



## **Council Meeting**

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

Tuesday, October 24, 2006

### **Agenda**

**Call to Order – 7:00 p.m.**

**Opening Prayer**

**Adoption of Agenda**

**Minutes of Previous Meetings**

- A. Regular Meeting – October 17, 2006

**Delegations**

- A. Mr. Rod McDonald, United Way of Fort McMurray re: Future Forward Forum

*(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  
(Deputy Mayor Carbery, Councillors Wiltzen, Chadi, Slade and Vyboh)
- B. Mayor's Update

**Reports**

- A. Community Plan on Homelessness and Affordable Housing – Operational and Capital Funding

**Bylaws**

- A. Bylaw No. 06/038 - Text Amendment to the Land Use Bylaw – Timberlea Commercial Site  
(1<sup>st</sup> reading – Public Hearing to take place on November 14, 2006)

**New and Unfinished Business**

**Adjournment**



REGIONAL MUNICIPALITY  
OF WOOD BUFFALO

## Request To Make A Presentation At A Council Meeting Or Public Hearing

Requests to make a public presentation must be received by 12:00 noon on the Wednesday immediately preceding the scheduled meeting/hearing. *Presentations are a maximum of 5 minutes in duration.* Additional information may be submitted to support your presentation.

### CONTACT INFORMATION

|  |   |
|--|---|
| <b>Name of Presenter:</b>              | Rod McDonald  |
| <b>Mailing Address:</b>                | United Way of Fort McMurray<br>207-9912 Franklin Avenue<br>T9H 2K5<br>791-0077                  |
| <b>Telephone Number:</b>               | (Day) <b>If we cannot confirm your attendance, your request may be removed from the Agenda.</b> |
| <b>E-Mail Address (if applicable):</b> |   |

### PRESENTATION INFORMATION

|   |   |
|---|---|
| <b>Preferred Date of Presentation:</b>  | October 24, 2006  |
| <b>Topic:</b>   | Future Forward Forum  |
| <b>Please List Specific Points/Concerns:</b><br><br><b>If speaking at a Public Hearing, clearly state your support or opposition to the bylaw along with any related information:</b> | 1. <u>Future Forward Forum will be held October 27 &amp; 28. I would like to urge council and the general public to participate.</u><br>_____<br>2. _____<br>3. _____ |
| <b>Action Being Requested of Council:</b>   |   |

*As per Procedure Bylaw No. 06/020, a request to make a presentation may be referred or denied.*

Please return completed form, along with any additional information, to:  
**Chief Legislative Officer**  
Regional Municipality of Wood Buffalo  
9909 Franklin Avenue  
Fort McMurray, AB T9H 2K4  
Telephone: (780) 743-7001

**RECEIVED**

OCT 13 2006

LEGISLATIVE & LEGAL  
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# REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

|          |   |
|----------|---|
| To:      | Mayor and Council   |
| From:    | Manager, Community Services   |
| Date:    | October 24, 2006  |
| Subject: | Community Plan on Homelessness & Affordable Housing - Operational and Capital Funding |

## **ISSUE:**

The dispersal of funding received from Human Resources Skill Development and Alberta Seniors to community organizations for the Community Plan on Homelessness and Affordable Housing.

## **REFERENCE:**

1. Contribution Agreement between the Regional Municipality of Wood Buffalo and Human Resources and Skill Development ending March 31, 2007.
2. Conditional Grant agreement between the Regional Municipality of Wood Buffalo and Alberta Seniors ending March 31, 2007.

## **HISTORY:**

Since 2001, the Municipality has acted as the Community Based Organization, responsible for the dispersal of funds contributed by the Federal and Provincial Governments to community organizations based on the Updated Community Plan on Homelessness and Affordable Housing. For 2007, a total of \$677,399.45 is available to be distributed.

The Municipality as a member of the Homelessness Initiative Steering Committee has helped community organizations build capacity to better serve the homeless and near homeless people within the Region.

The process for notifying community organizations about the opportunity to receive funding included an information session on the call for proposals held on Monday, August 14, 2006 as well as advertising for submissions placed in the Fort McMurray Today on Friday, August 18, 25 and September 8, 2006.

Administration received five proposals requesting a total of \$1,326,631.00 in funding.

## **ALTERNATIVES:**

1. Allocate funding as per recommendations.
2. Do not allocate funding.

**ANALYSIS:**

Applications were screened for compliance with the Community Plan on Homelessness and Affordable Housing and reviewed by a subcommittee of the Homelessness Initiative Steering Committee for content. All applications and recommended allocations were reviewed by the Community Services Advisory Committee.

