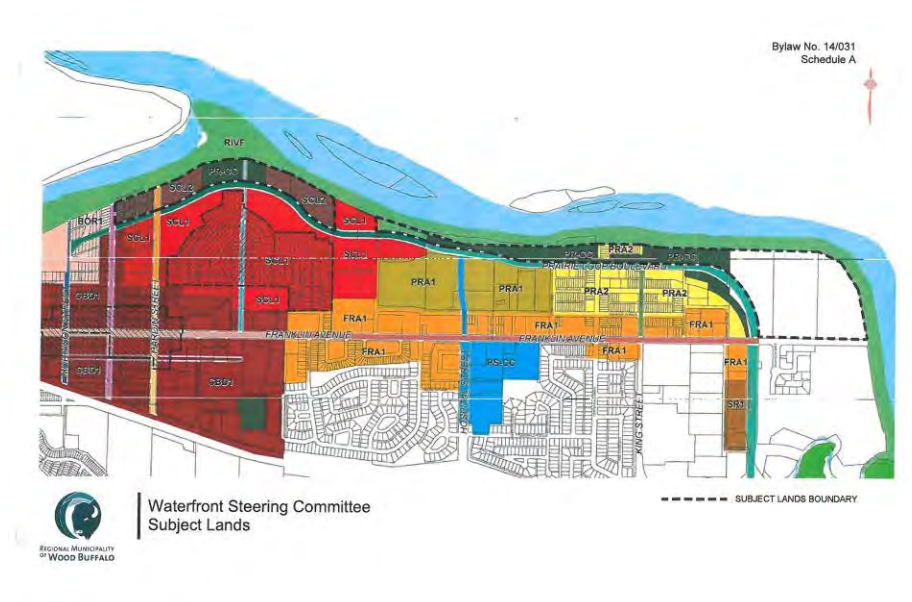
Commit to Action and move forward on appropriate initial elements of the plan.

The Waterfront Steering Committee

An aerial photograph showing a wide river flowing through a landscape. On the left bank is a dense forest with trees in shades of green and yellow. In the center, a large, triangular green area, likely a golf course, is surrounded by trees. To the right of the river is a city with various buildings and a road. The text "The Waterfront Steering Committee" is overlaid at the bottom in a stylized font.

*The Waterfront
Steering Committee*

Waterfront Steering Committee Report



Prepared for:



This report was prepared by the Waterfront Steering Committee

January 2015

EXECUTIVE SUMMARY

In September, 2014 a Waterfront Steering Committee was created to seek input from the public on an appropriate range of permitted and discretionary uses for the waterfront lands at the Snye and Clearwater River in Fort McMurray. The Committee is composed of community members from organizations with interests in recreation, development, Aboriginal peoples, cultural, heritage and one member at large.

The committee developed a survey to be used as part of the consultation process to gain public input regarding the priorities of the waterfront. The survey was developed to answer questions related to the potential uses of the waterfront and the requirements needed by the recreational users. It also addressed the vision of the Snye and Clearwater River. The majority of the survey findings reflected a similar vision of park land, trails, related retail opportunities, float planes, cultural center and water accessibility for the user groups.

A total of 32 Committee meetings were held with approximately 600 meeting hours dedicated to this project, and many more studying, preparing and contemplating what would be in the best interests of the community as we understood it.

The survey results indicate that citizens of Fort McMurray have a keen interest in the development of the waterfront lands, particularly for park and related and complementary uses. A main concern is the water quality of the Snye channel and safe access from there to the Clearwater River (a designated heritage river). In addition, the impact of flood abatement related issues and loop road alignments are a focus. The range of topics and issues are broad, ranging from concern over detailed design of boat launches, parking lots, off highway vehicle needs, the introduction of local interpretive elements along trails, and the merits of building a senior center in the vicinity. Other concerns that were raised were the management of erosion, sediment control, safety, and emergency response access. A conservation management plan is clearly needed to address these issues



There is a place for urban development which is most desirably located set back off of the waterfront behind the dyking infrastructure.

The confluence of the Athabasca, Clearwater and Snye area is the Jewel in the heart of Fort McMurray.

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COMMUNITY PLAN – WATERFRONT DEVELOPMENT

The Waterfront Steering Committee is pleased to present this report on the wants/needs of the community for the development of the waterfront including the Snye and Clearwater River. The Waterfront Steering Committee was appointed by Council to provide an opportunity for the public to play an active role in assisting Council with respect to development of policies concerning land uses along the waterfront of the Clearwater River and the Snye.

ACKNOWLEDGEMENTS

The Waterfront Steering Committee would like to thank Mayor and Council for the opportunity to engage the community in order to assist with the development of the community waterfront. The Committee would also like to thank the many individuals whose contributions made this report possible:

Committee Members

- Ian Dirom (Chair)
- Cathy Dreier (Vice-Chair)
- Bryan Lutes (Commercial & Residential Dev)
- Cliff Maron (Commercial & Residential Dev)
- Carmen Ramstead (Cultural, Heritage & Historic)
- Todd Hillier (Cultural, Heritage & Historic)
- Paul Hunt (Recreational Use of Snye)
- Ron Fetzko (Recreational Use of Snye)
- Gene Ouellette (Citizen at Large)
- Peter Fortna (Aboriginal People)
- Debbie Hahn (Aboriginal People)

Stakeholders

- Cameron Thrift, Community at Large
- Carol Christian, Cultural
- Jim Rogers, Cultural
- Clarence Buchanan, Recreation
- Denise Martineau, Clearwater Heritage River Society
- Frank Creasey, Fort McMurray Tourism
- Jerry Bussieres, Recreation

- Lana Bibeau, Recreation
- Frank Reitz, Business
- Jamie Fraleigh, Community at Large
- Carmelo Daprocida, Business
- Fred Arbiter, Business and Tourism
- Rene Wells, Community at Large
- Amanda Mercer, Borealis Canoe Club
- Ed Salmon, Rowing Club, Business
- Dave Hodson, Advisory on Aging
- Wade Komarnisky, Recreation/McMurray Aviation
- Rai Komarnisky, Recreation/McMurray Aviation
- Ken Saunderson, Golden Years Society/Search & Rescue
- Howard Rensler, Business
- Steve Newman, Media
- Bill Loutitt, Aboriginal (Metis Local 1935)

Regional Municipality of Wood Buffalo Staff

- Ken Ball, Municipal Liaison
- Amanda Mercer, Admin Support
- Amanda Haitas, Municipal Liaison
- Kori Ford, Admin Support
- Marcel Ulliac, CEO
- Robert Kirby, Director of Operations
- Nina Caines, Parks Manager
- Steven Fudge, Parks Supervisor
- Emdad Haque, Director of Engineering Dept.
- Kashif Khan, Project Manager
- Kevin Scoble, Executive Director of Infrastructure and Engineering Div.
- Robert Kirby, Director of Public Works
- Paulette Fitzgerald, Executive Initiatives Coordinator
- Brian Moore, Interim COO
- Ray Cruikshank, Program Manager
- Justin Ngan, GIS
- Kavin Lai, GIS
- James Dean, GIS

CURRENT SITUATION – PLANNING APPRAISAL

The planning appraisal process provides a comprehensive review of the Waterfront Study Area, identifying and understanding key considerations that should be taken into account when developing plans for the Waterfront. It identifies those elements that can be beneficially retained and protected and those opportunities and potentials that can be exploited. This is particularly important for such sensitive and prominent locations as found on Fort McMurray's waterfront.

The fundamental acknowledgement regarding the Snye/Clearwater River waterfront and the greater landform of the confluence of the Athabasca and Clearwater River is that it is the jewel in the crown of the region, both physically and historically. As an area of outstanding natural beauty whose distinctive character is precious to the community, it is in our interest to safeguard it. The primary purpose being conservation and enhancement.

- A. This area attracts a high level of public attention and political interest and there needs to be an appreciation of the diversity of stakeholders' agendas and of the interrelationships and tensions between local objectives.
- B. An effort to improve the quality of the Snye by constructing a 24" water Intake through the MacDonald Avenue Dyke, and a settling pond at the west end of the Snye has been completed, but will not be operational until summer 2015.
- C. A flood protection berm to the 250 meter elevation has been constructed at Reach 1. The budgeted cost being of the \$3.76 M.
- D. Borealis Park is a well landscaped and appealing park which is provided a measure of protection to the 250 meter level.
- E. The pending development of high rise buildings, including the installation of cranes for construction, could overlap onto the water aerodrome airspace. These obstructions to the water aerodrome would create a significant safety concern to floatplane operations.
- F. Powered watercraft activities will be reduced or eliminated on the Snye under the City Centre Area Redevelopment Plan.
- G. Residential building towers of up to 25 stories are also planned along the south shoreline of the Snye, under the same plan.
- H. The east end of the Snye is also prone to silt buildup, making it difficult to navigate the opening in order to use the adjacent section of the Clearwater River. This action will become more important as development activities begin on the west end of the Snye and the number of watercraft increase. Pilots may choose to use the safer condition of the Clearwater River rather than the Snye for landing and taking off.
- I. The increase in boat traffic, jet skis and paddle craft on the Snye over recent years has introduced a hazard to floatplane traffic. The issue is somewhat offset by the fact that the number of floatplanes have been reduced. The waterway of the Snye is a congested area which emphasizes the condition. This hazard has been mitigated

somewhat by the posting of signs at 3 separate locations at the boat launch and other points of access, regarding the requirement to give the right of way to aircraft on the water.

- J. Mechanized watercraft activities will be reduced or eliminated on the Snye under the City Centre Area Redevelopment Plan. The construction of the roadway across the west end of the Snye in the 1960's reduced the available waterway for aircraft take-off by approximately 600 feet (183 meters). In order for a floatplane to clear the required elevation of 14 feet (4.2 meters) above the crown of MacDonald Drive, the aircraft should be off of the water at a point approximately 1,000 feet (305 meters) east of the roadway. This leaves a reasonable length of available waterway, approximately 3,400 feet (1036 meters), for airplane take-off. The current level of development around the area of the Snye does not compromise aviation safety.
- K. The water aerodrome located at the Fort McMurray Snye provides an important landing location for floatplanes that are on route to points north. The water aerodrome also provides for an important fuel stop for floatplanes. On a number of occasions the Snye aerodrome has been used by planes equipped with amphibian gear, when the airport control tower has advised of issues with landing wheels down. These uses are very important to overall aviation safety and emphasize the need to maintain a water aerodrome in the Fort McMurray area.
- L. Aviation requirements to maintain the aerodrome –
 - a. A minimum of 4000 feet of straight waterway.
 - b. An obstacle free flight path slope angle of 5%.
 - c. Using the course of the Clearwater River and the Athabasca River for an approach and take-off, the location in the opinion of Ground Effect would not be considered a built-up area.
 - d. The Area is considered Un-developed - The entire east side of the prospective water aerodrome is undeveloped as well as the area of river under the flight paths. The west side of the river at this location is the MacDonald Island Golf Course which is not considered development.
 - e. Location needs to be less than 5 nautical miles from the controlled airspace of the Fort McMurray Airport.
- M. The original boat launch is a preferred location as it is well sheltered and the safest access point for water users.
- N. The Snye is choked with significant weed growth.
- O. Since the diking of the Snye in the 1960's, it is providing fish spawning habitat which regulatory agencies insist must be preserved.
- P. The east end of the Snye is prone to significant annual siltation.
- Q. The RMWB installed fencing, under the Urban Parks Program which obstructs access to a significant stretch of the water's edge.
- R. Excellent views of the Clearwater River at several points along Prairie Loop Road
- S. Marine Park is the main park feature of the Clearwater waterfront area and provides relevant historical perspective for the area.
- T. The current landscape is in poor condition and pathways need to be improved.

- U. The area has several locations which might serve as interpretive nodes, having historical significance.
- V. The loop road and diking may infringe on the current open space area depending on how it is elevated and implemented.
- W. Horse Pasture Park provides options for boat launches and other forms of access.
- X. Waterways has a significant historical relationship with rail and several other historic features.

Current Policy, Guiding Plans and Proposals

Current Plans and guidelines are contained in the City Centre Plan, The Land Use Bylaw and various Waterfront guiding documents, technical reports, design documents, budgets and implementation programs

Snye Area Development Concept – City Centre Group

- Civic Centre by the Snye
- Arts Centre partially on Borealis Park
- Up to 25 Story, High Rise Development
- Hotel with Conference Facility included
- Flood Abatement incorporated into Building Form
- Iconic Bridge to MacDonald Island
- Parkland at Snye Point
- Linear Park Connections elsewhere
- Motorized Boats restricted on the Snye
- Floatplane Base eliminated



Clearwater Area Development Concept – City Centre Group

- Existing residential waterfront development at Reidel
- Significant parkland along Clearwater River waterfront with multiple various park design features
- Private land zoned DC-R4
- Private Land zoned PRA2 - Prairie
- Flood Abatement incorporated into Prairie Loop Boulevard
- Linear Park Connections



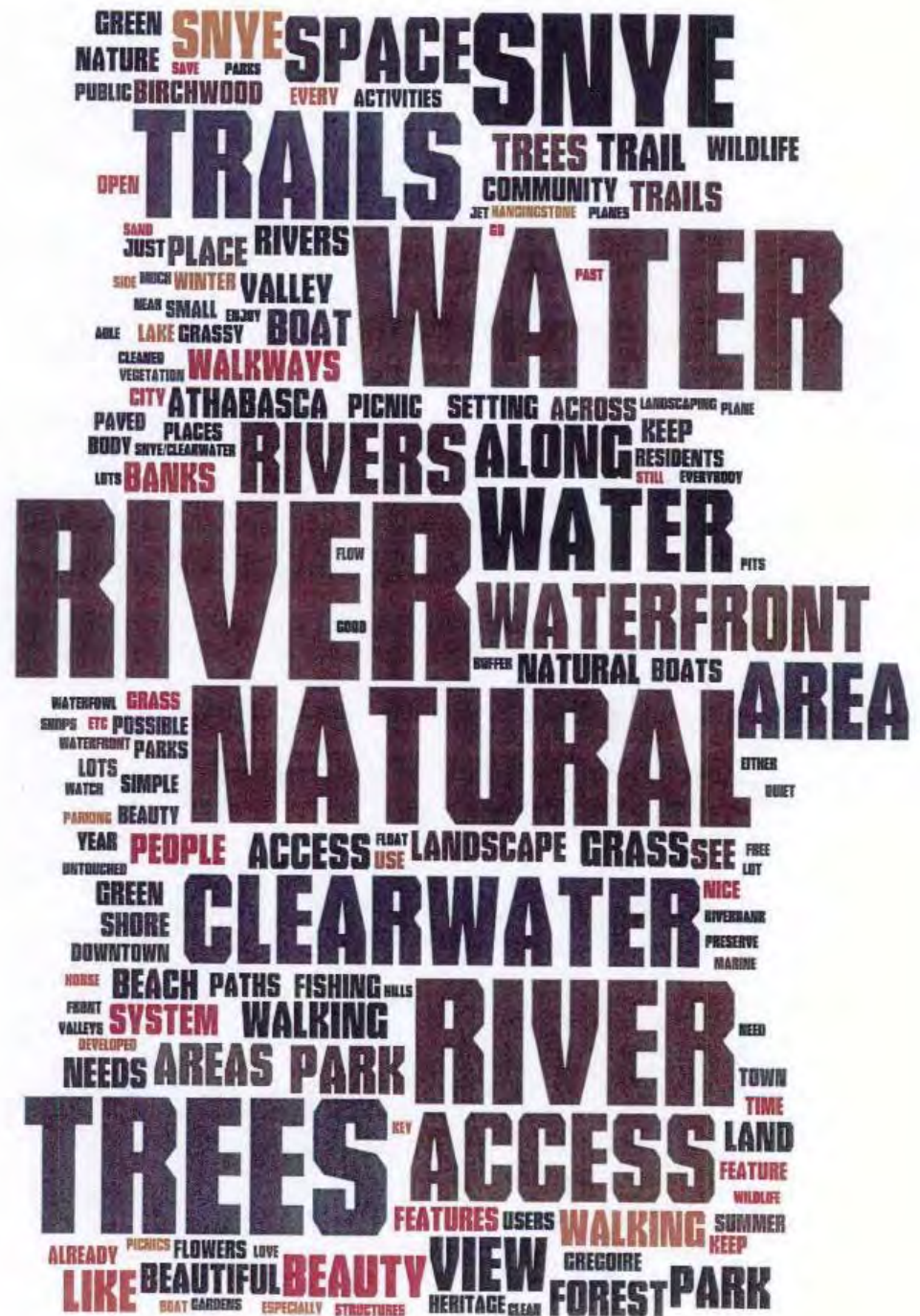
PUBLIC ENGAGEMENT METHOD

The Waterfront Steering Committee engaged the public through several different methods which include but are not limited to the following:

- o A Facebook Group Survey
- o Stakeholder Engagement Sessions
 - o Stakeholder Groups were invited to participate in a number of engagement sessions designed specifically for them. Stakeholder groups were also invited to submit a letter of interest outlining their view on the development of the waterfront area. These letters are included in the appendix of this report.
- o Public Engagement Sessions
 - o November 6, 2014 at the Suncor Leisure Center
 - o November 13, 2014 in the lobby of the RMWB
 - o December 11, 2014 at the Suncor Leisure Center
- o Survey
 - o A survey was created and distributed to community members in a variety of ways, which include:
 - Public engagement sessions
 - Waterfront Steering Committee Facebook
 - Municipal Social Media Accounts
 - Municipal Website
 - Radio Advertising
 - Emailed directly to stakeholder groups

Some of the most notable responses were:

- Park and walkways
- Rivers and trails
- Natural landscape
- Wildlife
- River valley, Boreal forest
- Water view, island and mother nature in general



3. Describe your vision of the waterfront.

Some of the most notable responses were:

- Snye cleaned up and dredged (improve water quality)
 - Flood protection
 - Access to water
 - Trail system with historical descriptions
 - Aboriginal Cultural center
 - Expand the marine park
 - Preserve history
 - Green space
 - Paved parking lots
 - Float Planes
 - Senior's Center
 - Safe accessible place
 - Outdoor cinema, Amphitheatre, Art installations
 - Coffee shops, restaurants and small shops
 - Festivals/events
 - Skating rink on the Snye
 - Venue for farmer's market
 - A place where you can go boating and fishing
 - Off leash dog park
 - Picnic tables, fire pit area
-



KEY ISSUES

Based on feedback from public surveys, Stakeholder meetings, review of relevant municipal documents, and the local knowledge and examination of the study area by the Waterfront Steering Committee, the key issues were determined as follows:

1. Water Quality of the Snye

- o Weed Harvesting
- o Water Flow
- o Fish Habitat
- o Improve Water Quality

2. Appropriate Scale and Type of Development

- o Storage for recreational equipment - Rowing Club, Canoe Club, Float Planes etc.
- o Mooring areas for boats and planes
- o Parking for overnight and day users
- o Commercial development (e.g. cafes, boardwalk, farmers market, mini Golf, rental of canoe, skates, rafts etc.)
- o The design and development of Snye Point
- o Economics of affordable development

3. Use of Space and Public Programming

- o Tourism opportunities (boat tours, fishing tours, water taxi, adventure tours, hunting, float plane rides.)
- o Preservation and improvement of the designated areas of Parkland
- o The design and development of Snye Point
- o The recognition of the historic aspects of the Snye and Clearwater
- o Cultural and historical uses: preserve and enhance
- o Public Art and Interpretive Displays
- o Festival areas - Cultural
- o Dog Park (off leash and water access) on park area side of the berm as it is floodable

4. Safety

- o Accessibility to the waterfront
- o Resolution of conflicting uses and activities in the active Snye area
- o Safe access to still water and the river system 12 months of the year
- o Minimizing water use conflict - no wake zones, noise bylaws, speed limits
- o Emergency Response - access to water and lay down area for command post set up – may include but not limited to: pipeline emergency, Search and Rescue and other emergency response teams

5. Flood Mitigation

- o The design and impact of the Flood Mitigation Program
- o The design and impact of the Loop Road



RECOMMENDATIONS

Water Quality of the Snye

- o The operation of the intake installed at the West end of the Snye should be commenced, monitored and reviewed for performance evaluation.
- o The east end of the Snye is prone to silt buildup, the RMWB should formalize and improve its dredging program.
- o The outlet structure proposed by the Golder report at the east end of the Snye, should be reviewed and considered for implementation in conjunction with 1 and 2.
- o The weed harvesting and riparian edge cleanup planned by the Municipality should be implemented and be considered for inclusion as a long term program.
- o RMWB to further pursue the full flush solutions recommended in the Golder Report.



Annual Dredging



Continued Siltation



Habitat Renewal



Muskeg

Scale and Type of Development

The Appropriate Scale of Development

- o The lands proposed for twenty five story high rise residential development, in close proximity to the Snye negatively impacts the public realm and should be rezoned to Parkland.
- o The majority of respondents were clear that the scale of development, particularly where high rise was proposed along the Snye, would be incompatible with their vision. However, they did embrace the idea of limited commercial development (such as pubs, restaurants, boutiques, and other related initiatives).
- o Lands on the water-side of the Loop Road/Flood Protection Berms should be rezoned for Parkland with the exception of two currently privately owned parcels zoned DC-R4 and PRA2 Prairie.
- o Lands within the City Core side of Loop Road/Flood Protection Berms should be zoned for medium to high density and height, and an urban village concept considered. This would provide the foot traffic necessary to support commercial initiatives along the waterfront.

Commercial Development (cafes, boardwalk, farmers market, mini golf, rental of canoe, skates, rafts etc.)

- o A plan and process for the development of small scale commercial units on the edge of the Morrison/Hardin berm area similar to the Haxton Centre, which is at 250m and integrated development within a village concept, where practical be developed.
- o Examine the prospects of developing appropriate facilities for seniors, using Municipal owned lands as a financial and motivating trigger.

The Design and Development of Snye Point

- o The circulation of traffic through the park be refined and west of Snye Point - properly integrated, providing a softer interface with park extensions and pedestrian friendly scale.

Economics of Affordable Development

- o The encouragement of “Made in Fort McMurray” solutions.
- o Allow flexibility in development concept rather than emphasizing a solely high density urban scale.
- o Further engage the development industry and public in a transparent and open minded way, embracing ideas as opposed to selling preconceived notions.

Mooring Areas for Boats and Planes

- o The original boat launch should be retained and upgraded.
- o The Float Plane Base should remain and docking area assigned.

Storage for Recreational Equipment - Rowing Club, Canoe Club, Float Planes etc.

- o The prospect of providing an elevated boathouse/ recreation storage structure on the Snye edge should be investigated as part of the overall plan.

Parking for overnight and day users

- o There is a need for parking for overnight and daytime parking for regional river users.

Use of Space and Public Programming

Tourism opportunities (boat tours, fishing tours, water taxi, adventure tours, hunting, float plane rides)

- o A tourism inventory and opportunity study should be completed to help promote and guide the development of tourism opportunities on the waterfront and within the Municipality.
- o As noted above, many in the community have identified the area under review as key to the identity of the community and should be showcased as such, by developing tourist opportunities. The area is well situated as a staging area for a number of other activities including boat tours, fishing tours, and hunting. Furthermore the history of the area that includes the signing of Treaty 8, a long history of aviation and as a key transportation hub could be leveraged. Heritage Park has already established the Marine Park and this should be seen as a pillar in the development of a tourist strategy for the area. Additional hubs should be identified that are grounded in the areas history and that can act as an introduction to the region.

Preservation and Improvement of the Designated Areas of Parkland (that includes recognition of the historic aspects of the Snye and Clearwater)

- o The several historic points and features along the Clearwater promenade should be preserved and emphasized in conjunction with the continuous trail.
- o The larger proposed developments such as the Orchards, Community Gardens etc. are in question in terms of relevance, functionality and viability. Their capital and operating costs are not known and they should be put aside pending consideration of the priorities of current thinking.
- o Many of the survey responses as well as interactions with the stakeholder group and some of the submissions made to the committee hope that the RMWB will endeavor to maintain that natural character while creating spaces where the “community can meet.” Pathways should be cut and interpretive signage and areas of historical interest should be noted. The RMWB should engage with key local stakeholders, notably Aboriginal stakeholders and long term residents to identify those areas and develop an interpretation strategy that stays true to the whole history of the area. Such an interpretation strategy may include interpretive signage, panels noting historical interest, and where possible artifacts. Efforts should also be made to meaningfully engage with some of the newer ethnic communities in the region to ensure the developed spaces also meet the needs of the growing community which is becoming home to such diversity.

The Design and Development of Snye Point

- o The design continue to be refined, and access, parking and additional circulation reflect the nature of its mixed use, and pedestrian needs.

The Recognition of the Historic Aspects of the Snye and Clearwater

- o The development of interpretive signage, historical interest panels, and other relevant artifacts should integrated along the trails.

Cultural and Historical Uses: Preserve and Enhance

- o The development of a cultural centre in the extended Snye Park area should be developed with focus on the First Nations, Metis and Pioneer influences on Fort McMurray’s development and the impressive evolution of our local modern cosmopolitan and multicultural society.
- o The site of the Marine Park be extended to the water’s edge and opportunities for park expansion to the east and west be considered.

Public Art and Interpretive Displays

- o The development of public art with historic and relevant local industrial artifacts etc. should integrated into the park.

Cultural, Historical and Festival Areas

- o There is a need to define, integrate and develop our festival heritage into the park environment.
- o Closely connected to the above is the need for the municipality to create space for key community organizations to grow and contribute to the community. A number of organizations have made specific submissions to the committee and we recommend that the RMWB engage in a meaningful dialogue with those organizations in order to find space to grow. The committee strongly supports the idea of developing a cultural hub in the extended Snye Park area with development of secondary hubs potentially extended to other areas such as the Horse Pasture. This hub should be developed in consultation with the key stakeholders including heritage, Aboriginal, artistic and multicultural organizations. It is the hope that such a designated area would build on Borealis Park, Marine Park and Heritage Park and would be connected through interpretive walking paths, public art displays, gathering areas, Amphitheatre(s) and other spaces for “small concerts, birthday parties or whatever group event may be required.”

