

Minutes of a Regular Meeting of the Council of the Regional Municipality of Wood Buffalo held in the Council Chambers at the Municipal Offices in Fort McMurray, AB, on Tuesday, May 26, 2009, commencing at 6:00 p.m.

Present: M. Blake, Mayor
M. Allen, Councillor
D. Blair, Councillor
M. Byron, Councillor
S. Clarkson, Councillor
L. Flett, Councillor
S. Germain, Councillor
P. Meagher, Councillor
R. Rebus, Councillor
J. Vyboh, Councillor

Absent: G. Janvier, Councillor

Administration: R. Burkard, Chief Administrative Officer
S. Kanzig, Chief Legislative Officer
D. Elliott, Deputy CAO
K. Greig, Deputy CAO
K. Kloss, Deputy CAO
J. Callahan, Legislative Officer
B. Broomfield-Andrews, Recorder/Legislative Assistant
A. Johnson, Legislative Assistant

Call to Order

Mayor Blake called the meeting to order at 6:05 p.m.

Opening Prayer

The Mayor asked everyone to join her in Prayer.

Agenda

09-131 Moved by Councillor Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

Minutes

1. Council Meeting – May 12, 2009

09-132 Moved by Councillor Meagher that the Minutes of the Regular Meeting held on May 12, 2009 be approved as presented.

CARRIED UNANIMOUSLY

Delegations

There were no delegations scheduled.

Public Hearings

Councillors Allen and Byron both declared a potential pecuniary interest in this item and excused themselves from the meeting at 6:08 p.m.

09-133 Moved by Councillor Meagher that the meeting move into Public Hearing.

CARRIED UNANIMOUSLY

The Public Hearing commenced at 6:09 p.m.

2. Bylaw No. 09/016 – Lower Townsite Area Redevelopment Plan

A. Opening Statement

Dennis Peck, General Manager, Planning and Development

Mr. Peck advised that the Lower Townsite Area Redevelopment Plan (Plan) will be the key document in guiding the redevelopment of the heart of Fort McMurray. The current Area Redevelopment Plan was designed for a population of 35,000, while the new Plan is designed to accommodate a population of 150,000, and was developed with considerable public input. The main objective of Plan is to provide a comprehensive land use and development strategy to guide future redevelopment in the lower townsite area until 2030. Specific issues addressed in Plan include sustainability; intensification; land use integration and compatibility; transportation and connectivity; infrastructure and servicing; flood abatement; and the form, function and aesthetics of the area.

Tom Coyle, Planning Consultant, Planning Alliance; Greg Daly, Supervisor, Rural Division, Long Range Planning Branch; and Wendy Koo, Planner, Project Manager

Mr. Coyle provided a PowerPoint presentation overview of the Lower Townsite Area Redevelopment Plan. The presentation included information regarding the background, rationale, objectives, key features, and implementation of the Lower Townsite Area Redevelopment Plan.

Exit

Councillor Meagher excused himself from the meeting at 6:29 p.m.

B. Written Presentations

Correspondence dated May 13, 2009 was received from Cheryl Cooper, Fort McMurray resident, expressing support of Administration's recommendations to approve second and third readings of Bylaw No. 09/016. Ms. Cooper was in attendance to present her written submission.

C. Verbal Presentations

Cliff Maron, President, UDI-Wood Buffalo

Mr. Maron advised that UDI-Wood Buffalo is in general agreement with Plan. UDI-Wood Buffalo recommended that Plan be adopted if it can be demonstrated that the Transportation and Riverfront Master Plans will not affect the overall intent of Plan.

Doug Churchill and Brian Talbot, Longboat Landing Developers

Mr. Churchill expressed opposition to Plan as proposed because Plan negatively affects the approvals and entitlements of the Longboat Landing development site approved by Council in 2005. Mr. Churchill and Mr. Talbot are concerned because of the financial impact this plan will have on their project. Mr. Churchill requested that Plan be amended to correct the entitlements approved by Council for their project, that their construction site be accepted within the limits as defined by the approved engineering drawings submitted, and that the status of the Longboat Landing approvals under the DC – R4 land use not be changed with respect to policies and setbacks as provided.

