



REGIONAL MUNICIPALITY  
OF **WOOD BUFFALO**

## **Wood Buffalo Waterfront Advisory Committee**

Room 207, 2nd Floor, Jubilee Centre  
9909 Franklin Avenue, Fort McMurray, AB T9H 2K4

Thursday, February 9, 2023  
5:30 PM

---

### **Agenda**

1. **Call to Order**
2. **Adoption of Agenda**
3. **Minutes of Previous Meetings**
  - 3.1. Wood Buffalo Waterfront Advisory Committee Meeting - January 12, 2023
4. **New and Unfinished Business**
  - 4.1. Josh Bernsen, Owner's Representative and Amie McGowan, Urban Systems re: Waterfront Park Revitalization
  - 4.2. Schedule of Meetings

### **Adjournment**

**Minutes of a Meeting of the Wood Buffalo Waterfront Advisory Committee held via electronic communications in Fort McMurray, Alberta, on Thursday, January 12, 2023, commencing at 5:00 PM.**

**Present:**

Erica Brewer, Recreation Representative, Chair  
 Gary Devison, Seniors Representative  
 Leonard Hansen, Community Development  
 Cheryl Hocker, Public-At-Large  
 Bill Loutitt, Indigenous Representative  
 Greg MacAulay, Oil and Gas Industry  
 Denise Martineau, Public-At-Large  
 Mitch Mercredi, Land Development Sector  
 Rene Wells, Law Enforcement Representative  
 Liana Wheeldon, Culture (Arts, Culture & Heritage)  
 Ken Ball, Councillor  
 Stu Wigle, Councillor

**Absent:**

Ayisha Salman, Public-At-Large

**Administration:**

Kelly Hansen, Director, Strategic Planning and Program Management  
 Amanda Haitas, Senior Manager, Planning and Development  
 Nina Caines, Senior Manager, Parks, Roads and Rural Operations  
 Sonia Soutter, Senior Legislative Officer, Manager, Legislative Services  
 Kevin Meacher, Department Administrator  
 Anita Hawkins, Clerk, Legislative Services

**1. Call to Order**

Sonia Soutter, Senior Legislative Officer, Manager, Legislative Services, called the meeting to order at 5:05 p.m.

Introduction of Members

Introductions were made, starting with new and current Committee Members, followed with the Committee's administrative support team.

Entrance

Councillor S. Wigle joined the meeting at 5:08 p.m.

## 2. Adoption of Agenda

### MOTION:

THAT the Agenda be adopted as presented.

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

## 3. Minutes of Previous Meetings

### 3.1. Wood Buffalo Waterfront Advisory Committee Meeting - May 12, 2022

#### MOTION:

THAT the minutes of the Wood Buffalo Waterfront Advisory Committee meeting held on March 12, 2022, be approved as presented.

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

## 4. New and Unfinished Business

### 4.1. Appointment of Chair and Vice-Chair

For the position of Chair, Gary Devison nominated Liana Wheeldon, who declined the nomination and Councillor K. Ball nominated Erica Brewer, who accepted the nomination. As no further nominations were put forward, Erica Brewer was selected Chair by acclamation.

#### MOTION:

THAT Erica Brewer be appointed to the position of Chair.

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

#### Assuming the Chair

Erica Brewer assumed the Chair at 5:24 p.m.

For the position of Vice-Chair, Liana Wheeldon nominated, Rene Wells, who accepted the nomination; Denise Martineau self-nominated; and Councillor K. Ball nominated Mitch Mercredi, who declined the nomination. Voting then occurred with Denise Martineau receiving the majority of the votes and being selected as Vice-Chair.

#### **MOTION:**

THAT Denise Martineau be appointed to the position of Vice-Chair.

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

#### **4.2. 2023 Committee Meeting Schedule**

Through consensus of the Committee Members, the Wood Buffalo Waterfront Advisory Committee Meetings will be held using a hybrid format; and the start time will be 5:30 p.m.

