Image credit: William Salvo

ATHABASCA POWER CENTRE
AREA STRUCTURE PLAN

PREPARED BY THE REGIONAL MUNICIPALITY OF WOOD BUFFALO

www.woodbuffalo.ab.ca

BYLAW No. 14/029

Regional Municipality of Wood Buffalo

ACKNOWLEDGEMENTS

The Athabasca Power Centre Area Structure Plan (ASP) is the result of collaboration between residents, the Province of Alberta, Industry, CitySpaces Consulting, and the Regional Municipality of Wood Buffalo (the "Municipality"). The Municipality thanks all participants for sharing their time and providing valuable input in shaping the Plan.

The Municipality also thanks those who participated in the design charrette process. Participants include staff from the following Departments and Branches: Community Services, Culture, Economic Development, Emergency Management, Engineering, Parks, Public Operations, and Planning and Development. External participants include Alberta Infrastructure, Alberta Transportation, HDR Corporation, and CitySpaces Consulting.

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Looking northeast towards the Athabasca River from the southern boundary of the ASP area.

PART 1: SETTING THE STAGE

1.0 OVERVIEW

The Athabasca Power Centre Area Structure Plan (ASP) area is located within the Regional Municipality of Wood Buffalo (see Figure 1). The Regional Municipality of Wood Buffalo (the "Municipality") is among Canada's largest and fastest growing municipalities, with a population that has doubled since the year 2000. Fuelled by the growth of the Athabasca Oil Sands, the Municipality has struggled to provide enough commercial land to remain a competitive and desirable place to live and do business.

According to the 2012 municipal census, the Municipality serves a total population of 116,407. This includes 72,944 residents living in Fort McMurray, 4,192 residents living in rural hamlets, and 39,271 people living in project accommodations (work camps). There are six First Nations within the Municipality, with a registered population of about 6,200 members, including approximately 2,060 living on reserve. The 2011 Municipal Development Plan (MDP) projects as many as 231,000 people living in the Municipality by 2030. The Municipality aims to direct much of this growth to the Fort McMurray area.

A needs assessment of commercial land reports a clear shortage of retail/commercial land. In 2010 the Commercial and Industrial Land Use Study (CILUS) reported that the Municipality was only providing 2.44 square metres of commercial space per resident, while communities with similar population sizes typically provide closer to 4.18 square metres per resident. CILUS estimated that, assuming future commercial development is constructed at a conventional lot coverage factor of 25.0%, the Municipality would require an additional 159 to 284 hectares (393 to 702 acres) of commercial land by 2030. The Athabasca Power Centre is expected to help address the shortage.

1.1 PURPOSE

This Area Structure Plan provides a general development concept for the Athabasca Power Centre site by setting out land uses, transportation connections, infrastructure, and public space. Maps and sketches in this Area Structure Plan are conceptual and are meant to provide general intentions through land use descriptions and approximate locations. Site specific characteristics will be identified through the submission of an Outline Plan.

The specific objectives of the Athabasca Power Centre ASP are to:

- Develop a general layout of the commercial development;
- Create a balanced approach to policy development that enables a range of development possiblities;
- Identify development considerations such as site access, drainage, flood risk, pipeline right-of-ways, and environmental and geotechnical considerations;
- Minimize impact on riparian areas and fish habitat;
- Review servicing constraints;
- Consider site access and layout within the context of future transportation, servicing and other infrastructure; and
- Consider community amenities as well as trail connectivity.