Dog Park (off leash and water access) on Park Area Side of the Berm

- o An additional need identified by the community is the need for more areas not only for the community, but also for our “furry friends.” As such the committee is supportive of identifying an area where pet owners can responsibly let their dogs off leash. In our assessment the ideal area would be to designate it on the park area side of the berm that is floodable. The development of the park should be done in close consultation with the FMSPCA and any other groups that have a vested interest in animal care in the region.
- o A second off leash Dog Park should therefore be located on the west side of the lower town site.



Safety

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- o A continuous walkway along the extents of the Waterfront and providing connections to Thickwood/Timberlea and Waterways/Beaconhill trail systems be built as a priority.

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- o The west end of the Snye be developed for more passive and non-motorized uses, and the east end for more active motorized use.

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- o Access to water and lay down area for command post set up – may include but not limited to: pipeline emergency, Search and Rescue and other emergency response teams.

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The Design and Impact of the Flood Mitigation Program

- o Between Hardin Street and Morrison Street a berm (250.0m) provide flood abatement.
- o The Loop Road remain at elevation 248.0 – 248.5m and a wall, berm or sheet piling provide additional protection to 250m on the south side of the alignment.
- o The difference between a 1:40 and 1:100 year flood statistically is 2.5 events in a hundred years. Ice Jam floods are predictable in terms of specific timing and are very short term phenomenon. Temporary closure solutions together with engineered structures where necessary should be able to be developed economically at the key break areas.
- o The possibility of relocating the Dyke to protect the DC-R4 should be negotiated with the land owners with a view to obtaining some additional community riverside lands.

The Design and Impact of the Loop Road

- o The Loop Road be located from Franklin Avenue in the east, and end at Hardin Street.
- o Between Hardin Street and Morrison Street a berm should provide flood abatement.
- o Fraser Avenue between Hardin and Morrison provides the primary local road link.

Further Recommendations

- o The evolution of this plan will require further developmental work in conjunction with the community and their various groups. It is important therefore that the public be continually involved, informed and their input respected given the known needs of the community and its stakeholders.

CONCLUSION

Priorities

1. Recognition that this area of Fort McMurray is one of outstanding natural beauty and should be conserved accordingly.
2. Rezone the majority of the area to Parkland and allow for active and passive, complementary recreational uses.
3. Continue to improve the water quality of the Snye.
4. Complete a continuous trail along the waterfront connecting the major neighborhoods to the north and south.
5. Create and refine the design of an extended Snye Park and its waterfront, and introduce Conservation and Management Plans.
6. Refine the Loop Road and Flood Mitigation plans, and realize potential economies, and a less intrusive massing.

Connected Community Spaces Where Fort McMurray Thrives:

A review of the surveys, as well as input from stakeholders through participation in several meetings and through submissions by various groups, the suggestion is that the study area be developed in such a way as to provide the community with the space it needs to thrive. In order for the community to thrive it will require a space that has access to quality water with appropriate development that will support a broad range of cultural and recreational activities to interact in a safe environment.

The needs of the community were conjointly presented in one survey response, which summarizes the position of the committee well:

“I would suggest allotting not for profit clubs the ability to build club houses and parks that fit the natural aspect of area. Build in space along trail for possible market and space or where community can meet for small concerts, birthday parties or whatever group event may be required. Build adequate parking along trail and gathering areas. Build an All-Terrain Vehicle drop off area down by waterways and adequate trails and by laws that allow getting out of town easy and legal. Build boat launch and small marina that permit boaters, floaters, ATV enthusiasts the ability take part in what they enjoy doing. And parks, kids love parks.”

As such it is the will of the community to build a space where recreational & not-for-profit clubs can flourish, where natural space is available for walking trails and family gatherings, where the water is clean and accessible, where market places are developed with local vendors so they may deliver services to the community. That the waterfront has adequate access to parking and public transit and is effectively planned so those who enjoy motorized and non-motorized recreation and work together. “And parks, (because) kids love parks.” Below is a more detailed exploration of the key recommendations by the committee for creating a connected community space where Fort McMurray can thrive.

The survey results indicate that the citizens of Fort McMurray have a keen interest in the development of the waterfront lands for park and that a main concern is the water quality of the Snye channel. In addition, the impact of flood abatement issues and loop road alignments are discussed. The range of topics and issues are broad, ranging from concern over detailed design of boat launches, parking lots and off highway vehicle needs to the introduction of local interpretive elements along trails to the merits of building a senior center in the vicinity. Management of erosion and sediment control to safety and emergency measures are raised. A conservation management plan is clearly needed. It is also acknowledged that set back from the waterfront, there is a place for urban development, but as an edge to the park, defined by the proposed dyking infrastructure.



Additional Photo's





APPENDIX

Stakeholder Letters

Waterfront Survey

Survey Results

Social Media Feedback

List of Reference Documents

January 10, 2015

Waterfront Steering Committee
9909 Franklin Ave
Fort McMurray, AB
T9H 2K4



RE: Recommendations on Waterfront Development from the Borealis canoe Club

To whom it may concern,

The Borealis Canoe Club promotes recreational paddling in the Wood Buffalo Region by providing maps, routes, information, current conditions, and contacts. We also share knowledge and learning through clinics and training; organize social events, gatherings, and trips. Support the initiatives of the Heritage River Committee by having a representative from the club on the committee. We encourage safe, low impact camping and canoeing and support the protection and conservation of our paddling environment.

Our needs as a club are pretty simple. Everything we currently own lives on two trailers. We require a fenced in location with suitable access to park our trailers securely. The ability to put a small garden shed at the back of the enclosure would be great. Proximity to the waterfront is important to us, but is not mandatory. As a club we are more looking for access to the waterfront with a big trailer, the use of a shoreline on flat/calm water for training courses, overnight parking at the Snye for weekend trips.

Our vision of the waterfront includes:

- Access to the shoreline to run programming – this could be a beach front area or a grassy shoreline.
- Mainly parkland along the waterfront with a continuous trail that links to the other trail systems in the community.
- The ability for food trucks or market trucks to park there on the weekends through the summer.
- A map of the Clearwater/Athabasca river system with camping locations and exit points marked out on it.
- Picnic tables and designated fire pits or BBQ troughs
- A place to buy a soda, bottle of water and a snack, maybe bannock on a stick
- In the winter we would like to see a big natural skating rink on the snye - maybe a winter festival or winter display with ice carvings

Warmest regards,



Amanda Mercer
President – Borealis canoe Club
Email: bccexecutive@gmail.com

Fort McMurray Flying Club

P.O. Box 25023 R.P.O. Signal

Fort McMurray, AB

T9H5N8

CYMM

CES7

January 4, 2015

Fort McMurray Waterfront Steering Committee
Regional Municipality of Wood Buffalo

Dear committee members

Thank you for the opportunity to provide input and express our views pertaining to the ongoing usage and development of the Snye and Clearwater River vicinity.

As the registrant of the historic Fort McMurray Water Aerodrome, CES7, any future development of the area is of the utmost importance to local aviation interest.

The Snye has served as a water aerodrome since the mid-1920s and it is still the safest location for the takeoff and landing of float planes in the immediate Fort McMurray area.

The area was labeled as "the busiest airport in Canada" throughout the 1930s and remained the focal point of local aviation well into the 1950s. The aerodrome is a significant historic Canadian aviation landmark.

Recent years have seen the vast majority of float planes either converted to amphibious floats or sold off due to uncertainty of access and the lack of support from the municipality.

There are currently four straight float equipped aircraft owned by Fort McMurray residents, two are in storage at the airport, one is at the Snye and the other is being kept in Saskatchewan. A fifth plane was lost in an accident in BC in 2014 however the owner hopes to replace it and secure a local berth at the Snye in the coming float season.

The Snye also acts as an alternative to the airport for many amphibious float equipped aircraft and is frequented many times each season by aircraft experiencing mechanical difficulty in their wheel system. The area is also a historic repair / maintenance option for float planes within a 400 nautical mile radius in addition to the importance to local maintenance businesses.

The Fort McMurray Water Aerodrome is a vital stop over for cross country travelers. Its close proximity to services is an attribute that few water aerodromes can promote.

There are hundreds of float plane owners who are looking for potential routes for summer excursions and the choices are becoming more limited each year. A successful flight plan identifies stop over locations with fuel and services. The ideal destination would allow for daily excursions within a serviceable radius whereby aircraft could find preferred way-points within a 2 hour flight so as to allow a return trip on a tank of fuel.

Fort McMurray Flying Club

P.O. Box 25023 R.P.O. Signal

Fort McMurray, AB

T9H5N8

CYMM

CES7

Accessible from Fort McMurray are many sport fishing lodges, Fort Chipewyan, Wood Buffalo National Park, Athabasca Sand Dunes Provincial Park, several wild-lands parks and numerous lakes and rivers that offer world class fishing.

While Fort McMurray primarily benefits from oil sand developments the adventure tourism industry is struggling to retain repeat business. The promotion of the Water Aerodrome as a community supported venue would add a greatly needed boost to the adventure tourism market.

We hope that the Waterfront Steering Committee will see the potential of the water aerodrome and its importance to local aircraft owners, aviation businesses and adventure tourism operators.

The float plane base has been a part of Fort McMurray for ninety years and adds a uniqueness to the character of the community which can be carried forward to benefit the region as a whole.

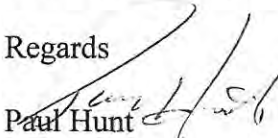
Please allow us to recommend some basics that we feel would ensure success:

- Docking / berth space for up to six aircraft
- Winter storage for six aircraft (any open space near the Snye that is normally vacant during winter and combined with a summer docking access)
- Set up a destination advertising campaign in conjunction with adventure tourism interest.
- Advertise as a stop-over point for national cross country float plane traffic.
- Network with the Canadian Owners and Pilots Association to get the word out.
- Develop working group with all water way users for safe and controlled interaction.
- Include the presence of a down town water aerodrome into the city's branding strategy.
- Establish an open space park along the Snye and Clearwater River.
- Reintroduce adequate flow from the Athabasca River to flush the entrance into the Clearwater River.

We thank the municipal council for providing this public consultation to the community and we thank the committee members for their efforts to reach out to the citizens.

We look forward to future discussions pertaining to the development of an accessible riverfront development.

Regards


Paul Hunt

President



Fort McMurray Historical Society
#1 Tolen Drive
Fort McMurray, Alberta T9H 1G7
Phone: 780-791-7575 Fax: 780-791-5180
E-mail: heritage@fortmcmurrayhistory.com



January 7, 2015

Dear Members of the Waterfront Advisory Committee,

The Fort McMurray Historical Society is writing to advocate for The Syne. The membership and board of the Fort McMurray Historical Society have studied the proposed changes to the waterfront and the Syne. This land is directly connected to the Clearwater Heritage River and was included as part of the discussions with the Province of Alberta during the designation process. It was determined at that time that the Syne was an invaluable historical resource and community area for the residents of the Regional Municipality of Wood Buffalo.

The zoning of the Waterfront has to be carefully considered in relationship to the Clearwater Heritage River and the history of our region. The Waterfront including the Syne has a huge historical significance to the RMWB and must be protected. Key historical impact and notes are as follows:

1. The Syne was one of the busiest airports in Canada. Established by bush pilots in the 1920's using Float Planes, the Syne connected the North to the rest of Canada. Today, it is the last remaining active airport terminal and must be preserved.
2. There are many historical points along the Clearwater Heritage River that have tremendous potential for river tours and walking tours. This has economic potential and will attract visitors to the region, as well as being able to market our community as historic with community based parkland.
3. Walter and Gladys Hill used to teach swimming at the Syne. These influential historic figures are some of many that used the Syne for recreational and business purposes. Boating, fishing and logging were also managed through the waterways of the river and the Syne. Names such as Wop May, Punch Dickens, Edwin Clausen, George Golosky, Christina Gordon, Frances Jean and more have ties to this land of national significance, and losing this land will negatively promote Fort McMurray and our region.
4. This land is significant to the Metis and First Nations as this is where Treaty 8 was signed. This was also the meeting grounds for members of the First Nations for trade and gatherings.

These events and land are historically and educationally irreplaceable once developed. A plaque at the end of a 20 story building will not convey the information effectively. This waterfront land needs to be historically designated Parkland. There needs to be educational programs, recreational programs and events that interpret the significance of this land. Walking trails, bike paths and boat landings with historical plaques along them will engage residents and tourists alike, while engaging with the beautification process of Fort McMurray. There should be access to the water for all water users and park for people to be able to watch the float planes land and take off. Our society and community worked very hard to develop a first class Marine Park Museum and look forward to expanding it into more area along the waterfront.

Further to the conversation, the Fort McMurray Historical Society suffered tremendous damage first hand with flood waters. Due to the lack of insurance available for any future waterfront development in the Province of Alberta, the members of the FMHS stress that there should be no development along the waterways and that Prairie Loop Boulevard should be used as the flood mitigation.

Respectfully,

A handwritten signature in cursive script, appearing to read "R. L. David".

Executive Director

January 13, 2015

Waterfront Advisory Committee,

As many are aware, the Clearwater River is a Canadian Heritage River. What I am not so sure of is how many people realize the significance of such a designation and the long battle to achieve it. Any sort of development needs to honour this designation. Our plaque in the marine park is a great example of recognizing the river's heritage designation but more can be done. Recognition of this designation needs to be a joint effort between the various stakeholders.

It is also my hope that the waterfront advisory committee takes into consideration the very important role that the Clearwater River played in our history. From its use by the first people thousands of years ago, to the fur trade and exploration that took place a few hundred years ago, to its more recent uses, including aviation utilizing the Snye in the 20th and 21st century. The marine park is a wonderful example of showcasing the marine history of our river system. Future development along the waterfront needs to build upon those ideas to provide additional examples of the river's history. Development also needs to emphasize the natural beauty of the River and the waterfront while at the same time providing every user group the chance to interact with and use the river and its waterfront. Involvement and experience will bring appreciation. If done correctly I foresee our waterfront being the jewel of our community and envy of other communities.

In summary, when developing the waterfront, honour its heritage designation, recognize its history, and make the river available for all so that everyone will have the opportunity to value its beauty and importance.

Regards,

Cheri Lauritzen,
Inquiries and Information Officer,
Clearwater Heritage River Society



December 15th, 2014

Waterfront Steering Committee
9909 Franklin Avenue,
Fort McMurray, Alberta,
Canada T9H 2K4

Re: Input Into Recommendations for the development of policies concerning land uses along the waterfront of the Clearwater River and Snye as per Bylaw No. 14/031.

Dear Mr. Dirom:

This letter is submitted by Fort McMurray Métis Local 1935 (ML1935) to the Regional Municipality of Wood Buffalo Waterfront Steering Committee so that you may gain greater insight into our desire to create Métis space for our community along the waterfront.

ML1935 has over 300 members and also represents the interests of any Métis people in the community. It is estimated that there are 1,200 Members of the Métis Nation of Alberta in Fort McMurray. ML1935 is a member of the Métis Nation of Alberta, Region 1 (MNAR1) and works collaboratively with Métis organizations in Wood Buffalo including Conklin, Fort Chipewyan, and Fort McKay.

As I'm sure you, and many others on the committee, are aware the Métis community in Fort McMurray has a long history in the region. The Métis community developed in the historic Northwest in the 18th and 19th centuries emerging out of the mixture of French and Scottish fur traders and Cree, Chipewyan, Ojibwa, Saukteaux, and Assiniboine women. Following the annexation of the Northwest by Canada in 1869, the political economy of the Métis was destroyed. Both the Manitoba Act (1870) and the Dominion lands Act (1879) recognized Métis claims to aboriginal title, but the Federal government moved to extinguish these claims with land grants and Métis scrip. In Northeastern Alberta, from the early 18th century, free traders of mixed Aboriginal and European descent developed their own historic Métis community centred in Northeastern Alberta extending from Lac La Biche, along the Athabasca River to at least Fort Chipewyan. Métis community members were some of the first freighters in the region; manning the Skiffs and Scows that travelled the Athabasca River. They were later the first builders and operators of the steamships and Northern Rail line that connected south and north.

From the second half of the nineteenth century, the Métis residents of the Fort McMurray area developed a distinctively Métis lifestyle that combined traditional and modern, Aboriginal, and Euro-Canadian socioeconomic and cultural practices whose base was

Métis Nation of Alberta Association Fort McMurray Local Council 1935

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rooted in fur-trade-related activities, subsistence harvesting of traditional resources, and seasonal employment in transportation (river boat freighting, railroading), forestry, and commercial fishing. Métis workers and entrepreneurs developed early local industries including salt mines, mills, construction and oil and gas extraction. In the first half of the twentieth century, Fort McMurray itself was very powerfully shaped by its distinctively Métis community, whose local inhabitants moved between the village and the boreal forest and relied as much upon local plants, wildlife, and fish for food as they did on imported grains and dry goods.

From the 1960s, the large-scale expansion of the Athabasca oil sands dramatically reduced the terrain available for Métis people to pursue traditional harvesting and fur-trade activities. Local inflation, particularly in real estate, coupled with a decline in the world fur market in the 1970s and 1980s, made full-time trapping unviable for many, and has forced some Métis residents, particularly Elders, to move to other settlements within the wider regional Métis community. Rapid industrialization and the large-scale migration of outside workers into Fort McMurray has threatened the Aboriginal character and identity of Fort McMurray and the members of what was once a vibrant and cohesive Métis community.

At present there are few places in the Regional Municipality of Wood Buffalo where the Métis story is told to any great affect. While First Nations in the region have had areas of historical and cultural significance designated (places such as Cowpar Lake, Winnifred Lake, Willow Lake, Moose Lake, Poplar Point and Embarras Portage etc.), the Fort McMurray Métis community have yet to have a place set aside for them to practice their Aboriginal life ways.

One cannot deny that area currently being studied by the Waterfront Committee was historically used and occupied by the Métis community of Fort McMurray. Documents dating back to the mid 1960s denote the forceful removal of Métis families that lasted until the early 1980s when the last families had their homes bulldozed to make way for the building of the Syncrude Towers.¹ While the reconstitution of these properties is impossible, the Waterfront Committee has the opportunity to recognize past wrongs and designate a space for the Métis community to rebuild; to tell their story in their way, passing down stories not only to their children, but to the community as a whole.

As such we would ask the Committee to recommend to Council a portion of the Study Area along the Waterfront be designated as Métis cultural space where a Métis Cultural Centre

¹ "Alternative Plans for Snye Residents" Presented to Honorable W. Yurko, November 7, 1975. Glenbow Museum and Archives, M-4755 Box 35, File 473; Peter Fortna, Twitter Post, 5 January 2014. <https://twitter.com/peterfortna/status/419932639261229057>; Peter Fortna, Twitter Post, 21 November 2014. <https://twitter.com/peterfortna/status/535819674106089472>.

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may be designed and built. Such a designation would align with the Regional Municipality of Wood Buffalo's Municipal Development Plan, which as Direction 5.1 states, that the RMWB will celebrate cultural diversity, support the conservation of areas of cultural and historic significance, and support traditional lifestyles. Additionally direction 5.3.3 promotes "waterfronts as community recreational features" which such a centre would provide a base for cultural and recreational activities.² Support for creating Métis space in the Municipality has previously been recommended by then MLA Guy Boutilier and by Mayor Melissa Blake as well as by various other leaders in the region and participation by members in the Waterfront Committee engagement processes demonstrates that this is a key priority for the community.

In closing we would like to thank the Waterfront committee for granting us the opportunity to write this letter to the committee. If the committee requires any further information including presentations, original documents or other support please let us know and we will endeavour to provide before the New Year.

Sincerely,

Gail B. Gallupe
President, McMurray Métis

Enclosure (3)

*available for download at:

https://www.dropbox.com/sh/vi3uzvctfes0vey/AABD6TtLohR1_gOW4_ZTFWWaa?dl=0

1. Letters of Support for Métis Cultural Centre (Various)
2. Alternative Plans for Snye Residents" Presented to Honorable W. Yurko, November 7, 1975. Glenbow Museum and Archives, M-4755 Box 35, File 473.
3. Archival Documents Concerning Métis communities along the Waterfront.

² Regional Municipality of Wood Buffalo, *Municipal Development Plan: Big Spirit, Big Ideas, Big Plan*. Bylaw No. 11/027, October 2011.

Métis Nation of Alberta Association Fort McMurray Local Council 1935

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Waterfront Steering Committee Questionnaire

Thank you for taking time to complete our questionnaire. Everyone's input is appreciated and will be taken into consideration when the final report is presented to our City Council on Tuesday, January 20, 2015.

1. Please circle the age bracket you fall within:

Under 18

18 to 25

25 to 35

35 to 45

45 to 55

55 and older

2. Your gender?

M or F

3. Are you a resident of the Regional Municipality of Wood Buffalo(RMWB)?

YES or NO

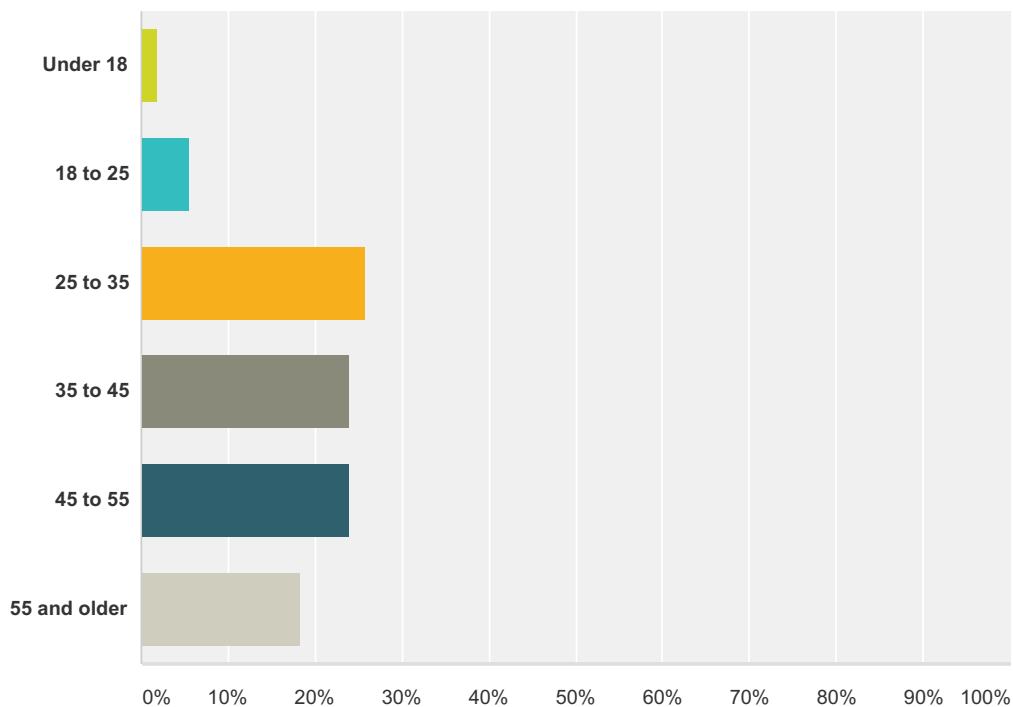
4. What are the key cultural features of the area in your opinion?

5. What are the key natural features of the area in your opinion?

6. Describe your vision of the Waterfront.

Q1 Please select the age bracket you fall into:

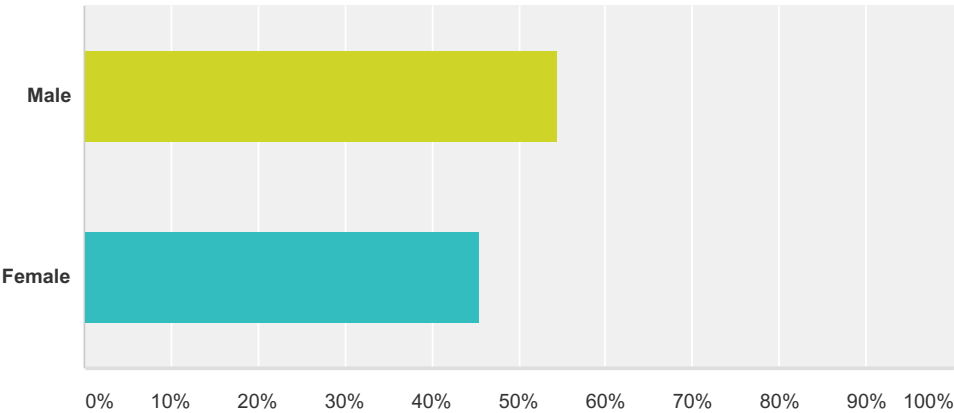
Answered: 266 Skipped: 0



Answer Choices	Responses
Under 18	1.88% 5
18 to 25	5.64% 15
25 to 35	25.94% 69
35 to 45	24.06% 64
45 to 55	24.06% 64
55 and older	18.42% 49
Total	266

Q2 What is your gender?

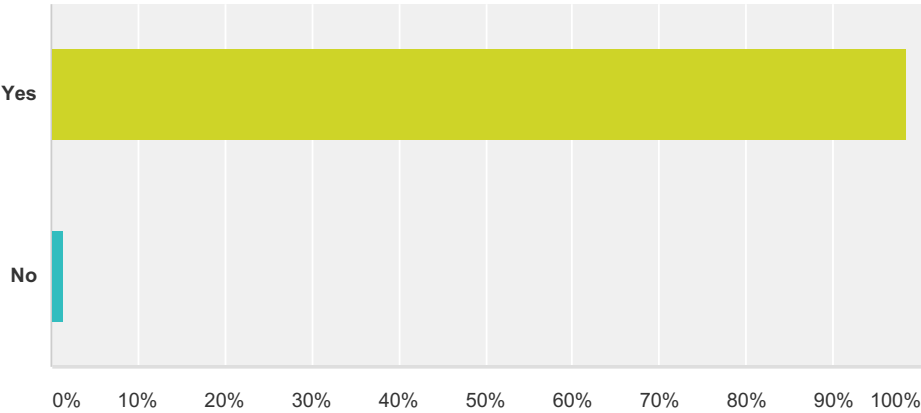
Answered: 266 Skipped: 0



Answer Choices	Responses	
Male	54.51%	145
Female	45.49%	121
Total		266

Q3 Are you a resident of the Regional Municipality of Wood Buffalo (the RMWB)?

Answered: 266 Skipped: 0



Answer Choices	Responses	
Yes	98.50%	262
No	1.50%	4
Total		266

Q4 What are the key Cultural features of the waterfront area in your opinion?

