



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Wood Buffalo Waterfront Advisory Committee

Special Meeting

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

Monday, June 5, 2023
5:30 PM

Agenda

1. **Call to Order**
2. **Minutes of Previous Meetings**
 - 2.1. Special Wood Buffalo Waterfront Advisory Committee Meeting - April 27, 2023
3. **New and Unfinished Business**
 - 3.1. Request for Leave
 - 3.2. Revised Waterfront Park Concept Presentation
 - Presentation Format to Council
 - 3.3. June 8, 2023 Wood Buffalo Waterfront Advisory Committee Meeting

Minutes of a Special Meeting of the Wood Buffalo Waterfront Advisory Committee held in Room 207 at the Municipal Offices in Fort McMurray, Alberta, on Thursday, April 27, 2023, commencing at 5:30 PM.

Present:

Erica Brewer, Public-At-Large, Chair
 Gary Devison, Seniors Representative
 Cheryl Hocker, Public-At-Large
 Denise Martineau, Public-At-Large
 Rene Wells, Law Enforcement Representative
 Liana Wheeldon, Culture (Arts, Culture & Heritage) (via MS Teams)
 Ken Ball, Councillor (via MS Teams)

Absent:

Bill Loutitt, Indigenous Representative
 Greg MacAulay, Oil and Sands Industry
 Mitch Mercredi, Land Development Sector
 Ayisha Salman, Public-At-Large
 Stu Wigle, Councillor

Administration:

Keith Smith, Director, Public Works
 Amanda Haitas, Senior Manager, Planning and Development
 Kevin Meacher, Program Manager, Municipal Initiatives
 Anita Hawkins, Clerk, Legislative Services

1. Call to Order

Chair Erica Brewer called the meeting to order at 5:37 p.m.

Committee Member Absence

Chair Erica Brewer noted that Greg MacAulay, who is unable to attend tonight's meeting due to a scheduling conflict, has requested to be excused from the meeting.

MOTION:

THAT Greg MacAulay be excused from attending the April 27, 2023 Wood Buffalo Waterfront Advisory Committee meeting.

RESULT: CARRIED [UNANIMOUS]
MOVER: Gary Devison
SECONDER: Rene Wells
FOR: Brewer, Devison, Hocker, Martineau, Wells, Wheeldon
ABSENT: Loutitt, MacAulay, Mercredi, Salman

2. Minutes of Previous Meetings

2.1. Wood Buffalo Waterfront Advisory Committee Meeting - April 13, 2023

MOTION:

THAT the Minutes of the Wood Buffalo Waterfront Advisory Committee meeting held on April 13, 2023, be approved as presented.

RESULT: CARRIED [UNANIMOUS]
MOVER: Rene Wells
SECONDER: Denise Martineau
FOR: Brewer, Devison, Hocker, Martineau, Wells, Wheeldon
ABSENT: Loutitt, MacAulay, Mercredi, Salman

3. New and Unfinished Business

3.1. Waterfront Park Revitalization

Josh Bernsen, Owner's Representative, Amie McGowan and Gregg Kahan, Urban Systems, spoke to the various design elements and project objectives, noting that the elements have been categorized by cost and impact, into four quadrants, namely low cost and high impact or low impact as well as high impact or low impact. Recommendations were made for these categories, being Lower Cost/Higher Impact (to be included in the project); Higher Cost/Higher Impact (to be included in the project with reduced design), Lower Cost/Lower Impact (to be removed from the project, or considered for future design) and Higher Cost/Lower Impact (to be removed from the project).

MOTION:

THAT the Wood Buffalo Waterfront Advisory Committee recommends that Snye Point function as a passive recreation (greenspace) location, with a simplified event space.

RESULT:	CARRIED [5 TO 1]
MOVER:	Denise Martineau
SECONDER:	Rene Wells
FOR:	Devison, Hocker, Martineau, Wells, Wheeldon
AGAINST:	Brewer
ABSENT:	Loutitt, MacAulay, Mercredi, Salman

Committee members provided feedback related to specific design elements which the Urban System team will consider when developing a revised high-level design for consideration. The revised design concept will be brought back to the Wood Buffalo Waterfront Advisory Committee with a subsequent presentation to Council.

Cancellation of May 11, 2023 meeting

As the next Committee meeting is scheduled within a two-week period, consideration was given to cancelling it in order to allow time for development of the revised design concept.