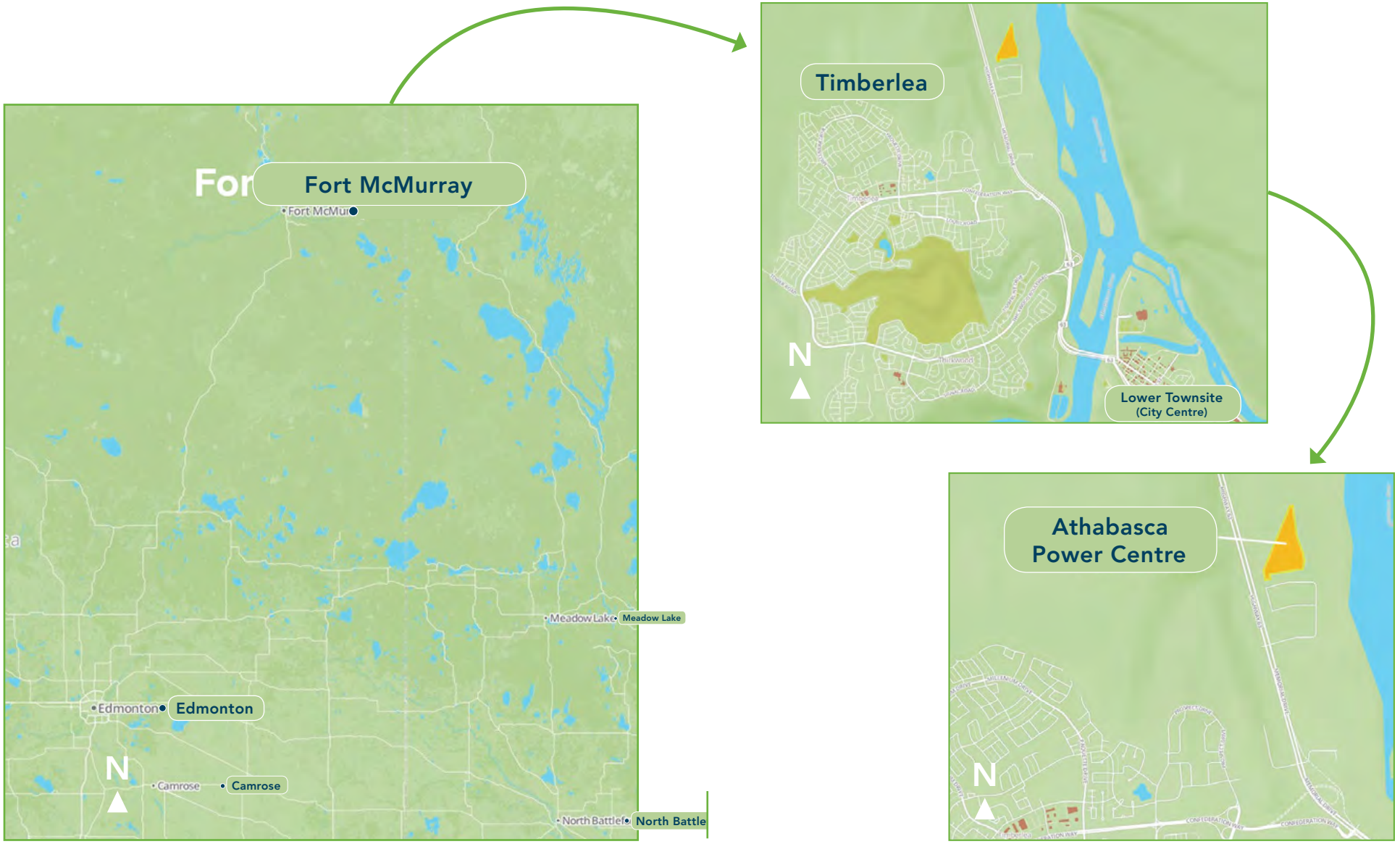

FIGURE 1: LOCATION MAP OF ATHABASCA POWER CENTRE

1.2 LAND USE CONCEPT

The Athabasca Power Centre ASP will guide the development of a new commercial area that includes large format retail as shown in Figure 3. Figure 3, which provides a conceptual framework for the development of the site, was produced during an intensive three day design charrette involving collaboration between the Municipality, CitySpaces Consulting, industry and the public. Comments and feedback expressed by these stakeholders have helped shape many of the policies in the ASP.

The ASP also considers current and anticipated commercial demand in Fort McMurray and surrounding areas by contemplating an intense layout that accomodates a variety of retail sizes.