#### **MOTION:**

THAT regular Wood Buffalo Waterfront Advisory Committee meetings be held at 5:30 p.m. on the 2<sup>nd</sup> Thursday of each month, with the exception of any statutory holidays and scheduled recess periods.

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

**MOTION:**

THAT a Special Meeting of the Wood Buffalo Waterfront Advisory Committee be held on Thursday, February 23, 2023, commencing at 5:30 p.m. to review the scope of the Waterfront Park Project.

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

**4.3. Committee Administration Overview****Review Alignment to Council's Strategic Plan and Committee Bylaw**

Kevin Meacher, Department Administrator, reviewed the Committee's mandate as per the Committees Bylaw and its linkage to Council's Strategic Plan.

**Meeting Protocols and Procedures**

Kevin Meacher, Department Administrator, provided an overview of meeting protocols and procedures, noting his role as liaison between the Committee and Administration and invited Committee Members to submit questions or possible agenda items for future meetings.

**Microsoft Teams**

Kevin Meacher, Department Administrator, provided an overview of Microsoft Teams and directed the Members to the Wood Buffalo Advisory Committee Teams Page for Committee documentation.

### Committee Members Orientation

Sonia Soutter, Senior Legislative Officer, Manager, Legislative Services, invited the Committee Members to attend the Committee Members' Orientation Session, for which invitations will be sent out in the coming weeks.

### **Adjournment**

The meeting adjourned at 6:19 p.m.