MOTION:

THAT the Wood Buffalo Waterfront Advisory Committee meeting scheduled for May 11, 2023, be cancelled.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Gary Devison
SECONDER:	Rene Wells
FOR:	Brewer, Devison, Hocker, Martineau, Wells, Wheeldon
ABSENT:	Loutitt, MacAulay, Mercredi, Salman

Adjournment

The meeting adjourned at 7:41 p.m.

Chair

Waterfront Park Revitalization

Presenter: Waterfront Project Team

Department: Public Works, Planning & Development, Engineering

Meeting Date: June 5, 2023



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Agenda

- Council Motion
- Process Overview
- Reduced Design Concept & Cost Estimate
 - Snye Point Park
 - Remaining Park
- Group Discussion
- Next Steps

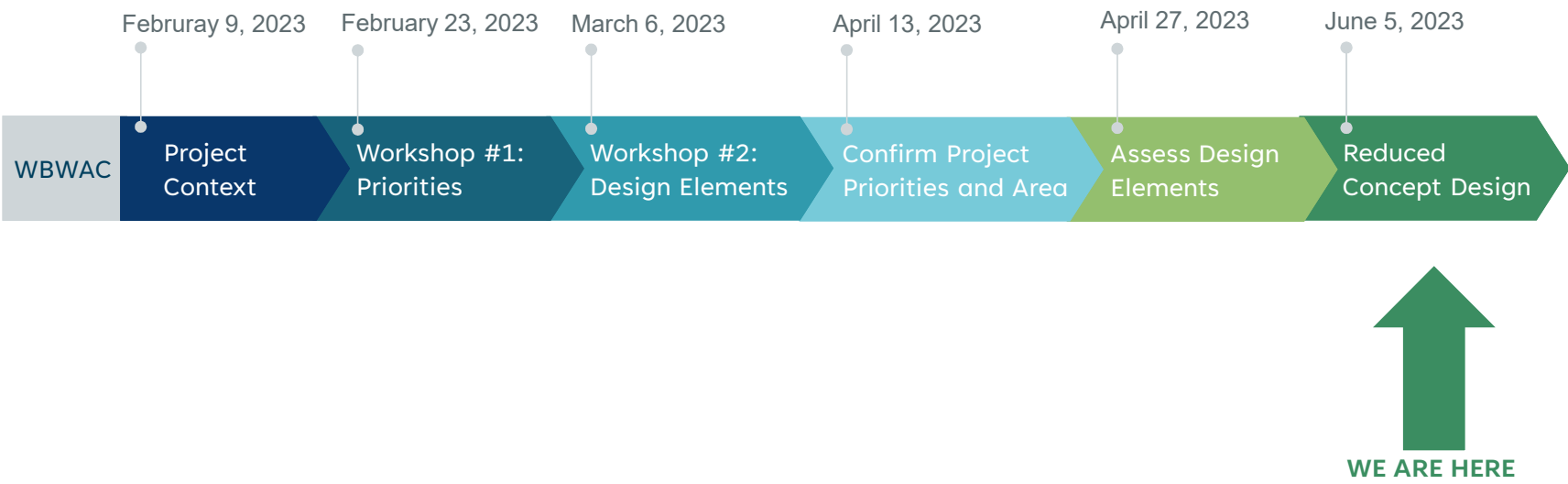


Council Motion

- 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.