FIGURE 2: **ATHABASCA POWER CENTRE** CHARRETTE, MARCH 2014

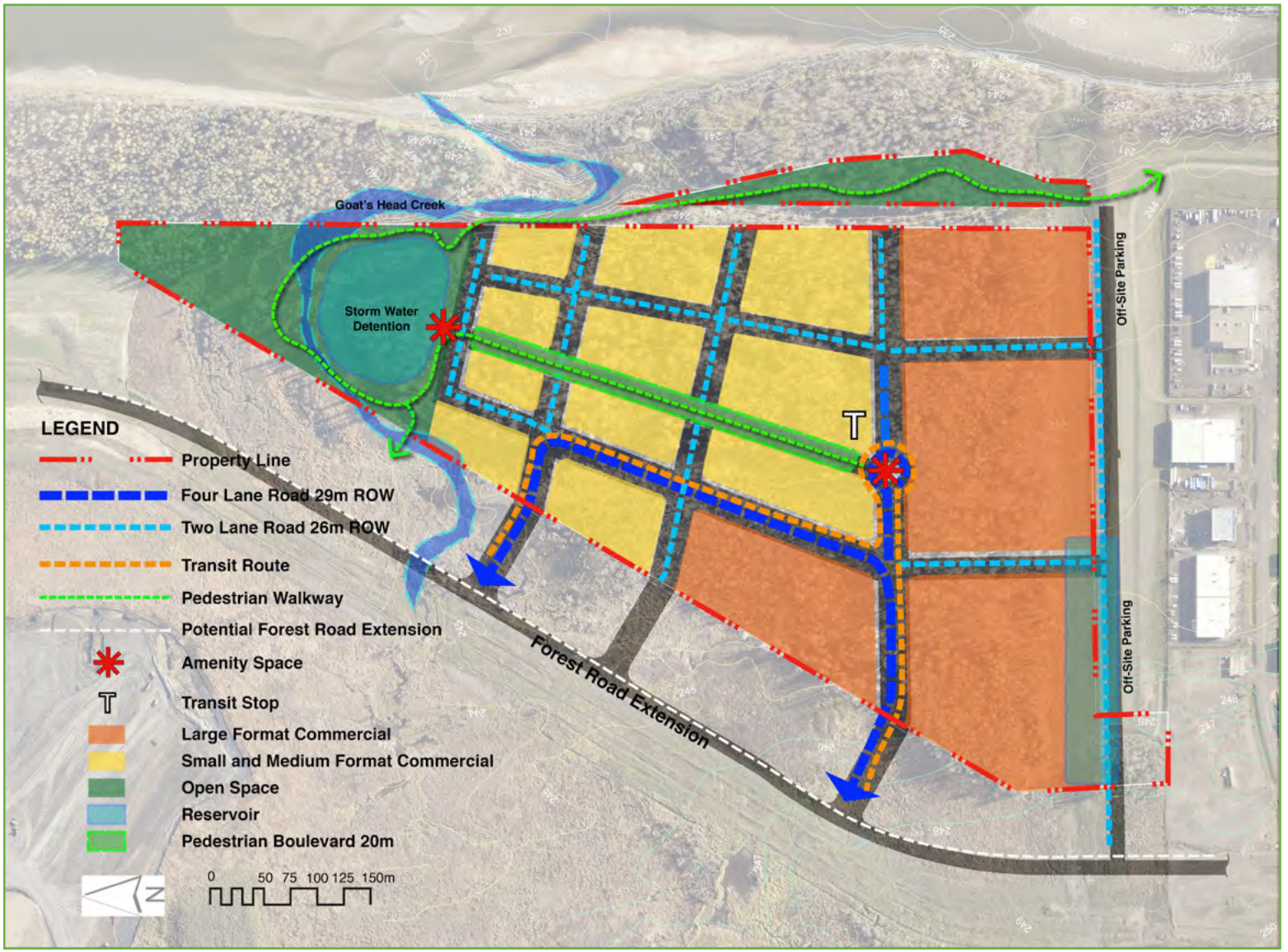

FIGURE 3: CONCEPTUAL SITE PLAN FOR THE ATHABASCA POWER CENTRE SITE

Note: For illustrative purposes. Exact concept to be determined at the Outline Plan stage.