Jan Dezentje, Fort McMurray Resident

Mr. Dezentje advised that he is in support of the Plan. He believes development of the proposed parkway and redevelopment of the Clearwater District will help to solve the homeless problem in this area. The benefits of the parkway will be to provide an alternate road through the downtown and ease traffic congestion on Franklin Avenue, and also reduce the risk of a flood by acting as a dike. The Plan will also effectively end the disorganized "piece-meal" development of the downtown area.

Gilles Huizinga, Fort McMurray Resident

Mr. Huizinga, Transportation Working Group representative on Advisory Committee, was in attendance to express opposition to the Plan. Mr. Huizinga shared his concerns with regard to the transportation network west of Riedel Street, the Snye designation in the Riverfront Master Plan, flood abatement strategy using the parkway, and Franklin Avenue as the retail core district from Haineault to Hospital Street.

Harry Lillo, Waterfront Village Developments

Mr. Lillo was in attendance to express opposition to the Plan. Waterfront Village Developments supports sustainable development along the Snye waterfront. It appears from the Plan that the Snye area will be redeveloped as a recreational area, as opposed to a potential focal point of the downtown area. Mr. Lillo urged that Administration further investigate the full potential of the Snye district.

D. Other Verbal Presentations**Jim Rogers, Waterways Resident**

Mr. Rogers advised that he is in favour of the Plan, and shared his observations with regard to traffic congestion, the Hangingstone River area, and the Longboat Landing area.

Dave Kirschner, Fort McMurray Resident

Mr. Kirschner advised that he is in favor of the Plan, and that he is supportive of the corridor roads to the west and east of the existing urban service area.

E. Questions of Council

The following clarification was provided in response to questions from Council:

- Longboat Landing has existing development rights for their property. The Plan cannot take away the existing zoning rights because their development had been previously approved by Council; so, in effect, their development has been grandfathered with regard to the setbacks specified in the Plan. Any amendments brought forward to the development approved by the bylaw in place would be subject to new discussion and policy;
- the Transportation and Riverfront Master Plans, which are in various stages of completion, will be defined through the Plan. Opportunities for public consultations will occur in the development of these plans;
- various geographical aspects and issues, such as a flood plain, are considered when projecting high population density. As developments and new opportunities occur, the threshold for such growth will be considered in allowing for sustainability in the downtown core;
- elements for the redevelopment of the waterfront/Snye area will be governed through land use bylaw implementation and the Riverfront Master Plan. There are ongoing commercial and industrial strategies that will provide the elements for the types of development in this area;
- opportunities exist to avail of funding from various federal and provincial agencies, and Administration will tap into these resources wherever possible; and
- the Plan itself does not allow for any development, but rather provides a vision to guide how Administration creates documents that will allow development.

F. Closing Statement

Mr. Peck commented that it is the intent of Planning Department to move ahead with implementation of the Plan. One of the challenges with the existing Plan was that it was not kept current, and therefore required considerable redrafting. Administration will revisit the Plan to keep it current and address any concerns raised by the community.

09-134 Moved by Councillor Vyboh that the Public Hearing be closed.

CARRIED UNANIMOUSLY

Recess

A recess occurred from 8:31 p.m. to 8:50 p.m.

Bylaws

3. Bylaw No. 09/016 – Lower Townsite Area Redevelopment Plan

09-135 Moved by Councillor Clarkson that Bylaw No. 09/016, being the Lower Townsite Area Redevelopment Plan, be read a second time.

CARRIED UNANIMOUSLY

09-136 Moved by Councillor Germain that Bylaw No. 09/016 be read a third and final time.

CARRIED UNANIMOUSLY

Return

Councillors Allen and Byron returned to the meeting at 9:00 p.m.