**ATTACHMENTS:**

1. Summary of Funding Recommendations
2. Summary of Proposals

**ADMINISTRATIVE RECOMMENDATION:**

THAT funding for the Community Plan on Homelessness be allocated as follows:

- \$27,000.00 to the Fort McMurray Association for Community Living to supplement funding for the Supportive Transitional Housing Team Coordinator;
- \$48,000.00 to the Fellowship Baptist Church-Centre of Hope to supplement funding for extending hours of operation to include weekends and statutory holidays;
- \$88,000.00 to the Fellowship Baptist Church-Centre of Hope to partially fund the Outreach Team;
- \$196,037.00 to the Salvation Army to partially fund the purchase and subsequent operation of the Mobile Outreach Response Vehicle; and
- \$308,302.45 to the Wood Buffalo Housing and Development Corporation to partially fund the capital and operational costs of the “Home for the Homeless” program.

**COMMUNITY PLAN ON HOMELESSNESS AND AFFORDABLE HOUSING  
CAPITAL/OPERATIONAL FUNDING (2006-2007)  
\$677,399.45  
\$477,677.45 Human Resources and Skill Development – Federal Government  
\$200,000.00 Alberta Seniors - Provincial Government**

| No. | Grant No   | Organization                                     | Amount Requested | Recommended Allocation | Percentage |
|-----|------------|--|------------------|------------------------|------------|
| 1.  | CPH-001-06 | Fort McMurray Association for Community Living   | \$28,324.00      | \$27,000.00            | 95%        |
| 2.  | CPH-002-06 | Fellowship Baptist Church - Centre of Hope       | \$52,924.00      | \$48,000.00            | 91%        |
| 3.  | CPH-003-06 | Fellowship Baptist Church-Centre of Hope         | \$101,037.20     | \$88,000.00            | 89%        |
| 4.  | CPH-004-06 | Salvation Army                                   | \$239,539.89     | \$196,037.00           | 82%        |
| 5.  | CPH-005-06 | Wood Buffalo Housing and Development Corporation | \$904,806.00     | \$308,302.45           | 34%        |
|     |            | Total  | \$1,326,631.09   | \$667,339.45           |            |

**COMMUNITY PLAN ON HOMELESSNESS & AFFORDABLE HOUSING  
CAPITAL/OPERATIONAL PROJECTS - 2006  
AVAILABLE FUNDING: \$677,399.45.00  
\$477,399.45 Human Resources and Skills Development  
\$200,000.00 Alberta Seniors**

| Grant      | Organization  | Priority | Purpose   | Comments   |
|------------|---|----------|---|--|
| CPH-001-06 | <b>Fort McMurray Association for Community Living</b>   | 1        | Supportive Transitional Housing Team Coordinator  | The Supportive Transitional Housing Team is comprised of many different agencies who advocates on behalf of hard to house individuals. The Coordinator provides administrative support and coordination of services to this team. The Coordinator's role also includes supporting and advocating for the identified individuals as they move into transitional housing and on to independent living. |
| CPH-002-06 | <b>Fellowship Baptist Church- Centre of Hope</b>        | 1        | Extension of Hours of Operation   | The Centre of Hope's drop in program attendance has far exceeded their original expectations and the need for extended services has been expressed by the patrons and staff especially through the cold winter months.   |
| CPH-003-06 | <b>Fellowship Baptist Church- Centre of Hope</b>        | 1        | The Center of Hope Outreach Team  | The Centre of Hope has two outreach workers who assist the patrons of the drop in program with the services and support required to attain self sufficiency. The Outreach team deals with each person on an individual basis and helps them to remove barriers.  |
| CPH-004-06 | <b>Salvation Army</b>                                   | 1        | To purchase and operate a Mobile Outreach Response Vehicle  | The Mobile Outreach Response Vehicle would provide food services to any emergency shelter program available through the winter which would allow a center to open without kitchen facilities. The vehicle would also patrol the streets at night to provide not only hot coffee/soup but also have warm clothing/blankets available for the homeless population.                                     |
| CPH-005-06 | <b>Wood Buffalo Housing and Development Corporation</b> | 1        | "Home for the Homeless"<br>To open a cot program in the short term and a multi level transitional housing unit in the long term | In the short term this program would provide a cot program for the upcoming winter and in the long term it would be a multi level transitional housing unit with capacity for approximately 150-200 people and would support an individual's gradual move towards independence. Space would be available on site for support services from the community programs to meet with the residents.        |

# REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

|          |  |
|----------|--|
| To:      | Mayor and Council  |
| From:    | Manager, Planning & Development  |
| Date:    | October 24, 2006   |
| Subject: | Bylaw No. 06/038 - Land Use Bylaw Text Amendment – Timberlea Commercial Site |

## **ISSUE:**

An application to amend the Land Use Bylaw has been received to add “Dwelling Units Above Ground Floor Commercial” to the list of Discretionary Uses allowed in the C3A-Timberlea Shopping Centre Commercial District (Bylaw No. 04/049) and adding standard regulations pertaining to the proposed use.

