



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Wood Buffalo Downtown Revitalization Advisory Committee

Special Meeting

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

Wednesday, March 1, 2023
5:30 PM

Agenda

- 1. Call to Order**
- 2. Minutes of Previous Meetings**
 - 2.1. Wood Buffalo Downtown Revitalization Advisory Committee Meeting - February 1, 2023
- 3. New and Unfinished Business**
 - 3.1. Waterfront Project Update
 - 3.2. Saunderson Pressure Reducing Valve Project Overview
 - 3.3. Temporary Flood Mitigation Update
 - 3.4. Downtown Area Redevelopment Plan Update
 - 3.5. Update to Committee re: Annual Report to Council
 - 3.6. 2023 Committee Meeting Schedule

Adjournment

Minutes of a Meeting of the Wood Buffalo Downtown Revitalization Advisory Committee held in Room 207 at the Municipal Offices in Fort McMurray, Alberta, on Wednesday, February 1, 2023, commencing at 5:00 PM.

Present:

Owen Erskine, Recreation, Culture and Heritage Representative (via MS Teams)
 Chantal Beaver, Public-At-Large (via MS Teams)
 Jean-Marc Guillamot, Business Community (via MS Teams)
 Henry Hunter, Education Sector (via MS Teams)
 Ahmed Jouda, Public-At-Large
 Nayef Mahgoub, Land Development Sector
 Marty Noskey, Indigenous Representative (via MS Teams)
 Ayisha Salman, Public-At-Large (via MS Teams)
 Ijeoma Uche-Ezeala, Public-At-Large (via MS Teams)
 Melanie Walsh, Community Development Sector (via MS Teams)
 Funky Banjoko, Councillor
 Lance Bussieres, Councillor

Absent:

Brianne English, Oil and Gas Industry

Administration:

Kelly Hansen, Director, Strategic Planning and Program Management
 Nina Caines, Senior Manager, Parks, Roads, and Rural Operations
 Kevin Meacher, Department Administrator, Strategic Planning and Program Management
 Darlene Soucy, Clerk, Legislative Services

1. Call to Order

Darlene Soucy, Legislative Services Clerk, called the meeting to order at 5:11 p.m.

Introduction of Members

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

2. Adoption of Agenda

MOTION:

THAT the Agenda be approved as presented.

RESULT: CARRIED [UNANIMOUS]
MOVER: Chantal Beaver,
SECONDER: Henry Hunter
FOR: Erskine, Beaver, Guillamot, Hunter, Jouda, Uche-Ezeala
ABSENT: English, Mahgoub, Noskey, Salman, Walsh

3. Minutes of Previous Meetings

3.1. Wood Buffalo Downtown Revitalization Advisory Committee Meeting - December 7, 2022

THAT the Minutes of the Wood Buffalo Downtown Revitalization Advisory Committee Meeting held on December 7, 2022, be approved as presented.

RESULT: CARRIED [UNANIMOUS]
MOVER: Jean-Marc Guillamot
SECONDER: Henry Hunter
FOR: Erskine, Beaver, Guillamot, Hunter, Jouda, Uche-Ezeala
ABSENT: English, Mahgoub, Noskey, Salman, Walsh

4. New and Unfinished Business

4.1. Appointment of Chair and Vice-Chair

Jean-Marc Guillamot nominated Owen Erskine for the position of Chair. Owen Erskine was elected Chair by acclamation as no other nominations were made.

Entrance

Marty Noskey, Committee Member, joined the meeting at 5:19 p.m.

MOTION:

THAT Owen Erskine be appointed to the position of Chair.

RESULT: CARRIED [UNANIMOUS]
MOVER: Chantal Beaver, Public-At-Large
SECONDER: Ijeoma Uche-Ezeala, Public-At-Large
FOR: Erskine, Beaver, Guillamot, Hunter, Jouda, Noskey, Uche-Ezeala
ABSENT: English, Mahgoub, Salman, Walsh

Assuming of Chair

Chair Owen Erskine assumed the Chair at 5:20 p.m.

Entrance

Nayef Mahgoub, Committee Member entered the meeting at 5:21 p.m.

Owen Erskine nominated Chantal Beaver for the position of Vice-Chair. Chantal Beaver was elected Vice-Chair by acclamation as no other nominations were made.

MOTION:

THAT Chantal Beaver be appointed to the position of Vice-Chair.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Nayef Mahgoub
SECONDER:	Ijeoma Uche-Ezeala
FOR:	Erskine, Beaver, Guillamot, Hunter, Jouda, Mahgoub, Noskey, Uche-Ezeala
ABSENT:	English, Salman, Walsh

4.2. 2023 Committee Meeting Schedule

The Committee discussed the 2023 Committee meeting schedule. With consensus of the Committee, it was agreed that Administration would seek further input from the Committee Members on their preferences for which Wednesday of the month that the regular meeting would occur beginning at 5:30 p.m. The meeting schedule will be set at the next Committee meeting.

Entrances

Melanie Walsh joined the meeting at 5:36 p.m.

Ayisha Salman joined the meeting at 5:40 p.m.

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

Kevin Meacher, Department Administrator, Strategic Planning and Program Management, provided an overview the Committee's mandate under the Committees Bylaw and the alignment 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 and potential agenda items for future meetings.

Microsoft Teams

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

4.4. Review 2022 - 2026 Priorities, Infrastructure and Enhancement Actions

Chair Owen Erskine provided an overview the Committee's 2022 - 2026 Priorities, Infrastructure and Enhancement Actions, which are in alignment with the Committee's four priorities: Beautification, Placemaking, Neighbourhood Safety and Pedestrian Friendliness.

Adjournment

The meeting adjourned at 6:20 p.m.

Chair

Saunderson Pressure Reducing Station & Downtown Deep Utility Upgrades

Presenter: Mason Ross, P.Eng.

Department: Engineering

Meeting Date: March 1, 2023



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Overview

- Project Objectives
- Highlight of Major Work Scopes
- Horizontal Directional Drilling
- Saunderson Pressure Reducing Station
- Deep Utility Replacements and Surface Reconstruction
- Downtown Revitalization Components
 - Street Lighting
 - Landscape Features
- Abasand Skate Park