4. Bylaw No. 09/019 – Land Use Bylaw Amendment to R4 – High Density Residential District

09-137 Moved by Councillor Allen that Bylaw No. 09/019, being a Land Use Bylaw Amendment, be read a first time.

CARRIED UNANIMOUSLY

Reports

5. Cellblock and South Police Centre

09-138 Moved by Councillor Vyboh:

- THAT the Municipality proceed with a new shared facility on a portion of Government of Alberta land at the MacKenzie Industrial Park Site to house a cellblock and police centre, and accommodate the Provincial Sheriffs;

- THAT the 2009 Capital Budget be amended as summarized in Attachment 1- Capital Budget Amendment Request – South Police Centre Project – May 26, 2009; and
- THAT the provisions of Attachment 1- Capital Budget Amendment Request – South Police Centre Project – May 26, 2009, remain confidential pursuant to sections 16 and 25 of the Freedom of Information and Protection of Privacy Act, R.S.A., 2000 c. F-25, as amended.

CARRIED UNANIMOUSLY

6. Safety and Security, Public Transit Service

09-139 Moved by Councillor Clarkson that Administration be authorized to implement security and safety enhancements on public transit as required.

A brief discussion occurred, at which time concern was raised that rural communities should become more involved with safety and security with respect to public transit, and the costs to provide this service.

CARRIED

For: Blake, Allen, Clarkson, Flett,
Germain, Vyboh
Opposed: Blair, Byron, Rebus

7. Community Plan on Homelessness and Affordable Housing Amended Funding Allocation 2009

09-140 Moved by Councillor Clarkson that additional funding for the Community Plan on Homelessness and Affordable Housing be allocated as follows:

- Fellowship Baptist Church (Housing First Coordinators) \$ 85,000
- Wood Buffalo Housing and Development Corporation (HOMEs Program) \$127,250

Total \$212,250

CARRIED UNANIMOUSLY

8. Appointments to Council Committees

09-141 Moved by Councillor Allen that the following appointments be approved, effective immediately:

- Communities in Bloom: Divya Patel to December 31, 2010, and Heather Kendell to December 31, 2011; and

- Regional Advisory Committee on Inclusion, Diversity and Equality: Hedda Enders to December 31, 2009.

CARRIED UNANIMOUSLY

9. Council Expense Summary – January 1-March 31, 2009

09-142 Moved by Councillor Clarkson that the Council Expense Summary for the period January 1 - March 31, 2009 be received as information.

Return

Councillor Meagher returned to the meeting at 9:36 p.m.

CARRIED UNANIMOUSLY

New and Unfinished Business

There was no new or unfinished business.

Updates

Mayor's Update

Mayor Blake reported on the following:

- “Ask the Mayor” Questions, Country 93.3 Radio Show
- Olympic Torch Relay Committee Meeting
- Canada School of Public Service - Leadership Training for Government Executives Meeting
- International Recognition of Nurses Week
- Fort McMurray Public Schools 28th Annual Staff Recognition Banquet
- Community Development Advisory Board
- Attended and met with St. Martha's School Grade 6 Class
- Meeting with National Church Leaders, Kairos Group

Reporting of Councillors on Boards and Committees

Councillor Clarkson reported on the following:

- Meeting with Airport Consultant
- Canada School of Public Service

Councillor Allen reported on the following:

- Traditional Celebration of Achievement
- Rotarac Fundraiser in support of Stepping Stones Youth Home

Councillor Blair reported on the following:

- Advisory Committee for Provincial Grants

- Meeting with National Church Leaders, Kairos Group

Councillor Germain reported on the following:

- MacDonald Island Park Corporation Meeting
- Updated Council on the confirmation of the transfer of the fundraising initiative

Adjournment

09-143 Moved by Councillor Blair that the meeting be adjourned.
CARRIED UNANIMOUSLY

The meeting adjourned at 10:06 p.m.

Mayor

Chief Legislative Officer