Answered: 207 Skipped: 59

#	Responses	Date
1	enjoyment of water body- parks where we can sit and relax	12/14/2014 8:31 PM
2	I am aware of its history to float planes and the famous aviators who used our waterfront. But right now, there's nothing there to reflect that history.	12/13/2014 4:37 PM
3	Outdoor activities like boating, swimming, paddle boats, etc.	12/12/2014 8:02 PM
4	Need a place for a Metis learning culture centre. A place for gatherings.	12/12/2014 11:06 AM
5	We lack significant features. Very little is done to showcase in a meaningful way that preserves the diverse FN and Metis people.	12/12/2014 11:04 AM
6	It would be a good idea to make it a good place to go to for the native community.	12/12/2014 11:02 AM
7	Too many condos being built along the river.	12/12/2014 10:58 AM
8	I would like to see a Metis cultural centre on the waterfront along the Clearwater.	12/12/2014 10:57 AM
9	From a Metis of 1,000 people to a multi-nation community of 70,000. A plant culture - confusing?	12/12/2014 10:55 AM
10	We need a Metis culture centre.	12/12/2014 10:50 AM
11	the waterfront is the launching point for the northern waterways and for the Clearwater River basin. It is an access hub	12/11/2014 9:09 PM
12	Keep the history of the region Float planes. Waterfront Access	12/11/2014 7:55 PM
13	Keep the history of the region Float planes. Waterfront Access	12/11/2014 7:55 PM
14	Natural beauty	12/11/2014 7:55 PM
15	That the area is used for families and the fact that it is a beautiful area that should to be used as a family location and used to make fort McMurray more known as a beautiful place	12/11/2014 7:51 PM
16	Boat activity of all sorts	12/11/2014 7:46 PM
17	Local Aboriginal culture needs to be considered. Utilize the local aboriginal communities all 5 to be a part if the planning.	12/11/2014 7:28 PM
18	Long history and use of float planes	12/11/2014 7:14 PM
19	Metis Cultural Center,	12/11/2014 7:03 PM
20	The ability to somehow to incorporate as many cultural types as possible to make people feel at home	12/11/2014 7:02 PM
21	Metis cultural center	12/11/2014 7:01 PM
22	An old aboriginal transport hub Canadian settler transport hub	12/11/2014 6:59 PM
23	We already messed up the natural water flow of the Snye let's leave the Clearwater as it was meant to be and have a natural buffer along the water course.b	12/11/2014 6:48 PM
24	We already messed up the natural water flow of the Snye let's leave the Clearwater as it was meant to be and have a natural buffer along the water course.b	12/11/2014 6:48 PM
25	Mix of green and condo	12/11/2014 6:16 PM
26	The 1899 treaty signing. Float planes etc	12/11/2014 6:08 PM
27	Marina	12/11/2014 6:07 PM
28	Boats and float planes	12/11/2014 6:04 PM

Waterfront Steering Committee - Public Engagement

29	Green space! Float planes	12/11/2014 6:01 PM
30	Syne	12/11/2014 5:59 PM
31	Parks,trails, restaurants	12/11/2014 5:51 PM
32	Parks,trails, restaurants	12/11/2014 5:51 PM
33	Seeing green space	12/11/2014 5:50 PM
34	Beauty Fun Business	12/11/2014 5:47 PM
35	Aboriginal future	12/11/2014 5:45 PM
36	Not sure	12/11/2014 5:41 PM
37	Float planes	12/11/2014 5:39 PM
38	Long time use of living, transportation and gathering for local native population. The waterfront is the main access point to these aspects above and any development along the water front should be ceased in order to preserve these traditions and pastimes for the local native population. Pretty soon there will be no river access at all at the rate infrastructure is going up in this city.	12/11/2014 5:27 PM
39	Gathering places for everyone	12/11/2014 5:12 PM
40	Natural	12/11/2014 5:09 PM
41	Shopping restaraunts park space	12/11/2014 4:40 PM
42	Shopping restaraunts park space	12/11/2014 4:40 PM
43	History of floatplanes, aboriginal, Clearwater rivers.	12/11/2014 4:40 PM
44	History of floatplanes, aboriginal, Clearwater rivers.	12/11/2014 4:39 PM
45	Marine park Rich history	12/11/2014 9:55 AM
46	Restaurants, small business, historical features, a board walk, a boat launch, etc. Take note of the Halifax Waterfront. This city knows how to take a small waterfront area and make it a vibrant, dynamic vocal point for their city.	12/10/2014 7:24 PM
47	The history of the float planes is important heritage, though its preservation in this location is not critical to me as long as another option is available. Use for boaters, fishers and snowmobiles in winter is one of the reasons people come here and stay. The river museum adds a special touch to the space and it should spread the length of river in spirit.	12/10/2014 4:17 PM
48	Open space. Meeting space. Float planes. Jet skis/boats/canoes, etc.	12/10/2014 4:06 PM
49	Waterways (their importance in early travel). Aboriginal - First Nations/Metis.	12/10/2014 4:03 PM
50	In my opinion, the culture of the area is based on the culture of Fort McMurray - a region that has grown and adapted to provide for the residents that live here NOW, not 100 or 200 years ago.	12/10/2014 3:59 PM
51	Culture of growth. We are not a small town. We need more affordable condos and living space.	12/10/2014 3:55 PM
52	Preservation of original cultural ethics. Aboriginal setting. Develop areas for casual community gathering.	12/10/2014 3:54 PM
53	Wish the history of the area to be preserved and recognized, but not at the expense of development. Waterfront development can occur and appease citizens with a well-thought-out plan. I want to see development but preserve a reasonable amount of natural space between development and the water.	12/10/2014 3:50 PM
54	Aboriginal-Metis cultural community centre. Historic displays - railway, shipping, etc. Market.	12/10/2014 3:42 PM
55	History of aboriginal people in McMurra, specifically the Metis.	12/10/2014 3:38 PM
56	This was traditional Metis hunting and gathering land and their culture was instrumental in founding Canada.	12/10/2014 3:37 PM
57	Signing of Treaty 8 on the banks. History of a site of gathering of the people.	12/10/2014 3:36 PM
58	Historical native and economic access to Fort McMurray.	12/10/2014 3:34 PM
59	Multicultural centres. Diverse population. Transient population (commuters).	12/10/2014 3:32 PM

Waterfront Steering Committee - Public Engagement

60	An outdoors and ability to use the outdoors for traditional uses, such as hunting, trapping, fishing and other subsistence-based economy of the aboriginal - First Nation, Metis and non-status.	12/10/2014 3:31 PM
61	Parkland with natural beauty, which benefits mental wellbeing of residents. Recreational area.	12/10/2014 3:24 PM
62	No opinion.	12/10/2014 3:18 PM
63	Historical parks. MacIsland.	12/10/2014 3:16 PM
64	Greenspace Park land with walkways. No development along waterways.	12/10/2014 3:14 PM
65	The history of the area regarding the waterways being used by trappers and transporters.	12/10/2014 3:12 PM
66	Designation of the Clearwater River as a heritage river. Meeting places along the riverfront. Rest areas. Viewpoints. Lighted pathways. Shelter areas along the paths.	12/10/2014 3:09 PM
67	History of the Snyc (highlight). Love the Marine Park!!	12/10/2014 3:06 PM
68	Early settlers. First Nations. Northern lifestyle.	12/10/2014 3:04 PM
69	Aerodrome. Boating. Seadoos.	12/10/2014 2:58 PM
70	Theatre and music (arts).	12/10/2014 2:49 PM
71	Marine Park - awesome. History of the Snyc/	12/10/2014 2:46 PM
72	Treaties signed.	12/10/2014 2:44 PM
73	Historical. Aboriginal.	12/10/2014 2:41 PM
74	Recognition of indigenous history. Input from indigenous people re features.	12/10/2014 2:39 PM
75	Snyc - its heritage and history. We had a river - jet boat - for decades and used it to launch our boats all the time.	12/10/2014 2:37 PM
76	Heritage park. Clearwater River. Snyc.	12/10/2014 2:33 PM
77	Clearwater and Snyc - history.	12/10/2014 2:31 PM
78	Concepts three and five are OK. Aerodrome. Boating. Tubing from Horse Pasture. Canoeing. Seadoos. Walking path.	12/10/2014 2:29 PM
79	Theatre. Riverboat restaurant. Swim area.	12/10/2014 2:18 PM
80	Meeting area for the residents.	12/10/2014 2:15 PM
81	Historic float base. Fresh air, natural look, trees. 100-year flood is coming someday/Calgary, Edmonton, Toronto.	12/10/2014 2:12 PM
82	Recreation.	12/10/2014 2:05 PM
83	Celebrate our history. Northern communities have a unique culture that we need to preserve.	12/10/2014 2:04 PM
84	Making it a destination. Walkways. Access to the water. Could there be a beach? Beach activities.	12/10/2014 1:58 PM
85	MacDonald Island Park. Heritage Centre. Bears/wildlife.	12/10/2014 1:56 PM
86	The views and landscape. There's very little evidence of any cultural features other than Borealis Park and the Marine Museum/park.	12/10/2014 1:54 PM
87	Multiculturalism	12/10/2014 1:41 PM
88	Outdoor theatre or some kind of outdoor area. *Outdoor splash pool. Place for the urban market.	12/10/2014 1:40 PM
89	Parkland and recreational land.	12/9/2014 9:51 PM
90	outdoor theatre, place to fish, water sports	12/8/2014 6:02 PM
91	naturally recreational	12/8/2014 5:57 PM
92	mac island seems to be the focal point of youth in the area	12/8/2014 5:53 PM
93	Borealis Park. Mac Island Art gallery, market at municipal building	12/8/2014 5:51 PM
94	na	12/8/2014 5:45 PM
95	diverse community	12/8/2014 5:44 PM

Waterfront Steering Committee - Public Engagement

96	preserve the history, float planes, transportation, marine park, community meeting places for events	12/8/2014 5:41 PM
97	Water, forest, float planes, boating, swimming areas, canoeing	12/8/2014 5:37 PM
98	Parks shops	12/8/2014 5:32 PM
99	Marine Park Snye Heritage Park Back Side of Abasand	12/8/2014 5:30 PM
100	The history of the region and the use of the water	12/8/2014 10:52 AM
101	Park and trails	12/7/2014 9:31 PM
102	Marine History park	12/7/2014 5:08 PM
103	gathering points for community, a place for sport, a place for entertainment	12/7/2014 1:20 PM
104	diversity of culture of town populations	12/7/2014 1:16 PM
105	playground, beach, fast food	12/7/2014 1:08 PM
106	music, open view	12/7/2014 1:05 PM
107	view nature	12/7/2014 1:01 PM
108	buffalo park, heritage park and keyano theatre	12/7/2014 12:50 PM
109	keep the natural beauty	12/7/2014 12:47 PM
110	need to keep the natural and historical beauty	12/7/2014 12:46 PM
111	i will like to see more malls and theatre's, buildings and entertainment	12/7/2014 12:44 PM
112	Places for comm groups to perform or present	12/7/2014 11:00 AM
113	Public spaces. Cafés, boutiques, and common areas.	12/7/2014 10:22 AM
114	Unsure	12/6/2014 7:32 PM
115	Snowmobiling, boating, leisure area	12/4/2014 2:09 PM
116	None	12/4/2014 1:57 PM
117	Not sure	12/3/2014 9:09 PM
118	I believe the Snye would hold that distinction just because of the great and varied historical significance to the Ft. McMurray area. It has been a starting point for many of the efforts it took to open up major portion of the canadian northland.	12/3/2014 12:01 PM
119	Coffee shops, restaurants, open air stages, beaches	12/3/2014 9:28 AM
120	Float planes Boat launch Space to canoe Seadooring and skidooring Boardwalk/picnic tables Picnic and recreation space for families	12/3/2014 12:08 AM
121	Trailways for strolling. Cafes, bistros, boutiques. THE place for celebrations - Canada Day, Christmas, weddings, local festivals, etc. in a comfortable, accessible, serviced area.	12/2/2014 9:35 AM
122	Ampitheater, art sculptures	12/2/2014 7:16 AM
123	Beauty, culture of the land for the natives. Secenery. Wildlife.	12/1/2014 11:57 PM
124	The key cultural features of the waterfront area are: -the paddle-sport boat house that used to be on the snye, the picnic area and the playground park were/are features that support the family outdoor culture of Fort McMurray and need to be part of the future plan -the boat launch for motorized boats away from strong currents of the Clearwater river and the adjacent parking lot with room for a vehicle towing a boat trailer are features that support the boating culture of Fort McMurray and need to be part of the future plan	12/1/2014 11:37 PM
125	Float Planes, Boat Launches, Swimming Area, Fishing Area, Boardwalk, Picnic Areas	12/1/2014 11:31 PM
126	long nice walking trails, parks, landscapes, sculptures, fountains, skiing trails, tour boats, bbq areas, attractive buildings	12/1/2014 6:13 PM
127	a lot of green space for different cultures to do what they like,	12/1/2014 6:07 PM
128	Performance centers' hiking/outdoor venues	12/1/2014 6:03 PM

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129	green/park/walking trails	12/1/2014 6:01 PM
130	groups that provide programming	12/1/2014 5:58 PM
131	HP Keyano MP	12/1/2014 5:11 PM
132	HP MP DISC Cent Oil Sands plants	12/1/2014 5:09 PM
133	Heritage Park Marine Park Keyano college	12/1/2014 5:06 PM
134	Heritage park, marine park, oil sands discovery centre, keyano theatre, trinity theatre, macdonald island park	12/1/2014 5:04 PM
135	there are none	12/1/2014 4:58 PM
136	every other municipality that I know of has developed its waterfront and made it a focal point of its downtown...why not here	12/1/2014 4:21 PM
137	Aboriginal historical	12/1/2014 4:14 PM
138	gathering spaces for family/ social, the park area by the snye have been used by droves of people. those spaces need to be maintained. for some folks this is the only water access (no vehicles/or some have no drivers license to go to Gregoire).	12/1/2014 4:12 PM
139	Fishing Watersports, Float planes, Boating,	12/1/2014 4:07 PM
140	Waterfront, green space, recreation, relaxing space	12/1/2014 4:05 PM
141	A rowing club.	12/1/2014 3:25 PM
142	float planes and paddle sports	12/1/2014 3:06 PM
143	Items that reflect the heritage of the waterfront area (i.e. float planes, etc.)	11/30/2014 9:21 PM
144	Borealis park water park and ampitheatre	11/30/2014 9:02 PM
145	marina park	11/30/2014 2:36 AM
146	Trails along waterfront for public to enjoy nature	11/29/2014 10:44 PM
147	1. The history of the shipping and the boats in Fort McMurray. 2. It's been a gathering place for all Fort McMurray residents, whether it be to enjoy the water or to sit and watch the river. Often times my husband and I would just sit and relax with a coffee and enjoy the waterfront. There are not a whole lot of other places in Fort a McMurray like this, a gathering spot for all ages, abilities and cultures.	11/29/2014 12:03 PM
148	Not sure.	11/29/2014 10:35 AM
149	History, Trails Free access	11/29/2014 10:17 AM
150	An area that is developed keeping nature and sport in mind	11/29/2014 10:13 AM
151	Walkability, amenities, and shops.	11/29/2014 9:34 AM
152	a boardwalk (with optional awning to keep snow off in the winter, but can retract in the summer to allow light). Have a diverse selection of retail/restaurants/a couple bars.	11/29/2014 3:32 AM
153	Features Similar to that of our history with float planes and especially the railway. A boardwalk, with large plank boards. That is what built the city, and of course the freighters going up and down the Athabasca. Stick to that!	11/28/2014 9:10 PM
154	Don't know	11/28/2014 8:31 PM
155	a place to go fishing, water boarding, boating, a family oriented space.	11/28/2014 11:50 AM
156	Its for all cultures, What kind of a question is this? Bottom Line We do not want, now or ever, any developers anywhere near the water front for their personal gain. How many times do we have to tell our elected this. I'm tired of filling these forms out.	11/28/2014 10:59 AM
157	I would suggest allotting not for profit clubs the ability to build club houses and parks that fit the natural aspect of area. Build in space along trail for possible market and space or where community can meet for small concerts, birthday party's or whatever group event may be required. Build adequate parking along trail and gathering areas. Build an All Terrain Vehicle drop off area down by waterways and adequate trails and by laws that allow getting out of town easy and legal. Build boat launch and small marina that permit boaters, floaters, aTV enthusiasts the ability take part in what they enjoy doing. And parks, kids love parks.	11/28/2014 9:50 AM

Waterfront Steering Committee - Public Engagement

158	It should not be about culture	11/28/2014 8:17 AM
159	The greatest cultural significance is the Waterfronts ability to adapt to the use of the residents. It was once use as a means of transportation, and now it is used for recreation. Its main cultural feature is to provide enjoyment to residents.	11/28/2014 7:21 AM
160	picnic area, boat launch, float plane history	11/28/2014 6:12 AM
161	Connecting with nature. Place to get away; peaceful.	11/27/2014 11:34 PM
162	Signs along a walking path with short notes of the history of Fort McMurray.	11/27/2014 11:17 PM
163	Parks walks trails	11/27/2014 10:33 PM
164	Gathering place for people to enjoy their free time	11/27/2014 10:30 PM
165	Meeting place for oldtimers to sit and have a coffee with friends.	11/27/2014 10:24 PM
166	Respect for the treaty and traditional lands that these waters serve.	11/27/2014 10:10 PM
167	The history	11/27/2014 9:31 PM
168	Access to the water to boat and canoe. Historical and cultural importance of float planes.	11/27/2014 9:20 PM
169	Honoring the fact that this community is located in Treaty 8 territory, and the Treaty was signed on the bank near the snye	11/27/2014 8:58 PM
170	A board walk	11/27/2014 8:33 PM
171	Sheltered gathering spaces for large or small groups. Spaces for individuals looking to relax away from large groups/families. Cultivated gardens that people can interact with ie. smelling herb garden etc.	11/27/2014 8:21 PM
172	-the old docks and the history	11/27/2014 8:11 PM
173	Boating, restaurants,	11/27/2014 7:50 PM
174	Highlight the history of trapping and travel by river.	11/27/2014 7:37 PM
175	a nice area to walk and maybe go for a canoe or my dog to swim	11/27/2014 7:29 PM
176	?	11/27/2014 7:22 PM
177	I want it to be generic looking. Canadian looking and patriotic. I don't want it to look like we belong in Jamaica, Syria, India. I want it to be Canadian. But I know it won't because every other culture except Canadian gets supported because everyone is scared to tell the other cultures to back it up - your in Canada now!	11/27/2014 6:48 PM
178	Out up a monument to its past and move on.	11/27/2014 6:47 PM
179	Receive use and culture. A museum perhaps	11/27/2014 6:34 PM
180	Recreation. Bars or Cafes with Patios for the summer. Foot traffic.	11/27/2014 6:25 PM
181	There should be influences from the local aboriginal community, as well as the historical explorers and settlers that first opened this area	11/27/2014 6:17 PM
182	First Nations ceremonial site or village for fur trades.	11/27/2014 5:57 PM
183	Outdoor activities	11/27/2014 5:30 PM
184	natural; walking trails; dog walks;green belt;	11/27/2014 5:24 PM
185	Floatplanes and shoot out on the Snye.	11/27/2014 5:09 PM
186	Watching the float planes take off and land	11/27/2014 4:52 PM
187	Fishing	11/27/2014 4:51 PM
188	Noncommercialized	11/27/2014 4:50 PM
189	They currently aren't any. It's useless in it's current state to the general public (other than the water users)	11/27/2014 4:48 PM
190	I think it should be a gathering area for the whole community.	11/27/2014 4:43 PM
191	Boating , Seaplanes, Park	11/27/2014 4:38 PM

Waterfront Steering Committee - Public Engagement

192	- area needs to be a place where the community can gather in developed space. ie - boardwalks, plazas,	11/27/2014 4:29 PM
193	Float plane history. Traditional usage by early settlers.	11/27/2014 4:19 PM
194	I	11/27/2014 3:46 PM
195	Airline base, Treaty 8 signing, Wop May, Swimming hole for years, safe waterfront moorage, etc.	11/27/2014 3:14 PM
196	I lived in Fort McMurray for 30 yrs and always enjoyed driving along the ante and just stopping at the point to watch the Athabasca	11/27/2014 1:34 PM
197	Not sure if you are referring to current features or future ones, as the question is worded a little odd. But it should be a place for EVERYONE to gather, not just rich people in condos and not just people who have boats or sleds. It's very limited in its use today.	11/27/2014 9:04 AM
198	Boat launch and access to anyone and anything	11/27/2014 5:00 AM
199	Public space that needs to be free of drug dealers	11/27/2014 12:04 AM
200	natural state	11/26/2014 11:54 PM
201	Artwork and structures that echo the history and nature of the area. Eg, cool nature sculptures. Outdoor murals and paintings.	11/26/2014 10:53 PM
202	Stages for entertainment. Aboriginal components.	11/26/2014 10:31 PM
203	Incorporating Fort McMurray's cultural history is fine in new developments. I'm personally more excited for the future	11/26/2014 9:54 PM
204	Treaties signed on the Snye, float planes, fishing, boats, kayaks	11/26/2014 9:32 PM
205	Float planes and boating as part of the history	11/26/2014 9:10 PM
206	Where children can see nature and some wild life. A wonderful experience	11/26/2014 9:01 PM
207	Boat launch and green space	11/26/2014 8:54 PM

Q5 What are the key Natural features of the waterfront area in your opinion?

Answered: 217 Skipped: 49

#	Responses	Date
1	water sky- fountain, boat, gondolla	12/14/2014 8:31 PM
2	Water, beaches	12/12/2014 8:02 PM
3	The water/rivers in our area.	12/12/2014 11:06 AM
4	Our rivers.	12/12/2014 11:04 AM
5	Our waterways and forests.	12/12/2014 10:58 AM
6	Park land and historical and cultural centres on the waterfront.	12/12/2014 10:57 AM
7	A plant overrunned. The aboriginal people are not being compensated adequately. The land/water (rivers). Animals.	12/12/2014 10:55 AM
8	To maintain our inherent rights and Metis heritage and culture.	12/12/2014 10:50 AM
9	There is very little original natural features left...it has been changed for human use over time. Recreation has been the most recent use	12/11/2014 9:09 PM
10	Float Plane Base Jet boats Fishing Access to Clearwater and athabascanrivers	12/11/2014 7:55 PM
11	Float Plane Base Jet boats Fishing Access to Clearwater and athabascanrivers	12/11/2014 7:55 PM
12	Water	12/11/2014 7:55 PM
13	Acces to the river for canoeing , kayaking , paddle boarding and swimming	12/11/2014 7:51 PM
14	Trees nd. Green space	12/11/2014 7:46 PM
15	Rustic. Original to the natural state. Spruce trees, sand, rocks.	12/11/2014 7:28 PM
16	Green belt along waterway	12/11/2014 7:14 PM
17	Keeping it clean free from garbage,	12/11/2014 7:03 PM
18	Forest and greenery	12/11/2014 7:02 PM
19	Walkway east Y access	12/11/2014 7:01 PM
20	The river itself The trees	12/11/2014 6:59 PM
21	the waterway itself surrounded by it's natural setting!	12/11/2014 6:48 PM
22	the waterway itself surrounded by it's natural setting!	12/11/2014 6:48 PM
23	Natural space. For people families cultural programing. Water sports skiing.	12/11/2014 6:32 PM
24	Clean water	12/11/2014 6:16 PM
25	Waterfront picnic areas etc.	12/11/2014 6:08 PM
26	Green, wildlife	12/11/2014 6:07 PM
27	Green space and water	12/11/2014 6:04 PM
28	Water, greenery	12/11/2014 6:01 PM
29	Boreal forest	12/11/2014 5:59 PM
30	Beach, boardwalk	12/11/2014 5:51 PM
31	Beach, boardwalk	12/11/2014 5:51 PM

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32	Seeing green space	12/11/2014 5:50 PM
33	Beauty Trees Natural	12/11/2014 5:47 PM
34	Water	12/11/2014 5:45 PM
35	River front, natural environment, available to all with easy access	12/11/2014 5:41 PM
36	Lots of trees,nature aspect of it all,seeing wildlife	12/11/2014 5:39 PM
37	It's not just that body of water that your looking at when you are standing in front of the Clearwater and/or Athabasca. There are many contributing rivers and streams that feed these rivers and it's weather in other parts of the country and province that affects water levels.	12/11/2014 5:27 PM
38	The syne left as it is for use. Of float planes and jet boats	12/11/2014 5:15 PM
39	The syne left as it is for use. Of float planes and jet boats	12/11/2014 5:15 PM
40	Access to water for boating and fishing	12/11/2014 5:12 PM
41	The water.... A maintained plantation	12/11/2014 5:09 PM
42	Parks clean waterfront	12/11/2014 4:40 PM
43	Parks clean waterfront	12/11/2014 4:40 PM
44	Parkland	12/11/2014 4:40 PM
45	Parkland	12/11/2014 4:39 PM
46	Rivers Wide open spaces Northern lights	12/11/2014 9:55 AM
47	Um, trees and water? I assume this is what you mean. Not having high rise condos right on the water would be a plus.	12/10/2014 7:24 PM
48	One of the things I love most about our downtown is the proximity to the natural environment and the riverbank. I can go out in my kayak and imagine I am an ancient explorer discovering the town for the first time. My vision preserves the esence of this while celebrating our growth to a city.	12/10/2014 4:17 PM
49	Still water. Safe access to river. Accessible to waterway uses. Meeting place or area to view nature.	12/10/2014 4:06 PM
50	Waterways. Boreal forest.	12/10/2014 4:03 PM
51	Grass and trees are beautiful - and we're surrounded by them. Parks are vital to the waterfront as is SILENCE - free of jet boats and jetskis. We don't want to hear your hobbies. Jet boats are NOT a natural feature!!	12/10/2014 3:59 PM
52	Waterfront access should be for everyone. The area is currently not handicapped-accessible.	12/10/2014 3:55 PM
53	Certainly, the natural water bodies and vegetation. Bicycle/pedestrian access. Sustain and promote greenery/gardens/orchards (King-Queen St.). Preserve the natural visual horizon across the Clearwater.	12/10/2014 3:54 PM
54	NO CONDOS.	12/10/2014 3:51 PM
55	Access to the water. Access to walking, biking, skiing, snowshoeing at any time of the year. Walking trail along waterfront. Preservaton of green space along waterfront. Ability to view and bask in the northern sunshine during any time of the year. Ability to watch plane/snowmobile/boat traffic.	12/10/2014 3:50 PM
56	Walking trails. Boat launch. Canoeing. Flood mitigation. Not taken up by parking!	12/10/2014 3:42 PM
57	Open space available to all residents. Green space.	12/10/2014 3:38 PM
58	Water. Animals. Fishing. Trapping.	12/10/2014 3:37 PM
59	The Snye and the banks. As it stands, the space is usable by a small sector of the public. Redevelopment is the answer to attracting a larger sector of the public.	12/10/2014 3:36 PM
60	River valleys. Trails. Access to Clearwater/Athabasca Rivers.	12/10/2014 3:34 PM
61	River valley. Forests. Trails.	12/10/2014 3:32 PM
62	Our rivers and forests are the most important feature. Our muskeg especially needs to be protected.	12/10/2014 3:31 PM
63	River. Trees. Grass areas.	12/10/2014 3:24 PM