---

Chair

# Waterfront Park Revitalization

Presenter: Josh Bernsen, RMWB Owners Representative, Parks

Department: Amie McGowan, Design Consultant, Urban Systems

Meeting Date: Public Works and Planning & Development  
February 9, 2023



REGIONAL MUNICIPALITY  
OF WOOD BUFFALO

# Session Agenda

- Introductions
- Overview
- Next Steps
- Questions and Discussion





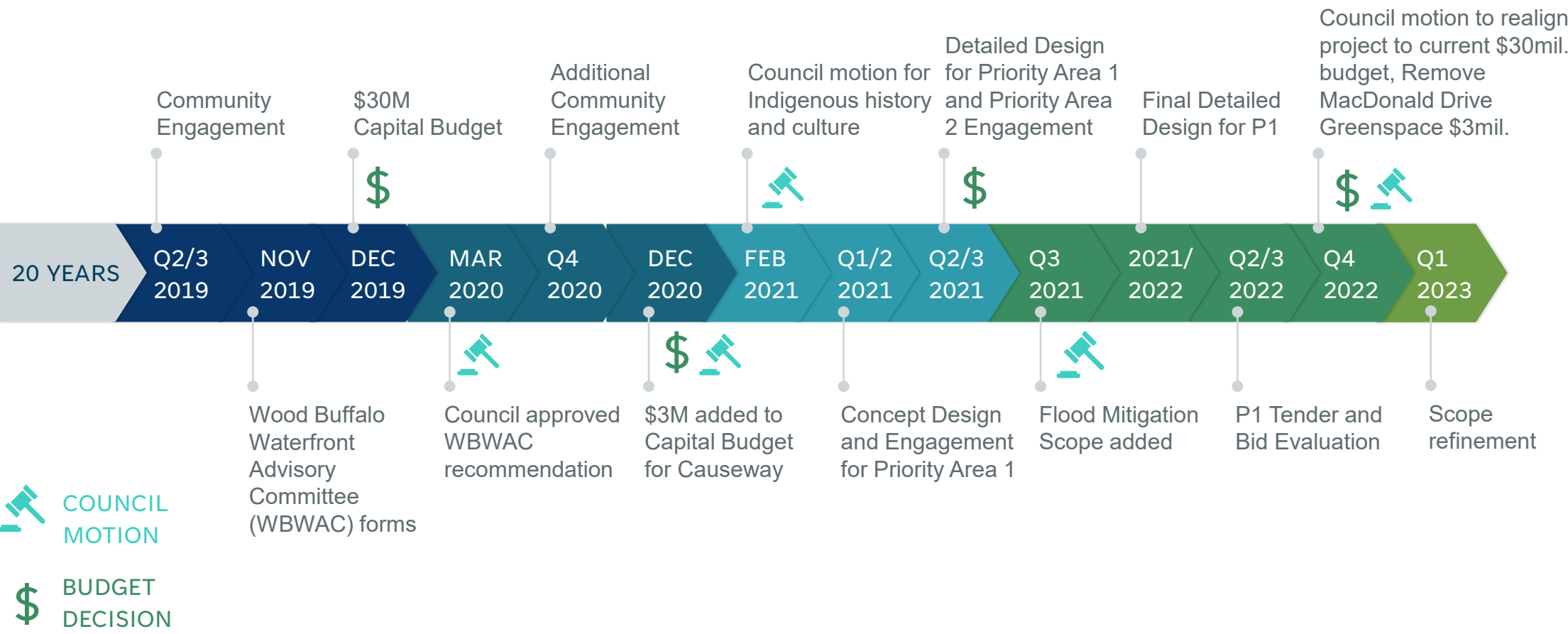
# OVERVIEW



# Project Area (194 Hectares)



# Project Evolution



Attachment: Waterfront Park Revitalization (Waterfront Park Revitalization)

# Council Direction

- THAT Administration work with the Wood Buffalo Waterfront Advisory Committee to review the current design for the Waterfront Park Project, eliminate any unnecessary elements, stewarding toward a project that remains in alignment with the engagement feedback from the Indigenous Communities and in keeping with the approved budget and bring forward an updated design to Council as soon as possible and;
- Council cancelled the MacDonald Drive Greenspace, 2023 Capital Budget Reference 23-025. The project's total budget for all years was \$3M
- Assign previously approved budget to entire park boundary



# 2022-2025 Strategic Plan Alignment

## Fiscal Management

- Direct the implementation of a community resilience strategy
- Confirm and/or develop service standards through strategic budget workshops
- Ensure government grants are fully utilized

## Building Partnerships

- Confirm best practices for consistent communication and feedback between Council and Administration
- Support opportunities and community partnerships that help promote a positive image of Wood Buffalo

## Rural and Indigenous Communities

- Create & enhance reconciliation spaces
- Continue to advance the Municipality’s response to Truth and Reconciliation Commission (TRC)
- Commemorate, document, and raise awareness to ensure significant events impacting relationships with Indigenous Peoples are recognized, remembered and honoured

## Downtown Visualization

- Incentivize private investment in the downtown
- Conclude flood mitigation infrastructure investments
- Complete waterfront beautification

## Local Economy

Attachment: Waterfront Park Revitalization (Waterfront Park Revitalization)

# Design Considerations



Attachment: Waterfront Park Revitalization (Waterfront Park Revitalization)

# Original Guiding Principles

- Honour Truth and Reconciliation
- Celebrate the region's rich history and culture through design and public art
- Four-season recreation - design for residents and visitors all year round
- Incorporate recreation, play areas, destination nodes, gathering areas, and amenities
- Establish a year-round outdoor event space with facilities and utilities to host events (e.g., Winter Games, ATC Cultural Festival, etc.)
- Coordinate with downtown revitalization
- Pedestrian Connectivity, including trails
- Coordinate with Flood Mitigation projects (1:200-year flood elevation)
- Promote inclusivity and accessibility
- Enhance existing and create new connections to the land

# Engagement

Online Survey

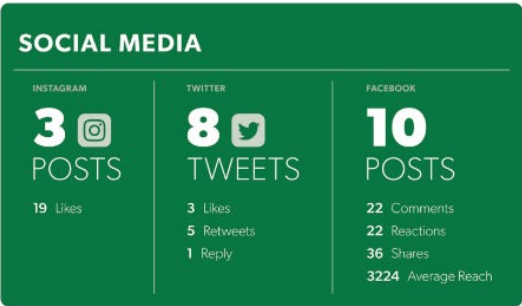
Virtual + In-Person Workshops / Meetings