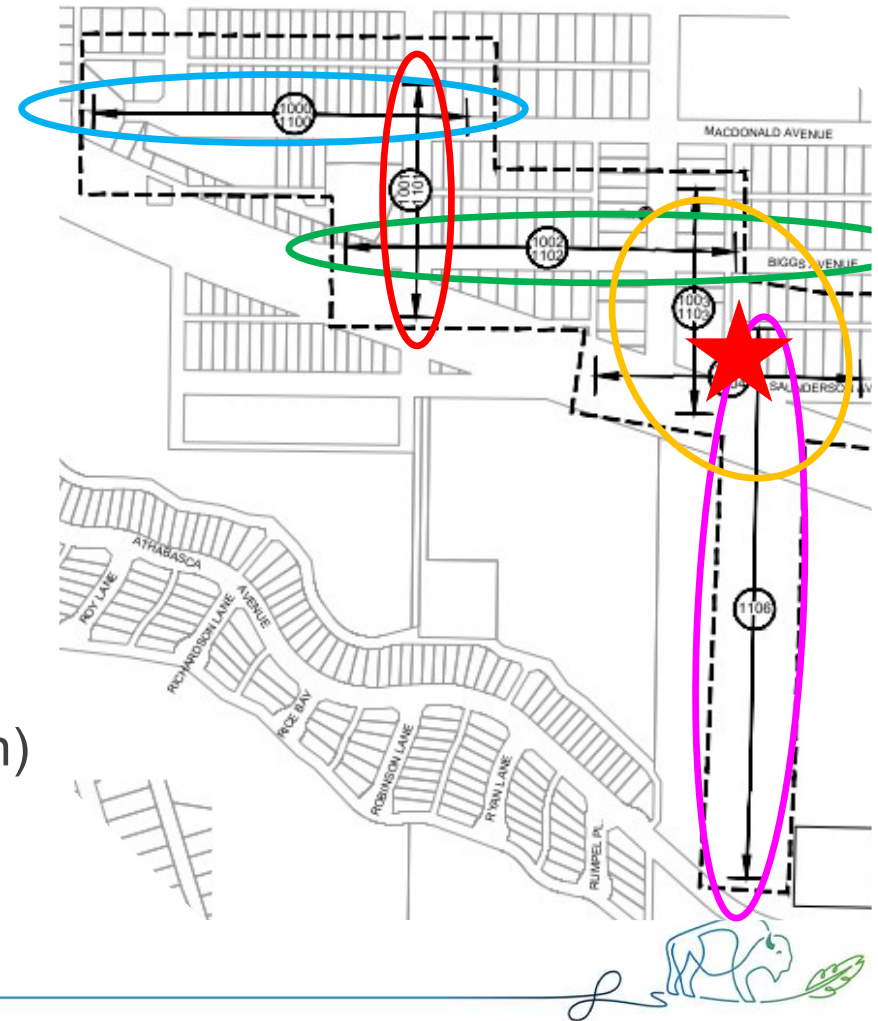
Project Objectives

- Maximize operational ability to supply water to downtown distribution systems while also meeting demands for areas south of the Urban Service Area
- Complete the final leg of the 750 mm (30 inch) high pressure water system that runs from the Water Treatment Plant to the Mills Avenue Booster Station
- Establish new bi-directional capabilities on the water supply lines from Water Treatment Plant, Abasand and the Downtown area
- Replace / eliminate aging infrastructure with new reliable assets
- Implement Downtown Revitalization efforts as an opportunistic benefit of the deep utility replacements taking place

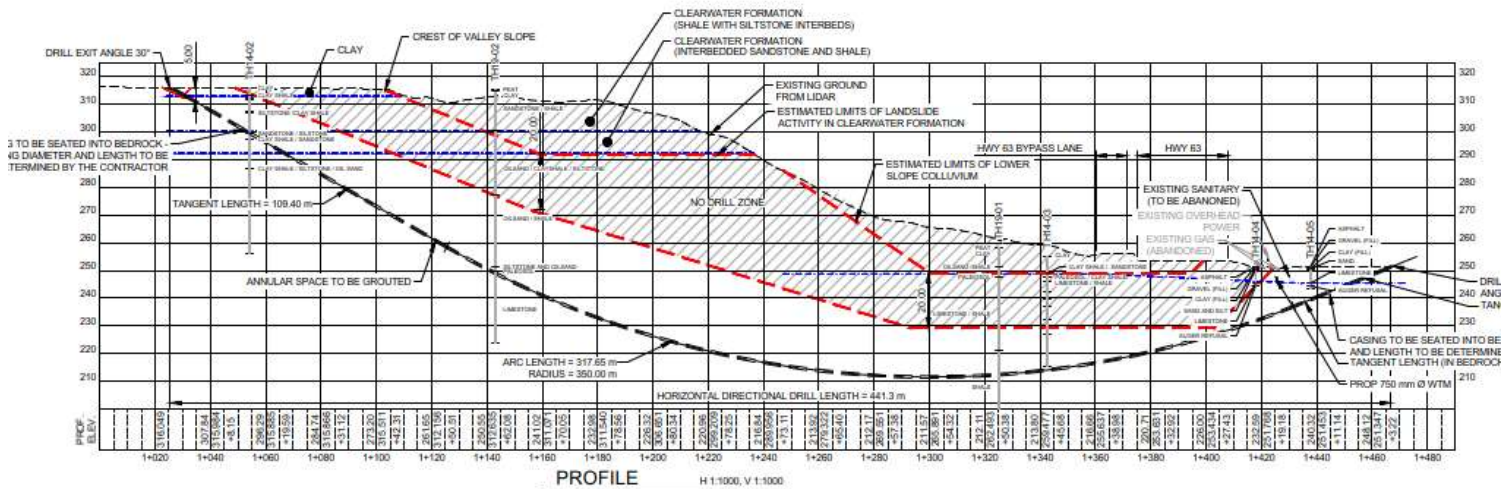


Major Work Scopes

1. Horizontal Directional Drill
2. Sanderson Pressure Reducing Station
3. Deep Utility and Surface Reconstruction
 - Main Street and Sanderson Avenue
 - Biggs Avenue (Morrison to Hardin)
 - Morrison Street (MacDonald to Biggs)
 - MacDonald Avenue (Richard to Morrison)
4. Bell Crescent Pressure Reducing Valves



Horizontal Directional Drilling



Saunderson Pressure Reducing Station & Downtown Deep Utility Upgrades



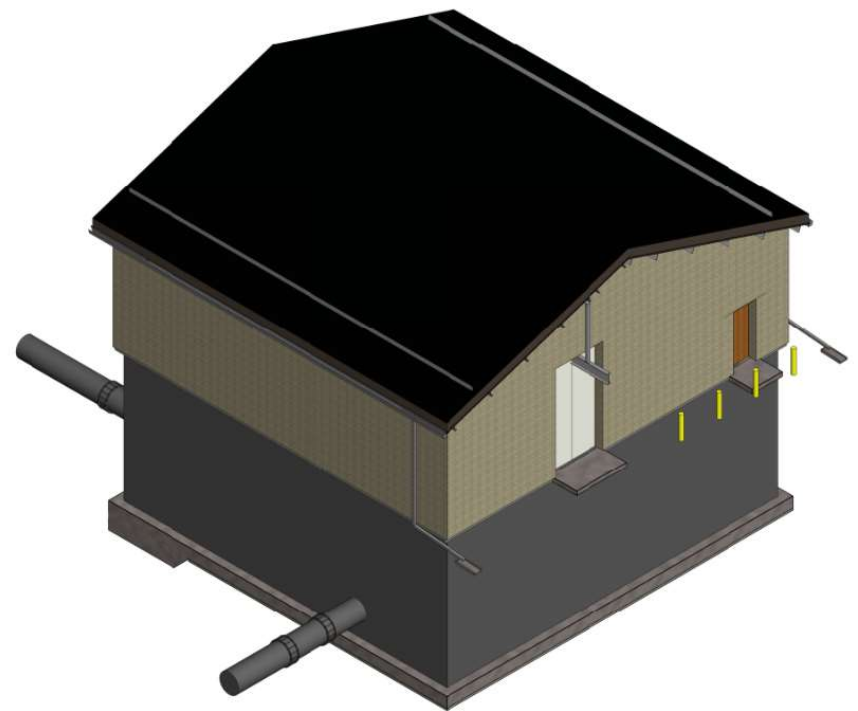
Horizontal Directional Drilling

- New waterline will be suspended over Athabasca during pull-back phase similar to other works completed in Abasand
- Contractors are required to ensure vertical clearance for emergency vehicles, transit, solid waste, etc.