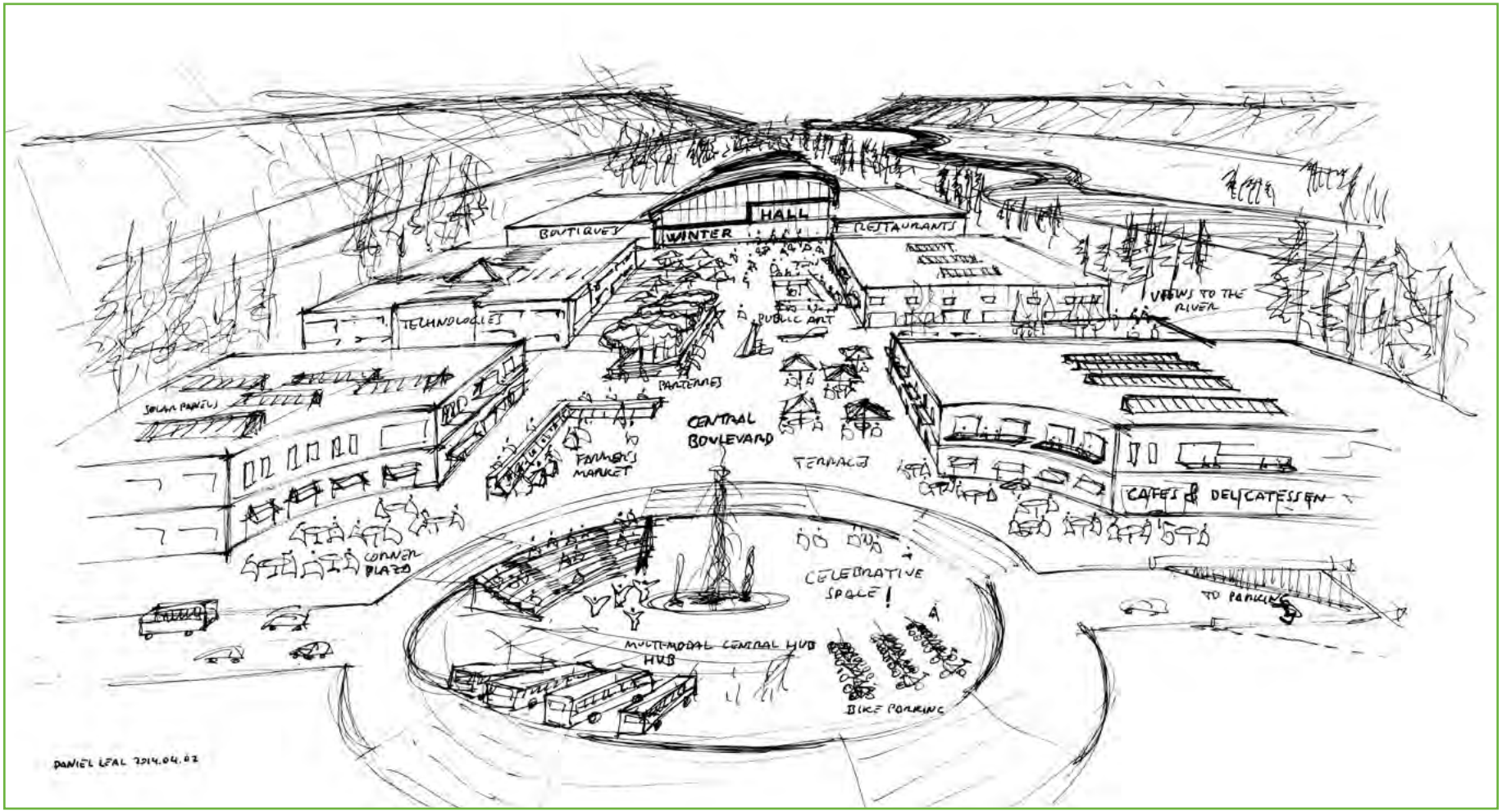

FIGURE 4: PEDESTRIAN BOULEVARD CONCEPT, SKETCH BY DANIEL LEAL

This conceptual drawing illustrates design elements shown in the Conceptual Site Plan. A key feature is a prominent pedestrian boulevard anchored at either end by a large amenity space. The amenity space at the forefront provides connections to a centrally located public transit stop.