WBWAC Process Timeline



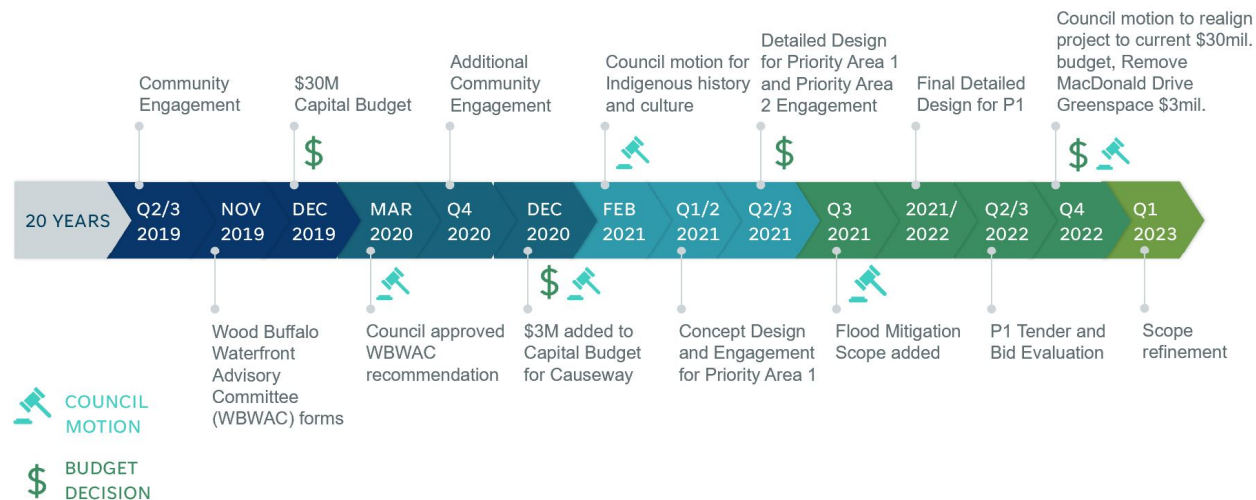
Committee Meeting: February 9, 2023

- ✓ Project Reintroduction and Overview



Committee Meeting: February 9, 2023

- ✓ Project Reintroduction and Overview
- ✓ History



Committee Meeting: February 9, 2023

- ✓ Project Reintroduction and Overview
- ✓ History
- ✓ Engagement

Engagement Insights

Truth and Reconciliation

Connectivity - Safety

Vehicular Circulation - Access

Support Events - Amenities

Cultural Significance - Touch the Water



Committee Meeting: February 9, 2023

- ✓ Project Reintroduction and Overview
- ✓ History
- ✓ Engagement
- ✓ Previous Design



Waterfront Park Revitalization – June 5, 2023



Committee Workshop #1: February 23, 2023

✓ Overview of Project Objectives

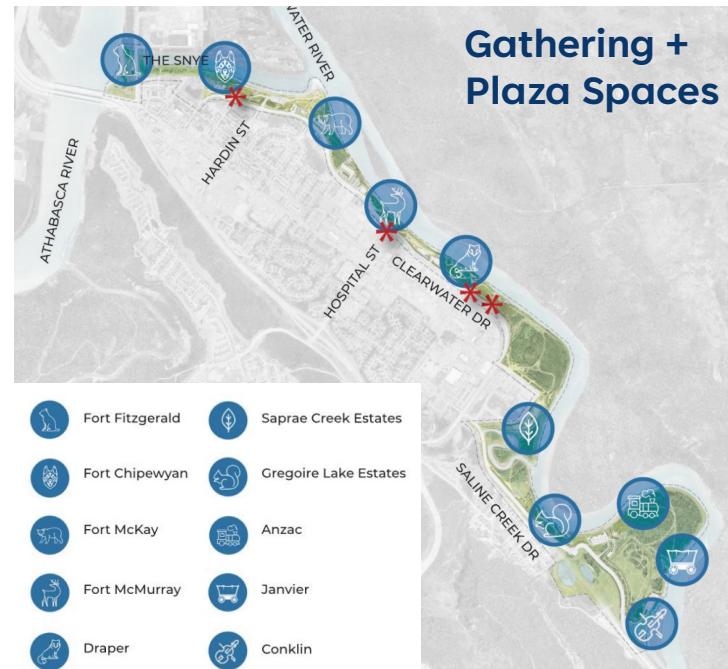


Waterfront Park Revitalization – June 5, 2023



Committee Workshop #1: February 23, 2023

- ✓ Overview of Project Objectives
- ✓ Reviewed Key Design Components

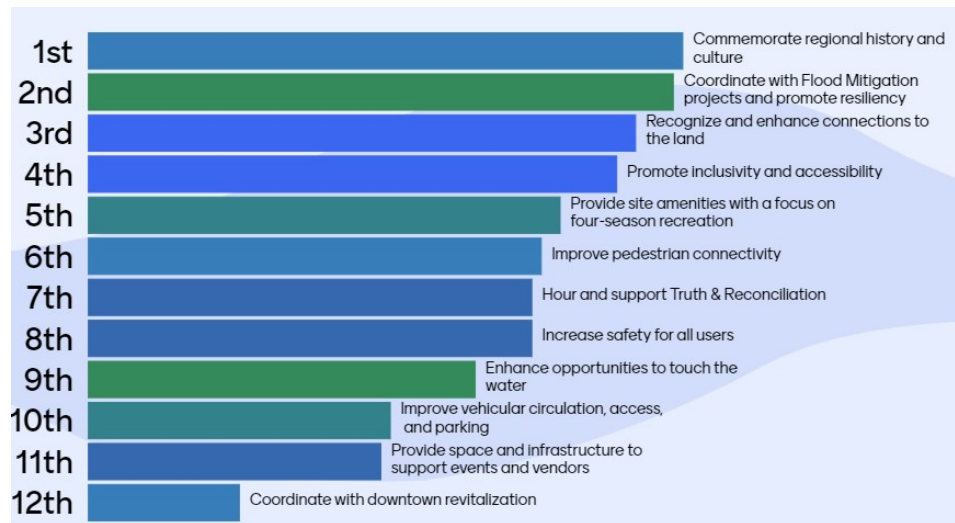


Seating Nodes: \$200,000 - \$300,000
 Plazas: \$400,000 - \$600,000
 Total: \$3,600,000 - \$5,400,000