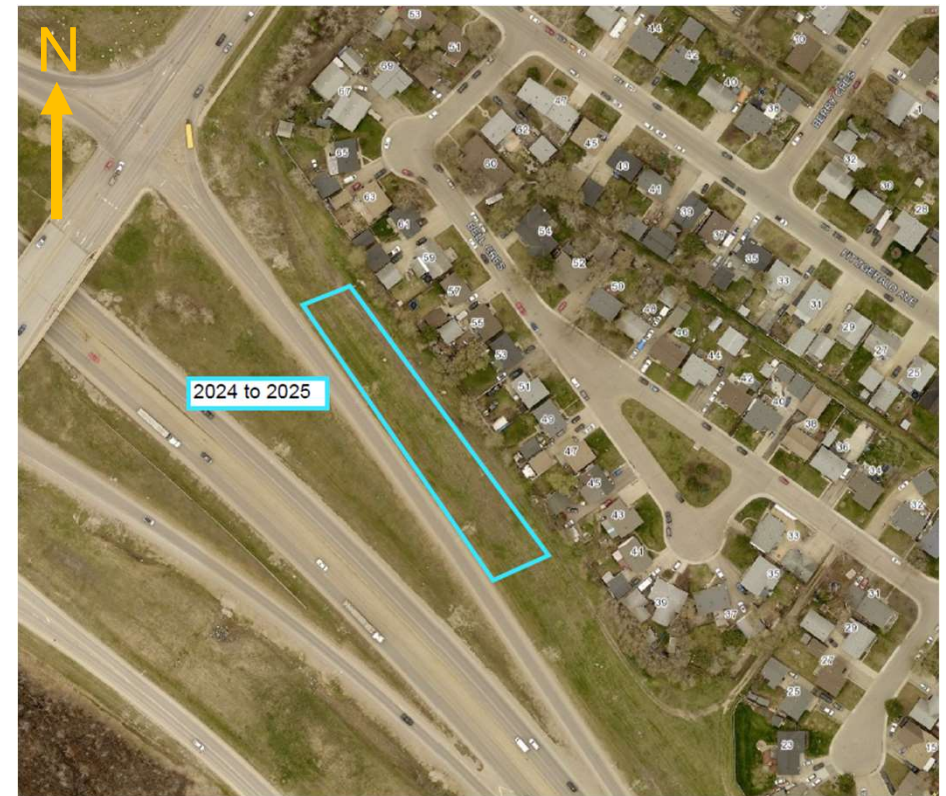
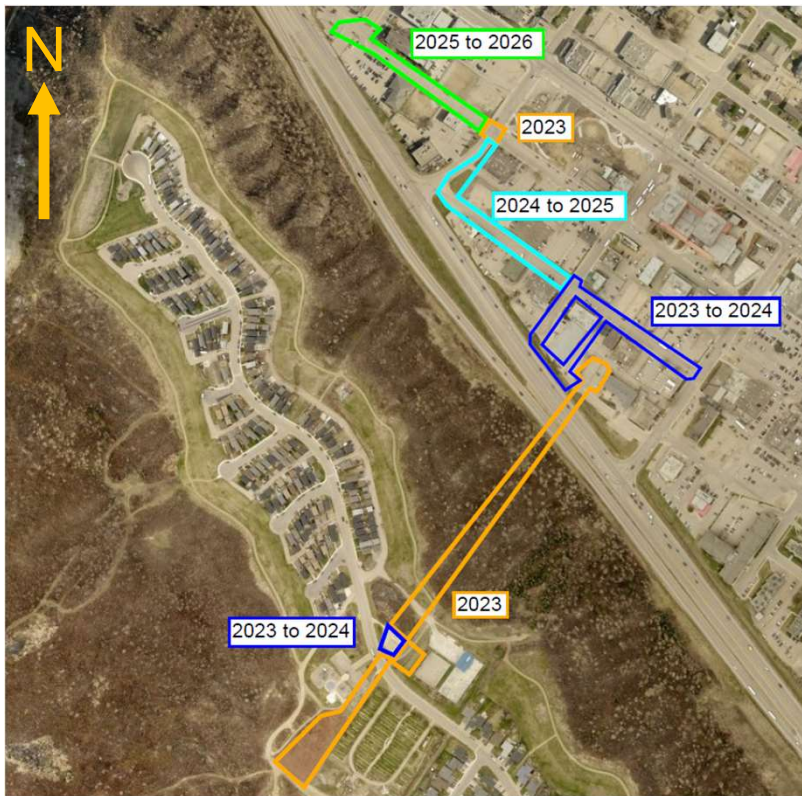


Saunderson Pressure Reducing Station

- New Municipal facility at 9918 Saunderson Avenue
- New facility will have similar aesthetics to other Municipal buildings
- Facility will help to better control operational pressures and flows on the low and high pressure water systems through downtown



Deep Utility Replacements & Surface Reconstruction



Saunderson Pressure Reducing Station & Downtown Deep Utility Upgrades



Street Lighting



- Decorative street lights to be installed along project area
- ATCO installing decorative light standards and cable
- RMWB Contractor will be coordinating installations bases and conduit throughout the project area
 - MacDonald Avenue
 - Biggs Avenue
 - Main Street
- This will improve pedestrian safety and walkability on above streets