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64	With the minimum water flow as it is now, most natural features are non-existent. Parkland.	12/10/2014 3:21 PM
65	Access to the rivers by jet boat or snow machine.	12/10/2014 3:20 PM
66	Lots of park space on either side of the new Marine Museum. Lots of open space with lawns and trees, trail system, etc.	12/10/2014 3:18 PM
67	River that floods - potential is there every spring into summer.	12/10/2014 3:16 PM
68	See above. Strictly recreational for summer and winter.	12/10/2014 3:14 PM
69	The waterfront is attractive and should be developed to include accessibility (parking), cultural walkways, small markets with local vendors, small shops - coffee and sandwiches.	12/10/2014 3:12 PM
70	I like the Clearwater River.	12/10/2014 3:10 PM
71	The rivers, of course.	12/10/2014 3:09 PM
72	Park land. Trees/nature. Water access.	12/10/2014 3:06 PM
73	Forest. Clearwater and Athabasca Rivers. The river valley. Diverse wildlife. Fishing.	12/10/2014 3:04 PM
74	The Snye/Clearwater. The existing viewscape. Existing vegetation.	12/10/2014 3:01 PM
75	River. Mud and more mud.	12/10/2014 2:58 PM
76	Beauty. Horticultural. Waterfalls enhanced by flowers.	12/10/2014 2:49 PM
77	Park space. Trail system along river.	12/10/2014 2:47 PM
78	Grass areas - picnic areas. Park land. Water access.	12/10/2014 2:46 PM
79	Float planes on the Snye.	12/10/2014 2:44 PM
80	Three rivers.	12/10/2014 2:41 PM
81	The Snye.	12/10/2014 2:38 PM
82	Green space. Water craft usage. The water - the two river area.	12/10/2014 2:37 PM
83	Rivers. Marine Park.	12/10/2014 2:33 PM
84	Rivers.	12/10/2014 2:31 PM
85	River. Trees. Park land and mud and quack grass.	12/10/2014 2:29 PM
86	As many trees as possible (diverse foliage). Grassy areas for picnics.	12/10/2014 2:18 PM
87	Like to see it as boat park.	12/10/2014 2:15 PM
88	Natural park. Natural flow of water returned to the Snye. Homeless crackhead/Mth/criminals without background checks living off taxpayers' handouts.	12/10/2014 2:12 PM
89	Recreation.	12/10/2014 2:05 PM
90	Our waterfront and the northern boreal forest.	12/10/2014 2:04 PM
91	Green and sand.	12/10/2014 1:58 PM
92	Birchwood Trails.	12/10/2014 1:56 PM
93	The Snye and Snye Point, the bend in the Clearwater River at Longboat Landing, the confluence of the Clearwater and Hangingstone Rivers, and Horse Park Pasture.	12/10/2014 1:54 PM
94	Beautiful natural view of trees and water in every season of the year.	12/10/2014 1:43 PM
95	Water, parks, rivers, walkways.	12/10/2014 1:41 PM
96	Trees left where they are and bushes placed across the land.	12/10/2014 1:40 PM
97	Riverfront, grassed areas, and trees.	12/9/2014 9:51 PM
98	community gardens, beach, place for the farmers market	12/8/2014 6:02 PM
99	park and walkways	12/8/2014 5:57 PM

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100	natural landscape	12/8/2014 5:56 PM
101	rivers, trails	12/8/2014 5:53 PM
102	Clearwater Heritage River Gregoire Lake Snye Athabasca River Walking trails	12/8/2014 5:51 PM
103	landscape	12/8/2014 5:47 PM
104	na	12/8/2014 5:45 PM
105	Clearwater Heritage River Gregoire Lake Snye Athabasca River Birchwood trails	12/8/2014 5:44 PM
106	green space, trails,	12/8/2014 5:41 PM
107	River valleys, forest, trail, the little fisheries trail	12/8/2014 5:32 PM
108	Clearwater Heritage River Gregoire Lake Snye Athabasca River Birchwood trails	12/8/2014 5:30 PM
109	rivers edge; boat docks	12/8/2014 10:52 AM
110	Park	12/7/2014 9:31 PM
111	Walking and access to the waterfront	12/7/2014 5:08 PM
112	trails and the snye	12/7/2014 1:20 PM
113	river, trails, beautiful scenery	12/7/2014 1:18 PM
114	deciduous trees - leafy pretty ones	12/7/2014 1:16 PM
115	free space for the stye and non-residential	12/7/2014 1:12 PM
116	i think the natural features of this area is more polluted but we can change that	12/7/2014 1:08 PM
117	greenery, water, view, looking at apartments is not a good vision	12/7/2014 1:05 PM
118	on prairie loop blvd - the community gardens are great the view history - treaties signed, flood planes	12/7/2014 1:01 PM
119	river	12/7/2014 12:54 PM
120	publicly accessible waterfront	12/7/2014 12:53 PM
121	the river trails parks	12/7/2014 12:50 PM
122	love the fishing concept and the community garden. need a food bank component	12/7/2014 12:46 PM
123	we have already a couple of places like borealis park and the trails at timberlea	12/7/2014 12:44 PM
124	water, minimal structures, place for waterfowl	12/7/2014 11:00 AM
125	Access or near - access to the river front. With consideration for safety of course.	12/7/2014 10:22 AM
126	Water	12/6/2014 7:32 PM
127	Water & beach	12/4/2014 2:09 PM
128	trees flowers rocks	12/4/2014 1:57 PM
129	River and the trees and mountain On the other side	12/3/2014 9:09 PM
130	The rivers themselves, anyone that has an appreciation for nature can see and enjoy what we are blessed with here by simply being able to access the the rivers all along our our downtown river valley.	12/3/2014 12:01 PM
131	Parks/Beaches	12/3/2014 9:28 AM
132	the trees and grassy green spaces, the ability to fish from the shore	12/3/2014 12:08 AM
133	Green grass, trees...	12/2/2014 10:23 AM
134	Water. Trees. Natural, non-uniform environment. Direct access to water and water activities.	12/2/2014 9:35 AM
135	Canoe and paddle boat rentals	12/2/2014 7:16 AM
136	Wildlife. Outdoor activity. Hiking fishing.	12/1/2014 11:57 PM

Waterfront Steering Committee - Public Engagement

137	The key natural features of the waterfront area are: -the forest along the banks of the Clearwater river and syne - the river banks where you can see the oilsands seeping out of the soil -the sand bar at the snye -the grassy field where there are/were picnic tables and BBQ pits	12/1/2014 11:37 PM
138	Parkland, Family Areas,	12/1/2014 11:31 PM
139	river valley, Boreal Forests, topography	12/1/2014 6:10 PM
140	Keep the shore use like what you did in the waterways area	12/1/2014 6:07 PM
141	beautiful view of the hills across the Clearwater river	12/1/2014 6:03 PM
142	not a lot - undeveloped or not developed at all abandoned buildings are an eyesore	12/1/2014 6:01 PM
143	trails, waterfront	12/1/2014 5:58 PM
144	Snye Clearwater River Trees	12/1/2014 5:11 PM
145	Forrest rivers snye lakes	12/1/2014 5:09 PM
146	The Snye The Clearwater River The Athabasca River The trail system	12/1/2014 5:06 PM
147	snye, Clearwater river - heritage river system, Horse River, Hangingstone Rover, walking trails and forest, rapids, cliffs, islands with trees.	12/1/2014 5:04 PM
148	float plane on still water	12/1/2014 4:58 PM
149	Snye is a geologically temporary item	12/1/2014 4:21 PM
150	the snye	12/1/2014 4:14 PM
151	the river banks, trees, natural Beauty, near the center of the city...the hubof the town, access to the waterside and the waters themselves	12/1/2014 4:12 PM
152	the view, Its a quiet place within the city limits,	12/1/2014 4:07 PM
153	Water, forest, greenspace	12/1/2014 4:05 PM
154	a nice sheltered flat body of water	12/1/2014 3:06 PM
155	Lots of mature trees, park space, benches, and walkways.	11/30/2014 9:21 PM
156	Walking trails	11/30/2014 9:02 PM
157	The Snye as it has been for the past 50 years , perhaps cleaned up along the banks up to the Clearwater . Not paved over and sodded to park like conditions. Left natural.	11/30/2014 11:15 AM
158	beautiful landscape and river view	11/30/2014 2:36 AM
159	Protection of shoreline from erosion and buffer to prevent nutrients from entering water body	11/29/2014 10:44 PM
160	The hangingstone river mouth is beautiful. I don't want to see an atv picnic area because it will just end up littered with garbage, like everywhere else. People in this town litter like crazy!	11/29/2014 10:35 AM
161	Trails, water front access	11/29/2014 10:17 AM
162	Sandy beach, trails, walkways/boardwalks, trees clean water	11/29/2014 10:13 AM
163	Large stones and selected trees that form the basis. Sand beach spots on either end.	11/29/2014 9:34 AM
164	a bike lane/walking path that extends past the boardwalk/business area.	11/29/2014 3:32 AM
165	Some grassy undulations/rolling hills with mixed planted trees shrubs, flowers.	11/28/2014 9:10 PM
166	Water, trees	11/28/2014 8:31 PM
167	The Snye, the trees surrounding it, wildlife.	11/28/2014 11:50 AM
168	Public parks, Historical usage,Floatplanes, water craft, boats etc.	11/28/2014 10:59 AM
169	Keep it simple, keep it clean, the natural beauty is already there. Clean up brush and open up river to walkways. Keep natural features that are already there and do build man made structures that blend into area and do not stand out.	11/28/2014 9:50 AM

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170	natural landscaping that allows residents to interact with the land and water in a very well thought out trail/park system, much like the Alberta renowned landscape architect John Buchko had designed.	11/28/2014 7:21 AM
171	wildlife, fishing	11/28/2014 6:12 AM
172	Water, trees and paths.	11/27/2014 11:34 PM
173	Develop the area all grass, paved walking paths, nice bright lights so people can enjoy the area safely in the summer evenings, an ice ring around the shore for winter skates with fire pits and lots of trees.	11/27/2014 11:17 PM
174	Water shore trails birds	11/27/2014 10:33 PM
175	The riverbank	11/27/2014 10:30 PM
176	Water view, island and mother nature in general	11/27/2014 10:24 PM
177	The connection of the rivers in our community.	11/27/2014 10:10 PM
178	the trees	11/27/2014 9:31 PM
179	Natural beauty of the river. Walking and running paths (non paved) along the river.	11/27/2014 9:20 PM
180	Nature walk.	11/27/2014 9:00 PM
181	Untouched trees and water	11/27/2014 8:58 PM
182	A trail that leads you along the waterfront/boardwalk. Walk ways that lead you through a cultivated landscape that butts up against the natural setting unlike Birchwood Trails which is a strictly natural setting.	11/27/2014 8:21 PM
183	-the Snye; Borealis Park Hill; waterfront access for the public; access to boat launch; walking trails along the water;	11/27/2014 8:11 PM
184	Parks,nature	11/27/2014 7:50 PM
185	boardwalk, grass, benches, picnic area	11/27/2014 7:29 PM
186	Waterfront & tree line	11/27/2014 7:22 PM
187	Trees and the river	11/27/2014 6:53 PM
188	Keep it simple - don't take away the pristine beauty for a bunch of glass buildings and other bullshit. Tell Mayor Blake to calm the fuck down with changing every thing about the city. If everybody hates it so much WHY are they still here. No respect for the culture or Canadian Heritage that put a Fort McMurray on the map to start with.	11/27/2014 6:48 PM
189	Currently, it's a slimy pond that needs rescuing.	11/27/2014 6:47 PM
190	Preserve the beauty of the Snye- but trim the bushes down.	11/27/2014 6:25 PM
191	Landscaping and architecture that appeals to the beauty of a natural river setting with non evasive landscaping and natural seeming trails .	11/27/2014 6:17 PM
192	Passive areas and photographic opportunities.	11/27/2014 5:57 PM
193	Natural setting for outdoor motorsports	11/27/2014 5:30 PM
194	natural grass;walking trails;dog walks; green belt	11/27/2014 5:24 PM
195	Views of MacDonald Island, natural riparian buffer.	11/27/2014 5:09 PM
196	the trees and water	11/27/2014 5:06 PM
197	wildlife	11/27/2014 4:52 PM
198	Untouched by humans basically	11/27/2014 4:51 PM
199	Natural	11/27/2014 4:50 PM
200	The Water (obviously) and the treescape across the river are a key natural feature	11/27/2014 4:48 PM
201	I wish there were more places to rent canoes/kayaks so that more people could use the water.	11/27/2014 4:43 PM
202	The snye , the river , being able to see them	11/27/2014 4:38 PM

Waterfront Steering Committee - Public Engagement

203	We need to keep the snye as close to the snye as possible, boardwalks and shops and places you can go for a beer and listen to some music sitting on a patio would be wonderful!	11/27/2014 4:37 PM
204	The water of the Snye needs to be healthy.	11/27/2014 4:29 PM
205	Snye access to Clearwater. Beauty of river valley.	11/27/2014 4:19 PM
206	floods, so keep it simple and casual, recreational use for water users, fishing, waterfowl, relaxing, walking, watching activities such as motorboats, canoe, kayaks, boarders,	11/27/2014 3:14 PM
207	It was just a nice quiet place to visit and watch the float plane and the river	11/27/2014 1:34 PM
208	The waterfront is not in good shape, especially around the Snye. It hasn't been for years. The water needs to be cleaned up.	11/27/2014 9:04 AM
209	Going up the river and seeing a lot of untouched property	11/27/2014 5:00 AM
210	is is an eye sore npw and needs to be redeveloped and repurposed.	11/27/2014 12:04 AM
211	The beauty of the river and its surroundings. Things should be kept as natural as possible while making it useable for lots of people.	11/26/2014 10:53 PM
212	running/walking/bike paths, open grass fields, beach volleyball courts.	11/26/2014 10:31 PM
213	Proximity to the downtown core and the Snye/Clearwater River make it the ideal spot to have all sorts of residents recreate. Not just motorized boat users.	11/26/2014 9:54 PM
214	A walkway and access to the rivers. Access for everybody. This includes water users (boats, kayaks, fishermen, people floating on the river, and winter activities. Off loading equipment for pleasure or to save our water body for oil damage or for emergency entrance to save people.	11/26/2014 9:32 PM
215	Boat launching Sand Tables for picnics Walkways	11/26/2014 9:10 PM
216	The natural beauty of the area.	11/26/2014 9:01 PM
217	Wildlife and shaded areas	11/26/2014 8:54 PM

Waterfront Steering Committee - Public Engagement

Q6 Describe your vision of the Waterfront:

Answered: 252 Skipped: 14

#	Responses	Date
1	gondola across- sit back lean, lay, enjoy coffee and snack dine lunch, ,	12/14/2014 8:31 PM
2	Right now the Snye is filled with white trash hillbilly morons on God awful seadoos. It's not even a natural ecosystem anyways. It's a pool of dead stagnant water that should be allowed to flow freely. Dredging is a poor solution. Build a new bridge. Look to Hamilton, Ontario for an ideal vision of a waterfront.	12/13/2014 4:37 PM
3	Water activities, beach restaurant	12/12/2014 8:02 PM
4	Access for: Boating, fishing, swimming, relaxing.	12/12/2014 11:06 AM
5	A cultural centre to celebrate the importance of the Metis people to this region.	12/12/2014 11:04 AM
6	T.A. Plamondon: I would love to see the bridge named after my brother, who drowned back in 1970. Also a Metis cultural centre so we all can enjoy!	12/12/2014 11:00 AM
7	Build a Metis cultural centre.	12/12/2014 10:58 AM
8	Parks. Culture (Metis and aboriginal). Trails. Historical.	12/12/2014 10:57 AM
9	Right now can't drink; can't fish; can't swim; can't use to wash clothing; can't make tea. Vision: Sitting, fishing, treating the fish with care.	12/12/2014 10:55 AM
10	Metis need to be recognized in the forefront in this region. We need a culture centre.	12/12/2014 10:50 AM
11	Modernized recreational use and access point for the regional waterways	12/11/2014 9:09 PM
12	Park and Recreational programming	12/11/2014 7:55 PM
13	Park and Recreational programming	12/11/2014 7:55 PM
14	Paths to run or roller blade, family boardwalk	12/11/2014 7:55 PM
15	I view the waterfront as a family board walk... Small cafe's access to the water and a family park :)	12/11/2014 7:51 PM
16	Promenade/boardwalk with chafes, restaurants, small stores, art and culture	12/11/2014 7:48 PM
17	The more people and activity	12/11/2014 7:46 PM
18	Pristine with natural forest	12/11/2014 7:44 PM
19	Pristine with natural forest	12/11/2014 7:44 PM
20	A family oriented space with being active and healthy, cosiderate of the end users that have been and will be here for years to come. jet boaters. A space to bring your family enjoy the outdoors. Swim, maybe a beach with splash pad area, outdoor pools. Restaraunts, activities like a pier may have, to get a whole family out in the day and maybe adults out at night.several Restaraunts, live bands. Winter, rinks, sliding hill.	12/11/2014 7:28 PM
21	Develope into culture camp for the youth to recapture the traditional way of life	12/11/2014 7:22 PM
22	Trails extending along the water for mixed use, such as cycling, walking, etc. mid rise residential overlooking the water with ground floor commercial space including restaurants and retail. Where space permits a waterfront park would also be beautiful and well enjoyed.	12/11/2014 7:16 PM
23	Open park space along waterfront. Condos with boardwalk type theme below them across the Morimoto Drive (eg coffee shops, trendy stores)	12/11/2014 7:14 PM
24	Clean, natural plants, plaques with history of the First Nations, elders, ceremonial place for Gatherings. Traditional canoes races Metis/FN benches, herbs walks, place for ceremonies-	12/11/2014 7:03 PM
25	To be clean and unpoluted with walkways and parks like the waterfront in Nanaimo	12/11/2014 7:02 PM
26	Mixed commercial retail like nanimo waterfront space for live music Think yaletown in Victoria	12/11/2014 7:01 PM
27	A place to enjoy nature while having services accessible close by.	12/11/2014 6:59 PM

Waterfront Steering Committee - Public Engagement

28	It should be left as natural as possible for at least 100 to 200 feet along the water front!	12/11/2014 6:48 PM
29	It should be left as natural as possible for at least 100 to 200 feet along the water front!	12/11/2014 6:48 PM
30	Hard to improve the water quality of syne	12/11/2014 6:47 PM
31	Hard to improve the water quality of syne	12/11/2014 6:47 PM
32	Like a good develop city	12/11/2014 6:16 PM
33	Mixed light commercial, waterfront parks, marina	12/11/2014 6:08 PM
34	Visitor center,	12/11/2014 6:07 PM
35	Green space with condo buildings	12/11/2014 6:04 PM
36	Minimal development, leaving access to waterfront for public use	12/11/2014 6:01 PM
37	Clear water. Place to enjoy a day off with scenery with family.	12/11/2014 5:59 PM
38	Place for families on weekends	12/11/2014 5:51 PM
39	Place for families on weekends	12/11/2014 5:51 PM
40	Seeing green space	12/11/2014 5:50 PM
41	Similar to bow river valley in Calgary downton	12/11/2014 5:49 PM
42	Business Parks Homes	12/11/2014 5:47 PM
43	Beautiful	12/11/2014 5:45 PM
44	Open, natural, available to all, safe, continuity of materials,	12/11/2014 5:41 PM
45	A good mixed of nature and development. I still want to be able to bike or walk in the trails along the river. More buildings means more destruction and pollution .	12/11/2014 5:39 PM
46	More opportunity for people to use the waterfront as recreation. More places to launch boats, have picnics, and enjoy the outdoor beauty fort McMurray provides. Less construction and more of what the syne used to be.	12/11/2014 5:27 PM
47	Remove the syne point to have better water flow. Put marina out at gregiore lake it would get better use Leave river banks as they are.devolpeing opens up more opportunities for people to leave garbage on banks and in river	12/11/2014 5:15 PM
48	Remove the syne point to have better water flow. Put marina out at gregiore lake it would get better use Leave river banks as they are.devolpeing opens up more opportunities for people to leave garbage on banks and in river	12/11/2014 5:15 PM
49	Continuous trail connecting the full length of the waterfront	12/11/2014 5:12 PM
50	Area for city events: parade, festivals, etc Walking with a view, boutique shopping, food, etc Max three storey buildings in front.	12/11/2014 5:09 PM
51	Meeting place clean not a hang out for homeless	12/11/2014 4:40 PM
52	Meeting place clean not a hang out for homeless	12/11/2014 4:40 PM
53	Fishing, swimming, boating access. Small food trucks, amenities building with year round washrooms	12/11/2014 4:40 PM
54	Fishing, swimming, boating access. Small food trucks, amenities building with year round washrooms	12/11/2014 4:39 PM
55	Multi-season destination for outdoor activities. Water sports Canoeing rowing fishing	12/11/2014 9:55 AM
56	I envision a vibrant, fun gathering place with ample room for people to be active, shop, eat and be entertained. * I will note that I was contacted after applying for a position on the Steering Committee and was asked to be part of a Stakeholder Committee pending a follow up phone call. This committee never came to fruition, at least not to my knowledge. I find this to be very insulting. Most people would have prefer their application to be politely declined altogether rather than be lied to. It's common consideration. Please take this into consideration when working with community members moving forward. There are so many passionate people that care about this community that want to offer their time and be involved in the development process, beyond just a survey and the odd public consultation. Thank you.	12/10/2014 7:24 PM

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57	The waterfront is a gathering place. It is the park for the residents of downtown. Highrises are inevitable, but the river is preserved as our place to walk and ride and play. Setting back the residential may permit planes to land and will help to allow the use of the river by watercraft and other in the winter - without a continued tension between residents and boaters/snowmobilers who are now disturbing the peace and quiet on their balconies. Building condos close to the river increases costs to the developer. These costs are passed on to the buyers. As well as risks assumed by condo associations when parking garages leak. While this is the responsibility of the developer to avoid, it is costly. Park land with an accessible paved trail with benches, views, green space, possibly a restaurant or two, an ice cream stand that connects Waterways to MacDonald Island is reminiscent of some of the most pleasant downtown trail systems in our country - like along the Bow in Calgary, or along Lake Ontario in Hamilton.	12/10/2014 4:17 PM
58	Open space, park land. Seasonal businesses. Float plane base. Floating docks parallel to the shoreline boat launch - original and new. Fix water quality/flow from Athabasca River - Golder recommendations.	12/10/2014 4:06 PM
59	Large green space along the Clearwater, similar to the river valley in Edmonton. No highrises, no multi-storey buildings. Recreation area (non-motorized sports from Snye to Horse Pasture). Recreation area (motorized - north of Snye/east of Horse Pasture). Access to non-motorized sports.	12/10/2014 4:03 PM
60	An accessible, beautiful area with plenty of amenities. The waterfront needs to be public, well-lit and safe. If you want it to be safe, build residential housing!!!	12/10/2014 3:59 PM
61	Large buildings with parks and walking trails.	12/10/2014 3:55 PM
62	Ensure that the east river valley vision is not totally blocked by concrete structures. Left in a natural state as much as possible. Boat/canoe launch off the Snye, not Clearwater.	12/10/2014 3:54 PM
63	Walkways for everyone. Snye for fishing, boating and sledding. Waterways - boating.	12/10/2014 3:51 PM
64	Accessible to everyone - not just boaters/planes/motorized vehicles. Must have something for everyone. Do not want to see waterfront lined with bars and restaurants. Must be friendly to all individuals (pets included). Must be attractive to citizens to use. Picnic areas for families and business people. Must integrate eco-responsibility. I would LOVE to see an actual pedestrian bridge linking downtown with the backend of MacIsland. Am not against development of buildings but DO NOT want to see the highrise buildings.	12/10/2014 3:50 PM
65	Beautiful park from Snye to Horse Pasture. Flood mitigation built into park development. Lots of residential density setback that will support small market-style retail development. Small shops, restaurants, etc. - vibrant!	12/10/2014 3:42 PM
66	Inclusion of a Metis cultural centre. Green space. Aboriginal considerations.	12/10/2014 3:38 PM
67	Metis cultural centre.	12/10/2014 3:37 PM
68	A usable space for all generations to enjoy. A touch of the past with visions of the future.	12/10/2014 3:36 PM
69	Public access for recreational activities. Park and mixed forest with trails.	12/10/2014 3:34 PM
70	Should be the centrepiece of the city. Develop downtown waterfront fully. More density. Make it a place to visit, live, enjoy. Community functions/celebrations.	12/10/2014 3:32 PM
71	My vision of the waterfront is for residents to be able to interact with nature without polluting the environment further (e.g. planes or skidoos on the Snye). Neither were used for traditional uses. There should be special attention made in regards to the Metis families who were forcibly removed from the Snye in the 1970s. Also, I would strongly encourage that any development be passed by Athabasca Tribal Council and Metis locals for their support. Remember, we are on Treaty 8 territory and any development should be respectful of their wishes as stewards of the land.	12/10/2014 3:31 PM
72	Please look at photos of Yarra River at Melbourne (Australia) - you can get lots of ideas. I think you need to work on both sides of river. Put a bridge to access other side.	12/10/2014 3:25 PM
73	Walking, biking, skiing area unhindered by building structures and augmented by natural features, including wooded areas, trees, grass, benches, BBQ areas, etc. Park land - like Stanley Park, Vancouver.	12/10/2014 3:24 PM
74	A user-friendly waterfront for all residents, motorized and non-motorized.	12/10/2014 3:21 PM
75	The present plan for the waterfront is a waste of time and money. The Snye should be left alone. Get rid of the point at the mouth and you'll have a natural flow.	12/10/2014 3:20 PM
76	Similar to Fort George Park in Prince George.	12/10/2014 3:18 PM
77	Some sort of dike system that encloses the developed area - with open, mostly undeveloped park between that and the river.	12/10/2014 3:16 PM