Virtual + In-Person Open Houses

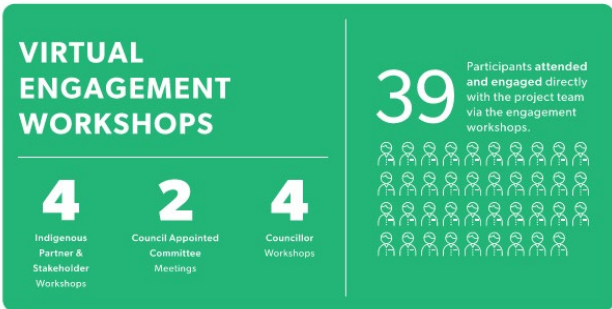
Pop-up Activation Events

- Multiple engagements and tactics that directly informed the design of the park concept.

## Priority Area 1



## Priority Area 2 (Initial)



IN-PERSON TACTICS

2 Pop-up Activation Events	+/- 50
1 In-person Open House	15
1 On-site Indigenous Partner Meeting	7

VIRTUAL TACTICS

1 Online Survey	241
1 Council Appointed Committee Meeting	6
5 Virtual Stakeholder Workshops	19
1 Virtual Open House	3
3 Internal RMWB Stakeholder Workshops	40

ONLINE TACTICS

Online Visits to Participate Wood Buffalo Project Page	1,100
Social Media Impressions	128,201
Social Media Comments, Clicks, Likes and Shares	3,121





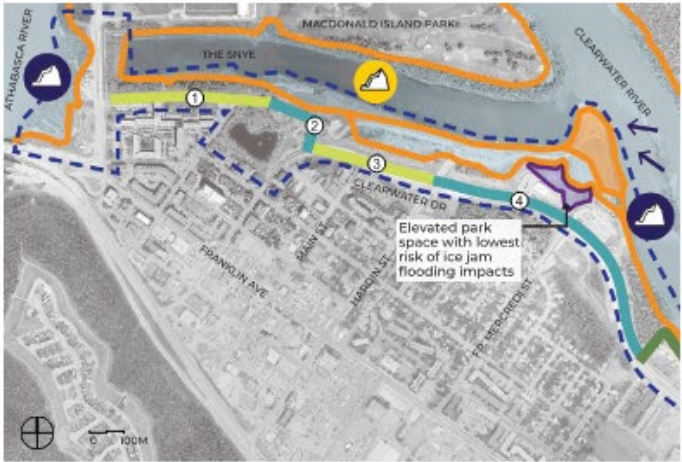
# Engagement Insights

- Support **Truth and Reconciliation**
- Increased **connectivity**, trails, and overall accessibility
- Improved **safety** (water, vehicle/pedestrian conflicts, lighting, cultural support, etc.)
- Improved **vehicular circulation**, access (including Snye Point), and more parking
- Improved pedestrian connection and **access** to the water's edge, relocating Morimoto
- Infrastructure to support **events**, and vendor opportunities
- More **amenities** (seating, BBQ areas, washrooms, etc.)
- Incorporating and honouring the **cultural significance** of the Waterfront and land
- **Touch the water** – motorized, non-motorized, and aeronautical



