



Council Meeting

Council Chambers
Municipal Building - Jubilee Centre
9909 Franklin Avenue, Fort McMurray

Tuesday, October 17, 2006

Agenda

Call to Order – 7:00 p.m.

Opening Prayer

Adoption of Agenda

Minutes of Previous Meetings

- A. Regular Meeting – October 10, 2006

Delegations

- A. Mr. Jerry Metz, representing Markaz Ul-Islam, St. John the Baptist Catholic Church, McMurray Gospel Assembly and Northern Lights Health Region re: Land for Future Development

(The Chair will provide an opportunity for those attending the meeting and wishing to address an item on the agenda to identify themselves and come forward to speak to Council. Consistent with all delegations, each presentation will be allowed a maximum of five minutes. This does not apply to Public Hearings or Bylaws for which a Public Hearing is required to be held, as the process for these items is regulated by the Municipal Government Act.)

Public Hearings

None Scheduled

Updates

- A. Reporting of Councillors on Boards and Committees
(Councillors Flett, Germain, Meagher, Rebus and Clarkson)
- B. Mayor's Update

Reports

- A. Council Expense Summary – Period Ended September 30, 2006

Bylaws

None Scheduled

New and Unfinished Business

Adjournment

Regional Municipality of Wood Buffalo

Council Meeting

October 17th, 2006

Presented: by your Local Churches, Mosque and your Health Region

St. John the
Baptist Parish



Markaz-UI-Islam



Northern Lights
Health Region



McMurray Gospel
Assembly



Outline

- Section 1: Who are we? Our Current status!
- Section 2: Purpose of this presentation
- Section 3: Issue and summary of facts
- Section 4: Appending parties urgent needs
- Section 5: Development Plan
 - Proposal
 - Time line – land development
 - Timeline - Construction
- Section 6: Decision / Agreement from the Municipality of Wood Buffalo

Appendix

- See next page

Appendix

Land Search – our journey

- **Section 7: St. John the Baptist**

- Summary of initiatives from 2000 – 2006
- Correspondence with Municipality and various Government officials
- Feb, 2002 Application for land to Alberta Sustainable Development
- Presentation to the Municipality of Wood Buffalo, Development and Planning Standing Committee

- **Section 8: Markaz – UI – Islam**

- Summary of initiatives from 1999 to 2006
- Correspondence with the Municipality and various Government officials

- **Section 9: Northern Lights Health Region**

- Background – Proposed Healthy Aging Facility
- Land Allocation Efforts
- Executive Summary
- Project Description

- **Section 10: McMurray Gospel Assembly**

- Summary of initiatives from 1999 to 2006
- Correspondence with the Municipality and various Government officials
- Correspondence with Hon Guy Boutilier & Hon Stan Woloshyn

- **Section 11: ACI contract –**

- Consultants contracted to assist with the development of the Real Martin property

- **Section 12: Real Martin West, Area Structure Plan**

- **Section 13: Definitions for abbreviations**

Who are we and as a group how did we come together?

We are representatives from 2 Churches that belong to the Fort McMurray Ministerial Association, the Muslim community and the Northern Lights Health Region. We have the most urgent need to expand our facilities. Immediate expansion is required to look after the “**Spiritual**” and “**Facility**” needs of our parishioners and aging seniors in the City of Fort McMurray. We have been unable to acquire land through the Municipal Planning Department.

The coalition of this group of 4 came together as a collective initiative to secure land for the future development of Churches, Mosque, a Long Term Care and a Seniors facility for the residents of this community.

Current Status

- Municipal Planning has been unable to meet the requirements to provide land for development by the Spiritual Community of Fort McMurray.... we have been given the back seat to other growth development projects.
- After a 5-6 year quest in search/ application and negotiations, we are no where near securing “**any**” land to build our Churches and Seniors facilities. We are currently at an impasse with the Municipality with no direction other than wait.
- The group presenting here this evening can no longer wait for further studies and planning...this phase has been completed by the Municipal Planning Department....namely the Real Martin Area Structure Plan which was initiated by our request for Land.

We can't wait until 2012, we have members that want to begin construction “ Mid 2008 and 2009.”

Purpose of this presentation: *Two fold*

(1) Request Council's support for our development proposal as recommended in the Real Martin Development Plan along side Thick wood Boulevard next to the snow dump.