Note: For illustrative purposes. Final site design to be determined at the Outline Plan stage.

1.3 DEVELOPMENT OBJECTIVES

The Athabasca Power Centre ASP has been prepared as a comprehensively planned commercial area taking advantage of its proximity to transportation corridors, natural topography, and water features. The main objectives of this ASP are to:

- Develop a plan consistent with the general intent and policies of the Regional Municipality of Wood Buffalo Municipal Development Plan (MDP);
- Provide a framework to aid in the development of a quality regional retail and entertainment area by defining the roadway network, location of land uses, servicing needs and development phasing; and
- Ensure efficient and phased implementation of the Plan.

1.4 VISION

The vision and guiding principles for the ASP area outline the aspirations of Regional Municipality of Wood Buffalo, its residents, and stakeholders. They have been developed through stakeholder and public engagement, as well as review of relevant policies and site information. The policies aim to inform development to achieve the guiding principles, and ultimately the vision of the ASP. The vision for the ASP is:

> The Athabasca Power Centre Area Structure Plan will guide the development of a regional shopping area that provides a mix of retail, entertainment and other complementary uses at varying scales, while respecting the natural environment. The development will allow efficient vehicular circulation, while enhancing pedestrian connections through a site that is comprehensively designed to include a vibrant and high quality public realm.

Comments provided by members of the public during an open house held on March 28, 2014.

PART 2: ACHIEVING THE VISION

PRINCIPLE 1: CREATE A DIVERSE, REGIONAL COMMERCIAL DEVELOPMENT WITH A FOCUS ON LARGE FORMAT RETAIL

OBJECTIVE 1: PROVIDE FOR A MIX OF COMMERCIAL USES

2.1.1 Development shall consist of a mix of retail development, large format retail, and supporting land uses.

2.1.2 Clustering and/or combining of retail uses into a single structure(s) should be considered to enhance walkability and maximize space.

2.1.3 Any potential additional housing requirement generated by this development shall be provided offsite.

PRINCIPLE 2: RESPECT SENSITIVE ENVIRONMENTAL FEATURES

OBJECTIVE 1: RESPECT THE NATURAL ENVIRONMENT

2.2.1 The riparian and habitat characteristics of Goat's Head Creek shall be respected.

2.2.2 The space created between buildings/structures and the Athabasca River shall be safe, well lit and attractive.

2.2.3 A minimum 100 metre setback from the top-of-bank of the Athabasca River shall be required.

2.2.4 For new development or subdivision applications adjacent to environmentally sensitive features (including Goat's Head Creek), a minimum riparian setback shall be determined by a geotechnical and biophysical assessment performed by a qualified professional.

2.2.5 An environmental assessment may be required to ensure all measures are taken to mitigate any potential environmental impacts.

2.2.6 Only activities that have limited impact on streams and rivers will be allowed within the riparian setback. These activities include but are not limited to walking trails, and structures and equipment associated with day use areas.

2.2.7 Applications adjacent to the riparian setback will only be considered after demonstrating that development or subdivision will not adversely affect the water quality.

OBJECTIVE 2: MITIGATE FLOOD + ICE JAM HAZARDS

2.2.8 Development shall be designed to mitigate the impact of flooding and ice jams.

PRINCIPLE 3: CREATE A SENSE OF PLACE THROUGH QUALITY PUBLIC SPACES AND URBAN DESIGN

OBJECTIVE 1: ACHIEVE A HIGH QUALITY OF URBAN DESIGN

2.3.1 "Winter City" principles should be incorporated, where appropriate.

2.3.2 Building finishes shall be attractive, complementary, high quality, and responsive to the challenges of a northern climate.

2.3.3 Building façades should include windows, and vertical and horizontal articulation to improve aesthetics.

2.3.4 Building entrances shall be visually prominent and include weather protection.

2.3.5 Outdoor lighting shall be designed to provide a safe environment and support a pleasant shopping experience.

2.3.6 The site shall be designed to promote accessibility through universal design.

2.3.7 Site design and development should create or allow for views and access to the Athabasca River, Goat's Head Creek, and any other environmental amenities.