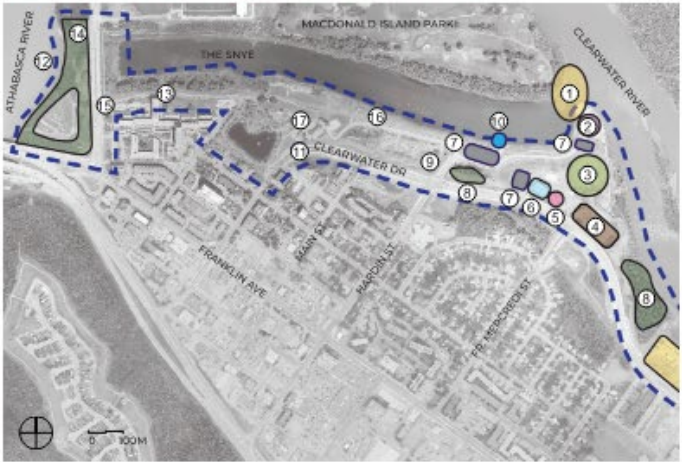
# Site Considerations

## FLOODING + ICE IMPACTS



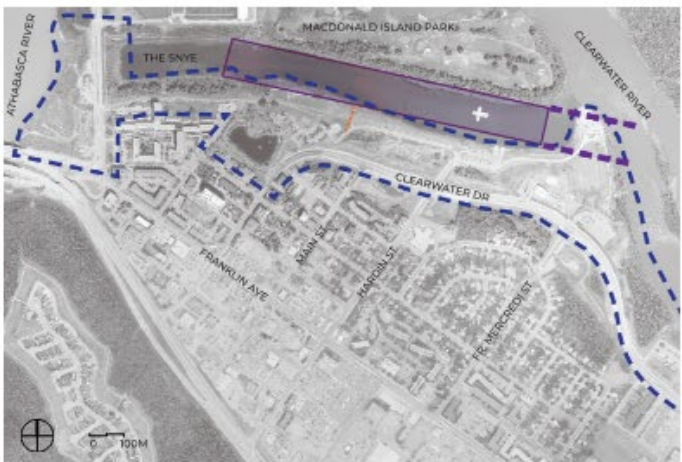
- Substantial ice impacts
- Reduced ice impacts
- Shoreline ice impacts
- 1 Reach ID
- Portions of the existing park flood seasonally
- Snye Point is most impacted by ice flow
- The park space along the Snye waterfront is subject to reduced ice impacts, compared to the rest of the Waterfront Park area
- Clearwater Drive serves as a flood protection berm to the downtown
- The area surrounding Surekha's restaurant is a key location for legacy park elements that is least susceptible to damage from ice jam flooding, due to its elevation

## SITE CONSIDERATIONS



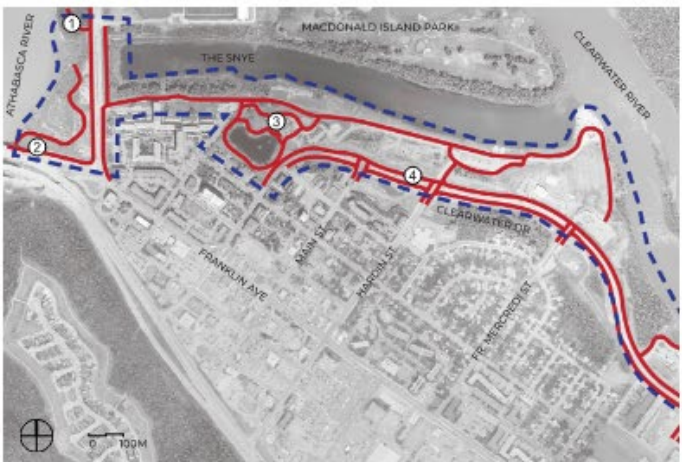
- 1. Dange dredge
- 2. Snye Point: annual dredging staging, flight path, impacted by ice
- 3. Event space with natural amphitheatre
- 4. Parking lot capping impacted soil
- 5. Play equipment
- 6. Restaurant + public washroom
- 7. Parking lots
- 8. Mature trees
- 9. Hardin Street vehicular entrance
- 10. Boat launch
- 11. Proposed maintenance only access. Entrance does not meet TAC standards
- 12. Majority of land under caretaker permit. SWM facility
- 13. Moccasin Flats
- 14. Opportunity to connect to existing Fox Trail
- 15. Opportunity to connect to Athabasca Bridge pedestrian trail
- 16. Water access for key stakeholders and rights holders including McMurray Aviation, Borealis Canoe Club and surrounding land owners
- 17. Borealis Park and existing amenities including Haxton Centre, sports courts, water park and skate park