(2) Formal request that additional land for the future be set aside to enable expansions for other Churches in Fort McMurray as per input from the Fort McMurray Ministerial Association.

Issue & Summary of facts

- Issue
 - Church groups and NLHR have been unable to secure land within the boundaries of the Municipality of Wood Buffalo...dialogue and discussion ongoing since 1999.
 - Development Costs have escalated from \$60Million to \$120 Million in this time frame.(continues to escalate)
- Summary of key facts
 - St. John the Baptist Church has made an application for land in Feb, 2002, Municipal Planning Department has application on hold.
 - Muslim Community applied for expansion of current facility, denied because of inadequate parking.
 - Municipal Real Martin Plan undertaken, passed by council, Zoned suitable for **Church** and **Institutional**.
 - Many meetings held with mixed direction from the Municipality. Municipality is now staking claim for a future recreational center on this proposed site.
 - Verbal discussion for St. John the Baptist and Municipality to develop land jointly, no action.
 - MGA directed to review land for acquisition at the bottom of Confederation. Uneconomical to development...access to site major hurdle...these facts already known to the Municipality.
 - NLHR in May/2005 participated in stakeholder focus groups hosted by Wood Buffalo Housing Development to include a Long Term Continuing Care facility in the foot print of Parcel "D". Parcel D awarded to a private developer. WHD footprint plan cancelled.
 - Alberta Seniors request a land allocation for a Seniors facility on Parcel "F" in Q4/2005. To date no designated land has been made available to NLHR or indications that land will be made available in Parcel F.
 - ***Churches went back to the Municipality for discussion. June, 2006. Churches where advised that the Real Martin land is now available. Municipality no longer interested.***
 - Most urgent parties form a verbal joint agreement (parties to this presentation) to assess the best use of land, hired a consultant and committed \$80,000 to complete assessment of pending land.(see appendix ACI)
 - ***August, 2006 group advised that the Municipality is once again staking a claim on 20 acres of this parcel for a future recreational center.***

Northern Lights Health Region construction schedule is 2008.

Markaz- UI- Islam construction schedule is 2009. (see timelines enclosed)

Appending Parties – Urgent “ Our need is now”.

St Johns	Markaz-UI-Islam	NLHR	MGA
2 Churches , One downtown and one in Thick wood with residences on site – seating capacity 330 & 630 persons	Mosque – seating capacity 150. Islam school -purchased building in 2003 – out of space.	NLRHC Continuing Care patients occupies the 4 th floor of the acute care center (Hospital).	1 Church , in the downtown area, with seating of 350. Renting offsite facilities.
Catholics represent 40% of Fort McMurray’s current population of 63,000 +, with a projection of 80,000 to 107,000 by 2010.	Denied - application to expand existing Mosque, parking issue. Unsuccessful - to rent a gym/hall for Friday prayers.	8 to 18 Continuing care patient currently occupying acute care beds on acute medical floor 3 in NLRHC.	MGA is a growing church that is bursting at the seams. We are holding 3 Sunday services - not enough.
Reviews completed - current sites inadequate to support required future expansions- issue parking •Thick wood church to be sold	Safety Concern – capacity of Mosque 150 person, more than 450 person attending Friday prayers. Islam school - out of space.	Existing site inadequate to meet the combined needs of acute and continuing care services – need bed capacity for acute care.	Current site is inadequate, no room to expand. •Parking is a problem. •Renting offsite facilities.
Need a facility with a seating capacity for 1200 by 2009 with capability to expand to 1500 persons by 2015 .	Need a 1500 person facility for worship by 2009 and a school to expand.	Need a free standing continuing care facility by 2008 – c/w 60 continuing care beds & 40 assisted living.	Need a facility to accommodate 1500 people and everyday ministries by 2010 .
Urgent need for land – now! Current facilities nearing capacity .	Urgent need for land now!! Current school and mosque is over capacity.	Urgent need for land now!! Out of beds.	Urgent need for a bigger facility – need land now!!! Current facility is over capacity.

Real Martin West

Meets our needs

Area Structure Plan

Bylaw No. 05/003

Adopted and became a bylaw February 8th, 2005

1.1 **Purpose:** The purpose of this (ASP) provides a framework and policies that will guide the use, subdivisions and development of land located in the Real Martin West area.

Objective of this area structure plan include the following:

a) To examine the suitability of land in the Plan Area for development of regional churches and church-related uses including housing.