2.3.8 Public art should be encouraged throughout the site and could reflect local culture, heritage and/or wildlife themes.

FIGURE 5: ARTICULATION OF BUILDING FAÇADES, SKETCH BY DANIEL LEAL

The above conceptual illustration demonstrates visual articulation of building façades using windows, structural elements, façade recesses and different materials. Safe pedestrian access throughout the site is achieved through raised crosswalks. Transparent storefronts contribute to the vitality of the streets.

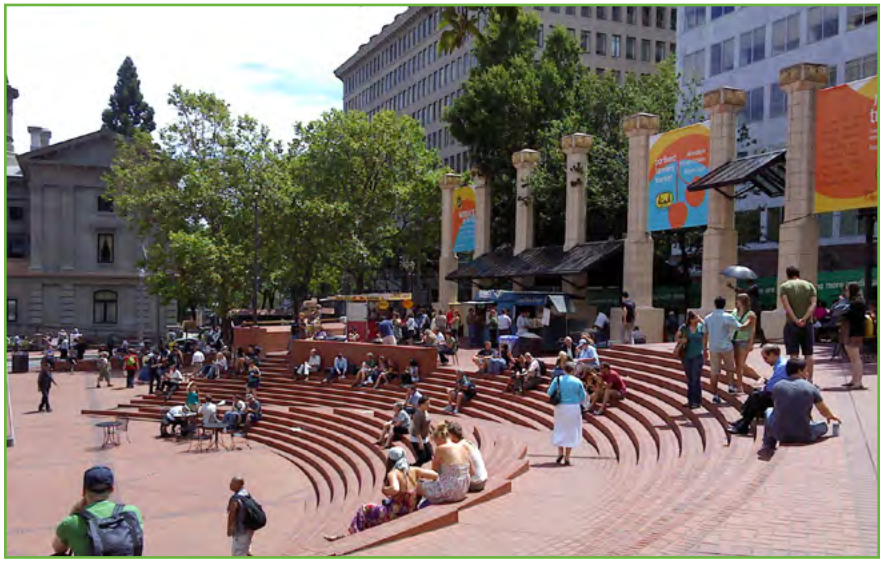

FIGURE 6: EXAMPLE OF AN OUTDOOR AMENITY SPACE, PIONEER COURTHOUSE SQUARE IN PORTLAND, OREGON, PHOTO BY BEN MEENGR

OBJECTIVE 2: CREATE AMENITY SPACES FOR GATHERING

2.3.9 Amenity space(s) shall include a pedestrian boulevard.

2.3.10 An indoor amenity space(s) should be considered. This could include a plaza, atrium or other indoor space.

2.3.11 Amenity spaces will be encouraged to be designed to host community events and celebrations.

2.3.12 Amenity spaces shall be designed to be comfortable year-round.

2.3.13 Site furnishings should be provided in amenity spaces to enhance the pedestrian experience.

2.3.14 Public art should be provided in amenity spaces.

2.3.15 Crime Prevention Through Environmental Design (CPTED) principles should be incorporated to enhance safety.

OBJECTIVE 3: PROVIDE ATTRACTIVE LANDSCAPING + BUFFERING

2.3.16 Attractive landscaping shall be provided at all site entrances and along all roadways.

2.3.17 Landscaping shall be used to break up parking lots and to enhance public amenity spaces.

2.3.18 Drought-tolerant and native plant material shall be prioritized, where possible.

2.3.19 Buffering between the TaigaNova Eco-Industrial Park and the site shall be provided.

2.3.20 Maintenance of any buffering materials or structures should be the responsibility of the owner and a condition of the development permit.