## AERODROME ACTIVITIES



- Current floatplane landing area to be preserved and protected
- Floatplanes are typically 3-4m above Snye Point when landing
- No significant height structures at Snye Point
- Temporary obstacles in Snye River or at Snye Point require coordination with aerodrome operators
- Require fuel truck access to floatplane dock
- Aerodrome active between May - October

## PEDESTRIAN CONNECTIONS



- Pedestrian and multi-use trail connections in and around the Waterfront Park:
- 1. Existing Fox Trail
- 2. Existing Athabasca Bridge pedestrian trail
- 3. Existing Borealis Park
- 4. Existing sidewalk along Clearwater Drive



# Priority Area 1 – Previous Concept Design (2022)



**LEGEND**

- |                     |                      |                        |                       |
|---------------------|----------------------|------------------------|-----------------------|
| ① PEDESTRIAN TRAIL  | ⑤ WASHROOM           | ⑨ PARKING              | ⑬ TOBOGGAN HILL       |
| ② FLEXIBLE USE AREA | ⑥ VOLLEYBALL COURT   | ⑩ WATER ACCESS         | ⑭ SNYE PLAZA AND TIPI |
| ③ WELCOME CIRCLE    | ⑦ DISCOVERY WALK     | ⑪ DOCKS                | ⑮ CELEBRATION CIRCLE  |
| ④ PLAY              | ⑧ VENDOR OPPORTUNITY | ⑫ EXISTING BOAT LAUNCH | ⑯ EXISTING WASHROOM   |



# Priority Area 1 – Previous Concept Design (2022) – Amenities

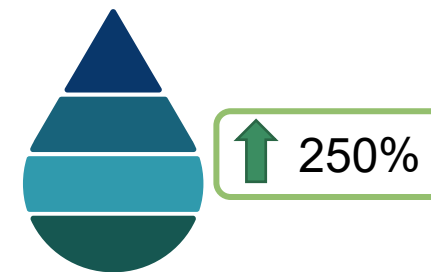
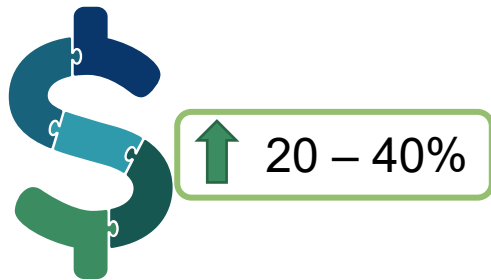
Site Grading / Drainage Improvements
Trail Improvements (connectivity, accessibility, circulation)
Parking Lot and Road Improvements
Seating Nodes
Core Park Amenities (washroom(s), shade structure, bbqs)
Seeding / Sod
Enhanced Planting / Landscape Elements (trees, shrubs, mounding)
Event Space (programmed, flexible, vendor opportunities)
Activity Zones / Play Value (toboggan hill, sand play, discovery walk)
Formal Plazas
Cultural Elements (welcome circles, marker poles)
Lighting
Irrigation
Special Features / Public Art (natural play area, tipi, public art)

Attachment: Waterfront Park Revitalization (Waterfront Park Revitalization)



# Priority Area 1 – Cost & Market

- Priority Area 1 tendered to market (Closed May 31, 2022)
- Tender submissions 20–30% above projected cost due to the following:
  - Inflation
  - Material costs
  - Supply chain issues
  - Contractor capacity