1.4 The Real Martin West Area Structure Plan.....will become a statutory document of the Regional Municipality of Wood Buffalo.

Input – General Consensus Stakeholders, Neighbors, General Public supports land adjacent to Thick wood Boulevard for churches and schools.

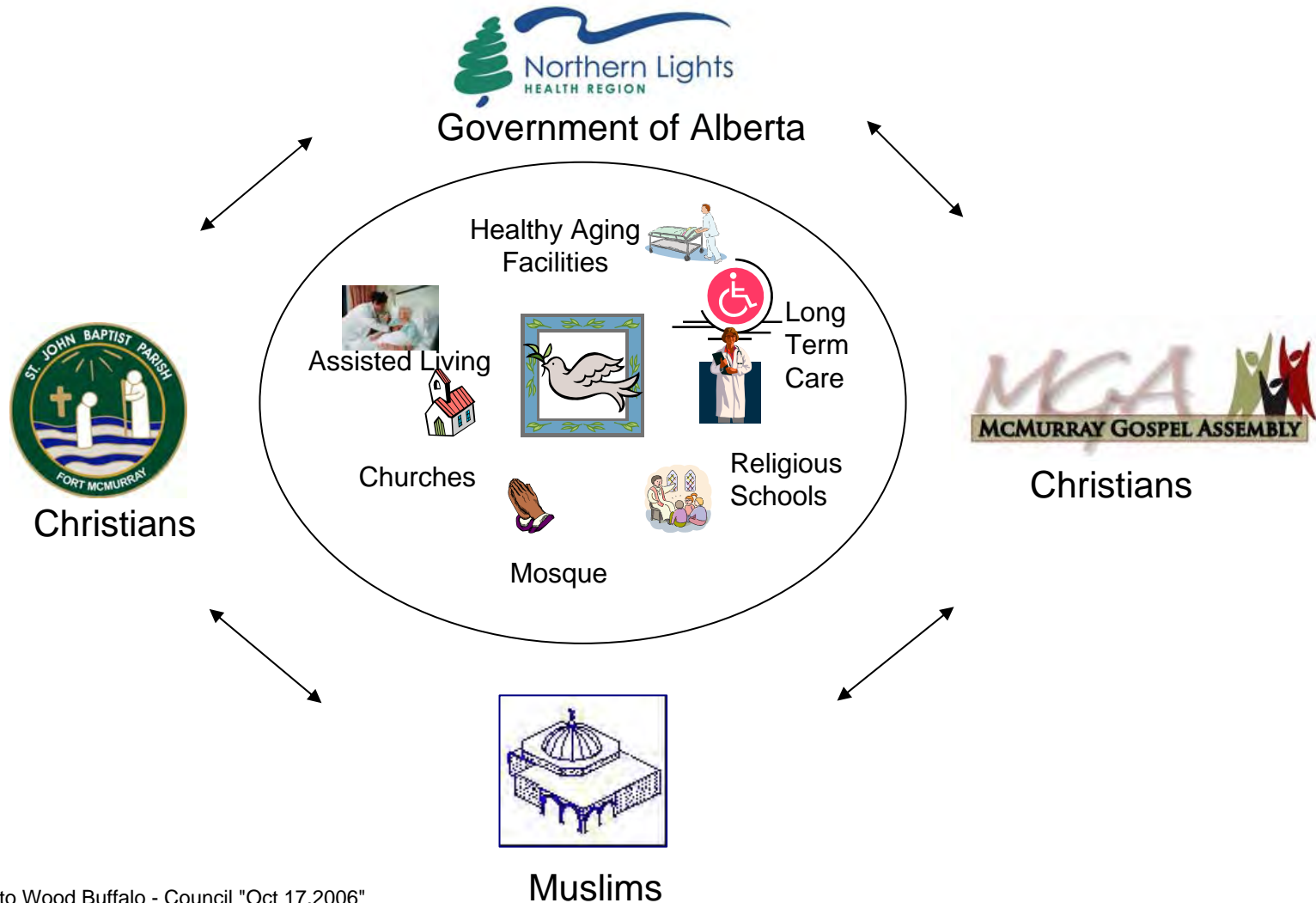
3.1Recommend land use includes the following major land uses and associated land use recommendations:

- Institutional and public service land uses at the north end of the Plan Area adjacent to Thickwood Boulevard. Appropriate land uses in the institutional area will be churches. Multi-family residential dwellings may be considered through a Direct Control redesignation process where council is satisfied to support a primary institutional facility such as a church.