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78	Raise Prairie Loop to be your dike. This will create height for sight and a place to control and observe any flooding.	12/10/2014 3:14 PM
79	No concrete blockage of the waterfront. Use natural ways to protect the waterfront.	12/10/2014 3:12 PM
80	I would like to live in a building along the river.	12/10/2014 3:10 PM
81	Remove the actual use of the Snye as a float plane base but designate the area for its historical significance with an outdoor museum. Highrise buildings to start west of Prairie Loop Blvd. only and heights to be increasing as you move towards Franklin Avenue.	12/10/2014 3:09 PM
82	Running trails/walking. Family-oriented. Park setting. Water park.	12/10/2014 3:06 PM
83	Liked the skating loop, the natural park/playground, community gardens. Would like to see a boardwalk, larger beach/recreation area, small shops/cafes. Don't want to see it over-developed or too commercialized. Don't think there's a need for such a large marina..	12/10/2014 3:04 PM
84	A pedestrian-focused, easily accessible, well-connected community asset that is accessible to all residents year-round. The Clearwater and Snye are protected and environmental preservation is first and foremost while providing recreation opportunities. Development should respect viewscales and should incorporate sustainable design and sound architectural elements, and provide a host of community amenities	12/10/2014 3:01 PM
85	"Natural edge buffers." Walkways. Restaurants. Cultural walkway. Washrooms. Cafes. Bandstand music stand. Homegrown vendors. Art. Boat parking. Build condos one block west of the river. River needs lighting, flowers, colour, good seating. Lots of trash cans, garbage - aesthetically-pleasing design, bear-proof - NO 45-gallon drums painted. Water park, playground for kids. Concept 3 - like. Concept 5 - like. Get rid of the garden concept and put something else -some food and beverage, restaurant, etc.	12/10/2014 2:58 PM
86	Waterfront restaurants and restaurants - European-themed.	12/10/2014 2:49 PM
87	Balance of natural beauty with downtown building.	12/10/2014 2:47 PM
88	Running trails - not blacktop. Water park. Family-friendly. Parking - lots. No orchards.	12/10/2014 2:46 PM
89	A nice park for everyone on the Snye. Room for fishing, floating planes and a parking spot to have cafe. A dog park between Reidel and Snye. Kids park at Snye. Boating and sleds at Horse Pasture Park. Walkway along the whole river. 200m from river is green.	12/10/2014 2:44 PM
90	I'd like the enhanced natural scapes approved. Small business similar to Edmonton riverfront.	12/10/2014 2:41 PM
91	Mix development and natural so I can go paddleboarding.	12/10/2014 2:39 PM
92	Beach. Boats.	12/10/2014 2:38 PM
93	A place to have both passive and active sports and recreation. It's a beautiful place to walk and spend time, have a picnic.	12/10/2014 2:37 PM
94	Walkable. Natural landscape.	12/10/2014 2:31 PM
95	Parkland. No condos. Great place to go to look at river. Nice place for boaters to access river. Leave it alone.	12/10/2014 2:30 PM
96	Accessible for all. More fishing nodes. Lots of bushes - hedge buffers. Lighting (lots) and security. Farmers' market building. Walkway. Cultural art - specifically aboriginal. Pavement. Grass. Playground. History path - placards. Restaurants. Washroom facilities (baby change table). Bandstand, music venue. Cafes. Small, homegrown vendors - jewelry, artwork, etc. Marina - and something for divers. Build condos further west in the downtown core - one block. Riverboat tours. Paddle boat - for weddings and special events. Good seating. Lots of garbage, trash recepticals, aesthetically designed and bear-proof (no painted oil drums). Winter - dog sledding trails. Day-use picnic sites placed strategically! Remove the "gardens concept" and put some food, beverage and retail. We need to get this done!	12/10/2014 2:29 PM
97	Family-oriented.	12/10/2014 2:18 PM
98	Like now - a place you can stop with a coffee and enjoy the view of the Snye and Clearwater and Snye Point from a car any time of the year. Resident 47 years.	12/10/2014 2:17 PM
99	As an aboriginal of the area, we recognize the Snye as a heritage area considering there were two treaties signed down at the waterfront. Strongly recommend that area should be a heritage park.	12/10/2014 2:15 PM
100	30-year resident. Launch area for boats, snowmobiles, dog sled races. Float plane base area needed, first and foremost. Winter carnival reinstated. Car and motorbike ice races. "Fort McMurray traditional lifestyle."	12/10/2014 2:12 PM

Waterfront Steering Committee - Public Engagement

101	Recreation.	12/10/2014 2:05 PM
102	Continuous access without restriction. Allow the public to experience our northern culture for generations to come.	12/10/2014 2:04 PM
103	Access to walk to MacIsland. A bridge without the cost.	12/10/2014 1:58 PM
104	Unknown at this point.	12/10/2014 1:56 PM
105	I believe that there should be development on the south side of Morimoto Drive, and that there is enough publicly accessible land between that development and the shoreline. The form of development should top out at about six storeys and be permeable to allow easy access from other areas of the City Centre. There is a MASSIVE amount of park space available along the waterfront. No need to add whole additional blocks more. If the waterfront is made too large, there simply won't be enough people using it to make it safe. There has to be a balance between development, programmed space and unprogrammed space. The Snye is not just for float planes, which appear to have vacated the area anyway. It seems to me that the Save Our Snye group is trying to keep this amenity looking shabby and derelict. That's not helping anything. I think the City Centre initiative screwed things up by not properly engaging people and pushing an overly ambitious vision. But the answer isn't to kill all development; it's to do it right. I am concerned that in the backlash to the former administration, the planning has been turned over to narrow special interests who also do not represent the public interest. This is not planning! It's small-town politics. I hope the witch hunt and bickering ends and we can get back to the business of building our city.	12/10/2014 1:54 PM
106	We have enough apartment buildings in the downtown area, and what we need is more places for the people to go and relax while having a dinner or tea/coffee by watching the beautiful view.	12/10/2014 1:43 PM
107	Please keep the waterfront because it is unique.	12/10/2014 1:41 PM
108	I see a simple dog park or some kind of playground with no building around it.	12/10/2014 1:40 PM
109	Fort McMurray's Stanley Park (Vancouver) or Central Park (New York). Every great city needs a natural park setting unencumbered by building developments. High rise buildings on the waterfront will only hinder downtown development, which is badly needed. Moreover, parkland and riverfront will be available for everyone equally, and not a privileged few living in high-rise buildings on the waterfront. Developers can still make a lot of money along prairie loop with clear view of the parkland and riverfront. Don't spoil it with buildings on the riverfront. WBHD would probably like to get the municipal land on the cheap but don't do it. There are plenty of other options for Tony Soprano, Have some vision for future residents and preserve some natural settings and heritage. Its best for the community overall. Tony will get what he wants elsewhere.	12/9/2014 9:51 PM
110	Set up a safe place people can walk, run cycle with paths as well as a retail hub with food vendors similar to NewWest Quays in BC	12/8/2014 7:16 PM
111	splash pad for kids, flood protection,	12/8/2014 6:02 PM
112	concept #6	12/8/2014 5:57 PM
113	should have areas which represent all of the cultures in YMM, clean and up to date,	12/8/2014 5:56 PM
114	outdoor cinema, urban shopping, theatre, outdoor activities	12/8/2014 5:54 PM
115	haven't been here long enough to create a vision	12/8/2014 5:53 PM
116	id like to see more shopping and beach type area's	12/8/2014 5:53 PM
117	Art installations, trails, cafe's, commuter trail that links Beacon hill to Timberlea	12/8/2014 5:51 PM
118	shopping, marina, entertainment venue, good mix of commerce, park like areas. Love the planned changes - its about time	12/8/2014 5:49 PM
119	provides flood protection safe area for families Park like access to the water	12/8/2014 5:47 PM
120	park space	12/8/2014 5:45 PM
121	cafes, access to water, park like,	12/8/2014 5:44 PM
122	safe accessible place, shopping, lights, restaurants, and amenities	12/8/2014 5:42 PM
123	festivals/events, green space, continuous trails - commuter trails, beach access, boats, gardens, skating rink on the snye,	12/8/2014 5:41 PM

Waterfront Steering Committee - Public Engagement

124	please use indigenous trees, venue for farmers markets and other events, lots of lighting, accessible walkways for wheelchairs and strollers(no wood chips), interpretative signs along trails, restaurants, washrooms, bandstand, local vendors, please no condo development. please get this done, we are fed up with mud, bring back the float planes good seating, lots of garbage/recycling receptacles. water park, playground, bring back the paddle wheeler	12/8/2014 5:37 PM
125	Parks, continuous trail networks, low level retail	12/8/2014 5:32 PM
126	Float planes, history Preserved	12/8/2014 5:30 PM
127	park land for all to see the natural beauty	12/8/2014 10:52 AM
128	More family parks a community gathering place	12/7/2014 9:31 PM
129	Parkland, walking paths, access to the entire waterfront - no private property.	12/7/2014 5:08 PM
130	too broad of a question - i want it to be lots of green space, bordered with commerce - best of both worlds	12/7/2014 1:20 PM
131	family friendly park/hangout area safer trails boating and fishing not to waste that area with more residential a parallel street to franklin to reduce congestion	12/7/2014 1:18 PM
132	outdoor water fountains drinking fountains no new bridge to mac island off leash dog park preserve natural landscape	12/7/2014 1:16 PM
133	i live downtown and flood protection is a huge priority finish flood protection in 2015	12/7/2014 1:12 PM
134	i do not agree with the way that the city proposes that the styte to be set up and developed. This city has a history of recreational use at that location and if developed, my fear is that recreational use for the jet skis...etc will be taken away.	12/7/2014 1:11 PM
135	i don't normally go there, but I do make sure that i don't dip my foot in the water because iof what i heard.	12/7/2014 1:08 PM
136	certainly not commercial on the limited waterfront, no harbour on the styte, A place for family and a gathering place	12/7/2014 1:05 PM
137	the waterfront belongs to everyone, not the select few Snye-Morimoto frive - i see an ampitheatre in this area, walkways, fire pits, coffee shop at borealis building and amenities building, parking lots Float planes and boats and canoes Snye point - left as open space for those to watch sunsets, boats, canoes, sleds, emergency equipment can get in a and out safely using the existing boat launch - no marina Horse Pasture - I like the walkway and the launches, dog park is good Waterways park - i like the skating area and nature and playground and picnic area Use prairie loop blvd as the berm keep condo's behind it, apartments and condo's do not belong on the waterfront	12/7/2014 1:01 PM
138	beach, park walkways	12/7/2014 12:54 PM
139	no high-rises because the areal will be much too congested walking trails and open play areas marina	12/7/2014 12:53 PM
140	trail that people can run/walk along open to everyone parks or open green space as natural as possible	12/7/2014 12:50 PM
141	Fishing, community garden for the food bank. need a clean safe bech	12/7/2014 12:47 PM
142	my children, husband and i would love to see a clean safe place to swim and play while hanging out in the summer	12/7/2014 12:46 PM
143	nice buildings	12/7/2014 12:44 PM
144	quiet, no motorcraft, place for canoeing, paddle board, oasis in the city	12/7/2014 11:00 AM
145	A beautiful common area for the community to enjoy together. One where you can enjoy a meal, a walk along the riverfront with a coffee, or some light shopping on a nice summer's day. Somewhere residents can go to enjoy, without nessecarily having a purpose to be there.	12/7/2014 10:22 AM
146	Restaurants. Shops. Walking trails. No planes. Condos.	12/6/2014 7:32 PM
147	Non restrictive (for law abiding citizens) area for community use.	12/4/2014 2:09 PM
148	river Wall walking path, well lit, picnic tables, boat parking, coffee shops, resturants, weekly outdoor markets	12/4/2014 1:57 PM
149	Not sure	12/3/2014 9:09 PM

Waterfront Steering Committee - Public Engagement

150	I envision a waterfront park system that runs uninterrupted from the Dyke at Mac island to the new park/boat launch and even on to Draper. River bank remediation/cleanup downtown, trail system throughout. I could even envision a WALKING bridge very much like the well received new bridge over the Hanginstone at the Snye point to link Mac Island to the trail system. That could be iconic and not cost anywhere near 80M\$ or ruin the aesthetics of the Snye. Plenty of parking all along the parkway and at the boatlaunches/staging areas for people to park their cars and enjoy the parkland on foot or even be able to view and enjoy the action from their vehicles when the weather is frightful. Boat launches/staging areas: Obviously, the Snye; no over the top marina required, nice easily maintained beaching area for river boats is all that is required. Next- a boat launch at locally know as "Golosky's", already a very good launch, near Marine park and is halfway to the Waterways launches.	12/3/2014 12:01 PM
151	A boardwalk type area where people can walk, get a coffee, or a nice meal.	12/3/2014 9:28 AM
152	a natural space with some enhancements for family and individual recreation and relaxing. Perhaps a dock or area that can be used specifically for fishing. It'd be nice to have space for the farmers market and a public washroom.	12/3/2014 12:08 AM
153	Clean, boardwalk with nice light posts, benches. Needs to be a safe, clean, family friendly place to take a walk/run/play.	12/2/2014 10:23 AM
154	Winnipeg. Toronto. Halifax. Kilkenny. Carrick-on-Shannon. Dublin.	12/2/2014 9:35 AM
155	Lookout points, looped walking paths, kept grass, big trees, spray park, restaurants, outdoor skating rink, picnic tables	12/2/2014 7:16 AM
156	:) vl	12/1/2014 11:57 PM
157	My vision of the waterfront is literally green, with grass and trees, and moving water. It can be developed with Birchwood walking paths and a better (paved) parking lot, but the boat launch would be in a nice slow-moving area of water. I don't really care about buying anything when I go to the waterfront, I bring everything with me just like when I go to Gregoire Lake, to go boating, or fishing, or for a picnic with my family or friends. Nothing fancy, just an updated version of a classic day in the Fort McMurray life.	12/1/2014 11:37 PM
158	Parkland on North side of Prairie Loop Boulevard. Use PLB as flood barrier, and all development should be on downtown side of PLB	12/1/2014 11:31 PM
159	enjoyment for locals, attractions for tourists, need to make at least one thing happen each year, even a small thing	12/1/2014 6:13 PM
160	only new development should have consideration for provision of housing and services. For a variety of households including those with low incomes, children, and single. please do not sell off the land to condo developers the way it appears in some of the plans.	12/1/2014 6:10 PM
161	lots of green space, walking trails, like what was done in waterways, ramp for offloading boats that is built at the correct angle lights or security - to minimize theft and vandalism of vehicles while people are out on the water	12/1/2014 6:07 PM
162	more low rise housing, some sort of outdoor concert venue	12/1/2014 6:03 PM
163	new - up to the times - fresh "city like" look. with green areas and fountains - use other city's for examples	12/1/2014 6:01 PM
164	a place that ensures the natural environment stays as in tact as possible and has proper waste and recycling receptacles - minimize environmental impact	12/1/2014 5:58 PM
165	beautiful walking pathswit lots of trees, open spaces - no high buildings, nice boat launches and docks, A tourist destination	12/1/2014 5:11 PM
166	walking paths, no high rise buildings, water activities with docks and canoe/kayak rentals, parks, playgrounds	12/1/2014 5:09 PM
167	A nice long park along the river with trails and gathering places, features, public art, small temporary restaurants/carts, and water sport rentals - kayaks/canoes	12/1/2014 5:06 PM
168	snye cleaned up and dredged, fix up the jean boat launch, no high rises, parks, walking paths, dock with canoe and kayak rentals, ice cream shop, clean up the amphitheater, make the area around the snye and around the Clearwater towards king street less appealing to homeless camps so others can utilize the area.	12/1/2014 5:04 PM
169	trail system with historic descriptions	12/1/2014 4:58 PM
170	developed in a mixture - open public spaces, parks, commercial, residential - waterfront places	12/1/2014 4:21 PM
171	a place where you can recreate, shop, live and gather should be the heart of the city	12/1/2014 4:14 PM
172	immediate areas alongside water left natural(not infringed upon by development.	12/1/2014 4:12 PM

Waterfront Steering Committee - Public Engagement

173	to become park land for the city, maybe something for seniors	12/1/2014 4:07 PM
174	Low density, recreational or social development, lots of green space, would like to see some discussion regarding a seniors village/comple in the area	12/1/2014 4:05 PM
175	I want recreational boaters to be able to access the waterfront. That includes kayaking, rowing and canoeing.	12/1/2014 3:25 PM
176	paddle sport boat house and docks to allow for paddle sports on the Snye with access to clearwater	12/1/2014 3:06 PM
177	A waterfront park with some amenities that compliment the area.	11/30/2014 9:21 PM
178	Controlled homelessness so I feel safe walking there. Information signs pointing out the areas natural features or history. Boat launch.	11/30/2014 9:02 PM
179	Boat launch and use for educational purposes (ie high school bio rafting trips), recreational area for families to spend time, not houses/residential area. Housing along the river is a terrible idea, and its just asking for a disaster to happen, between flooding and the buildings collapsing, why would anyone think that this is a good idea?	11/30/2014 8:10 PM
180	public park for the community.	11/30/2014 2:36 AM
181	Protected area to enjoy as natural area with shops and pubs along street across from trails and riparian area	11/29/2014 10:44 PM
182	That it is still accessible to all the residents of Fort McMurray - walking, biking, picture taking, boating, kayaking - you name it. It needs to be something that all the residents can enjoy and benefit from.	11/29/2014 12:03 PM
183	I enjoyed the plans I've seen so far for the Waterfront. I would like to see condos by the Snye, a large promenade along the Snye so people can walk along, go into waterside shops and boutiques, large areas where the community can gather. The parklands are located along the Clearwater, we can use the snye waterfront for development.	11/29/2014 10:51 AM
184	A continuous paved path is the most important to me. Everything in this town seems to get half or almost finished and I would it to be like that. Right now you cannot walk from waterways to downtown with out walking on a road it's so frustrating. The rest is all bonus and a lot I don't think will get used like a lot of other public spaces and may be a waste of money. I don't see a flooded ice skating track getting used for instance. These extras will cost taxpayers tons of money and even more to maintain. With the cost of oil dropping I just don't want to see a bunch of unfinished projects in my community.	11/29/2014 10:35 AM
185	Trails, Free access, garbage cans, no bums, no broken glass.	11/29/2014 10:17 AM
186	An area for all to play! I need a spot to be in/ take out my kayak, and safe place to land while tubing down the river, limited motor sports but an area for boats, ice cream, mini golf	11/29/2014 10:13 AM
187	Beaches (perhaps one with dog on leash, and one dog off leash park) strategically places in calm water areas. Concrete embankment, lamp posts on the metal rail on one side of a concrete walk way (which will be good for walking, running, cycling) the other side for small no name shops (nothing large, as we want to encourage small local entrepreneurs to succeed without barriers like high rents - thus money stays in the community, rather than go to corporate head quarters in Seattle). Small park spaces with intermittent benches. Statues and other large art would be scattered throughout. Also a medium sized public stage for weddings, outdoor concerts for local entertainment, improve theatre, and public addresses from government.	11/29/2014 9:34 AM
188	Should leave it the way it was. Now you have a town full of recreation vehicles such as float planes, boats, snowmobiles, jet skis that cannot be used.	11/29/2014 9:14 AM
189	Think jersey shore(but without the idiots) a year round cultural hub. Some place were people can walk without fear of being run over. Coffee shops/pubs/retail will bring lots of people into the downtown. Fort mcmurray lacks the cultural hub that alot of other cities. Car free pedestrian/cyclist areas are key to to building that downtown feel.	11/29/2014 3:32 AM
190	Walk way on the waterfront, Well Lit. WELL LIT. http://www.bluetreehomes.ca/_data/UserFiles/files/Pier.jpg http://johnalexmurphy.files.wordpress.com/2013/03/img_0730.jpg http://www.604pulse.com/wp-content/uploads/2013/03/May-15-2012.jpg http://www.pwlparkpartnership.com/our-portfolio/planning-urban-design/new-westminster-waterfront-master-plan Much Like Fort McMurray, New Westminster, BC has very similar features, and history. New West was the first settlement in BC and it was serviced by Trains and Ships for many many years. I think it would be fantastic to have something run from Mac Island all the way to Waterways Boat launch. But nobody will take advantage of it unless they do not feel safe, and we have darkness after 6pm for 7 months of the year. LOTS OF LIGHTING! Local Architecture.	11/28/2014 9:10 PM
191	Big place with lots of glass so people can enjoy the view, cheaply summer and especially winter	11/28/2014 8:31 PM
192	Boardwalks, shops, entertainment	11/28/2014 7:46 PM

Waterfront Steering Committee - Public Engagement

193	This form does not include all the syne water front property what happen to the water front from Hardin to Morrison its not on the drawing, by the look of this we have been already sold out, I sure hope not as our council will surely have to answer.Keep the residential , Hi density reidential , well away from all the water front period.well behind praire loop and Morimoto Drive. Water front to be used for,easy excess by all the public for recreational	11/28/2014 10:59 AM
194	Nice walking trails. clean, well lit areas. picnic areas, community gathering areas with parking that allows people to use this area. Boat ramps, aTV offloading and staging areas, and club houses and parks. Make it a place people want to be and make it accessible.	11/28/2014 9:50 AM
195	It should be somewhere families can get together and pass the winter months in the warm. Not another Mac island, but maybe a mall with a bowling alley and arcade with laser tag, or a new movie theater with a restaurant and some activities to do after. I don't really care about the rest of the space, as long as there is a thought for families and small kids. Another indoor playground would be super nice too.	11/28/2014 8:17 AM
196	An active, safe, bright environment. A place for friends and families to gather with one main difference from Gregoire Lake - get rid of those noise boats and jet boats. We deserve a quiet place to relax in the city.	11/28/2014 7:21 AM
197	I actually like the cities plans, but with more parking/separate parking for boat trailers. I hate how congested the area currently is with boats, jet skis and snowmobiles and rarely go anymore. Public washrooms are necessary. I like the idea of the pedestrian bridge to Mac Island, its cuts a couple of Kms from the walk. An historic commemoration of the float planes using the snye for landing/staging would be nice. Please, please, please move the parking away from the water/park area. All the douchey people with smelly, diesels trucks rev-ving up ruin it for everyone.	11/28/2014 6:12 AM
198	Organized and safe, while staying a natural area.	11/27/2014 11:34 PM
199	An open area where people can walk, roller blade, have lunch on benches, enjoy watching float planes land and take off, docks and storage area for planes and a boat launch.	11/27/2014 11:17 PM
200	A mix that includes thoughtful development, multi use trails and access to the water for recreational purposes	11/27/2014 10:33 PM
201	A place where you can spend the afternoon. The riverbank itself a grassy area where you can go to picnic, exercise, walk your dog etc. similar to the area surrounding the high lever bridge in Edmonton. A safe multi use green space	11/27/2014 10:30 PM
202	Spend money on developing park like area versus selling out to a few select people to build condos. Us oldtimers have NOTHING to remember the old FtMM we knew growing up as kids. To encourage fresh water flow, the diek should be removed and the island bridged.	11/27/2014 10:24 PM
203	Our region should be innovative with its waterfront designs, and be an example for other communities. Sustainable, achievable, welcoming, transformative.	11/27/2014 10:10 PM
204	keep the history alive with a modern touch.	11/27/2014 9:31 PM
205	Increased foot traffic around the river front. Gravel/wood chip running and walking path. Canoe, seadoo rental shop. Gift Shops and cafés along the river front.	11/27/2014 9:20 PM
206	Nice area. Shopping in walking distance. Picnic tables, trails, skating pond	11/27/2014 9:00 PM
207	No high density housing; vehicle access with ability to walk close to the water	11/27/2014 8:58 PM
208	Areas that are geared toward families and separate area geared toward individuals looking to quietly enjoy the water. Landscape design that creates unique areas where nature and plants can be enjoyed beyond our regular natural "bush" setting(Birchwood). Paths that are lite so that people feel safe walking home. Small shops/cafés that are only accessible by walking path and places to stop and warm up in the winter during people's commute.	11/27/2014 8:21 PM
209	-simple, natural, with minimal development invasion	11/27/2014 8:11 PM
210	I would like to see a waterfront that combines the beauty of nature with the ability to have restraunts and parks. I would also like to see a boat launch.	11/27/2014 7:50 PM
211	Modernize and protect the shoreline on the McMurray side. Have boardwalk access to the river with possible docking area for water recreation in summer seasons.	11/27/2014 7:37 PM