Committee Workshop #1: February 23, 2023

- ✓ Overview of Project Objectives
- ✓ Reviewed Key Design Components
- ✓ Prioritized Project Objectives



Committee Workshop #2: March 6, 2023

- ✓ Summarized Indigenous Engagement and Feedback



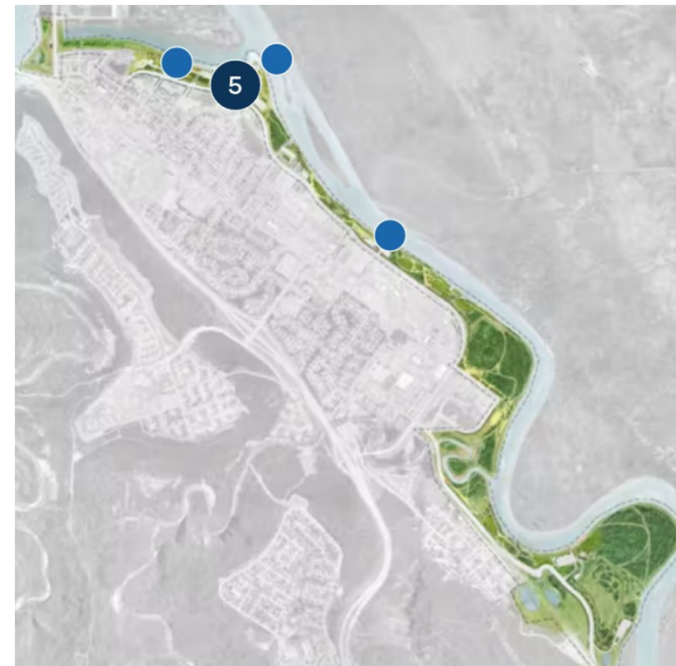
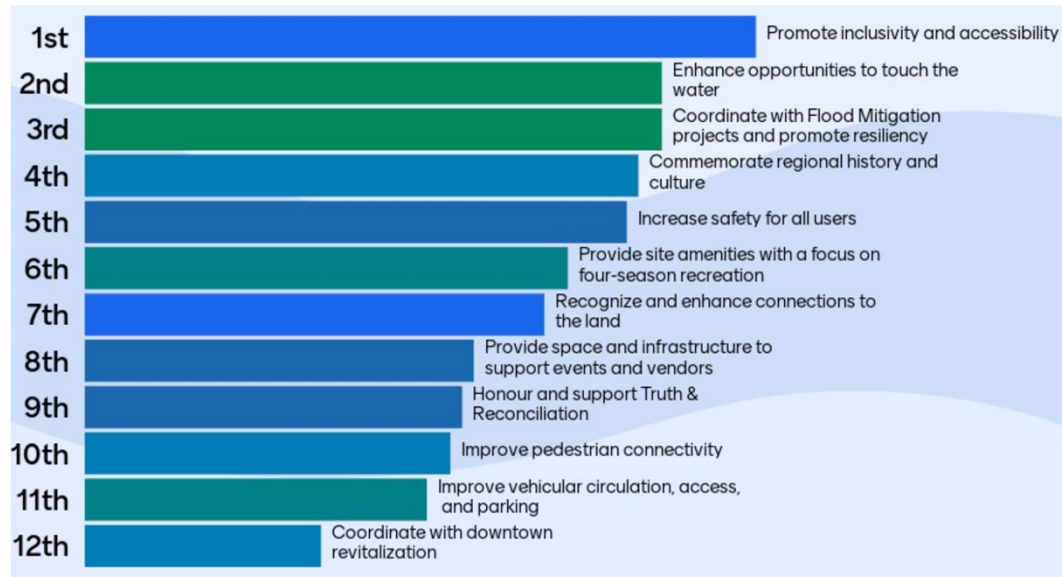
Indigenous Engagement Insights

A gathering place
Accessible
Indigenous art, history and storytelling
Acknowledges Treaty 8
Celebrates Indigenous languages
Connection with water
Natural landscape approach
Flood resilient