Saunderson Pressure Reducing Station & Downtown Deep Utility Upgrades

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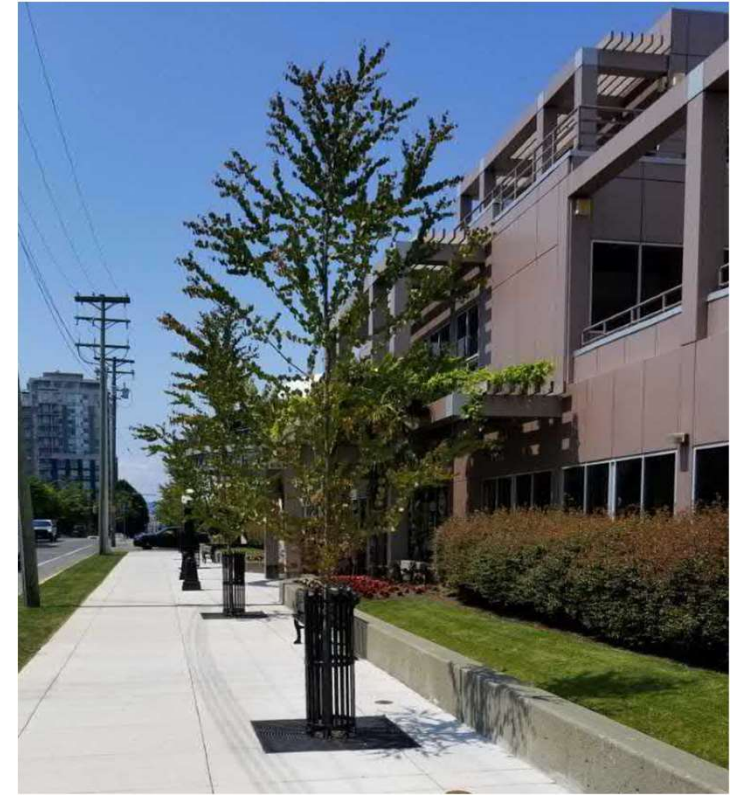
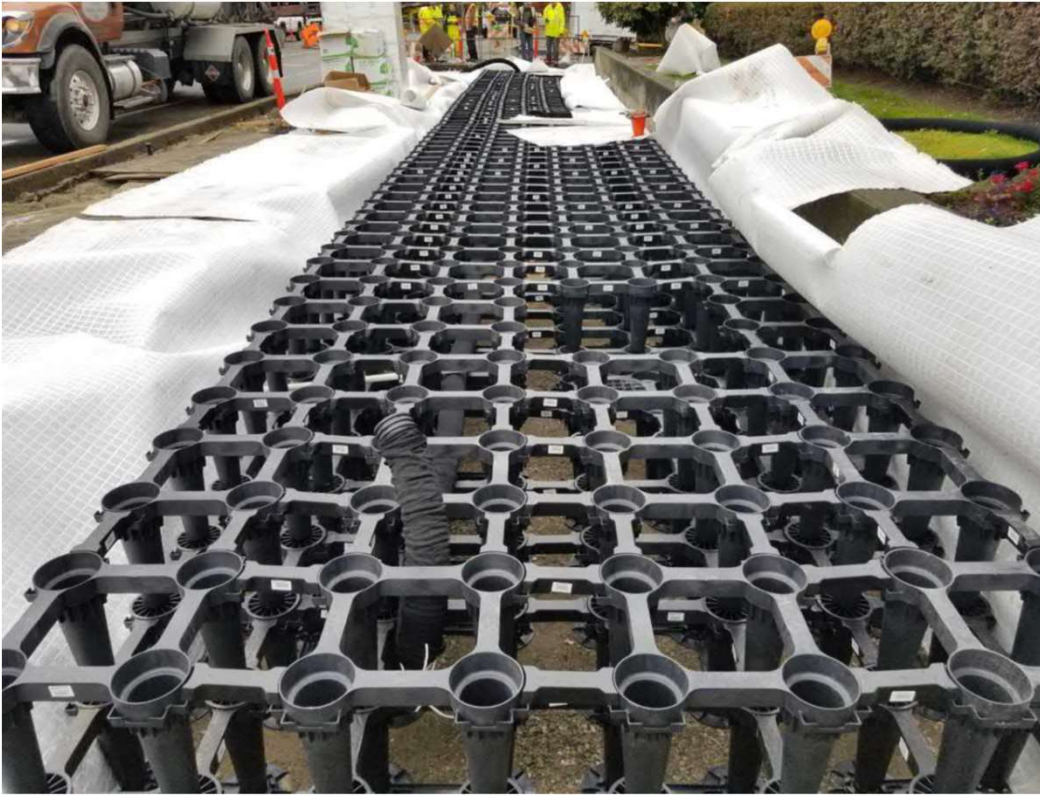


Landscape Features – Soil Cells

- Soil cell technology is being implemented into the streetscape restoration
- Will support tree growth and help with establish a “greener” downtown core
- Will also help with stormwater runoff in the downtown
- 8-inch irrigation piping used to convey runoff into soil cells



Landscape Features – Soil Cells



Saunderson Pressure Reducing Station & Downtown Deep Utility Upgrades



Landscape Features – Site Furniture

- New site furniture will be installed along the impacted roads which will include
 - Benches
 - Bicycle Racks
 - Waste Receptacles



MacDonald Avenue (Richard to Morrison)



Existing



At project completion

Saunderson Pressure Reducing Station & Downtown Deep Utility Upgrades

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Biggs Avenue (Morrison to Main)



Existing



At project completion

Saunderson Pressure Reducing Station & Downtown Deep Utility Upgrades

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Main Street (Biggs to Highway 63)



Existing



At project completion



Biggs Avenue (Main to Hardin)



At project completion



At project completion

Saunderson Pressure Reducing Station & Downtown Deep Utility Upgrades

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Abasand Skate Park Restoration

- Existing skate park will be closed and demolished as part of the new water line installation between Abasand and Downtown
- Engineering & Parks will be working together to establish restoration plans for the area
- There may be opportunities for community engagement on Skate Park restoration plans



Thank You



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2023 Temporary Flood Mitigation

Presenter: Mason Ross, P.Eng.

Department: Engineering

Meeting Date: March 1, 2023



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Overview

- Temporary Surface Mitigation Measures
- Temporary Underground Mitigation Measures