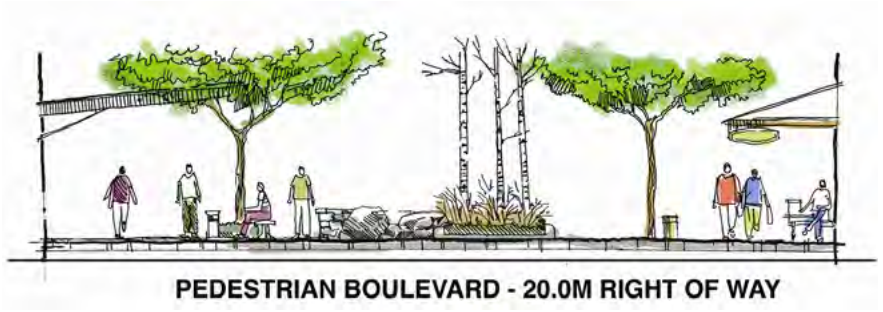

FIGURE 7: CONCEPTUAL CROSS SECTION OF THE PEDESTRIAN BOULEVARD, SKETCH BY MIKO BETANZO

This is a conceptual illustration of a pedestrian boulevard. Several design and amenity features are demonstrated, including covered walkways, landscaping and seating.

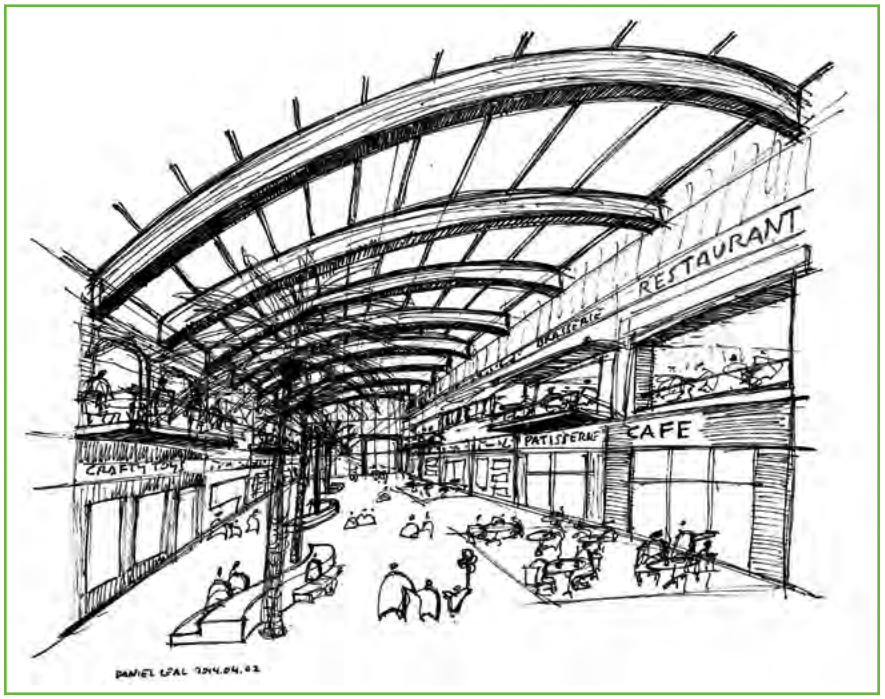

FIGURE 8: INDOOR AMENITY SPACE (WINTER HALL), SKETCH BY DANIEL LEAL

This is a conceptual illustration showing a possible indoor amenity space with commercial areas and indoor patios spilling out onto a central atrium.

PRINCIPLE 4: PROVIDE SAFE, COMFORTABLE + EFFICIENT MOVEMENT THROUGHOUT THE SITE

OBJECTIVE 1: PROVIDE CONVENIENT VEHICULAR ACCESS + CONNECTIVITY

2.4.1 Provide safe and efficient vehicular movement between shops, amenity spaces and parking areas.

2.4.2 Direct access to the site shall not be provided from Highway 63.

2.4.3 A minimum of two access/egress points shall be provided to the site.

2.4.4 The internal road network shall be designed and submitted as part of an Outline Plan application. Where appropriate, innovative approaches to internal road network design may be considered.