Committee Workshop #2: March 6, 2023

- ✓ Summarized Indigenous Engagement and Feedback
- ✓ Refined Project Area and Scope



Committee Meeting: April 13, 2023

- ✓ WBWAC Recommended Project focus on Reaches 1-4

Committee Motion

THAT the Wood Buffalo Waterfront Advisory Committee recommends updating the project scope areas for the Waterfront Park Revitalization to include only the areas within Reaches 1 to 4

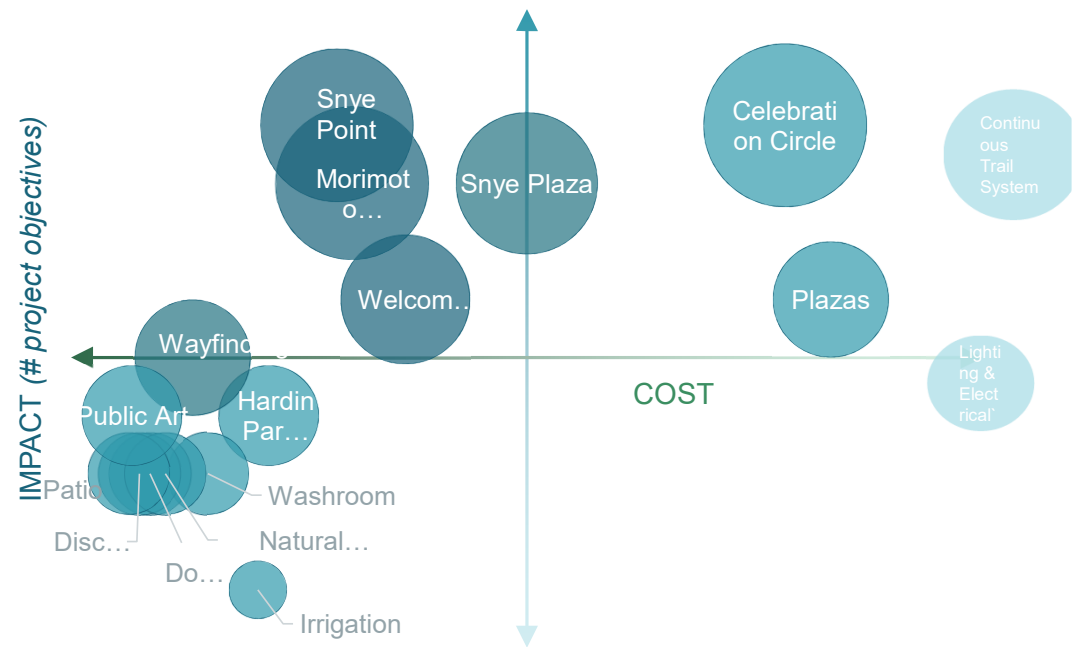


Committee Meeting: April 27, 2023

✓ Assessed Design Elements against Project Objectives

- Community Impact
- Cost

Lower Cost, Higher Impact	Include in project
Higher Cost, Higher Impact	Include in project with reduced design
Lower Impact	Remove from project, or consider for future design



Committee Meeting: April 27, 2023

- ✓ Assessed Design Elements against Project Objectives
 - Community Impact
 - Cost
- ✓ Design Element Recommendations

Committee Motion

THAT the Wood Buffalo Waterfront Advisory Committee recommends that Snye Point function as a passive recreation (greenspace) location, with a simplified event space.



REDUCED CONCEPT DESIGN & COST ESTIMATE

Waterfront Park Revitalization – June 5, 2023

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Reduced Concept Design

Previous Concept (2022)