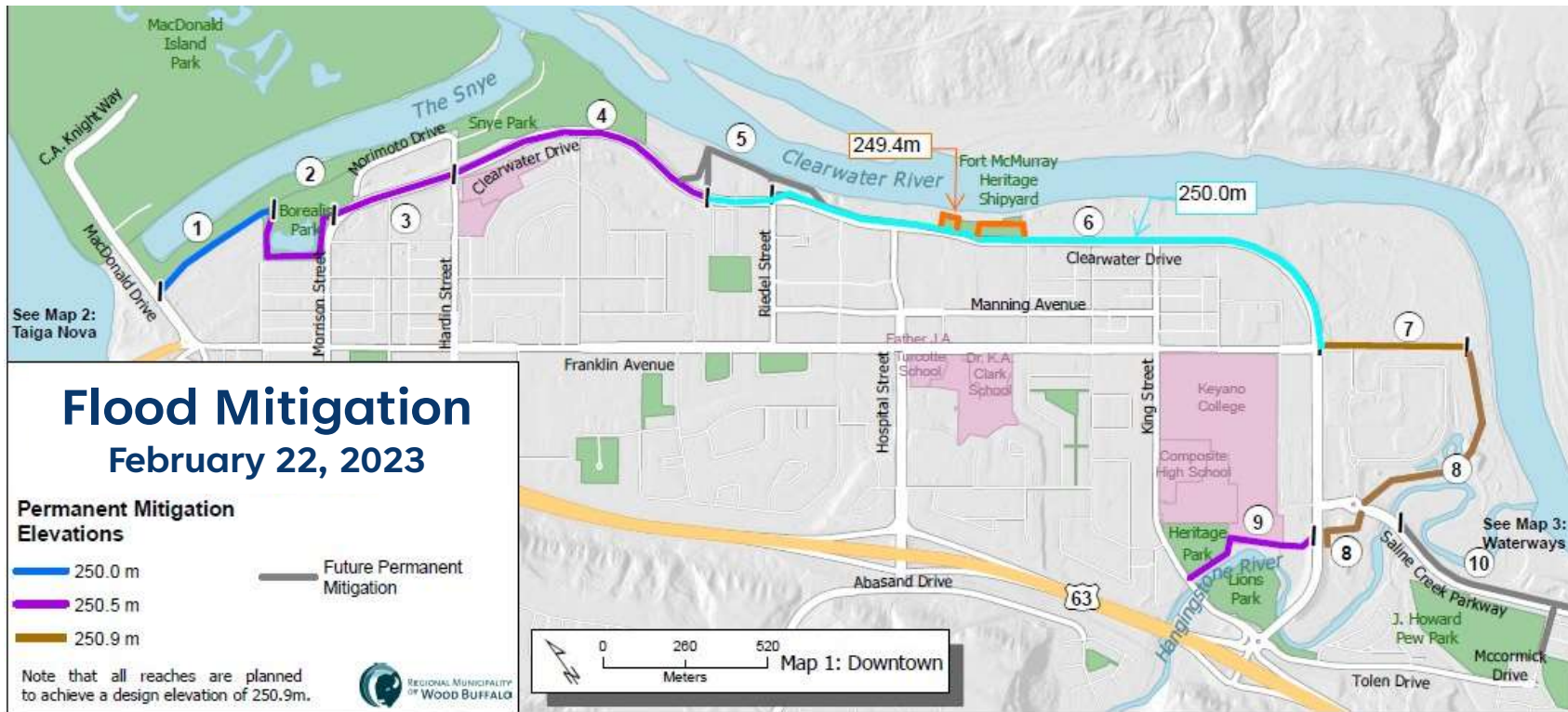


Temporary Surface Mitigation Measures

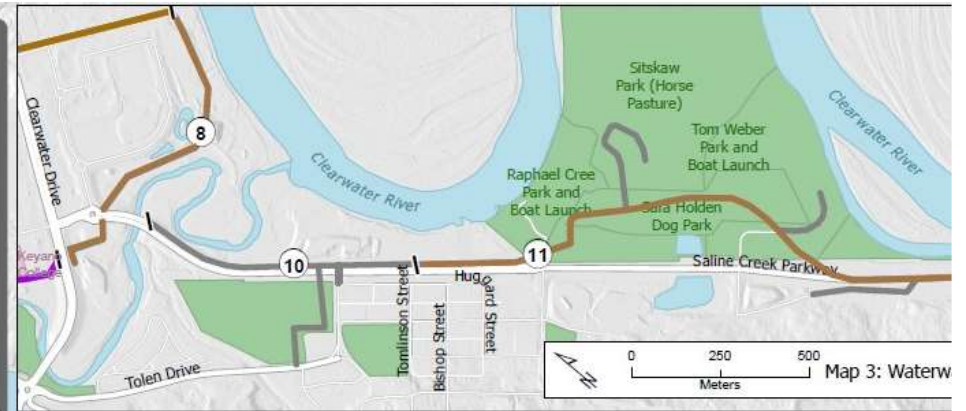
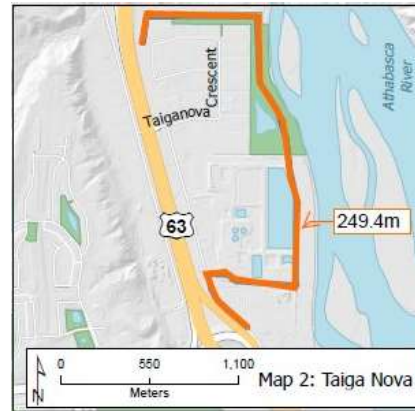
- Permanent Structural Mitigation
- Temporary Surface Mitigation Measures



Temporary Surface Mitigation Measures



Temporary Surface Mitigation Measures



Temporary Surface Mitigation Measures

- Use a combination of Triple Dams, Muscle Walls, Temporary Clay Dykes and large sandbags to close gaps that exist in the permanent structural mitigation



2023 Temporary Flood Mitigation



Temporary Surface Mitigation Measures

- Measures which are deployed are decided based on existing topography and any site constraints which may exist



Temporary Underground Mitigation Measures

- Plugs are installed in the storm sewer to prevent river water from passing under the surface mitigation measures installed and entering the areas which are protected by surface measures (dams, dykes, walls, etc.)
- Pumps are then used to pump out any storm water (snow melt, rain, etc.) over top of the surface measures and into nearby downstream manholes
- Plug locations are strategically selected based on existing system review
- Noise abatement is used where it could be a nuisance to nearby residents



Thank You



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Downtown Area Redevelopment Plan

Project Update

Presenter: Chris Booth, Manager, Community Development Planning

Department: Planning and Development

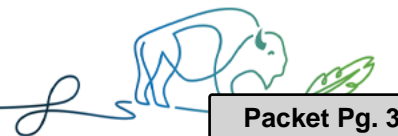
Meeting Date: March 1, 2023



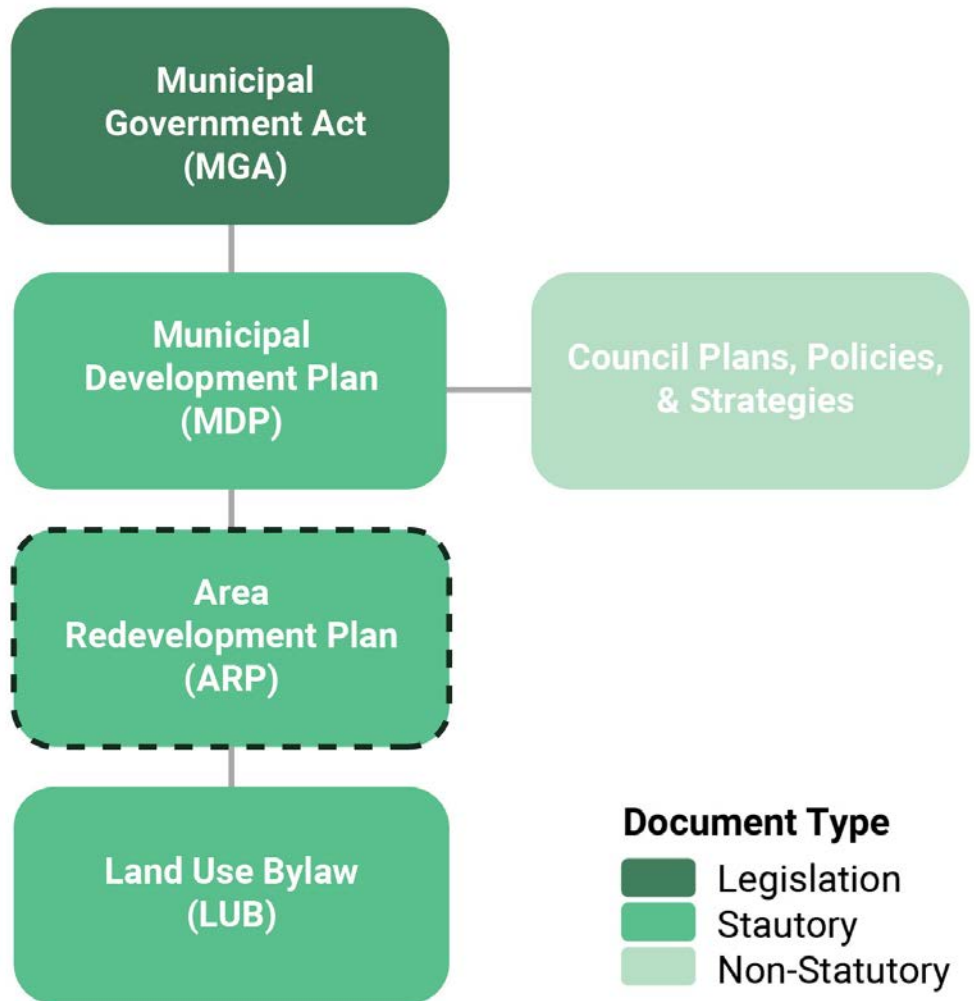
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Overview

- Introduction
- Project Purpose
- Plan Structure
- Project Progress
- Current State
- Future State
- Upcoming Public Engagement
- Next Steps



Introduction – What is an ARP?