## **REFERENCE:**

1. Municipal Government Act (MGA)
2. Timberlea Area Structure Plan (ASP) Bylaw 01/020
3. Land Use Bylaw (LUB) Bylaw 99/059
4. Bylaw 04/049 (Amendment to LUB, PD-2004-084)

## **HISTORY:**

Bylaw No. 04/049 allowed for the addition of the C3A – Timberlea Shopping Centre Commercial District to the Land Use Bylaw and rezoned land (Lot 50, Block 14, Plan 042 5408) to the C3A District. The reasoning for the new district was based on limiting the types of uses on the site, eliminating incompatible uses and achieving the goals of the statutory plans applicable.

In 2004 “Residential Units above Ground Floor Commercial” was excluded from the C3A District, based on the following reasoning:

*Given the current demand for multi-family residential development, and the expectation that it will be a number of years before the site is fully developed for commercial uses, it is anticipated that future owners may immediately request that residential units over ground floor commercial development be permitted on the site. The servicing requirements for a large residential development could limit the future amount of commercial development that could be serviced on the site.*

The current application proposes to include residential units.

## **ALTERNATIVES:**

1. Proceed with the amendment to the Land Use Bylaw.
2. Modify the proposed amendment to the Land Use Bylaw.
3. Deny the application.

**ANALYSIS:**

Since Bylaw No. 04/049 was adopted by Council, the Timberlea Commercial site has seen the development of, amongst others, a new grocery store, liquor store, bank and restaurant. Furthermore, the rezoning and subdivision of Parcel D has been approved by Council whilst plans for the rezoning and subdivision application for Parcel F are nearing completion. Parcel D entails a higher density than was originally proposed in the Timberlea Area Structure Plan and to cater for the increased market, additional commercial space has been allocated in both developments.

Hence, the scenario has changed compared to 2004 (when the Bylaw for the C3A District was adopted) in that the residential growth in the area has provided the market for the feasible development of existing commercial uses in the area and, even more, additional commercial land. The servicing requirements set for Parcels D and F will be met.

Furthermore, it must be noted that the request for allowing “Residential Units above Ground Floor Commercial” stems from the need to provide housing for staff to man the grocery store on the site and to cater for the growing commercial needs in the area. The proposal allows only for the construction of 36 residential dwelling units and will not negatively affect the commercial development of the site.

Lastly, providing a residential component will provide continual human presence on the commercial site and help in crime prevention for the neighbouring commercial properties.

**ATTACHMENTS:**

1. Proposed Bylaw and subject area map.

**ADMINISTRATIVE RECOMMENDATION:**

THAT Bylaw No. 06/038, being a Land Use Bylaw Amendment to add “Dwelling Units Above Ground Floor Commercial” to the list of Discretionary Uses allowed in the C3A-Timberlea Shopping Centre Commercial District, be read a first time.



**BYLAW NO. 06/038**

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059 BEING THE LAND USE BYLAW FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO.**

**WHEREAS** Section 633 of the Municipal Government Act, R.S.A., 2000, Chapter M-26 and amendments thereto authorizes Council to enact a bylaw adopting a Land Use Bylaw.

**AND WHEREAS** Section 191(1) of the Municipal Government Act, R.S.A., 2000, Chapter M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw.

**NOW THEREFORE**, the Regional Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, in open meeting hereby enacts as follows:

- 1. THAT Bylaw No. 99/059 is hereby amended by adding the following text to the Discretionary Uses of the Timberlea Shopping Centre Commercial District in Section 204.3: "Residential Units above Ground Floor Commercial"
- 2. THAT Bylaw 99/059 is hereby amended by adding the following section to Section 204:  
 "204.5 Regulations for Residential dwelling units above ground floor commercial
  - (a) Residential dwelling units and commercial premises shall not be permitted on the same storey of a building;
  - (b) The residential dwelling units shall have at grade access that is separate from the access for commercial premises. Direct access from a residential dwelling unit to a commercial premises shall not be permitted;
  - (c) A minimum of 4.0 sq meters of private amenity area shall be provided for each dwelling unit in the building;
  - (d) On-site parking for the residential dwelling units shall be provided in accordance with the parking requirements for apartment buildings in Part 7 of this bylaw. Parking for the residential units shall be provided in addition to the parking requirements for the commercial premises; and
  - (e) Where a building contains residential dwelling units above commercial premises, all parking for the residential use shall be provided on-site. Shared parking, off-site parking and/or money in lieu of parking for the residential units shall not be permitted."
- 3. This Bylaw shall become effective when it has received third and final reading and been signed by the Mayor and Chief Legislative Officer.