Reduced Concept



Reduced Concept Design



Waterfront Park Revitalization – June 5, 2023

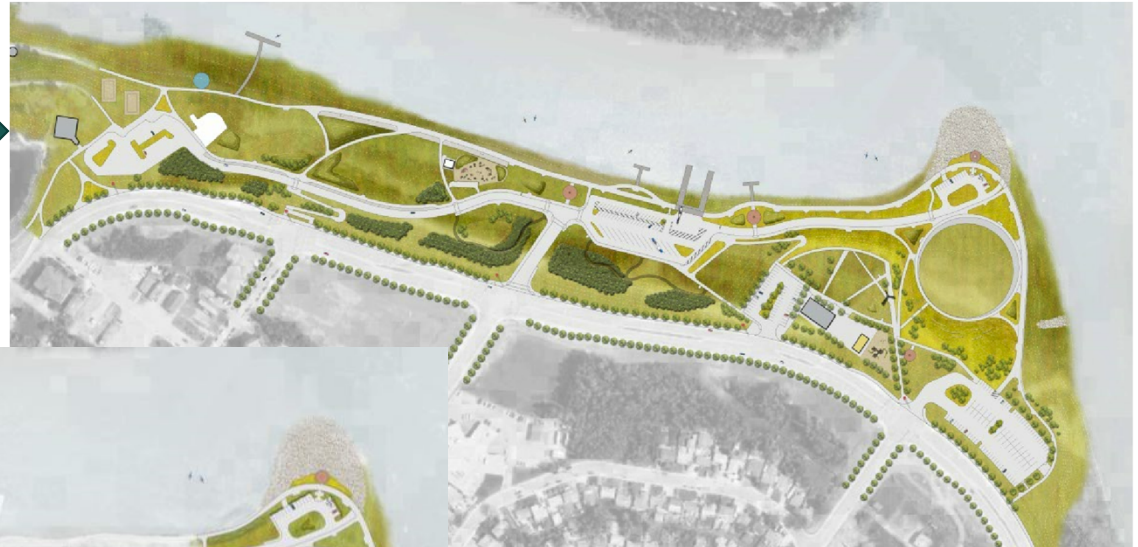
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- Works within approved capital budget (\$30M total)
- Conservative and scaled back design
- Focus of investment is recommended for Reaches 1-4, with concentrated updates to Snye Point Park (Reaches 3 and 4)
- Additional updates along Reach 6 and Horse Pasture Park in future



Reduced Concept Design – Snye Point Park

Previous Concept (\$34M)



Reduced Concept (\$19M)

Waterfront Park Revitalization – June 5, 2023



Reduced Concept Design – Snye Point Park

The reduced concept for Snye Point Park eliminates several major design elements to reduce the overall estimated cost.

These removed elements:

- Meet fewer project priorities, or have a lower impact on achieving project objectives
- Have weaker alignment with Indigenous Partner feedback

What was
Removed?