Attachment: Downtown Area Redevelopment Plan Presentation (Downtown Area



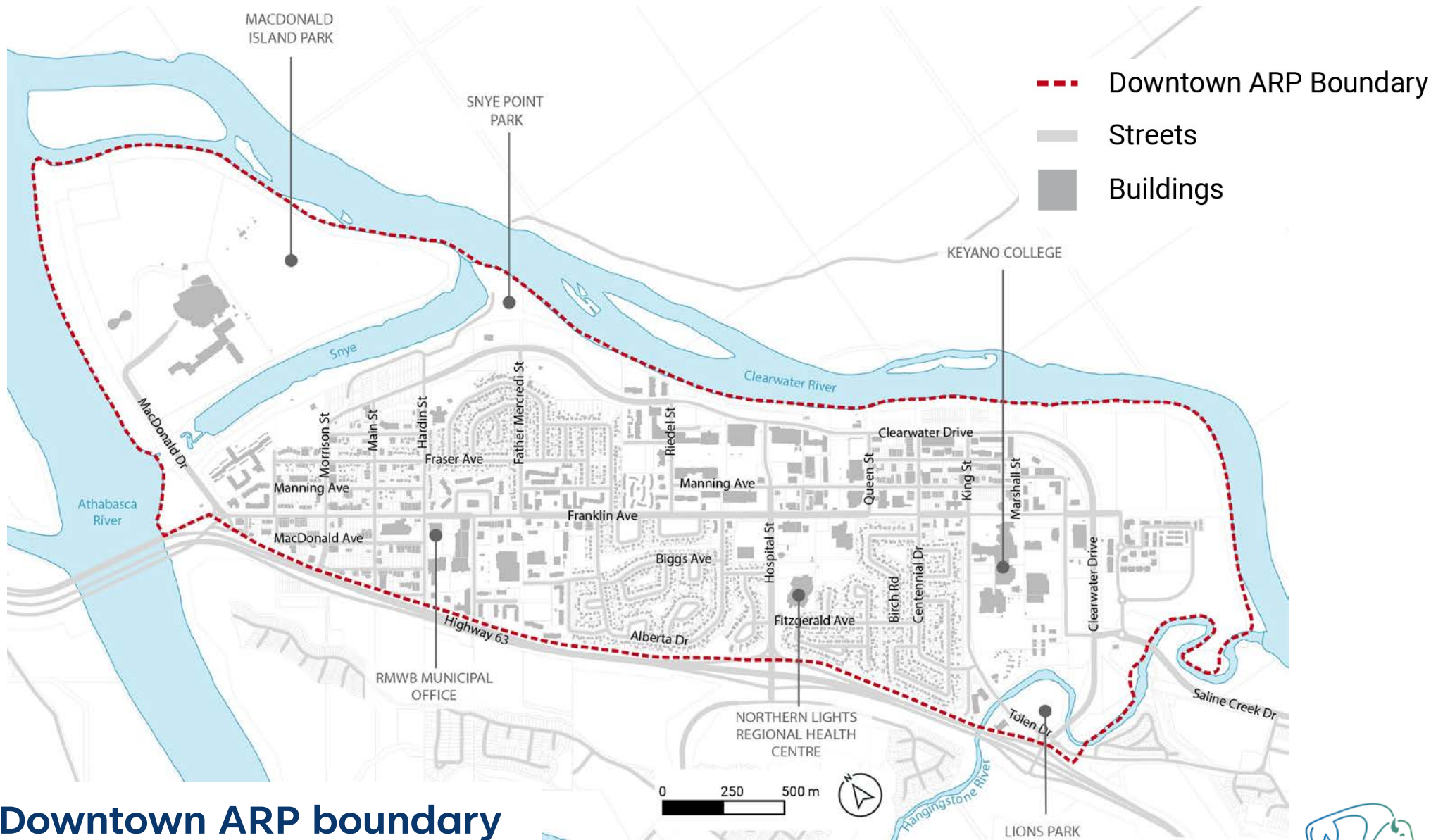
Project Purpose

- To respond to Downtown's changing social, economic, and cultural conditions.



Project Purpose

- To guide the future development of Downtown.



Map: Downtown ARP boundary

Plan Structure



Policy Categories (5):

- Land Use
- Built Form
- Parks and Open Spaces
- Transportation and Mobility
- Heritage, Culture and Public Art

Plan Progress



Attachment: Downtown Area Redevelopment Plan Presentation (Downtown Area



Current State: Land Use

Existing conditions:

- ✓ Lack of cohesiveness
- ✓ Lack of concentration of amenities
- ✓ Redevelopment potential
- ✓ Influence of suburbs



Current State: Built Form

Existing conditions:

- ✓ Poor perception and optics
- ✓ Downtown is visually unappealing
- ✓ Urban form lacks character



Current State: Parks and Open Space

Existing conditions:

- ✓ Open spaces are underutilized
- ✓ Lack of accessibility and continuity
- ✓ Lack of programming options and variety



Current State: Transportation and Mobility

Existing conditions:

- ✓ Limited pedestrian environment
- ✓ Vehicular-focused network
- ✓ Poor winter accessibility



Current State: Heritage, Culture & Public Art

Existing conditions:

- ✓ Lack of visibility
- ✓ Potential for enhancement and storytelling

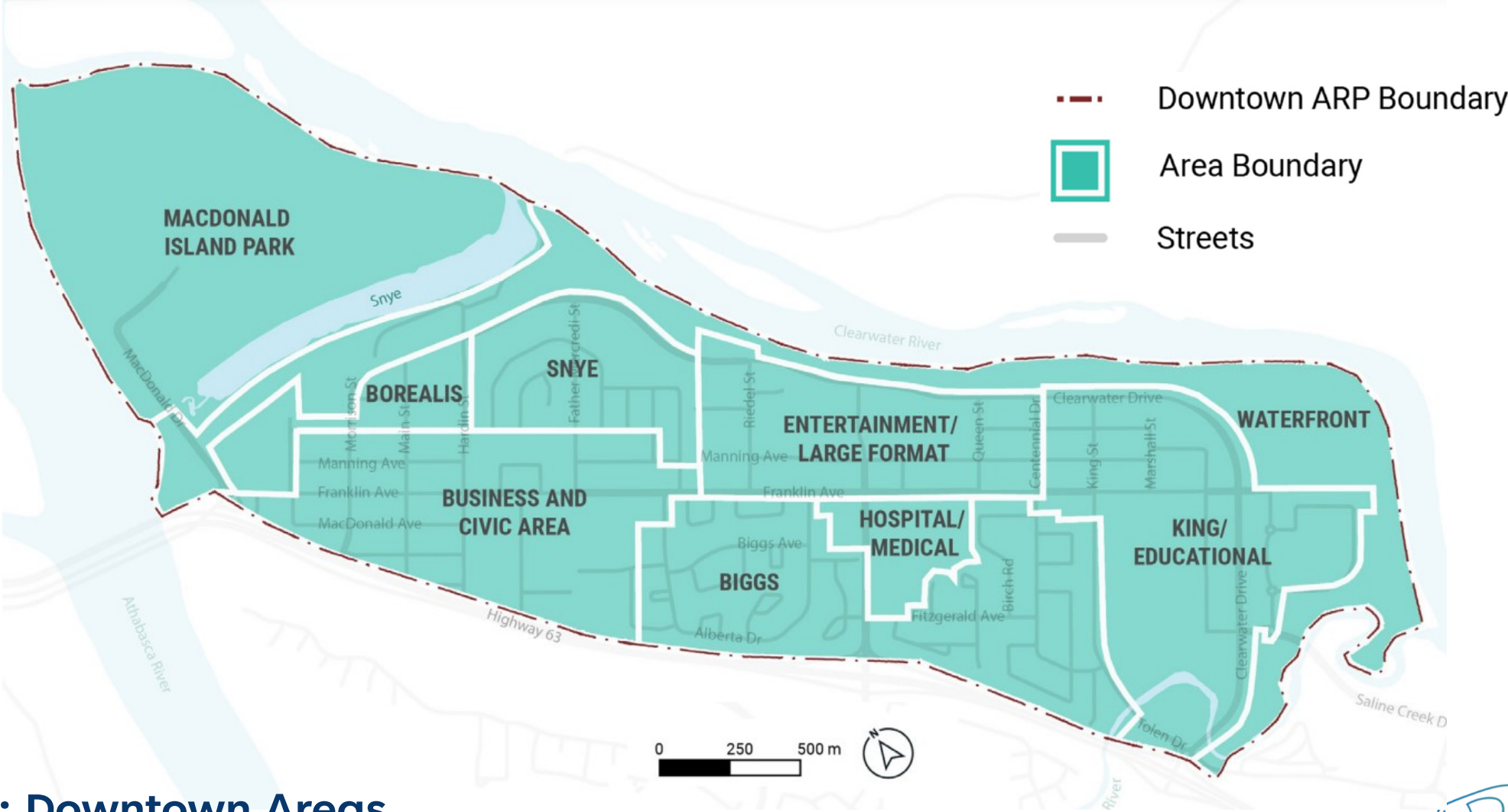


Fort McMurray Heritage Shipyard

Downtown ARP Vision

“The Downtown is an all-seasons, accessible destination that showcases our people, our businesses, our services, and our amenities. Vibrant spaces, inviting storefronts, an accessible waterfront, and unique experiences will welcome residents and visitors to the Downtown in a safe and memorable environment.”





Map: Downtown Areas

Future State: Land Use

Plan Objectives:

- ✓ Strengthen the Downtown's role in the Region.
- ✓ Provide a diversity of housing types.
- ✓ Activate underutilized spaces and adaptively reuse existing buildings.
- ✓ Encourage new development while supporting existing businesses, services, and amenities.
- ✓ Create and foster partnerships.

Future State: Built Form

Plan Objectives:

- ✓ Foster a sense of place.
- ✓ Create safe, accessible, inclusive, welcoming, and multi-purpose public spaces.
- ✓ Create a pedestrian-focused Downtown.
- ✓ Improve Downtown visualization.
- ✓ Incorporate Winter City design.

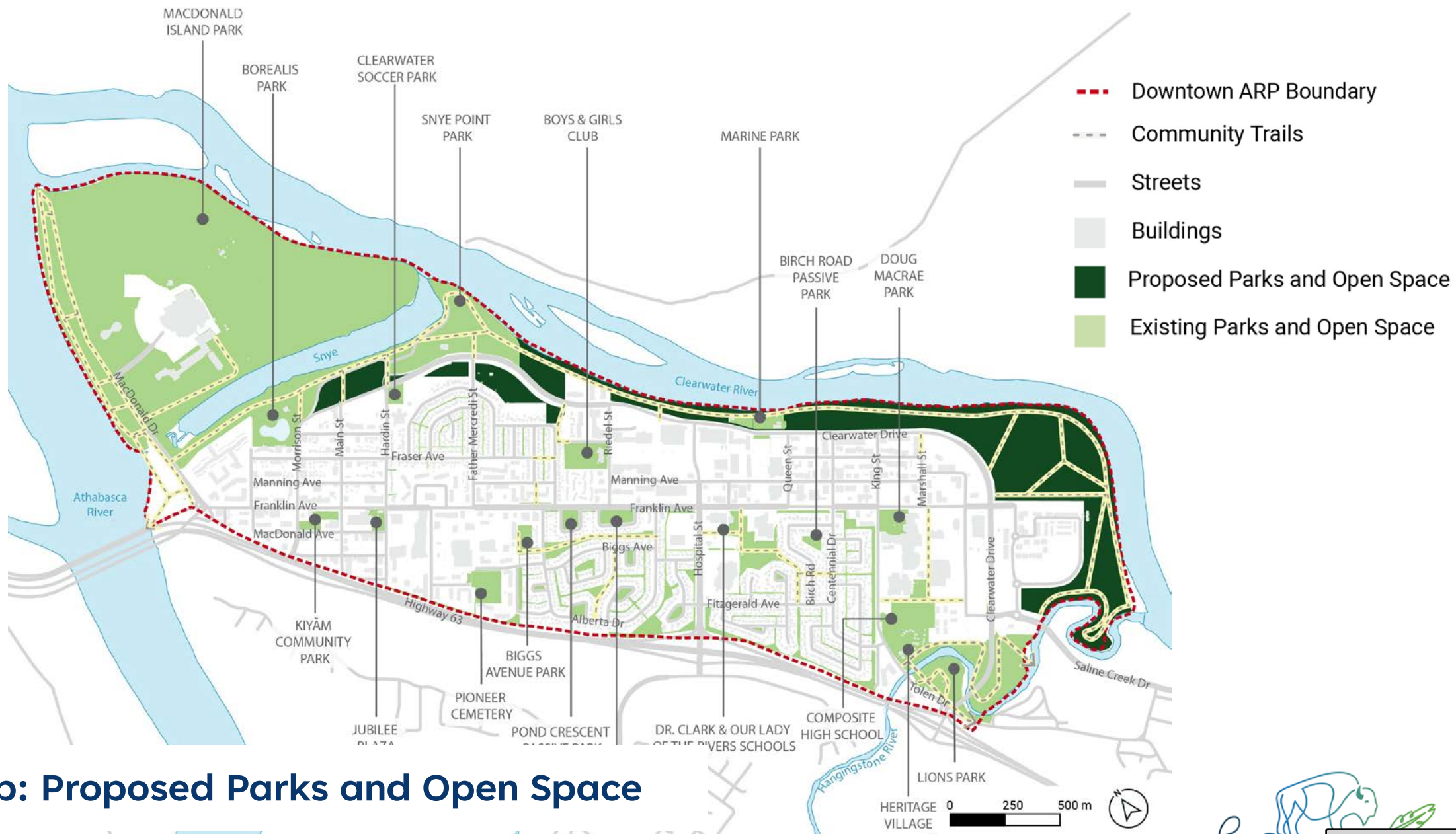


Future State: Parks and Open Space

Plan Objectives:

- ✓ Create a Green Network.
- ✓ Embrace and enhance the Waterfront and MacDonald Island Park.
- ✓ Create an interconnected, multi-functional network of parks.