(See Appendix Section 12 for Real Martin Area Structure Plan – approved by Council)

A Joint Development Proposal (Real Martin West)

“ A positive experience in our community - Christians, Muslims and our Government coming together.”



A Joint Development Proposal (Real Martin West)

35 – 74 acres required – a phased approach to the development of the Real Martin site.

St Johns	Markaz-UI-Islam	NLHR	MGA
Phase I 2008 - 2011			
Church - capacity 1000 seats for worship /hall, reception and meeting rooms. 40,000 sq ft 400 Parking stalls	12 Classrooms and Gym – use as an interim prayer Hall. 45,000 sq ft. 600 Parking stalls	“Healthy Aging Facility” 60 Bed Continuing Care & 40 Bed Supportive Living unit. 80,000 sq ft 100 Parking stalls	Multi Purpose Worship area /Triple Gym office area / meeting rooms - 28,000 sq ft 350 Parking stalls
Rectory on site 2000 Sq ft			
Phase II 2012 - 2020			
Live in Retreat Center 25,000 sq ft 100 Parking stalls.	23,000sq ft Mosque Prayer Hall & Support Facilities 350 Parking stalls		Separate Worship facility - capacity 2500 seats 28,000 sq ft
250 seat addition to Church 10,0000 sq ft.	Expand Mosque / Prayer Hall. sq ft to be determined		Worship facility, expansion +/- 28,000 sq ft 200 Parking Stalls
Consortium to develop a Senior Citizen Complex within this community			



A Joint Development Proposal (Real Martin West)

St. John the Baptist Parish – Phase I



Conceptual Only

A Joint Development Proposal (Real Martin West)

Markaz-UI-Islam Community Facility Phase I & II expansion complete



Conceptual Only

A Joint Development Proposal (Real Martin West)

Northern Lights Health District – Phase I Long Term Care and Assisted Living Complex



Conceptual Only



A Joint Development Proposal (Real Martin West)

McMurray Gospel Assembly – Phase I



Conceptual Only

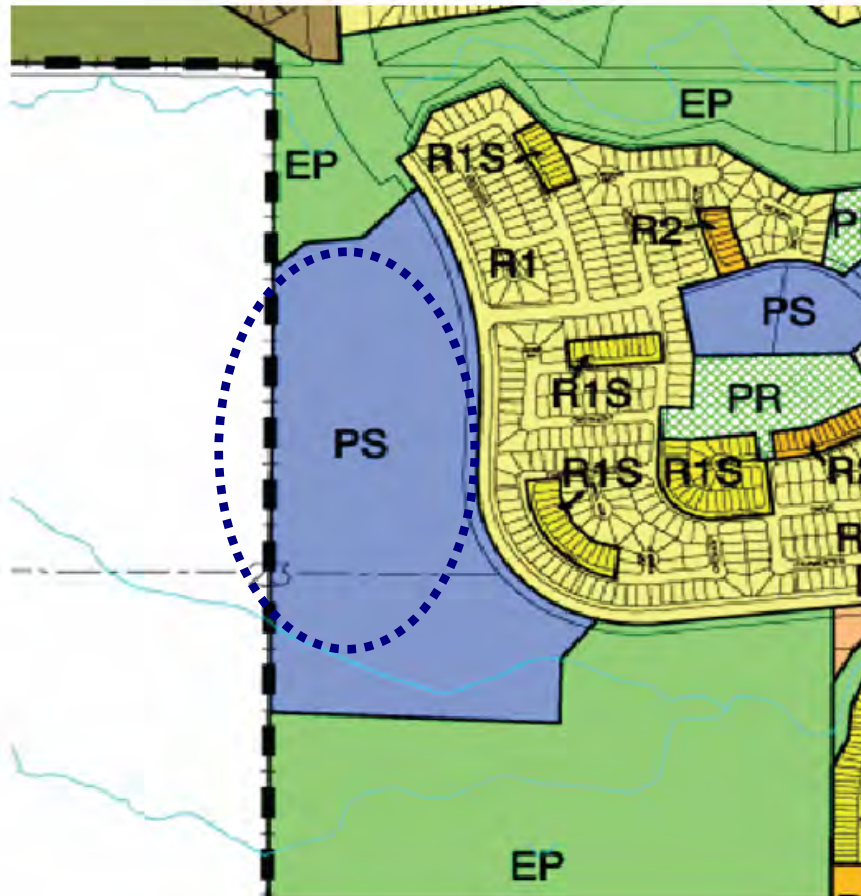
A Joint Development Proposal (Real Martin West)