Design Elements – Removed

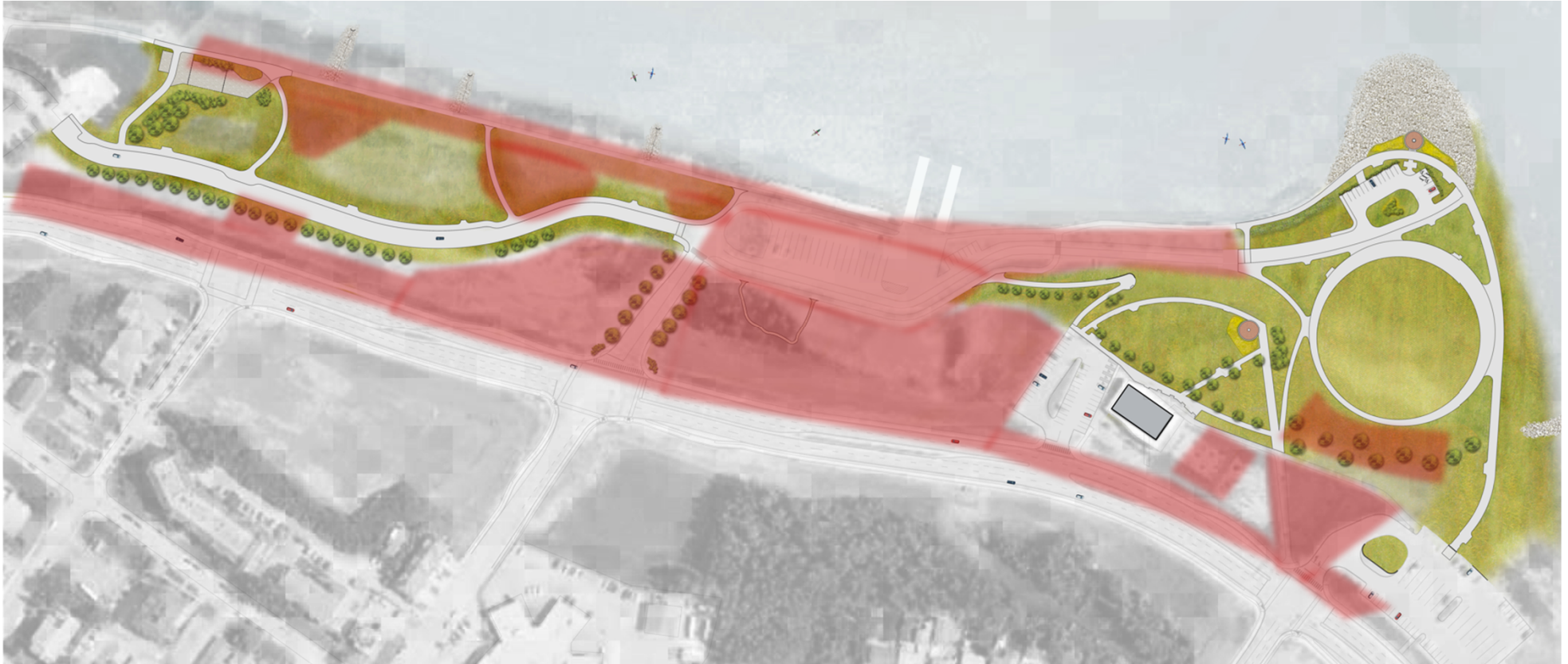
**Removed
\$8 - \$12 M**

DESIGN ELEMENT	COST ESTIMATE
Hardin Street Parking Lot Improvements	\$1,100,000 - \$1,500,000
Patio and Playground at Surekha's	\$300,000 - \$420,000
Discovery Trail and Elements	\$400,000 - \$520,000
Washroom Facility	\$850,000 - \$950,000
Natural Play Area**	\$500,000 - \$750,000
Irrigation System West	\$220,000 - \$800,000
Main Street Plaza	\$400,000 - \$600,000
Interpretive and Wayfinding Signage	\$750,000 - \$850,000
Dock Accesses	\$450,000 - \$620,000
Public Art**	\$100,000 - \$1,000,000
Welcome Circles (2)	\$500,000 - \$600,000
Electrical and Lighting	\$2,500,000 - \$5,500,000

* Design elements were not included in previous tender



Design Elements – Removed



Waterfront Park Revitalization – June 5, 2023



Reduced Concept Design – Snye Point Park

The reduced concept for Snye Point Park consists of:

- Core Park Improvements
- Reduced Design Elements
- Optional Design Elements

What's
Included?



Core Park Improvements – Snye Point Park

- **Site Grading**
- **Drainage Improvements**
- **Site Furnishings** (benches, BBQ pits, picnic tables, trash receptacles, bike racks, etc. - scaled as part of other design elements)
- **Soft Landscaping** (seeding, sod, trees, shrubs, perennial grasses, etc.)
- **Electrical / Lighting** (minimum upgrades to areas of design to meet Engineering Servicing Standards and CPTED requirements)
- **Existing Elements for Stakeholders and Rightsholders** (e.g. float plane access, canoe club storage, Snye point access, dredging, etc.)



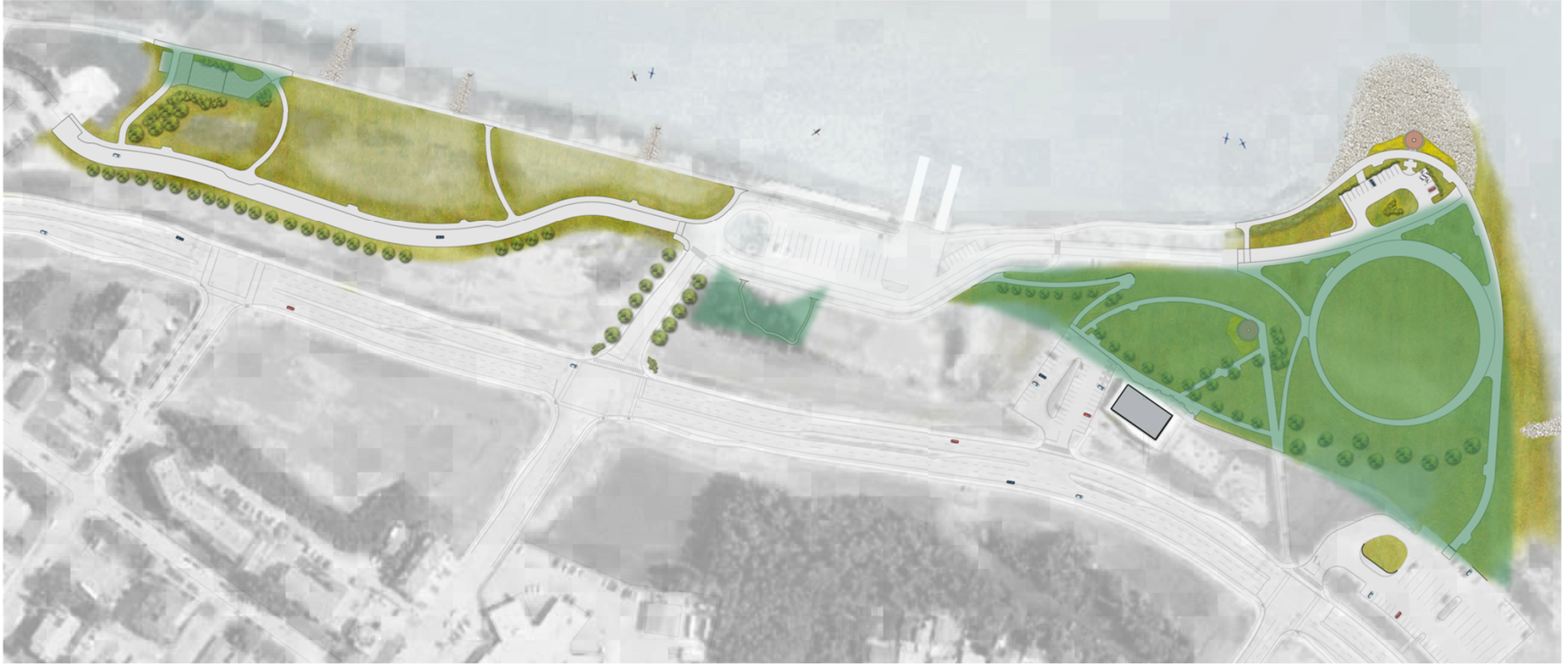
Reduced Design Elements – Snye Point Park

