



WOOD BUFFALO DOWNTOWN REVITALIZATION ADVISORY COMMITTEE (WBD Rac) MINUTES

June 5, 2024, 5:30 p.m.
Room 206, 2nd Floor, Jubilee Centre
9909 Franklin Avenue, Fort McMurray, AB T9H 2K4

Present: Mike Durocher, Chair, Indigenous Representative
Brandon Fleury, Public-At-Large
Doug Doyle, Public-At-Large
Nayef Mahgoub, Land Development Sector
Alan Roberts, Recreation, Culture and Heritage
Ijeoma Uche-Ezeala, Public-At-Large (via MS Teams)
Melanie Walsh, Community Development Sector (via MS Teams)
Mireille Zatcha, Education (via MS Teams)

Absent: Ahmed Jouda, Public-At-Large

Also Present: Lance Bussieres, Councillor
K. Hansen, Director, Organizational Support Services (via MS Teams)
K. Meacher, Department Administrator, Organizational Support Services
A. Hawkins, Clerk, Legislative Services

Also Absent: Kendrick Cardinal, Councillor

1. **Call to Order**

Chair M. Durocher called the meeting to order at 5:34 p.m.

2. **Adoption of Agenda**

MOVER: D. Doyle

SECONDER: A. Roberts

THAT the Agenda be adopted as presented.

FOR (8): M. Durocher, B. Fleury, D. Doyle, N. Mahgoub, A. Roberts, I. Uche-Ezeala, M. Walsh, and M. Zatcha

ABSENT (1): A. Jouda

CARRIED (8 to 0)

3. Minutes of Previous Meeting

3.1 Wood Buffalo Downtown Revitalization Advisory Committee - May 1, 2024

MOVER: N. Mahgoub

SECONDER: B. Fleury

THAT the Minutes of the Wood Buffalo Downtown Revitalization Advisory Committee Meeting held on May 1, 2024, be approved as presented.

FOR (8): M. Durocher, B. Fleury, D. Doyle, N. Mahgoub, A. Roberts, I. Uche-Ezeala, M. Walsh, and M. Zatcha

ABSENT (1): A. Jouda

CARRIED (8 to 0)

4. New and Unfinished Business

4.1 Wood Buffalo Mural Fest

Theresa Buller, Community Services, presented information on the Wood Buffalo Mural Fest, noting that murals will be installed throughout the summer and fall of 2024 with a celebration event being held on August 24, 2024 at Kiyām Community Park.

Exit and Return

Councillor L. Bussieres exited the meeting at 5:57 p.m. and returned at 5:59 p.m.

4.2 Land Use Bylaw Update

Ermias Amayu, Breena Iannetti, and Such Chandhiok, Planning and Development Services, presented an update on the Land Use Bylaw speaking to the proposed changes to the Bylaw as well as next steps being undertaken with the goal of implementing a new bylaw in 2025.

Committee members provided feedback regarding the proposed changes and through consensus, agreed to defer a decision on whether or not a letter of support for the bylaw would be provided until a further update is received following community engagements held and feedback being incorporated in the document.

4.3 Round Table

K. Meacher, Organizational Support Services, provided the following updates:

- contamination remediation work will be part of construction on the site proposed for the shipyard relocation;
- should Clearwater Drive remain as is, building the permanent berm to 250.9 m would eliminate the line of sight to the Clearwater River;
- land sale of the old A&W site was completed on March 13, 2024, and closed on May 1, 2024. The developer is proposing to construct a medical complex and anticipated construction start is June, 2025;
- Hawker boxes have arrived for set up in Kiyām Community Park.

4.3.1 Scheduling of Meeting

MOVER: B. Fleury

SECONDER: M. Zatcha

THAT a meeting of the Wood Buffalo Downtown Revitalization Advisory Committee be scheduled for Wednesday, September 11, 2024 starting at 5:30 p.m.

FOR (8): M. Durocher, B. Fleury, D. Doyle, N. Mahgoub, A. Roberts, I. Uche-Ezeala, M. Walsh, and M. Zatcha

ABSENT (1): A. Jouda

CARRIED (8 to 0)

5. Adjournment

The meeting adjourned at 7:18 p.m.

Chair