Site Aerial View



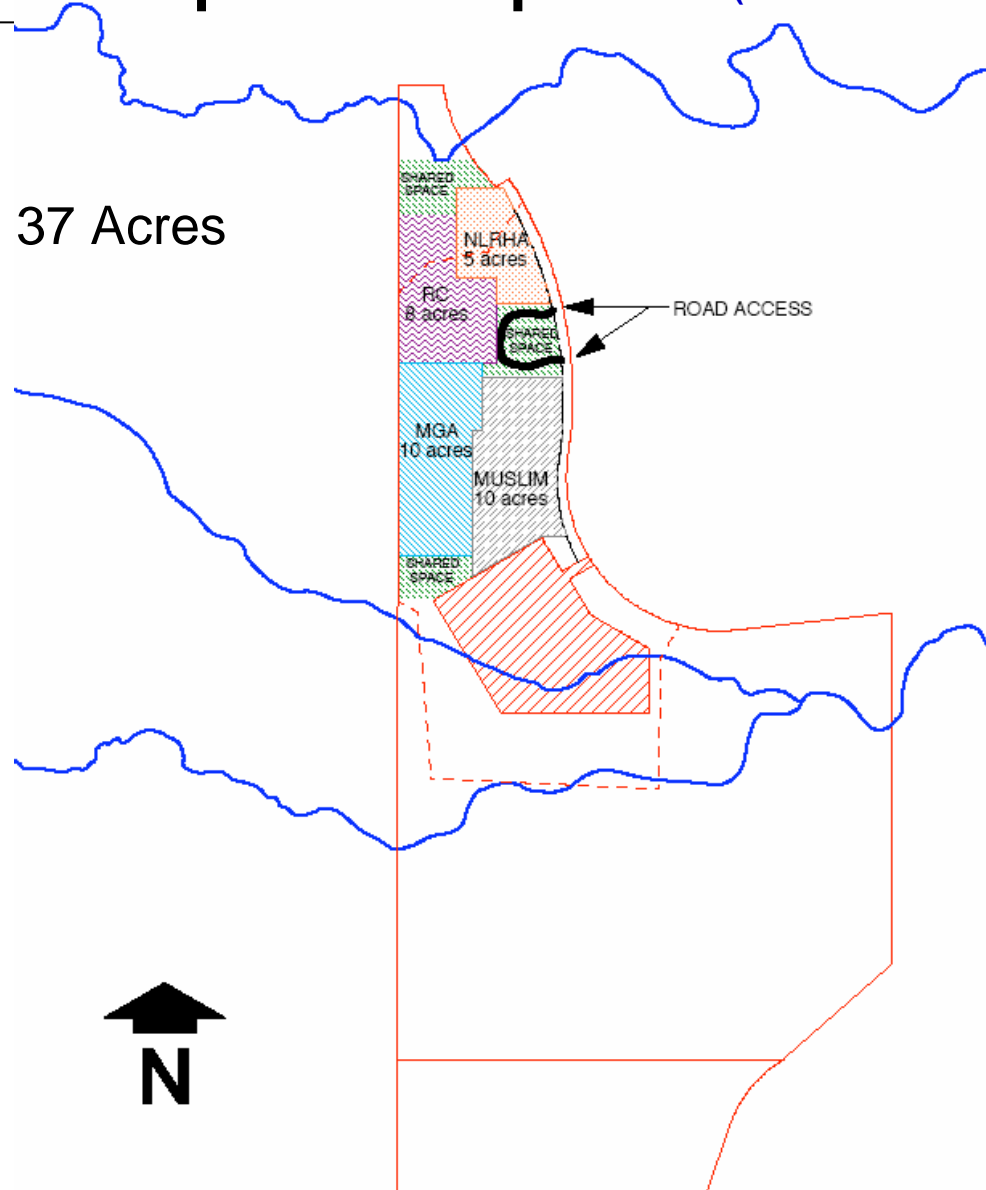
A Joint Development Proposal - (Real Martin West)