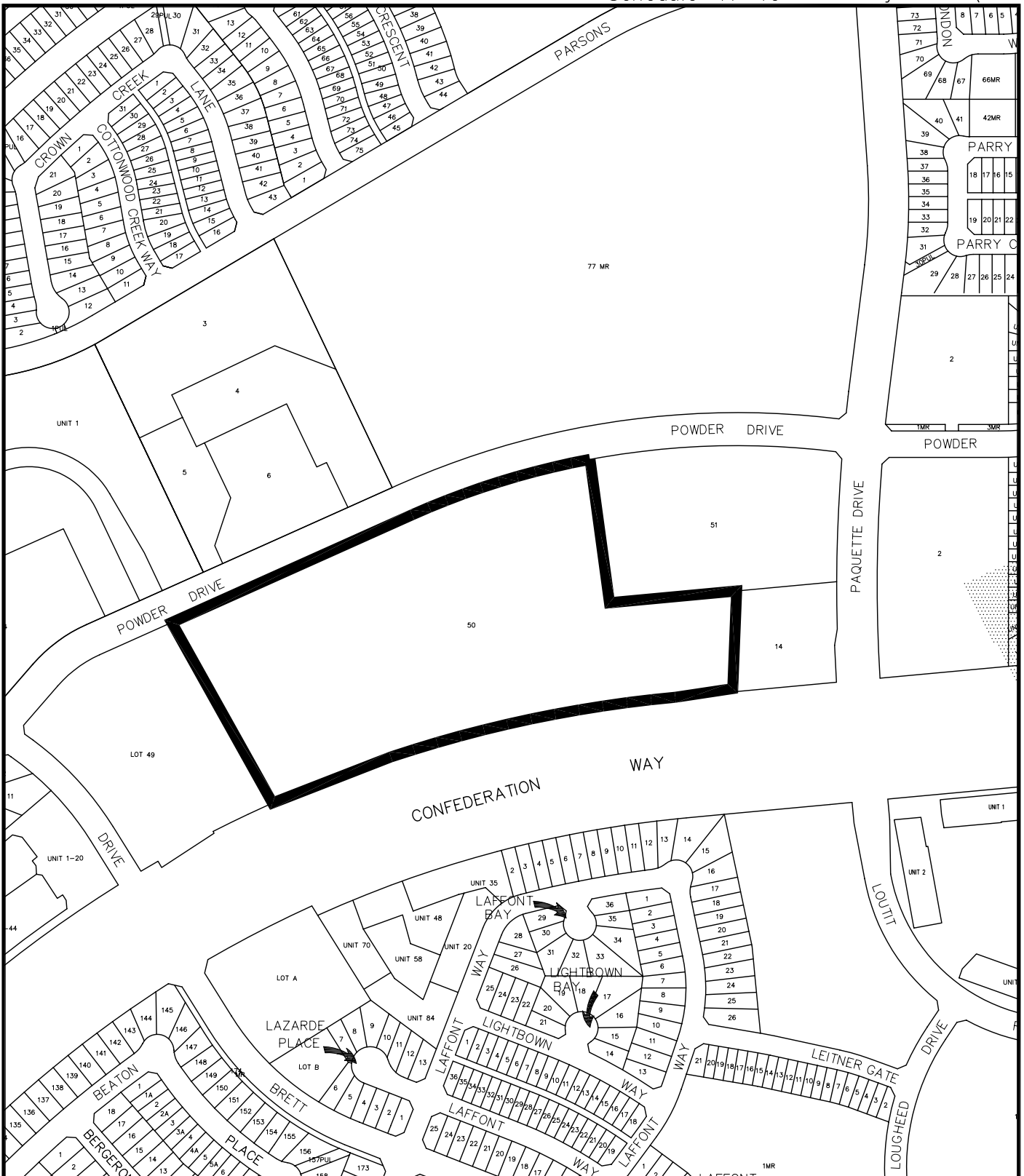
READ A FIRST TIME THIS        DAY OF                                    , A.D. 2006  
 READ A SECOND TIME THIS        DAY OF                                    , A.D. 2006  
 READ A THIRD TIME THIS        DAY OF                                    , A.D. 2006  
 SIGNED AND DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2006.

CERTIFIED A TRUE COPY

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF LEGISLATIVE OFFICER

\_\_\_\_\_  
CHIEF LEGISLATIVE OFFICER



**LAND USE BYLAW TEXT AMENDMENT**



**Lot 50, Block 14, Plan 042 5408**