Waterfront Steering Committee - Public Engagement

212	a warm inviting place in the summer and an easy access to the ice in winter, a boardwalk that runs the length of the entire water front so we can walk, and tie it in with the marine park and keep that theme. Don't go nuts on the history, get the float planes out of the snye, it's just plain not safe any more, there will be too many people walking and using small boats there to land airplanes. Just because you have always done something is the most dangerous words ever spoken, because we used to do all kinds of things but changed when we learned they were wrong. Make this about families, but if you need to put condos there too, then do it. We are not in 1979 anymore, lets just get this done and stop the fighting. No more float planes.	11/27/2014 7:29 PM
213	Parks interconnected with trail systems.	11/27/2014 7:22 PM
214	Functional and accessible	11/27/2014 7:16 PM
215	family oriented boardwalk with shops - benches	11/27/2014 7:00 PM
216	i think there should be cafes/restaurants. A walking type Boardwalk so that you can wander over to Mac island for events etc. maybe some boutique shops, washrooms, warm up shacks, ice rinks etc	11/27/2014 6:53 PM
217	Pristine looking, minimal carbon foot print, simple. A nice boardwalk, dock and simplistic year round use environmentally friendly buildings. Washrooms, walking paths. Interpretation centres and small look outs to engage with nature. Make a place where balance meets work and play. Build an amphitheatre for Shakespeare by the Snye in the summer to Winter by the Snye where dog sledding and man made crazy carpet snow slides are found.	11/27/2014 6:48 PM
218	A place that is an ideal park/residential/business waterfront area, like the initial plan before the current council cancelled everything.	11/27/2014 6:47 PM
219	Well lit, easy access. Lots of parking and retail space. Must be suited for use in all seasons and weather conditions to be sustainable. Walking paths are great for 4 months of the year but we are a northern community. vehicles are nesisary. It should have multiple useses. Boating, walking, relaxing, children friendly and adult friendly.	11/27/2014 6:39 PM
220	Cleanup and a space to enjoy shopping and lounging. Good food and unique shops.	11/27/2014 6:34 PM
221	Would be awesome to have a boardwalk of shops/cafes that would be really nice to walk along in the summer. Should be accessible for strollers, wheelchairs- even pets in some areas to make for maximum foot traffic.	11/27/2014 6:25 PM
222	Useable safe Walkable Vibrant Family fun Gathering place Alive with places to sit, play and relax Food Adaptable	11/27/2014 6:24 PM
223	A long boardwalk, with patio restaurants, park space, trails for roller blading. Walking and cycling would be an amazing feature. Parking needs to be properly addressed. Maybe a mini-putt for they inclined. Security in the area to keep the area safe and appealing to families. Nobody wants to enjoy a space with drug addicts, smoking crack, using and discarding needles, alcoholics and mentally unstable people begging for change every ten feet. It may be a good idea to move the bottle depot to a more industrial setting, to limit the attraction of the area to those whom regularly hang around and cause problems in the current location. Our water front could be enjoyed much like white rock BC, wasaga beach ON, or many other waterfront settings. It is a shame this land has been so under developed as it is. With the right balance our waterfront could rival some of the nicest World wide.	11/27/2014 6:17 PM
224	A memorial garden in conjunction with the community garden by the CiB group.	11/27/2014 5:57 PM
225	A place to quad ,boat and snowmobile	11/27/2014 5:30 PM
226	green park area where people walk; picnic and get away from commercial and town environment	11/27/2014 5:24 PM
227	Maintain natural vegetation, with Boardwalk and seating areas to maximize view points, and promote walk ability.	11/27/2014 5:09 PM
228	restaurants, a walkway, a dock for boats, and shopping.	11/27/2014 5:06 PM
229	picnic/park areas to watch the planes	11/27/2014 4:52 PM
230	no buildings and access for kids and adults to use freely	11/27/2014 4:51 PM
231	Affordabile & substainable	11/27/2014 4:50 PM
232	A area of recreation for ALL citizens of wood buffalo, not just water users. Parkland, small retail services, boardwalk style boutiques with a marina area for water users to launch from. easily accessible from other areas of town, with easy access to Mac Island (footbridge maybe?) An amphitheatre area (like in borealis park) that's well maintained.	11/27/2014 4:48 PM
233	I would love to see it developed more, with shops to wander into, activities for the whole family and access to the water for those who want to use it.	11/27/2014 4:43 PM

Waterfront Steering Committee - Public Engagement

234	Park, boat access, a couple of small business catering to the use of the area, No condos, no housing	11/27/2014 4:38 PM
235	shops and restaurants and places to walk along the snye, chip trucks and mini doughnuts and icecream shop for the summer, paddle boats to have fun with in the water! canoes to rent	11/27/2014 4:37 PM
236	No development at all, leave it as it is, it's going to get flooded one day anyway.	11/27/2014 4:34 PM
237	My vision of the waterfront, namely the Snye, is to have some development such as coffee shops, smaller business, ice cream shop, restaurants, and nice boardwalk that spans the entire length of the Snye, places to sit right by the water, patio bars and food places to sit and watch stuff happening on the Snye. A Marina would be good.	11/27/2014 4:29 PM
238	Park development with smaller scale commercial development to service those groups who use the area. Protection of access by recreational users that reflects the unique demographics in Fort McMurray.	11/27/2014 4:19 PM
239	Somewhere to shop, take a walk	11/27/2014 3:46 PM
240	It is the only safe waterfront for citizens and children to visit (no swift current). Boat moorage, launching, exit/ingress for seadoos, boats, planes. Picnic area, interpretive center, a place for water sport users (only good place in town. Close proximity to shops and cafes to have lunch, pizza and a beer.. lots of benches so sit and watch the activities and a place for trucks to park and visit in cold weather	11/27/2014 3:14 PM
241	It should be a place to walk with your family to enjoy the beauty of the snye	11/27/2014 1:34 PM
242	I want coffee shops, restaurants, boutique shops, a nice boardwalk for all to enjoy. Two to three stories max. You can still have a boat and sled launch, but don't limit it to just green space. Make it a community gathering point. Most places would be jealous to have a waterfront like ours, so let's embrace it!	11/27/2014 9:04 AM
243	Natural beauty with access for the entire RMWB	11/27/2014 5:00 AM
244	The plans that were out showing a mix of condos, hotel, public space was the right plan for the area	11/27/2014 12:04 AM
245	Parkland all along the waterfront. Family friendly and water activity driven. Cafés and perhaps seasonal vendors.	11/26/2014 11:26 PM
246	I see a great area with lots of room for activities by all different users. A good walking path with seating but still a natural environment. Room for people fishing, people walking and biking. Good access for boaters - motorized and non-motorized - as well as float planes.	11/26/2014 10:53 PM
247	Something realistic. No more artist conceptions with yachts in the Snye and skyscrapers dotting the shore. We need to take this seriously, analyze what we have to offer, who will use it and come up with something practical with room to grow and evolve. Not everything needs to be done at once, but improvements need to come quickly. Give people a reason to spend a few hours outside during a weekend. Whether summer or winter. Coffee/snack stands, trails, look out points, areas for activities, etc.	11/26/2014 10:31 PM
248	An open, multi use space for all residents to use. Presently, the waterfront is limited to boat users, drug addicts and a single float plane. It would be nice to be able to use the waterfront like all other communities.	11/26/2014 9:54 PM
249	I see a walkway around the Snye and Clearwater River. Parks, community gardens, dog park, skating area, volleyball, outdoor bands playing in a community area. A coffee shop in Borealis Park and one on the Snye and one on the Prairie Loop blvd near our Marine Park. Aces is for all citizens now and forever. Down in the Snye area there will be NO CONDOS. These condos should be behind Prairie Loop Blvd. anything of high density should be I. The middle of the city NOT on the waterfront.	11/26/2014 9:32 PM
250	The water front should be as nature intended and has been for many years. There should be a boat launch or marina if you call it. Picnic tables for rest, relaxation and down time. It is so lovely to also hear the float planes coming and leaving. It should be as it was meant to be as natural as possible.	11/26/2014 9:10 PM
251	Make a parkland where everybody can go and appreciate the wilderness.	11/26/2014 9:01 PM
252	Unrestricted motorized year round water access	11/26/2014 8:54 PM

Social Media Responses – 1st Set

Toddske

September 18 at 8:28am

For those that may or may not know, I'm part of the Waterfront Steering Committee. We are tasked with giving recommendations to RMWB City Council on what to include in the Waterfront Redevelopment (the area within the dotted line below). We would like to know what YOU want included in our redevelopment plan, it can be part of the area below or go ahead and sound off any ideas in general. We want to know what your vision is...

- More shoppers drug marts! · Like · 2
- Hobby stores/fabric stores..... · Like · 2
- Affordable rentals for shops and people?? · Like · 3
- Some nice restaurants and upscale shops. -Like · 6
- Like above said, hobby store. I like the idea of an art store, I don't think we have one, do we? · Like · 5
- Family restaurants. London drugs · Like · 2
- COSTCO!!!!!!!! · Like · 10
- A mini golf! · Like · 8
- Look at Bend, Oregon Old Mill District along the Deschutes River. Awesome layout of shops, restaurants, walking trails, concert venue, etc.
- Pretty sure the steering committee isn't going to be picking types or specific stores to come into the area...just zoning space for retail. It is up to individuals to put a hobby or restaurant into the spaces allotted. Think greenspace...small concert shell on the water kind of idea. · Like · 3
- I hope it doesn't get "built up"!!!! Love the view and playground that's down there! I hope we can continue to see river and rolling hills/trees on the other side. Splash park, picnic/reading areas, history of Fort McMurray walking trail.... Outdoor fitness walking trail. Docks for people to sit at and enjoy the scenery. I could keep going. I used to work for a business improvement area in New Brunswick the ideas are endless. · Like · 10
- Water front restaurant and lounge would be really nice · Like · 9
- Since it's on the water front I think paddle boat, canoe, fishing gear sea doo rentals sled rentals in winter. River rides etc. Restaurants, a beach, more picnic space. · Like · 13

Toddske: Above Poster - I'd like for you to keep going if you wish. Send me an email todd@ymmpodcast.com · Like · 3

- I moved down here to get away from all the stores at the other end of Franklin, less drugs and all that crap that goes with it. Nothing here to attract them. If it gets developed, the area won't be like it is now. Above poster has good ideas. · Like · 3
- Mini putt and an awesome toboggan hill · Like · 3
- Boardwalk with fishing pier and benches/picnic tables. Some nice restaurants and shops. Some history on our city. · Like · 9

- A section with nice little restaurants, coffee shops where you can dine outside and enjoy the view on a summer evening, small boutiques/specialty shops. Beach/play area for families, a nice dock area, non-motorized boat rentals, a walking path - Make it a nice place to go for a walk, do a little shopping, enjoy a nice lunch or dinner and spend the day enjoying some water activities with friends and family. · Like · 9
- Above posters have it right! It looks like a war zone down there. Never seen a so mismatched area. · Like · 1
- They should just make it one big park with a boardwalk and trees and grass and leave it free of buildings and business... maybe a dog park along there somewhere but that won't happen because there is no money to be made from parks · Like · 4
- Cafes, local businesses and Costco · Like · 1

Toddske: ugh, people and their Costco.....I really just don't get it · Like · 4

- If we ever do get a Costco it should go south of town, out by the airport or dump Like · 2
- Long boardwalk with commercial zoning for small restaurants, shops, coffee shops etc. Just need to look at some successful water front districts and design and zone accordingly. Aesthetically it needs to be reflective of our rich history with historical mural walls and historical plaques positioned along the boardwalk explaining our rich history · Like · 14
- Costco latest rumor.....End of airport road by Lynton rail yard · Like · 1
- A place to rent canoes/kayaks/paddle boats would be great oh a PLEASE a disc golf course, even just a 9 hole one, please!!!! · Like · 6
- Lots of places for people to sit while enjoying the outdoors, summer and winter. Lots of shaded areas too while sitting. · Like · 1
- I'm sure they'll just pile in a lot more condos down there... · Like · 1
- I hope that the large retail companies aren't allowed in, it would be really nice to have a quiet area to go relax and enjoy the waterfront, free of motorized vehicles/boats. I love above poster's idea of painted murals and plaques showcasing our history. The suggestion of mini golf and a toboggan hill in the winter would be fantastic. The walking paths could be used for snowshoeing and cross country skiing in the winter. · Like · 3
- I would love a Cobbs bakery. · Like · 2
- Waterfront restaurant/bar with unobstructed view of the river. Boardwalk from Mac Island to the Waterways area. · Like · 5
- A paved running/walking/biking trail all along the river. Zoning for low rise condos. A river front board walk(with all sorts of retail opportunities) would be awesome · Like · 3
- No Costco that wouldn't be a very good spot for a store like that. · Like · 1
- Waterfront restaurants · Like · 3
- Nice fine dining · Like · 2
- Could you recommend to council to speed the whole process up, so the downtown isn't littered for years with empty lots and closed businesses? · Unlike · 6
- Cows ice cream · Like

- Definitely picnic areas & boardwalks along the river's edge. · Like · 6
- No condos or apartments. · Like · 7
- A playground. A public garden
- Walls so it doesn't flood again · Like · 3
- 64 new restaurants, 8 Costcos, 23 condo buildings, 7 boardwalks, a small livestock farm, 72 hole mini golf worth 19 million, and a whole bunch of other unoriginal junk that we already have, best of all don't change a single thing!!!! · Like · 1
- Best buy & Olive Garden · Like · 1
- Bowling alley and mini golf... · Like · 4
- To above poster, you being a Realtor and a business owner I am surprised at your comment..... · Like · 1

Toddske: Bowling Alley has been planned in the Northside Rec Center, which is moving forward with approvals as we speak from what I understand · Like · 1

- How about a bowling alley, mini-golf, go karts or a modern, larger movie theater and something other to do here besides drink and work out? Also some realistic rent or house prices would be great. · Like · 3
- Yea a bowling alley would be cool and possibly an indoor playground/ gaming area like palladium for the kids when the winter days are a bit much to be outside · Like · 3
- Dixie Lee!!!! · Like · 1
- Clean the water and have a nice beach area that kids can actually play/swim in , picnic area, mini golf, · Like · 1
- Look up Harbourfront walkway Nanaimo. That is what I am thinking, minus the ocean! · Like · 1
- Sarcasm above poster, there are already more than enough rezoned areas awaiting development, especially downtown, the municipality should deal with what's at hand and then start with new areas, deal with penhorwood, deal with the abandoned concrete and steel eye sore on manning, deal with the commercial properties on franklin that are sitting vacant and of no use, and many other properties that no one has a clue as to what is going on with them, I'm all for development, just the right planning and execution would be great, not that the town is short on funds and that's why they delay · Like · 6

Toddske: all great stuff folks, keep them coming. A lot of these ideas are geared for general redevelopment, which is fine and I'll be sure to pass them along...but our focus is primarily the waterfront. While I'm all for Mini-Golf and Go-Karts, is the waterfront really the best place for them???

- Seems like a good spot to me

Toddske: really? Fair enough, but I can think of about 10 other spots off the top of my head that would be better suited for Batting Cages/Go-Karts/Mini-Golf type facilities · Like · 2

- Riverboat casino, waterfront restaurants, Boardwalk, regatta course, amphitheater, outdoor theater, picnic day use park. · Like · 1
- Restaurants with outdoor seating family friendly, Ice cream shop, Gifts shop, Art gallery, Coffee Shop, Outdoor hourly equipment rentals Canoe, Kayak, Bikes, 6 man bike, Retail Stores. · Like · 2
- How about 90% grass and trees with nice park benches like Toronto waterfront and little commercial/sport facility!! Nice peaceful quiet area where people can go and relax!! · Like · 7
- Let's put buildings where it floods on a regular basis. Logic.
- Pool hall please.
- Yea!!! Let's put a Costco on the riverfront!! It will really spruce up the place!! *rolls eyes* · Like · 2
- I have a feeling the Costco was an attempt at humor.
- Well that area is flooded out every year and ice lays on the bank, will spend millions to raise the bank level to put something there, just realize we live along a river and set up some benches and nice grassy area so the public will have a green space to go to, to fish to watch the water flow by, some paddle sports and we will only need to replace the benches and patch up the grass a bit after a flood.
- Access to the river so people can fish
- Develop what we have nice little shops, local restaurants, ice cream shops, pubs, dance club · Like · 1
- Rent is too expensive for little mom and pop stores and restaurants. That is why there are only chains here. Banks don't tend to give loans to someone for a restaurant that isn't a chain. Unless they already have a bunch of money. · Like · 3
- How about Snye/ boat launch back. Everything in this town is stupid sports! What about the people who just like the outdoors? · Like · 3
- New theatre

Toddske: new theatre on the waterfront?

- I like the Snye. I can take my dog swimming there without being taken away by the current or getting sick from Gregoire Lake. You can go there and just enjoy the scenery or watch everyone play on their jet skis.
- Oh yeah..... got excited about new theatre....well in my hometown it is on the waterfront · Like
- An outdoor theater in a park would be cool. No seats. Just a sit on the lawn kind of thing. · Like · 2
- Problem with the condos is they are not selling now!! Condo fees are so high people are buying duplexes in Parsons North and condos and resale's are not selling!! Put more of these commercial sport things in the north and leave the river more natural so people will just kick a ball around or play frisbee or spread a blanket and picnic.....things they

can figure out themselves when the environment is nice enough for them to do that.... Mac Island is commercial enough....peace, natural and quiet...· Like · 4

- And we don't need buildings higher than 4 stories in the downtown area blocking the nice views.....the municipal building is enough....· Like · 1

Toddske: In regards to the market for condos, that would be up to a developer to determine. If the land is zone for high-density residential it's not like the city is going to build the condos with taxpayer money people need to realize that.· Like · 1

Toddske: The committees mandate is to seek public input....so regardless what the plan is what do you feel should go there?· Like · 1

- Although it is nice that people are sharing the stores they would like to see, the Waterfront Committee does not decide the stores only the mix of land use for the area. I think Toddske the desire of the majority is a quaint water front commercial development that can be the advertisement picture for future Fort McMurray. This leaving it as is story just keeps things same old same old and I for one after being here over 40 years am tired of downtown looking like something out of the 1950's and wants new commercial places to go and hang out and eat or drink a cup of coffee or walk along a boardwalk in beautiful September enjoying the color changes while I'm drinking my coffee deciding on where I should eat..... Along the boardwalk · Like · 2
- How can I give input when I have no idea what is going in those other places? Guess I'm a big picture person...can't just focus on one small piece as it could backfire or better ideas could come into consideration...I'm a logical and critical thinker...is it difficult to define those codes/plans? · Like · 2
- That plan should not have been used for this exercise. Although it is available on RMWB website. Those little numbers are approved zoning already but 100% of the space is privately owned. The only way the new zoning would apply is if the land is sold privately to developers to develop. Toddske's objective is the water front development not all the zonings on the southwest side of Prairie Loop Blvd. Some people are over thinking his initial question ·Like · 2

Toddske: Well said above poster...you just identified an issue the Waterfront Committee identified when we first got started. We are working to determine plans for the areas outside the zone giving to us.....for the sake of the discussion, if you could put ANYTHING there or anywhere, what would it be? September 18 at 7:14pm · Like · 1

- So it still helps to know what's surrounding it...on my part...already explained... As for others yes...certainly would like to know what they are doing on the far right end and why they are filling in areas.... Are the float planes still going to utilize the area where they are? Is the green space going to be continued to be blocked off from the water? Is a long beach possible?

- How deep is the Snye...can it be beach and swimmers area only...no more motorized vehicles. Strictly lounging and swimming? Also isn't there going to be a bridge over to the rec center? And I heard something about major parking for those sports games. But damn that would be awful waste of good commercial and business space...a parkade would suck too... too close to waterfront
- How about a foot bridge or suspension bridge over to the other side of clear water lots of trails up that way for biking and hiking. · Like · 2
- A lot of the land across the Clearwater is privately owned I believe. · Like · 1
- No bridge over to Mac Island, Mr. Boutillier declined that project almost a year ago.....stupid move in my opinion.... I want another option off the island other than swimming · Like · 2
- Can we get an outdoor water park? Pleeeeeeeease
- Why not have an area with beautiful landscape, lots of benches, a boardwalk along the water and a place for float planes to come and go. · Like · 2
- More condos, not. No more indoor stuff please don't people like to get outside here, I like the beach idea, or the outside theatre, how about some kids programs that run more than once a month and are outside, yes I know it gets cold here but we have coats and sweaters. ·
- Indoor stuff is good because we live in the arctic. · Like · 3
- I'd love to see a permit/pay for use ATV trail that links the Snye to waterways. Have a single staging area. Have the trails speed limited. Users could pay a yearly fee to access the trail. In the winter it would be great for accessing the river with rest areas along the way. Maybe have some benches and fire pits. Proper signage and maps of trails across the Clearwater. Maybe even name the trails. The fees users pay would pay for maintenance of the trails year round. Even the bylaw officers could have machines and patrol to make sure people follow the speed limits/stop signs/check for membership stickers. I think we should embrace the ATV side of outdoor recreation. We are surrounded by beautiful back country. Let's market and sell it! · Like · 2
- Above poster's idea is awesome! I think they should do the same for behind Abasand and make a bridge that crosses so you can get across when the rivers high. · Like · 1
- I would be the first person to line up and pay for my McMurray Trail Pass.
- Think of how much fun it would be for a family or a group of friends to start at the Snye, cross the Clearwater onto "Peter Pond Loop" that takes them about 45 min to an hour riding and breaks out just past the new condos, jump on the trail back to the Snye and stop for a fire and snacks/hot chocolate before heading home. I'd love to be able to do that. And let's face it, the number of ATV/sled users at the Snye each winter could give you enough accurate usage data to generate a primary business case for such a venture. And in the summer time, the trails could be graded regularly. Imagine doing a round trip from the Snye to the new Vista ridge summer park on a Saturday afternoon with the family!!!! Sounds like a bunch of happy people to me... · Like · 3
- Your majesty Toddske, in my noble suggestion, why not put up some establishments around that area (e.g. Outlet stores, upscale retail stores, etc.) to upgrade the mall business aspect of the city. More so, could also utilize it with a nice trail for people.

- Whatever goes there, for the love of God make sure there is PARKING. We've got quite enough places that have parking enough for about a 1/4 of the clientele.
- We should save the waterfront for fun not stores. There's plenty of room elsewhere for stores. Taiganova is growing and they can go there or Abraham or Timberlea. · Like · 2
- I cringe at the thought of strip malls, stores down here. It's clean down here, quiet, no crime, safe to go out alone by yourself all hours of the day or night. There is nothing to draw the bad elements down here like around. Peter Pond Mall, Seven Eleven etc. That was the reason we bought a townhouse here. Leave it a green space, for families etc. · Like · 2

Social Media Responses – 2nd Set

Toddske (September 16)

A question to anyone and everyone, what do YOU want to see in the RMWB Waterfront Development plan???

Toddske: I'm actually curious though, if you had a blank slate and the ability to do anything, what would you put there?

- But seriously. I would want to spend time on a patio. · Like · 5

Toddske: I like I like · Like · 1

- Also as a dad I would want something for my kids to enjoy · Unlike · 5
- I want to see a space that's useable by the majority of residents! Nice green space, boutique style stores and cafés and patios, living areas near the water front, as well as some kind of water access for water users. I live a minute's walk from the waterfront and I look forward to the day I can walk along there with my guy and see the space being used by the many, in many different ways! · Unlike · 7
- The waterfront in my home town in New Zealand is called the Town Basin, Whangarei. You should look it up, great use of space for retail, park space and water use · Like · 1

Toddske: Above poster - care to elaborate on that? · Like

- I'm all for water front on things that don't flood. But having grown up here and knowing how high the water can get I don't think this is a great idea. How's this. Dykes and high walls. Those are two things I'd love to see incorporated. · Like · 3
- Atlantic city style boardwalk · Unlike · 1
- Venice beach skate park! · Like · 2
- I want see an outdoor performing arts center where summer plays and festivals may be held, which of course can double as an outdoor movie theatre for movies in the park. · Unlike · 5
- Walking trails, cafés, maybe a pier, and a walking bridge to and from Mac Island. · Like · 5

- A place where families can stroll, enjoy the view, the fresh air and each other. A place that we feel compelled to show off to visitors to our community, because it is so beautiful. A place that celebrates and honors the rivers and the role they have played in building our region, province and country. · Like · 5
- Benches, garbage bins, grassy areas for people with kids and grassy areas for people with pets; both with access to the water. Lookouts, a wide walking path, shade shelters from the summer sun and heat shelters in winter. I don't want to see: A promenade/boardwalk lined with bar/pub patios (the thought of beer bottles and cigarette butts lining the waterfront makes me shudder), buildings so tall that they block the sun. · Like · 3
- A wharf (pier) for fishing · Like · 2
- A bridge connecting downtown with Mac Island plenty of place for people to be out and about and good, clean, frequent, washroom facilities
- Multiple access points so we don't all park in one area and can walk from many places and still enter it. Benches, areas for picnics, play structures, public art power hubs for cart vendors seasonal lighting warming hubs so we can enjoy in winter with areas to warm up or shelter somehow · Like · 3
- What above poster said and some cafés/ restaurants with boutique stores. Maybe a heated area to put on skates for skating the Snye · Like · 3
- I want mini golf back · Like · 1
- And a sweet go kart track. Things we've lost over the years through new Development Like · 4
- I was impressed with the conceptual plans in the proposal, a nature buffer, preferable erosion resistant, followed by dykes and walls to prevent flooding, then walkways and promenades with light commercial, public and residential buildings, preferably 2 stories no higher than 4 stories. With intermittent park spaces. Along Prairie loop we can do the waterfront businesses. I would like to see a Victoria style boardwalk, the cedar plank between Esquimalt and downtown to run the length of the Snye to Waterways. A nice balance for everyone to enjoy, along the Snye and Prairie Loop more development and the remaining spaces more natural. We live in a City a population of 130,000 expected to double in 15 years. Overgrown lots and mud floodplains are the relics of small village and bust eras of the past. · Like · 1
- A natural park for kids! (Not the giant plastic primary colored ones) or at least one that matches the landscape a little more. (Think wood and rocks...an area for free play), a nice boardwalk, various access points, an amphitheater (or something similar), little cafes and unique shops, a dock/pier, and possibly a fenced off leash dog park. Lots of rubbish/recycling bins, and dispensers for dog poop bags! (They are everywhere in the parks down here and although I buy my own, I think it is a great thing to have available) Oooh....and maybe a place where a street food vendor or two could set up along the pier/boardwalk! Benches and picnic tables, and walking trails! Possibly even some public gardening spaces? · Like · 3
- Make a barrier (e.g. apts, condos, retail, burm, trees) between the street and the pedestrian friendly waterfront. Make it full of parks, pets, paths, beaches, playgrounds,

paved walkways (wheel chair, rollerblade, bike and stroller friendly) frisbee golf, retail, food vendors, performers and of course, lots and lots of people. What I DON'T want to see is a vehicle access along the waterfront. Regulate that to select areas for parking and washrooms, but not throughout the entire waterfront. · Like · 2