Zoning Map

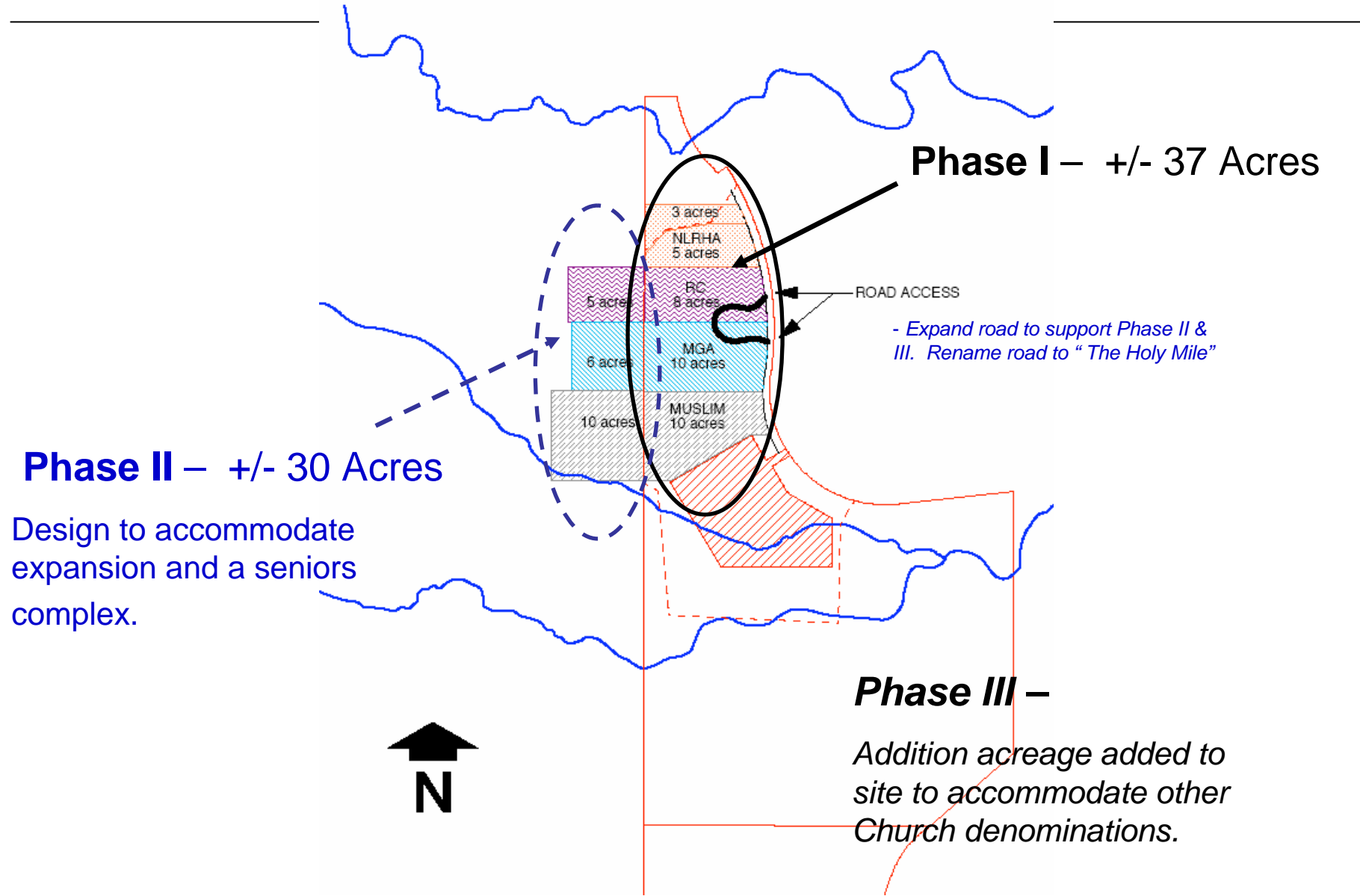


A Joint Development Proposal - (Real Martin West)

Phase 1 – +/- 37 Acres



A Joint Development Proposal - (Real Martin West)



Phase II – +/- 30 Acres

Design to accommodate expansion and a seniors complex.

Phase III –
Addition acreage added to site to accommodate other Church denominations.