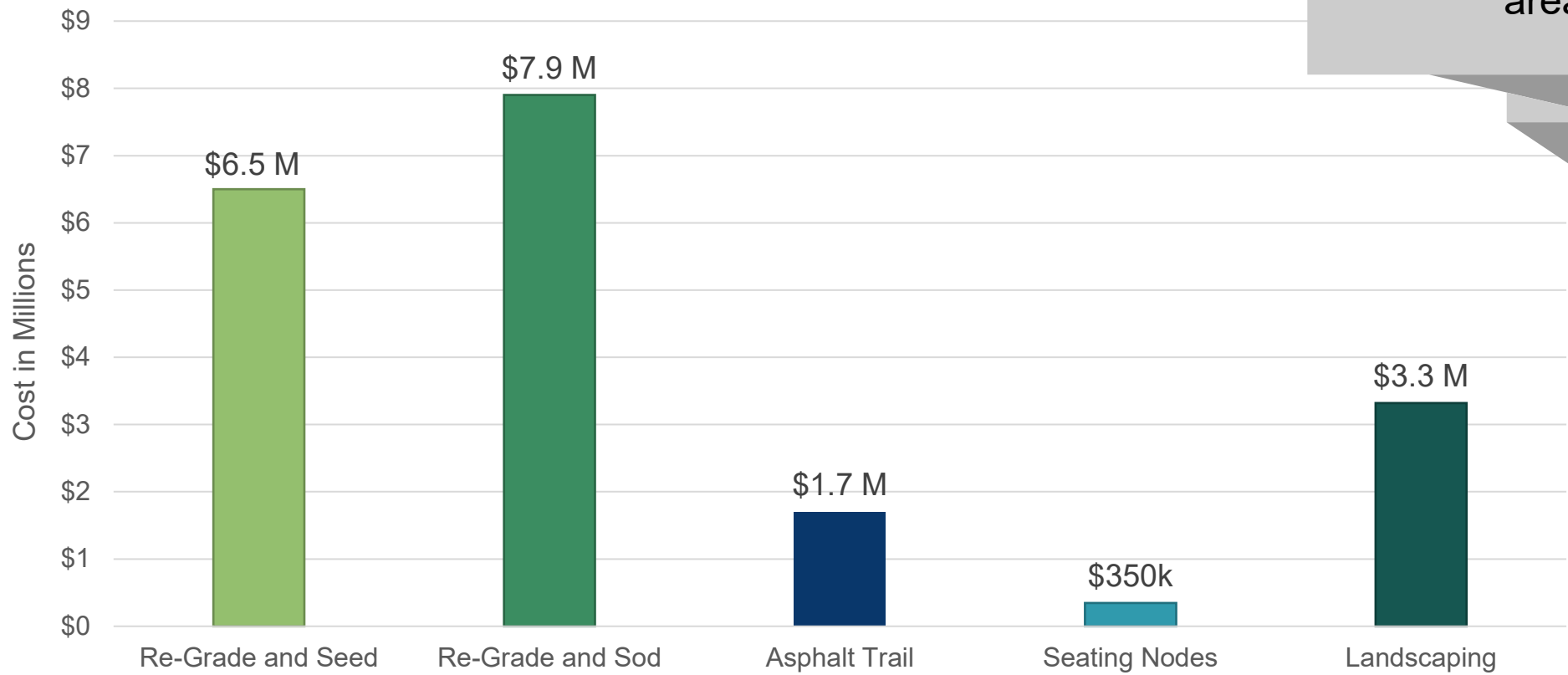
# NEXT STEPS



# Estimated Baseline Costs

- Fundamental Project Elements for entire Project Area

It would cost ~\$12-13 million to complete basic upgrades to entire park area



Attachment: Waterfront Park Revitalization (Waterfront Park Revitalization)



# Design Comparison

Previous Concept (2022)



Refined Concept Example





# Design Process

- Work with the WBWAC to review current design and ensure alignment with engagement feedback from the Indigenous Communities, and accommodate existing project budget
- Work with Communications & Engagement and Indigenous & Rural Relations
- Generate revised concept design
- Update(s) to Council
- Prepare detailed design drawings for potential tender and construction in 2024

# WBWAC Workshops

- **WBWAC Workshop #1 – February 23<sup>rd</sup>**
  - Establish design priorities informed by guiding principles and stakeholder feedback
  - Review current design
  - Review baseline construction costs for various design elements
- **WBWAC Workshop #2 – March 9<sup>th</sup> (or TBD)**
  - Determine focus areas for park improvements
  - Discuss amenity value and trade-offs
  - Determine which scope items remain in revised design and in what capacity
- **Follow-up meeting to present revised design concept**

# QUESTIONS AND DISCUSSION



# Thank You