- What I don't want to see, it left the way it is. No progress made due to endless debate, a shanty town, the lower town site flooded while everything is bogged down in endless debate, unregulated development. Things that are coming: Flood waters, and population. Better prepare and manage them or the city will be neck deep in problems. · Like · 2
- A great example is in Nanaimo. They have mixed water use of kayakers, canoes, powered boats, sail boats and float planes. There's a fishing wharf and outdoor entertainment and activity space with public art. There's also condos but I agree no more than 4 stories. I think back to how much traffic got crazy on Morrison when they put in the condos on Richard St. Good access for boaters including a boat launch that makes sense (i.e. ability to stage, launch and offload multiple boats at the same time) and trailer parking near the boat launch. Where we launch our boat depends on what condition the launches are in (this will be less important as they all get upgraded) and what we're planning to do on the river that day. A new clubhouse for the rowing club and canoe/kayak club next to the Snye for easy access. Shops would be nice with maybe some subsidized space for art studios and an artist run gallery, as well as reasonably priced store space for small businesses. Like · 1
- Whatever it is... Have lots of garbage receptacles and places for people to put out their cigarettes. I know smoking is gross and I do it, but one of the reasons you find butts everywhere is because there's nowhere to put them! When I'm walking on Whyte Avenue in Edmonton, I hold onto my cig butt knowing within another 30 feet there's going to be an ashtray. · Like · 2
- Echoing some previous comments a bit: a large skate and BMX/ mountain bike park, decorated in street art. A nice green space with some large public art that children can play on. Benches, no picnic tables, they get covered in bird shit and graffiti. Picnic on the green space. Thought to the sun's position throughout the year in relation to new buildings, their placement and height. Access to the island. A lot of light and seasonal light. Thought as to where the homeless will go. They will always be somewhere so make it easy on them. A little thought will make it easy for them to get to and from where they need to go without too many people looking down their noses. Oh, and Shakespeare in the park, maybe some electrical outlets scattered about. Near large rocks or some such thing for cell phone charging or radios. And a real security presence. Keep the rif raf away, take it easy on the homeless, and make it a place to spend a nice day. · Like · 1
- And mooring cleats attached to the rocks in the green space so you can bring the dog to the picnic and be able to tie her off · Like · 1

Waterfront Steering Committee – Dropbox Files

Bylaws

1. Boundary Map - Waterfront Steering Committee Bylaw
2. City Centre Land Use Bylaw
3. Council Report - Waterfront Steering Committee Bylaw
4. Waterfront Steering Committee Bylaw

Confidential

1. 113929368_a_Snye_Point_Overall Site Plan_SMALL_2014_10_01
2. Admin. Briefing Waterfront Program Engagement October 2012
3. City Centre Public Survey Results June 2014_Exec_v4 DETAILED VERSION
4. City Centre Redevelopment Updates Engagement Summary August 2013
5. City Centre Redevelopment Updates Engagement Summary June 26 2013
6. Clearwater Bound 50 percent
7. Draft waterfront program – Open house – September 24 2012
8. Email Response for Gene Outlette re. waterfront February 28 2014
9. Engagement Summary – September 30 2013
10. Engagement Summary – November 5 2013
11. Gardens Bound 50 percent
12. List of Waterfront Engagements Jan 15 2013
13. Online Result – October 1 2012
14. Parking_existing-SECopening-2022
15. Prairies Bound 50 percent
16. Proposed Parking Stalls along Snye Civic Centre, Art Centre, Hotel_Aug
17. Snye Point Development_SoW_Schedule_Budget
18. Total Online Survey Summary Oct 17 2012
19. Waterfront Engagement Survey Oct 12 2012
20. Waterways Bound 50 percent

District Energy

1. 3-JM-2014 District Energy-City Centre_Rev Tentative or Concptual Layout
2. 4-JM-RFEOI 2941 Neighbourhood Energy Final
3. 5-JM Total Project Staged Roll Out Report Rev D

Documents

1. 6-KB-dwg_Snye Sustainability IFT & Addendums_20130812
2. 7-KK-Alignment PLB shown in open house – Schedule shown has changed since
3. 8-KK Flood Protection AB Sept 16 2014
4. 9-MA – Ansrew to the Question on the location of Interchange on Hwy 63
5. 10-KK – PLB Phase 1 Issued for Const Drawings – 60190853 02 Phase 1 IFC [1]
6. 11 – SC – Snye Reach Protection, Snye Flood Berm_IFT_2014MAY21(resized)
7. 12-KK- All active Capital projects given to Steering Committee Sept 15 – Eesha & KKxlsx
8. 2013 approved budget plan

9. 2014 approved budget plan
10. AeroDrome_Binder-Report 26-Jul-13
11. CCARP LUB Summary
12. Community Events for WSC.xlsx
13. CR Flood Mitigation GOA fund application
14. MA-Downtown Transportation Impact Assessment_Jan_21 given to AH October 20,2014
15. Municipal Gov Act Excerpt
16. Municipal Gov Act
17. RMWB Stakeholder List.xlsx
18. Road Extensions Fraser, Mcleod and Gordon White sent to AH October 20.2014
19. Shoreline Reclamation Boundaries
20. Snye and Hangingstone River Data review and field investigation
21. Three Options for Reach 2 and 3 Flood Protection given to AH on Oct 22,2014

Issued for Public Review 141119

1. CAM02_Comp (image)
2. CAM04_Comp (image)
3. CAM05_Comp (image)
4. North East (image)
5. North (image)
6. Snye Point Public Review Package 141119
7. SouthEast (image)

Mapping

1. Ian Dirom
 1. Lower Townsite (image)
 2. PRAIRE_LOOP (image)
 3. SNYE (image)
2. 2-AM-Exisiting LTS Utilities
3. 03.WATERFRONT_SUBJECT_AREA_IMAGE_OVERVIEW
4. 04.WATERFRONT_SUBJECT_AREA_IMAGERY_EAST
5. 05. WATERFRONT_SUBJECT_AREA_IMAGERY_WEST
6. 06.WATERFRONT_SUBJECT_AREA_FLOODWAY_FRINGE
7. 2012-3620_WaterfrontSK_FullSize-3
8. CI1627_MAP1_WATERFRONT_STEERING_COMMITTEE_AREA_OF_INTEREST_BASEMAP
9. CI1627_MAP1_WATERFRONT_STEERING_COMMITTEE_AREA_OF_INTEREST_PRARIE_LOOP
10. CI1627_MAP1_WATERFRONT_STEERING_COMMITTEE_AREA_OF_INTEREST_ZOOM_IN_FLOOD_MITIGATION
11. CI1627_MAP1_WATERFRONT_STEERING_COMMITTEE_AREA_OF_INTEREST_ZOOM_IN_IMAGER Y
12. CI1627_MAP1_WATERFRONT_STEERING_COMMITTEE_AREA_OF_INTEREST_ZOOM_IN
13. CI1627_MAP1_WATERFRONT_STEERING_COMMITTEE_AREA_OF_INTEREST
14. CI1627_MAP2_WATERFRONT_STEERING_COMMITTEE_AREA_OF_INTEREST

15. CI1627_MAP3_WATERFRONT_STEERING_COMMITTEE_AERIAL_IMAGERY_SECTIONS_CONTOUR
S
16. CI1627_MAP3_WATERFRONT_STEERING_COMMITTEE_AERIAL_IMAGERY_SECTIONS
17. CI1627_MAP3_WATERFRONT_STEERING_COMMITTEE_AERIAL_IMAGERY
18. CI1627_MAP4_LAND_OWNERSHIP
19. CI1627_MAP5_UTILITIES_MAP2_E_SIZE
20. CI1627_MAP5_UTILITIES_MAP2
21. CI1627_MAP6_DISTRICT_ENERGY
22. CI1627_MAP7_TOPOGRAPHIC_1m_E_SIZE
23. CI1627_MAP7_TOPOGRAPHIC_1m
24. CI1627_MAP7_TOPOGRAPHIC_5m
25. Information Area_Waterfront Steering Committee

Meeting Minutes

1. WSC Agenda 2014 09 15
2. WSC Agenda 2014 09 17
3. WSC Agenda 2014 09 22
4. WSC Agenda 2014 02 24
5. WSC Agenda 2014 09 29
6. WSC Agenda 2014 10 01
7. WSC Agenda 2014 10 06
8. WSC Agenda 2014 10 08
9. WSC Agenda 2014 10 15
10. WSC Agenda 2014 10 20
11. WSC Agenda 2014 10 27
12. WSC Agenda 2014 10 29 Stakeholder Engagement
13. WSC Agenda 2014 11 03
14. WSC Meeting Minutes 2014 09 15
15. WSC Meeting Minutes 2014 09 17
16. WSC Meeting Minutes 2014 09 22
17. WSC Meeting Minutes 2014 09 24
18. WSC Meeting Minutes 2014 09 29
19. WSC Meeting Minutes 2014 10 01
20. WSC Meeting Minutes 2014 10 06
21. WSC Meeting Minutes 2014 10 08
22. WSC Meeting Minutes 2014 10 15
23. WSC Meeting Minutes 2014 10 20
24. WSC Meeting Minutes 2014 10 27

Public Engagement Feedback

1. Mystic Waters Adventures
2. Stakeholder Engagement Oct. 22, 2014
3. Waterfront – FMEG
4. Waterfront = Toddske FM (rev 2)

Waterfront Program Designs

1. 06_Snye Point_Reduced
2. 06_Snye Point
3. 08_Clearwater Promenade
4. 09_The Gardens
5. 10_The Prairies
6. 11_Waterways Park
7. 12_Horsepasture Park
8. 14_Horsepasture Park Phasing_Reduced
9. Board 18_Snyeside Proposed Development(2)
10. Whole Site Rendering_Feb 2014

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WSC Social Media Information

**Subject: Amendments to Local Improvement Debenture Borrowing
Bylaws - Bylaw No. 15/003 and Bylaw No. 15/004****APPROVALS:**

Philip Schofield, Director
Elsie Hutton, Executive Director
Marcel Ulliach, Chief Administrative Officer

Administrative Recommendations:

THAT Bylaw No. 15/003, being a bylaw to amend local improvement debenture borrowing bylaw No. 03/047, be read a first time.

THAT Bylaw No. 15/004, being a bylaw to amend local improvement debenture borrowing bylaw No. 03/052, be read a first time.

Summary:

The proposed amendments to Bylaw No. 03/047 - Gordon Avenue Upgrading (2003) and Bylaw No. 03/052 - Highway 63 North Water Supply Line Local Improvement, will allow for the required adjustments to assessed frontages or assessed areas, as appropriate, as a result of recent property subdivisions. The amendments will result in a redistribution of the existing local improvement costs and will not add any new local improvement charges.

Background:

Bylaw No. 03/047 was enacted in 2003 to authorize and fund construction of Local Improvements to Gordon Avenue. Bylaw No. 03/052 was enacted in 2003 to authorize and fund supply and installation of a water main from the intersection of Memorial Drive and Confederation Way to the former Tempo service station site.

Since that time new property subdivisions have resulted in adjustments in the assessed frontage and/or assessed areas of these local improvements. These changes are reflected in amended Schedules attached to amending bylaws 15/003 and 15/004.

Rationale for Recommendation:

The *Municipal Government Act* requires that new property subdivisions or amalgamations of parcels of land that are subject to a local improvement tax be reflected in the respective local improvement bylaw. Bylaw Nos. 03/047 and 03/052 must therefore be amended to address changes in assessable frontage or assessed areas and reflected in subsequent tax notices.

Attachments:

1. Bylaw No. 15/003
2. Bylaw No. 15/004

BYLAW NO. 15/003

**A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND
LOCAL IMPROVEMENT DEBENTURE BYLAW 03/047**

WHEREAS the Council of the Regional Municipality of Wood Buffalo is required under Section 402 of the *Municipal Government Act* to revise Local Improvement Debenture Bylaw No. 03/047 which authorized the issuance of a debenture of SEVEN HUNDRED THOUSAND (\$700,000) DOLLARS in respect of the project known as “Gordon Avenue Upgrading (2003) Local Improvement”, in order to take into account a subsequent amalgamation or subdivision of land;

NOW, THEREFORE be it resolved that the Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, hereby enacts as follows:

1. Bylaw No. 03/047 is amended by deleting Schedule A and substituting in its place the version of Schedule A attached to this Bylaw.
2. This Bylaw comes into effect when it is passed.

READ a first time this _____ day of _____, A.D. 2015.

READ a second time this _____ day of _____, A.D. 2015.

READ a third and final time this _____ day of _____, A.D. 2015.

SIGNED and PASSED this _____ day of _____, A.D. 2015.

Mayor

Chief Legislative Officer

SCHEDULE A – SPECIAL FRONTAGE ASSESSMENT**GORDON AVENUE UPGRADING (2003) LOCAL IMPROVEMENT**

LOT	BLOCK	PLAN	ROLL #	ASSESSED FRONTAGE (METERS)
10	3	616AO	71004000	5.88
11	3	616AO	71004000	12.19
12	3	616AO	71004000	12.19
13	3	616AO	71004000	12.19
10	4	616AO	71004150	12.15
Unit 1		0122055	71040480	1.76
Unit 2		0122055	71040490	1.76
Unit 3		0122055	71040500	1.76
Unit 4		0122055	71040510	1.76
Unit 5		0122055	71040520	1.76
Unit 6		0122055	71040530	1.76
Unit 7		0122055	71040540	1.76
Unit 8		0122055	71040550	1.76
Unit 9		0122055	71040560	1.76
Unit 10		0122055	71040570	1.76
Unit 11		0122055	71040580	1.76
Unit 12		0122055	71040590	1.76
Unit 13		0122055	71040600	1.76
Unit 14		0122055	71040610	1.76
Unit 15		0122055	71040620	1.76
Unit 16		0122055	71040630	1.76
Unit 17		0122055	71040640	1.76
Unit 18		0122055	71040650	1.76
Unit 19		0122055	71040660	1.76
Unit 20		0122055	71040670	1.76
Unit 21		0122055	71040680	1.76
Unit 22		0122055	71040690	1.76
Unit 23		0122055	71040700	1.76
Unit 24		0122055	71040710	1.76
Unit 25		0122055	71040720	1.76
Unit 26		0122055	71040730	1.76
Unit 27		0122055	71040740	1.76
Unit 28		0122055	71040750	1.76

LOT	BLOCK	PLAN	ROLL #	ASSESSED FRONTAGE (METERS)
Unit 29		0122055	71040760	1.76
Unit 30		0122055	71040770	1.76
Unit 31		0122055	71040780	1.76
Unit 32		0122055	71040790	1.76
Unit 33		0122055	71040800	1.76
Unit 34		0122055	71040810	1.76
Unit 35		0122055	71040820	1.76
Unit 36		0122055	71040830	1.76
Unit 37		0122055	71040840	1.76
Unit 38		0122055	71040850	1.76
Unit 39		0122055	71040860	1.76
Unit 40		0122055	71040870	1.76
Unit 41		0122055	71040880	1.76
Unit 42		0122055	71040890	1.76
Unit 43		0122055	71040900	1.76
Unit 44		0122055	71040910	1.76
Unit 45		0122055	71040920	1.75
Unit 46		0122055	71040930	1.75
Unit 47		0122055	71040940	1.75
Unit 48		0122055	71040950	1.75
Unit 49		0122055	71040960	1.75
Unit 50		0122055	71040970	1.75
Unit 51		0122055	71040980	1.75
Unit 52		0122055	71040990	1.75
18	4	616AO	71004240	15.24
19	4	616AO	71004240	15.24
20	4	616AO	71004240	15.24
21	4	616AO	71004240	15.24
22	4	616AO	71004270	15.24
23	4	616AO	71004270	9.14
10-14	5	616AO	71004380	56.33
15	5	616AO	71004430	12.19
16	5	616AO	71027100	12.19
17	5	616AO	71040460	12.19
18	5	616AO	71040470	12.19
19	5	616AO	71027130	15.24

LOT	BLOCK	PLAN	ROLL #	ASSESSED FRONTAGE (METERS)
20	5	616AO	71027140	15.24
21	5	616AO	71004490	15.24
22	5	616AO	71004490	51.23
Unit 1		0220721	71047050	1.47
Unit 2		0220721	71047060	1.47
Unit 3		0220721	71047070	1.47
Unit 4		0220721	71047080	1.47
Unit 5		0220721	71047090	1.47
Unit 6		0220721	71047100	1.47
Unit 7		0220721	71047110	1.47
Unit 8		0220721	71047120	1.47
Unit 9		0220721	71047130	1.47
Unit 10		0220721	71047140	1.47
Unit 11		0220721	71047150	1.47
Unit 12		0220721	71047160	1.47
Unit 13		0220721	71047170	1.47
Unit 14		0220721	71047180	1.47
Unit 15		0220721	71047190	1.47
Unit 16		0220721	71047200	1.47
Unit 17		0220721	71047210	1.47
Unit 18		0220721	71047220	1.47
Unit 19		0220721	71047230	1.47
Unit 20		0220721	71047240	1.47
Unit 21		0220721	71047250	1.46
Unit 22		0220721	71047260	1.46
Unit 23		0220721	71047270	1.46
Unit 24		0220721	71047280	1.46
Unit 25		0220721	71047290	1.46
Unit 26		0220721	71047300	1.46
Unit 27		0220721	71047310	1.46
26	6	616AO	71099280	45.72
7	6	616AO	71004581	15.24
8	6	616AO	71004575	15.24
9	6	616AO	71004575	15.24
10	6	616AO	71004582	12.19
11	6	616AO	71004582	12.19

LOT	BLOCK	PLAN	ROLL #	ASSESSED FRONTAGE (METERS)
12	6	616AO	71004582	12.19
13	6	616AO	71004582	3.05
1	1	1320710	71099030	36.57
13	7	616AO	71004880	9.14
2A	7	3910TR	71025010	24.37
3A	7	9723744	71038880	7.62
3B	7	9723744	71038890	7.62
4	7	616AO	71004790	15.24
5	7	616AO	71004800	15.24
6	7	616AO	71004810	15.24
7	7	616AO	71004810	15.24
Unit 1		1120510	71064760	1.905
Unit 2		1120510	71064770	1.905
Unit 3		1120510	71064780	1.905
Unit 4		1120510	71064790	1.905
Unit 5		1120510	71064800	1.905
Unit 6		1120510	71064810	1.905
Unit 7		1120510	71064820	1.905
Unit 8		1120510	71064830	1.905
Unit 9		1120510	71064840	1.905
Unit 10		1120510	71064850	1.905
Unit 11		1120510	71064860	1.905
Unit 12		1120510	71064870	1.905
Unit 13		1120510	71064880	1.905
Unit 14		1120510	71064890	1.905
Unit 15		1120510	71064900	1.905
Unit 16		1120510	71064910	1.905
Total frontage (meters)				780.86
Total Special Assessment against all properties				\$700,000.00
Total Special Assessment per front meter				\$896.45
Annual unit rate per meter of frontage to be payable for a period of 20 years calculated at 7%				\$84.62
Total yearly assessment against all above properties				\$66,076.37

BYLAW NO. 15/004

**A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND
LOCAL IMPROVEMENT DEBENTURE BYLAW 03/052**

WHEREAS the Council of the Regional Municipality of Wood Buffalo is required under Section 402 of the *Municipal Government Act* to revise Local Improvement Debenture Bylaw No. 03/052 which authorized the issuance of a debenture of THREE MILLION FOUR HUNDRED THOUSAND (\$3,400,000) DOLLARS in respect of the project known as “Highway 63 North Water Supply Line Local Improvement”, in order to take into account a subsequent amalgamation or subdivision of land;

NOW, THEREFORE be it resolved that the Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, hereby enacts as follows:

1. Bylaw No. 03/052 is amended by deleting Schedule A and substituting in its place the version of Schedule A attached to this Bylaw.
2. This Bylaw comes into effect when it is passed.

READ a first time this _____ day of _____, A.D. 2015.

READ a second time this _____ day of _____, A.D. 2015.

READ a third and final time this _____ day of _____, A.D. 2015.

SIGNED and PASSED this _____ day of _____, A.D. 2015.

Mayor

Chief Legislative Officer

SCHEDULE A – SPECIAL FRONTAGE ASSESSMENT

HIGHWAY 63 NORTH WATER SUPPLY LINE LOCAL IMPROVEMENT

LOT	BLOCK	PLAN	ROLL #	ASSESSED PROPERTY (HECTARES)
7	1	0422789	50583590	9.3000
3A	1	0427034	50589010	1.7200
4A	1	1323176	50537370	2.0600
6		9920757	50562740	0.7500
7		9920757	50562750	0.5400
1A	1	1223463	50663120	3.0200
2A	1	1223463	50663130	1.8700
3	1	1222000	50537320	2.4200
1		9820898	50561810	2.7100
5	1	0740469	50527310	1.8200
6	1	0740469	50527320	2.0600
20A	1	1021463	50527790	2.3510
21A	1	1021463	50527800	2.2850
19PUL	1	0840460	50527450	0.1180
24	1	1125223	50527950	9.2060
2	2	0722934	50527650	1.4990
7	2	1320966	50537360	1.8700
5	1	0521834	50590600	1.4200
6	1	0521834	50590610	1.0500
7	1	0521834	50590620	1.0500
8	1	0521834	50590630	4.3600
2	1	0421281	50583460	2.0200
3	1	0421281	50583470	1.2000
4	1	0421281	50583480	1.4000
4	2	0225028	50574920	3.1400
4	1	0421423	50583490	2.7600
		SE 31-89-9-4	50537350	7.0000
		SW 32-89-9-4	50580180	2.1900
7A	1	1021463	50527750	2.0150
	Unit 1	1122917	50527900	0.9845
	Unit 2	1122917	50527910	0.9845
9A	1	1021463	50527770	1.6710
10A	1	1021463	50527780	2.1970
11PUL	1	0840460	50527370	0.0560

LOT	BLOCK	PLAN	ROLL #	ASSESSED PROPERTY (HECTARES)
12	1	0840460	50527380	0.7480
13	1	0840460	50527390	0.4990
	Unit 1	1121458	50601911	0.0760
	Unit 2	1121458	50601912	0.0840
	Unit 3	1121458	50601913	0.0880
	Unit 4	1121458	50601914	0.0880
	Unit 5	1121458	50601915	0.0880
	Unit 6	1121458	50601916	0.0880
	Unit 7	1121458	50601917	0.0880
	Unit 8	1121458	50601918	0.0880
	Unit 9	1121458	50601919	0.0840
	Unit 10	1121458	50601920	0.0760
	Unit 1	1421763	50663440	0.1050
	Unit 2	1421763	50663450	0.0800
	Unit 3	1421763	50663460	0.3140
16	1	0840460	50527920	2.2850
17APUL	1	1021463	50527810	0.1580
18APUL	1	1021463	50527820	0.1580
5	2	0840460	50527480	0.4150
6	2	0840460	50527490	0.4380
10	2	0923346	50527660	1.1730
11	2	0923346	50527670	0.9110
9	2	0840460	50527520	1.2940
10PUL	2	0840460	50527530	0.1630
1	3	0840460	50527930	1.4490
	Unit 1	1221154	50601981	0.1230
	Unit 2	1221154	50601982	0.1248
	Unit 3	1221154	50601983	0.1185
	Unit 4	1221154	50601984	0.1117
	Unit 5	1221154	50601985	0.1050
	Unit 6	1221154	50601986	0.1145
	Unit 7	1221154	50601987	0.0940
	Unit 8	1221154	50601988	0.0949
	Unit 9	1221154	50601989	0.0949
	Unit 10	1221154	50601990	0.0937
3	3	0840460	50527560	0.7240
4	3	0840460	50527570	0.7090

LOT	BLOCK	PLAN	ROLL #	ASSESSED PROPERTY (HECTARES)
5	3	0840460	50527580	0.8710
6	3	0840460	50527590	0.6620
7	3	0840460	50527600	0.5440
	Unit 1	1222268	50537330	0.2795
	Unit 2	1222268	50537340	0.2795
9	3	0840460	50527620	0.6850
10	3	0840460	50527940	1.4840
11PUL	3	0840460	50527640	0.1480
Total property (hectares)				99.560
Total Special Assessment against all properties				\$2,566,842.75
Total Special Assessment per hectare				\$25,781.87
Annual unit rate per hectare of property to be payable for a period of 20 years calculated at 5.175%				\$2,084.49
Total yearly assessment against all above properties				\$207,531.82

**Subject: Subdivision Time Extension Request – Lot 106 Plan 8321550
Conklin (File Number 2013-SU-00004 – 138 Poplar Drive)**

APPROVALS:

Brian Moore, Executive Director
Marcel Ulliac, Chief Administrative Officer

Administrative Recommendation:

THAT the application for Subdivision Time Extension for Lot 106, Plan 832 1550 be approved for one year until August 16th, 2015.

Summary:

An application has been received to request a Subdivision Time Extension for Lot 106, Plan 832 1550 in Conklin.

The authority to grant a time extension on a subdivision approval is vested with Council under Subsection 6 of Section 657 of the *Municipal Government Act*.

Background:

The subdivision application for the lands described as Lot 106, Plan 832 1550 in Conklin was approved on August 16th 2013. This approval granted permission to subdivide this parcel into 2 residential lots and was in effect until August 16th 2014. (Attachment 1).

Rationale for Recommendation:

The proposed subdivision is still in accordance with the Conklin Area Structure Plan (Bylaw No.13/024), as there have been no changes to this statutory plan since the original subdivision approval. Additionally, the application still aligns with the Land Use Bylaw (Bylaw No. 99/059) and applicable regulations. The applicant requires a subdivision time extension of one year to allow for future residential development to take place.

Administration supports this extension and recommends that a time extension of one year be granted for this subdivision approval.