Timeline – Secure Land & Develop Common Infrastructure (3 years)

St Johns – MGA - Markaz-UI-Islam- NLHR (Consortium of 4)	
Oct 16, 2006	Meet with the Municipality of Wood Buffalo to present our land case.
Q4,2006	Partnership agreement in place for consortium of (4)
Q4, 2006	Site testing & studies completed
Dec,2006	Submit application to Sustainable Resources Department for land request (?? Acres)
April, 2007	Approval for land received – land is secured
Sept , 2007	Preliminary Site Development design complete Preliminary development agreement with Regional Municipality complete
May, 2008	Complete amendment to area structure plan
Sept , 2008	Develop final design and development agreement with regional municipality c/w - water, sewer, storm, power, telephone & cable to individual sites
October 1, 2008	Tender Common site development
Begin Oct/Nov 2008	Common site development – begin top soil removal, strip site & construction for common services
October, 2009	<i>Common site development plan with paved roads completed</i>

Build Timeline *(issue – already demand is out of alignment with site the plan)*

<u>Key Activities</u>	St Johns	Markaz-UI-Islam	NLHR	MGA
Fundraising	November, 2006	November, 2006	Approval, Q2,2007	November, 2006
Infrastructure - complete	October, 2009	October, 2009	October, 2009	October, 2009
Prelim Designs	October, 2008	April, 2008	October, 2007	November, 2007
Designs Complete – tender	May, 2009	September, 2008	June, 2008	July, 2008
Begin Construction - Phase 1	April, 2010 40,000 sq ft Church and rectory	June, 2009 12 Classroom and Gym 45,000 sq ft. Gym - interim prayer Hall.	August, 2008 80,000 sq ft - 60 Bed Continuing Care, 40 Bed Supportive Living	July, 2009 28,000 sq ft Multi Purpose Worship area /Triple Gym office area / meeting rooms.
Site Paving	September, 2011 400 parking stalls	October, 2010 350 parking stalls	April, 2011 100 Parking stalls	August, 2010 600 parking stalls
Expansion - Begin Phase 2	August, 2016 Retreat Center	April, 2012- 23,000sq ft Mosque Prayer Hall & Support Facilities		July, 2012 Worship facility, seating 2,500 @ 28,000 sq ft
Senior Citizens	2016	2016	2016	2016
Paving	June, 2017 50 Parking stalls	June, 2014 Additional 350 parking stalls		August, 2014 C/W 200 extra stalls
Expansion - Begin Phase 3	August, 2018 10,000 sq ft Church expansion	2022 Expand Mosque/ Prayer Hall		July, 2018 Worship facility, expansion +/- 28,000 sq ft
Paving	July, 2020 100 Parking stalls	2024 Paving Complete		August, 2020 Paving Complete

Decision/Agreement

This proposal being put before Council, is a joint plan that compliments and aligns with the needs of our spiritual community and our senior population. Our spiritual community is a caring community of family and friends, a key foundation for a healthy society. Our seniors, whatever their needs for healthy aging facilities, Church/Worship Centers, senior residence, assisted living and a Long Term Care facilities, are met with this plan.

“All of this existing on one consolidated site.”

The land (33 -74 acres), that we are requesting for development must be **central** to the hub of our residential population (***Thickwood & Confederation***), allow for an on **site residence** and meet our needs for **future expansion**.

“ Real Martin West meets those needs.”

In closing, we are looking for a formal agreement from Council Chambers tonight to allow this group to proceed with this conceptual plan and the traffic impact analysis/utilities review by giving us:

(1) Council's support that the Municipality will not pursue future development of the 33 acres on Real Martin Development plan (attached) for any other purpose than Church Development and Long Term Care/Seniors Healthy Aging facility and provide this group the first option to evaluate and expand on this pending site for longer term development, namely phase II.

(2) To support our formal request that additional future land be set aside to enable future expansions for the other Churches as per input from the Fort McMurray Ministerial Association.

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Regional Council
From:	Legislative & Legal Services
Date:	October 17, 2006
Subject:	Council Expense Report – Period Ending September 30, 2006

ISSUE:

To identify Council expenses submitted as of September 30, 2006.

REFERENCE:

Elected Officials Compensation, Travel, Expense and Support Policy (LEG-050)

HISTORY:

On April 24, 2001, Regional Council adopted the Elected Officials Compensation, Travel, Expense and Support Policy, which came into effect immediately following the 2001 General Municipal Election. The Policy requires that quarterly reports on expenditures for each Council Member be presented to Standing Committee for review.