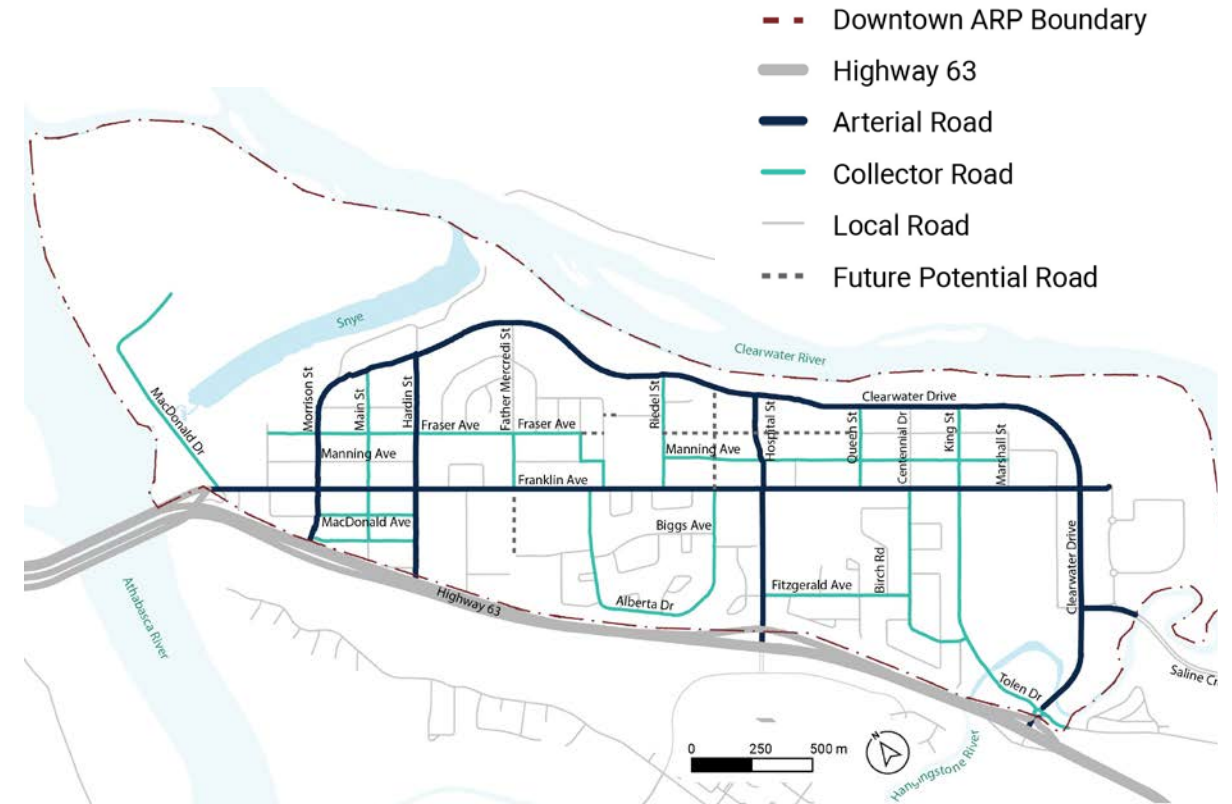
Map: Proposed Parks and Open Space

Attachment: Downtown Area Redevelopment Plan Presentation (Downtown Area

Future State: Transportation and Mobility

Plan Objectives:

- ✓ Provide a range of transportation and mobility options.
- ✓ Provide a safe and functional pedestrian, bike, and transit network.
- ✓ Provide sufficient parking spaces to residents and for businesses.



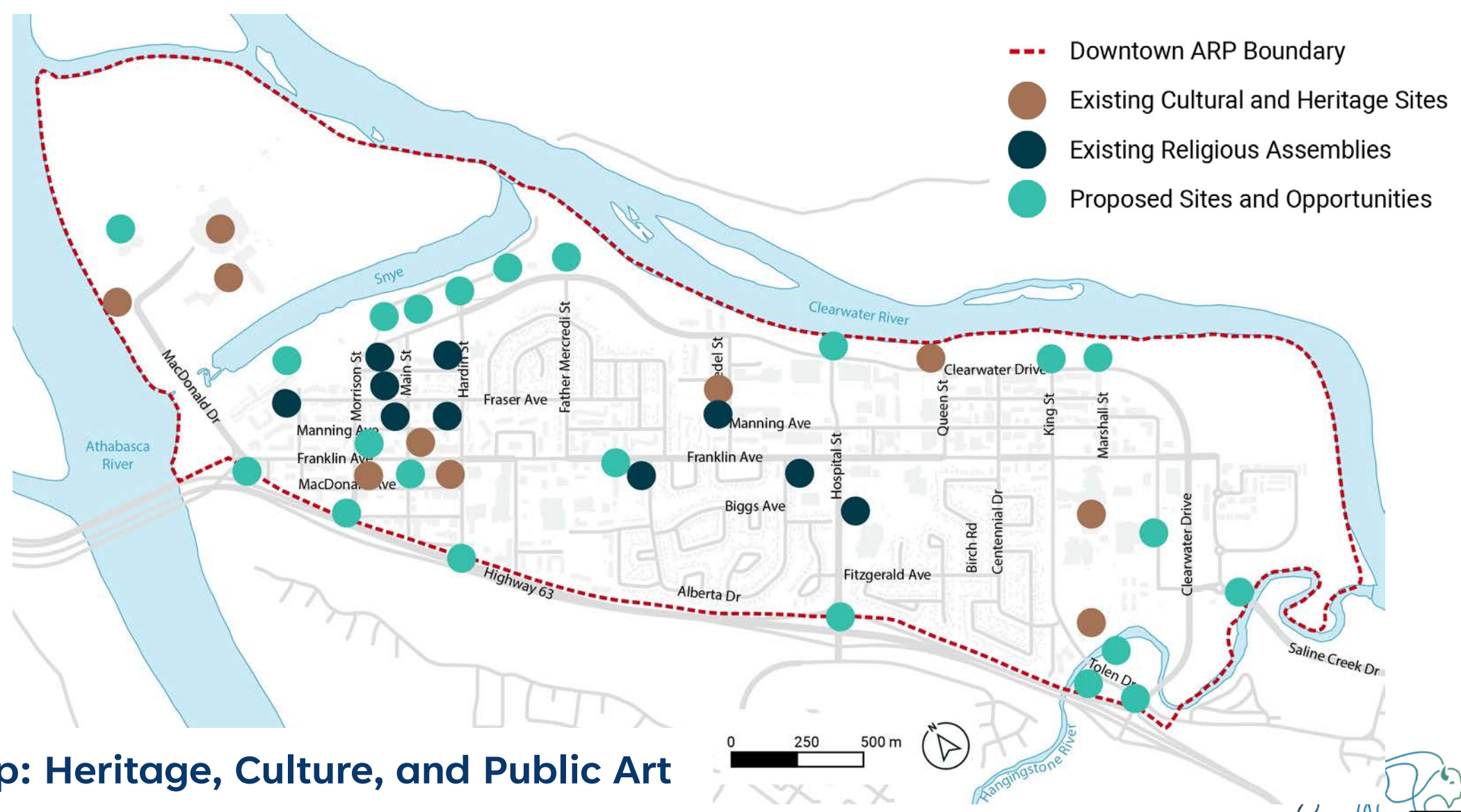
Map: Proposed Transportation Network

Future State: Heritage, Culture & Public Art

Plan Objectives:

- ✓ Support opportunities to celebrate the history and diverse peoples, cultures, and traditions that make the Downtown unique.
- ✓ Preserve, celebrate, and reuse heritage sites.
- ✓ Support and promote the RMWB's vibrant culture through public art.





Upcoming Public Engagement

A variety of engagements methods will be available to the public, Indigenous partners and communities, and key stakeholders.

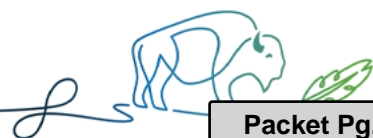
- ✓ Complete a quick poll
- ✓ Submit a survey
- ✓ Attend the open house
- ✓ RSVP for the business luncheon
- ✓ Stop by a pop-up event
- ✓ Attend a workshop



Next Steps



Attachment: Downtown Area Redevelopment Plan Presentation (Downtown Area



Thank You



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