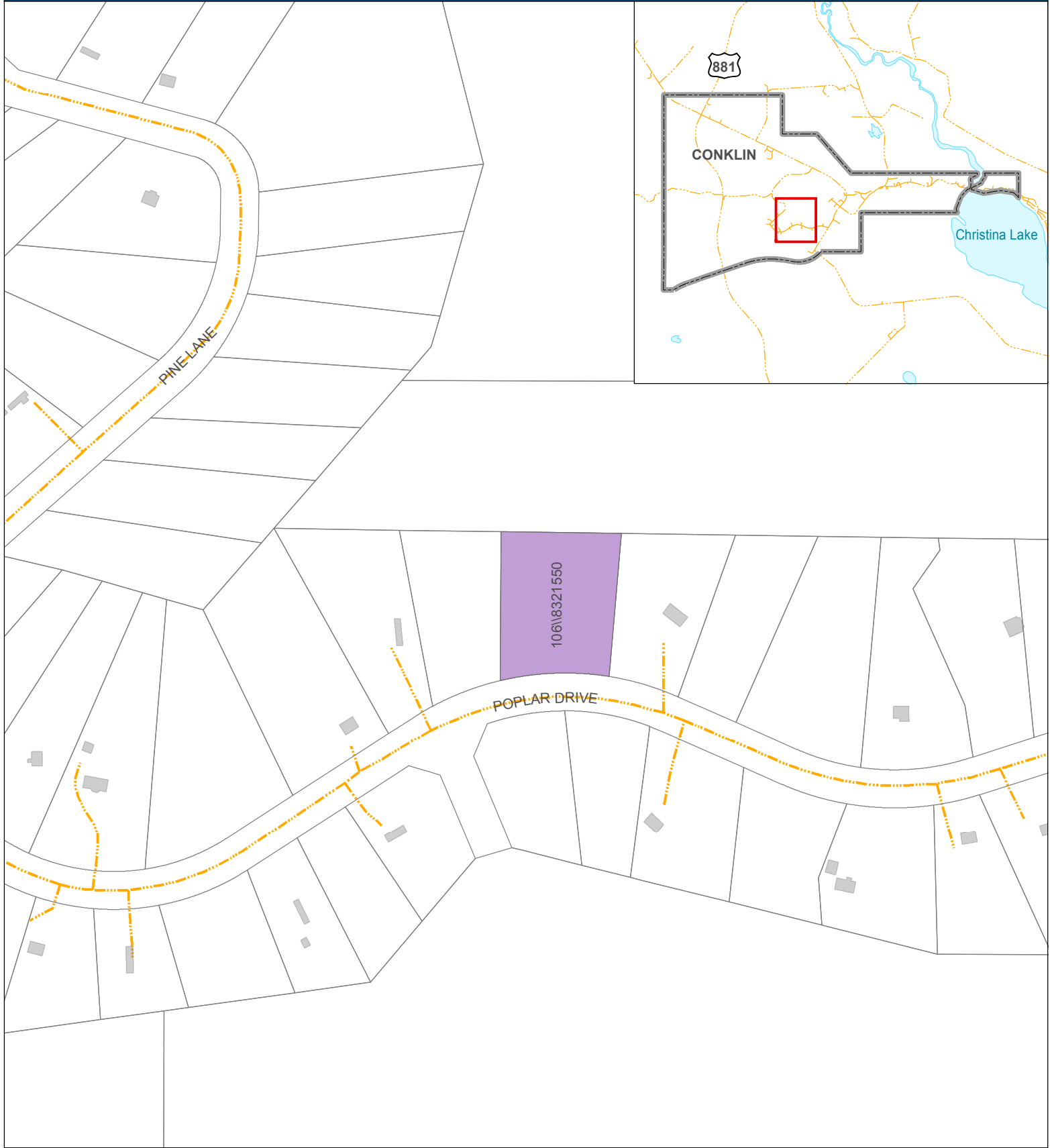
Attachment:

1. Subject Property Map

SUBJECT AREA MAP

Lot 106, Plan 832 1550

Attachment 1



- | | |
|---|---|
|  Subject_Area |  Water_Bodies |
|  Survey_Parcels |  Building_Footprints |
|  Roadways |  Community_Boundary |

1 cm = 40 meters



Map Produced by the Community
Development Planning Branch
PD_CR00002
29 Aug 2014

**Subject: Subdivision Time Extension Request – Lot 129 Plan 8321550
Conklin (File Number 2013-SU-00003 - 158 Pine Lane)**

APPROVALS:

Brian Moore, Executive Director
Marcel Ulliac, Chief Administrative Officer

Administrative Recommendation:

THAT the application for Subdivision Time Extension for Lot 129, Plan 832 1550 be approved for one year until August 16, 2015.

Summary:

An application has been received to request a Subdivision Time Extension for Lot 129, Plan 832 1550 in Conklin.

The authority to grant a time extension on a subdivision approval is vested with Council under Subsection 6 of Section 657 of the *Municipal Government Act*.

Background:

The subdivision application for the lands described as Lot 129, Plan 832 1550 in Conklin was approved on August 16th 2013. This approval granted permission to subdivide this parcel into 2 residential lots and was in effect until August 16th 2014. (Attachment 1).

Rationale for Recommendation:

The proposed subdivision is still in accordance with the Conklin Area Structure Plan (Bylaw No.13/024), as there have been no changes to this statutory plan since the original subdivision approval. Additionally, the application still aligns with the Land Use Bylaw (Bylaw No. 99/059) and applicable regulations. The applicant requires a subdivision time extension of one year to allow for future residential development to take place.

Administration supports this extension and recommends that a time extension of one year be granted for this subdivision approval.

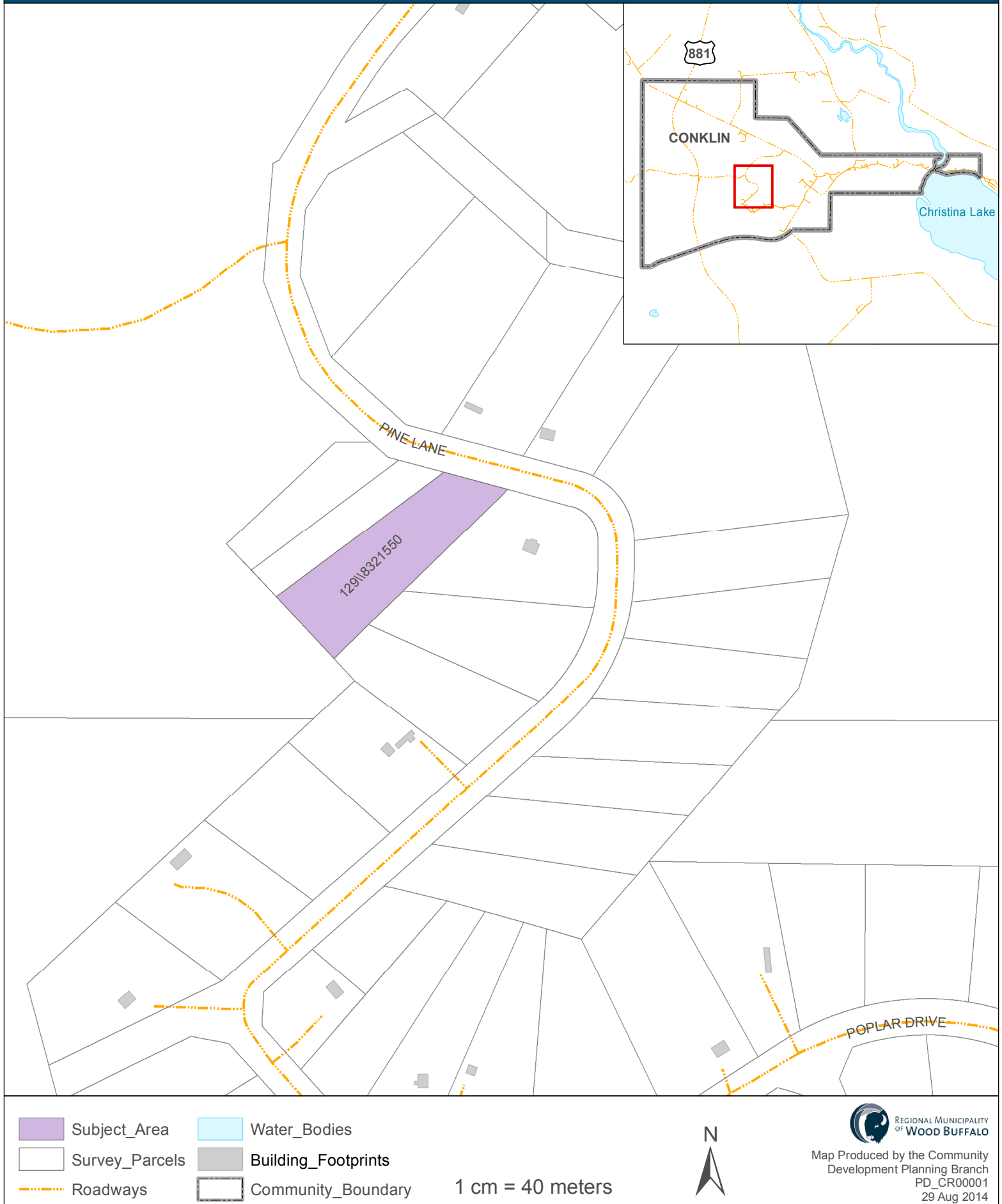
Attachment:

1. Subject Property Map

SUBJECT AREA MAP

Lot 129, Plan 832 1550

Attachment 1



Subject: 2015 and Prior Capital Budget Amendments – Revised and New Projects**APPROVALS:**

Kola Oladimeji, Director
Elsie Hutton, Executive Director
Marcel Ulliac, Chief Administrative Officer

Administrative Recommendations:

1. THAT the 2015 and Prior Capital Budget be revised as summarized on Attachment 1 (2015 and Prior Capital Budget Amendments – Revised and New Projects) dated February 10, 2015.
2. THAT the cash flow of Capital Projects be approved as summarized on Attachment 2 (2015 and Prior Capital Budget Amendment – Revised, New and Cancelled Projects – Project Cash Flow Summary), dated February 10, 2015.

Summary:

One existing and one new Capital Project identified by Administration are hereby submitted for amendment and approval. Since Council is the approving authority for the Capital Budget, subject to provisions of the Council Policy (FIN-160), Fiscal Responsibility Policy, Capital Budget Amendments require Council approval.

This Capital Budget amendment will result in a total net increase in funding of \$7,555,000 for 2015 as outlined in the Budget Net Change Summary.

Background:

Capital Budget amendments are an ongoing process. Some amendments are identified and presented to Council on an individual basis due to the specific nature and timing of the request. The Capital Budget amendments addressed in this report includes one new capital project and one requiring additional funding and scope change.

Budget/Financial Implications:

The approval of the Capital Budget amendments identified will allow the design of Northside Project be 75% complete and enable the IT upgrade project to proceed as scheduled. The full budget impact of the amendments of \$7.5M included in this report has been incorporated in the 2015 Budget and is presented in Attachments 1-3 to be funded from Capital Infrastructure Reserve.

Attachment 1 shows the total cost of the projects recommended for amendment. The first section of this attachment presents the original budget for the projects requesting revision; the second section presents the revised budget. The net increase in capital funding required as a result of amending these projects is \$7,555,000.

Attachment 2 shows changes in cash flow of Capital Projects by budget year. Since multi-year projects are pre-approved for future years by Council in order to proceed seamlessly, amendments in cash flows of these projects require pre-budget approval by Council.

Attachment 3 shows the impact of cash flows and source of funding from this proposed amendment by years 2015 and prior, and 2016 and thereafter, as reflected below in the Budget Net Change Summary.

Budget Net Change Summary						
	Total Project Cost (Accumulative)	Federal Grants	Provincial Grants	Reserves	Other Sources	Debenture
2015 & Prior	-	-	-	7,555,000	-	-
2016 & Thereafter	-	-	-	-	-	-
Reconciled net change	-	-	-	7,555,000	-	-

Part of the review process considered the opportunity cost of funding tied to projects that due to changes in strategic direction will not be implemented in the near future, thus releasing such funds to provide funding for current strategic priorities.

Rationale for Recommendations:

The rationale for amendment of each capital project is included in the attached individual Capital Budget Amendment Forms as prepared by the individual departments responsible (Attachments 4 - 5).

Attachments:

- 1-2. 2015 and Prior Capital Budget Amendments – Revised and New Projects
- 3. Cash Flow by Funding Sources, by Year
- 4-5. 2015 Capital Budget Amendment forms

Regional Municipality of Wood Buffalo
2015 and Prior Capital Budget Amendment - Revised and New Projects
February 10, 2015

Legend:

First year of a multi year project
Other than first year of a multi year project
Single year project

S/N	Project Description	Expense I/O	Type	Department	Year of original approval	Total Project Cost	Federal Grants	Provincial Grants	Reserves	Other Sources	Debenture	Att.
ORIGINAL PROJECT BUDGET												
1	Information Services Infrastructure Upgrades - 2015	New	New Project	Information Services	2015	-	-	-	-	-	-	4
2	Thickwood Heights/ Timberlea - Multi-Use Facility - Design	600592	Name/ Scope Change	Community Services	2012	7,000,000	-	-	7,000,000	-	-	5
Total Original Capital Project Budget						7,000,000	-	-	7,000,000	-	-	

REVISED PROJECT BUDGET												
1	Information Services Infrastructure Upgrades - 2015	New	New Project	Information Services	2015	1,055,000	-	-	1,055,000	-	-	4
2	Northside Recreation Centre - Design	600592	Name/ Scope Change	Community Services	2012	13,500,000	-	-	13,500,000	-	-	5
Total Revised Capital Project Budget						14,555,000	-	-	14,555,000	-	-	

NET BUDGET IMPACT												
1	Information Services Infrastructure Upgrades - 2015	New	New Project	Information Services	2015	1,055,000	-	-	1,055,000	-	-	4
2	Northside Recreation Centre - Design	600592	Name/ Scope Change	Community Services	2012	6,500,000	-	-	6,500,000	-	-	5
Net Increase/(Decrease) Required for amendment						7,555,000	-	-	7,555,000	-	-	

Regional Municipality of Wood Buffalo
2015 and Prior Capital Budget Amendment - Revised and New Projects
Project Cash Flow Summary
February 10, 2015

Legend:	First year of a multi year project
	Other than first year of a multi year project
	Single year project

					Cash flow				
S/N	Project Description	Original Approval Year	Funding Source	Total Budget (Accumulative)	2014 & Prior	2015	2016	Thereafter	Att
ORIGINAL PROJECT BUDGET									
1	Information Services Infrastructure Upgrades - 2015	2015	Reserves	-	-	-	-	-	4
2	Thickwood Heights/ Timberlea - Multi-Use Facility - Design	2012	Reserves	7,000,000	7,000,000	-	-	-	5
Total Original Capital Project Budget (a)				7,000,000	7,000,000	-	-	-	
REVISED PROJECT BUDGET									
1	Information Services Infrastructure Upgrades - 2015	2015	Reserves	1,055,000	-	1,055,000	-		4
2	Northside Recreation Centre - Design	2012	Reserves	13,500,000	7,000,000	6,500,000	-	-	5
Total Revised Project Budget (b)				14,555,000	7,000,000	7,555,000	-	-	
NET BUDGET IMPACT									
1	Information Services Infrastructure Upgrades - 2015	2015	Reserves	1,055,000	-	1,055,000	-	-	4
2	Northside Recreation Centre - Design	2012	Reserves	6,500,000	-	6,500,000	-	-	5
Net Increase/(Decrease) Required for amendment				7,555,000	-	7,555,000	-	-	

Regional Municipality of Wood Buffalo
Cash Flows by Funding Sources, by Year
February 10, 2015

Funding Sources						
	Total Project Cost (Accumulative)	Federal Grants	Provincial Grants	Reserves (CIR)	Other Sources	Debentures
Original Funding Sources						
2014 and prior	7,000,000	-	-	7,000,000	-	-
2015	-	-	-	-	-	-
2016	-	-	-	-	-	-
Thereafter	-	-	-	-	-	-
Original Funding Sources Total (a)	7,000,000	-	-	7,000,000	-	-
Revised Funding Sources						
2014 and prior	7,000,000	-	-	7,000,000	-	-
2015	7,555,000	-	-	7,555,000	-	-
2016	-	-	-	-	-	-
Thereafter	-	-	-	-	-	-
Revised Funding Sources Total (b)	14,555,000	-	-	14,555,000	-	-
Revision / Difference (b) - (a)						
Revision / Difference (b) - (a)	7,555,000	-	-	7,555,000	-	-
Net Change by year						
2014 and prior	-	-	-	-	-	-
2015	7,555,000	-	-	7,555,000	-	-
2016	-	-	-	-	-	-
Thereafter	-	-	-	-	-	-
Reconciled net change						
Reconciled net change	7,555,000	-	-	7,555,000	-	-

	REGIONAL MUNICIPALITY OF WOOD BUFFALO	CAPITAL BUDGET AMENDMENT				
CURRENT PROJECT NAME: Information Services Infrastructure Upgrades - 2015						
AMENDED PROJECT NAME:						
	Group I/O	Revenue I/O				
	Expense I/O	New Project				
ORDER CODES (if assigned):						
CURRENT PROJECT BUDGET						
Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Other Sources	Debenture Financed
2014 & Prior	-					
2015	-					
2016	-					
2017	-					
Thereafter	-					
TOTAL	-	-	-	-	-	-
CURRENT COST AND COMMITMENT						
As at	Current Budget	Actual to Date	Commitments	Available		
February 2, 2015	-	-	-	-		
DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT						
Develop and implement an overall security program to protect the availability, integrity, and confidentiality of all RMWB data. This includes the development of a comprehensive IT security Framework including policies, standards, and procedures. As well, establish proactive and reactive strategies to identify risks and put controls in place to manage or reduce them. In order to achieve this, server licenses, hardware and software need to be kept up to date. Tools and resources to effectively monitor and control systems need to be put in place.						
AMENDED PROJECT BUDGET						
Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Other Sources	Debenture Financed
2014 & Prior	-					
2015	1,055,000			1,055,000		
2016	-					
2017	-					
Thereafter	-					
TOTAL	1,055,000	-	-	1,055,000	-	-
Budget Change						
TOTAL	1,055,000	-	-	1,055,000	-	-
FISCAL RESPONSIBILITY POLICY CRITERIA:						
Will the change result in an efficient administrative and project delivery process?						Yes
Will the change result in an addition or cancellation of a capital project?						Yes
Will the underlying scope change alter the nature and type of capital project?						n/a
Where additional funding is required, are the funds from a combination of savings from fully tendered projects, other uncommitted sources such as grants and offsite levies, and cash flow management with other capital projects?						No
Will the change result in Council set debt and debt service limits being exceeded?						No
In order for this to be a Fiscal Management Policy Amendment the questions above must answer, Yes, No, No, Yes, No, respectively.						

Last updated: January 2015



Capital Budget Business Case

PROJECT NAME

Information Services Infrastructure Upgrades 2015

1. EXECUTIVE SUMMARY

Develop and implement an overall security program to protect the availability, integrity, and confidentiality of all RMWB data. This includes the development of a comprehensive IT Security Framework including policies, standards and procedures. As well, establish proactive and reactive strategies to identify risks and put controls in place to manage or reduce them. In order to achieve this, server licenses, hardware and software need to be kept up to date. Tools and resources to effectively monitor and control systems need to be put in place.

2. STRATEGIC PRIORITY ACTIONS

- Enhance and improve corporate responsibility and governance
- Build complete communities
- Demonstrate leadership in climate change adaptation and mitigation

3. ANALYSIS

3.1 Justification

Achieving compliance with information security laws, regulations, and standards. Responsibility to protect information and information assets. Ensure the proper use of information, particularly personal data.

3.2 Assumptions

Costs of Labor, Equipment, and Material will remain relatively at par with annual inflation and will not exceed 3% inter-annual.

Technical resources required will be available.

3.3 Priority Score

	Rate 1 to 5
Imminent Health or Safety	0
Legislation/Contractual Obligation	3
Link to Strategic Plan	3
Maintain Existing Assets	3
Maintain Current Service Levels	5
Increase Revenue	0
Decrease in Expenses	0
Increase Level of Existing Service	3
New Service	0
Other _____	0
	17

4. IMPLEMENTATION

Attachment 4.1

4.1 Estimated Schedules / Milestones

Project Planning*	Predesign	Design	Construction	Completion
Q4-2014	Q1-2015	Q2-2015	Q3-2015	Q4-2015

* If Project Planning includes public consultation and/or land acquisition, the timelines are included in this section.

4.2 Annual Project Capital Cash Flow Requirement

2015 Capital Cash Flow Requirements	Q1	Q2	Q3	Q4	2015 Total
Engineering Consulting Services					-
Consultant Fees					-
General Services - Contracted	24,500	24,500	134,500	134,500	318,000
Land					-
Equipment & Furnishing	149,250	149,250	219,250	219,250	737,000
Contingency					-
Inflation					-
Other					-
	173,750	173,750	353,750	353,750	1,055,000

2016 Capital Cash Flow Requirements	Q1	Q2	Q3	Q4	2016 Total
Engineering Consulting Services					-
Consultant Fees					-
General Services - Contracted					-
Land					-
Equipment & Furnishing					-
Contingency					-
Inflation					-
Other					-
	-	-	-	-	-

2017 Capital Cash Flow Requirements	Q1	Q2	Q3	Q4	2017 Total
Engineering Consulting Services					-
Consultant Fees					-
General Services - Contracted					-
Land					-
Equipment & Furnishing					-
Contingency					-
Inflation					-
Other					-
	-	-	-	-	-

2018 Capital Cash Flow Requirements	Q1	Q2	Q3	Q4	2018 Total
Engineering Consulting Services					-
Consultant Fees					-
General Services - Contracted					-
Land					-
Equipment & Furnishing					-
Contingency					-
Inflation					-
Other					-
	-	-	-	-	-

Attachment 4.1					
2019 Capital Cash Flow Requirements	Q1	Q2	Q3	Q4	2019 Total
Engineering Consulting Services					-
Consultant Fees					-
General Services - Contracted					-
Land					-
Equipment & Furnishing					-
Contingency					-
Inflation					-
Other					-
	-	-	-	-	-

4.3 Project Cash Flow, Capital Budget and Plan

Year	Q1	Q2	Q3	Q4	Total Annual Cost
2014 & Prior					
2015	173,750	173,750	353,750	353,750	1,055,000
2016	-	-	-	-	-
2017	-	-	-	-	-
2018	-	-	-	-	-
2019	-	-	-	-	-
Thereafter					-
Total	173,750	173,750	353,750	353,750	1,055,000

4.4 Impact on Operating Budget

Impact on Operating Budget	2015	2016	2017	2018	2019	Thereafter
REVENUES						
EXPENSES						
Salaries, Wages & Benefits						
Contracted/General Services						
Materials, Goods & Utilities						
Other Expenses						
TOTAL EXPENSES	-	-	-	-	-	-
NET OPERATIONAL REQUIREMENT	-	-	-	-	-	-
CHANGE TO STAFF REQUIREMENTS (+/-)						

5. TOTAL COST OF OWNERSHIP

Year	Total Capital Costs	Total Operating Costs	Total Annual Costs
2014 & Prior	-		
2015	1,055,000	-	1,055,000
2016	-	-	-
2017	-	-	-
2018	-	-	-
2019	-	-	-
Thereafter	-	-	-
Total	1,055,000	-	1,055,000

6. APPENDICES

	REGIONAL MUNICIPALITY OF WOOD BUFFALO	CAPITAL BUDGET AMENDMENT				
CURRENT PROJECT NAME: Thickwood Heights/ Timberlea - Multi-Use Facility - Design AMENDED PROJECT NAME: Northside Recreation Centre - Design						
	Group I/O	Revenue I/O				
ORDER CODES (if assigned):	0452012	700379				
	Expense I/O	Project Amendment				
	600664					
CURRENT PROJECT BUDGET						
<i>Year</i>	<i>Annual Cost</i>	<i>Fed Grants</i>	<i>Prov Grants</i>	<i>Reserves</i>	<i>Other Sources</i>	<i>Debtenture Financed</i>
2014 & Prior	7,000,000			7,000,000		
2015	-					
2016	-					
2017	-					
Thereafter	-					
TOTAL	7,000,000	-	-	7,000,000	-	-
CURRENT COST AND COMMITMENT						
<i>As at</i>	<i>Current Budget</i>	<i>Actual to Date</i>	<i>Commitments</i>	<i>Available</i>		
February 2, 2015	7,000,000	5,529,806	-	1,470,194		
DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT						
Additional monies are required to proceed with design for Option 1 as selected by Council for the Northside Recreation Centre. These monies will allow design documents to be advanced to 75% completion and therefore avail Council with better decision making tools. The name is also being revised to reflect the current naming convention.						
AMENDED PROJECT BUDGET						
<i>Year</i>	<i>Annual Cost</i>	<i>Fed Grants</i>	<i>Prov Grants</i>	<i>Reserves</i>	<i>Other Sources</i>	<i>Debtenture Financed</i>
2014 & Prior	7,000,000			7,000,000		
2015	6,500,000			6,500,000		
2016	-					
2017	-					
Thereafter	-					
TOTAL	13,500,000	-	-	13,500,000	-	-
Budget Change						
TOTAL	6,500,000	-	-	6,500,000	-	-
FISCAL RESPONSIBILITY POLICY CRITERIA:						
Will the change result in an efficient administrative and project delivery process?						Yes
Will the change result in an addition or cancellation of a capital project?						No
Will the underlying scope change alter the nature and type of capital project?						No
Where additional funding is required, are the funds from a combination of savings from fully tendered projects, other uncommitted sources such as grants and offsite levies, and cash flow management with other capital projects?						Yes
Will the change result in Council set debt and debt service limits being exceeded?						No
In order for this to be a Fiscal Management Policy Amendment the questions above must answer, Yes, No, No, Yes, No, respectively.						

Last updated: January 2015

Subject:	Bid to Host the Federation of Canadian Municipalities Board Meeting on September 12-15, 2017
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APPROVALS:

David Leflar, Director Marcel Ulliac, Chief Administrative Officer

Administrative Recommendation:

THAT the Regional Municipality of Wood Buffalo submit a proposal to host the Federation of Canadian Municipalities Board Meeting in Fort McMurray on September 12-15, 2017.

Summary:

Council Members have expressed an interest in hosting the September 12-15, 2017 Federation of Canadian Municipalities (FCM) Board Meeting. FCM requires that a resolution of Council be passed supporting the proposal.

Background:

The FCM has issued a request for proposals for member municipalities to host Board Meetings in 2017. Proposals are evaluated by FCM's Standing Committee on Conference Planning based on established criteria approved by the Board and on a regional rotation. These criteria include, but are not limited to availability of hotel accommodations, conference facilities, transportation, and municipal support and equipment.

The Municipality previously submitted a proposal to host the September 2015 Board Meeting, but was not selected as the host community for that particular event.

Budget/Financial Implications:

The host municipality is responsible for costs associated with shuttle transportation for delegates to and from the conference facility, and the costs associated with hosting both a Welcome Reception and a dinner for delegates. The event host is also required to provide computer equipment, copying services and event planning support. If the Municipality is successful in its bid, the cost of the event would be brought forward in the 2017 Operating Budget.

Rationale for Recommendation:

Hosting an FCM Board Meeting would bring 100-120 elected and municipal officials from across Canada to the region and provide the Municipality with an opportunity to profile initiatives such as Zero Waste, and showcase municipal facilities such as Shell Place and the Suncor Community Leisure Centre. Hosting will also provide an opportunity to dispel some of the erroneous perceptions that have arisen as a result of less than positive media coverage about the region in the past several years.