ANALYSIS:

In order to monitor expenditures, spreadsheets have been developed and expenses are recorded for each Member of Council. These expenses have been broken down into the following categories: registration fees, travel (mileage, airfare, taxi, bus, etc.).

A summary of expenses has been prepared and reflects all expenses submitted as of September 30, 2006. This summary also includes those expenditures resulting from participation on Provincial Boards/Committees and periods in which a Member of Council performed the duties of Deputy or Acting Mayor.

The 2006 Council Expense Summary for the period ending September 30, 2006 is within budget allowances.

ATTACHMENT:

2006 Council Expense Summary

ADMINISTRATIVE RECOMMENDATION:

THAT the Council Expense Report to September 30, 2006 be received as information.

2006 COUNCIL EXPENSE SUMMARY
Year to Date Expenses Submitted for the Period Ending September 30, 2006

	Annual Budget	Registration Fees	Travel	Meals	Accom.	Other Expenses	Total	Percentage Expended	Other Committees	Deputy Mayor
Blake, Melissa - Business Travel	25642		10,489.85	128.99	2,490.82	130.00	\$13,239.66	51.63%		
Blake, Melissa - Public Relations	9548	169.60		1,764.78		939.83	\$2,874.21	30.10%		
Blake, Melissa - Conf. & Training	4562	6,929.90	1,392.81	21.44	1,070.00	401.90	\$9,816.05	215.17%		
Blake, Melissa - Membership/Reg.	283					24.00	\$24.00	8.48%		
BLAKE - TOTAL	40035						<u>\$16,113.87</u>	40.25%		
Carbery, Jim - Expenses	1725						\$0.00	0.00%		
Carbery, Jim - Conference	5000	600.00	780.63	274.80	1,080.52	8.05	\$2,744.00	54.88%		
CARBERY - TOTAL	6725						<u>\$2,744.00</u>	40.80%		
Chadi, John - Expenses	22500		370.00		694.10		\$1,064.10	4.73%		
Chadi, John - Conference	5000	561.80					\$561.80	11.24%		
CHADI - TOTAL	27500						<u>\$1,625.90</u>	5.91%		
Clarkson, Sharon - Expenses	1725			40.00			\$40.00	2.32%	\$509.09	
Clarkson, Sharon - Conference	5000	595.35	1,120.49	150.50	804.75		\$2,671.09	53.42%		
CLARKSON - TOTAL	6725						<u>\$2,711.09</u>	40.31%		
Flett, Sonny - Expenses	22500		2,390.60	336.60	4,849.26		\$7,576.46	33.67%		
Flett, Sonny - Conference	5000	555.00	786.99	155.72	1,089.44		\$2,587.15	51.74%		
FLETT - TOTAL	27500						<u>\$10,163.61</u>	36.96%		
Germain, Sheldon - Expenses	1725						\$0.00	0.00%		
Germain, Sheldon - Conference	5000						\$0.00	0.00%		
GERMAIN - TOTAL	6725						<u>\$0.00</u>	0.00%		
Meagher, Phil - Expenses	1725						\$0.00	0.00%		
Meagher, Phil - Conference	5000	3,905.50	905.76		1,171.90		\$5,983.16	119.66%		
MEAGHER - TOTAL	6725						<u>\$5,983.16</u>	88.97%		
Rebus, Renee - Expenses	6000		1,056.15				\$1,056.15	17.60%		
Rebus, Renee - Conference	5000		636.00				\$636.00	12.72%		
REBUS - TOTAL	11000						<u>\$1,692.15</u>	15.38%		
Slade, Carolyn - Expenses	1725						\$0.00	0.00%		
Slade, Carolyn - Conference	5000						\$0.00	0.00%		
SLADE - TOTAL	6725						<u>\$0.00</u>	0.00%		
Vyboh, John - Expenses	1725						\$0.00	0.00%		
Vyboh, John - Conference	5000	979.00	1,855.75	341.46	1,277.80		\$4,454.01	89.08%		
VYBOH - TOTAL	6725						<u>\$4,454.01</u>	66.23%		
Wiltzen, Lorne - Expenses	10000						\$0.00	0.00%		
Wiltzen, Lorne - Conference	5000						\$0.00	0.00%		
WILTZEN - TOTAL	15000						<u>\$0.00</u>	0.00%		