DESIGN ELEMENT	REVISIONS TO PREVIOUS DESIGN
Snye Plaza	<ul style="list-style-type: none"> • Removal of some pathway connections • Removal of some lighting • Materials simplified
Snye Point Improvements	<ul style="list-style-type: none"> • No change
Morimoto Drive Relocation	<ul style="list-style-type: none"> • Removal of sidewalk on south side of road • Removal of crosswalks
Celebration Circle	<ul style="list-style-type: none"> • All specialty lighting removed • Materials simplified (standard concrete) • Informal amphitheatre seating removed
Continuous Trail System	<p>In addition to other secondary connections, the following have been removed:</p> <ul style="list-style-type: none"> • Widened trail along the Waterfront and vendor parking areas • Switchback connection from Clearwater Drive at Main Street • Steps from Surekha's parking lot to Hardin Street parking lot • Steps from Snye Plaza to Celebration Circle • Pathway from Morimoto Drive to the waterfront trail
Welcome Circles	<ul style="list-style-type: none"> • Reduced from four (4) to two (2)

**Reduced
\$4 - \$8 M**



Reduced Design Elements – Snye Point Park



Waterfront Park Revitalization – June 5, 2023



Design Comparison – Snye Point Park



Waterfront Park Revitalization – June 5, 2023



Design Comparison – Snye Point Park



Waterfront Park Revitalization – June 5, 2023



Optional Design Elements – Snye Point Park



Waterfront Park Revitalization – June 5, 2023



Reduced Concept Design – Remaining Park



Waterfront Park Revitalization – June 5, 2023

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- Approximately \$6M (subject to actual design and construction costs for Snye Point Park)
- Coordination with Flood Mitigation
- Most of the previous concept design has been removed
- Various possible scope items
 - Maintain a light footprint
 - Alignment with Indigenous Partner feedback



Revised Overall Concept – Remaining Park

Possible scope for the remaining park area:

- Spot improvements/connections to existing trail network
- Additional site furnishings (benches, BBQ pits, picnic tables, trash receptacles, bike racks, etc.)
- Soft landscaping (seeding, sod, trees, shrubs, perennial grasses, etc.)
- Interpretive signage and wayfinding
- Dock restoration and improvements to honour regional history (along Reach 6)
- Hospital Street Plaza (to align with DARP)
- Tom Weber Boat Launch Improvements



GROUP DISCUSSION

Waterfront Park Revitalization – April 27, 2023

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DISCUSSION

1. Based on the process of prioritizing project objectives, are there any critical design elements that are missing from the revised concept plan?
2. Specific to the design elements that are remaining as part of the refined concept, do any of them require a further reduction in scope?



Reduced Design Concept



Are there any critical design elements missing?
Do any design elements require a further reduction in scope?



NEXT STEPS



Next Steps

1. Presentation of Revised Concept to Council (July 11, 2023)
2. Detailed Design / Construction Documents (Summer / Fall 2023)
3. Tender (Winter 2023/2024)
4. Construction (2024)



Thank You



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