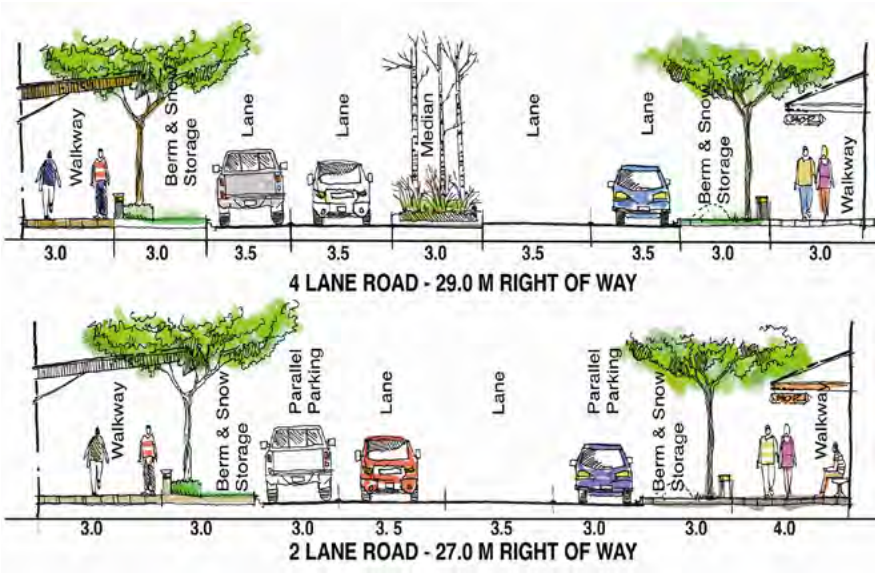

FIGURE 9: CONCEPTUAL CROSS SECTIONS OF INTERNAL ROADS, SKETCH BY DANIEL LEAL

The above cross sections conceptually illustrate street design features, including landscaping, sheltered walkways and snow storage areas.

OBJECTIVE 2: PROVIDE SAFE PEDESTRIAN + CYCLIST CIRCULATION

2.4.5 Pedestrian access within the site shall be prioritized.

2.4.6 Convenient, well-located and marked pedestrian crossings shall be provided to improve safety and deter crossings in unmarked areas.

2.4.7 Sidewalks should be provided on both sides of roadways.

2.4.8 Covered and/or sheltered walkways will be encouraged, where possible.

2.4.9 Covered and/or sheltered walkways should be provided between buildings.

2.4.10 Pedestrian and cycling connections to existing or future Municipal trail networks shall be provided.

2.4.11 A minimum of one pedestrian pathway connecting the site with TaigaNova Eco-Industrial Park should be provided.

2.4.12 Infrastructure necessary to support public transit shall be provided once public transit service to the site is established.

2.4.13 Bicycle parking shall be provided in convenient locations.

2.4.14 All drive throughs will be required to be located away from amenity spaces and access/egress points into and out of the Power Centre site.

OBJECTIVE 3: PROVIDE ACCESS BY PUBLIC TRANSIT

2.4.15 Provide the necessary infrastructure to support public transit.

2.4.16 At least one centrally located transit stop that minimizes walking distances shall be required.

2.4.17 Transit stops shall have adequate weather protection.

OBJECTIVE 4: SCREEN LOADING + STORAGE AREAS

2.4.18 Waste management areas and recycling areas shall be visually screened and designed to deter animal access.

2.4.19 Loading areas should be located to the rear of buildings. If this cannot be achieved, then they shall be screened.

2.4.20 Outdoor storage areas shall be screened.

OBJECTIVE 5: PROVIDE WELL-DESIGNED + SAFE PARKING

2.4.21 Shaded surface parking will be encouraged, where possible.

2.4.22 Surface parking shall use landscaping to create visual articulation.

2.4.23 Separated walkways that are oriented parallel to drive aisles are encouraged in order to enhance pedestrian safety.

PRINCIPLE 5: PROVIDE EFFICIENT SERVICING + INFRASTRUCTURE THAT SERVES THE FULL BUILD-OUT OF THE SITE

OBJECTIVE 1: ENSURE PROPER COORDINATION OF GENERAL MUNICIPAL SERVICES + UTILITIES

2.5.1 As part of an Outline Plan, an Engineering Design Brief shall be required, outlining geotechnical and biophysical information, a Water Network Analysis, Sanitary Sewer Modelling, Master Drainage Plan and Stormwater Management Plan.

2.5.2 The site shall be serviced with municipal water, sanitary sewer, a stormwater system, and shallow utilities (i.e., gas, cable, electricity, telephone).

2.5.3 Provision, alignment and capacity of water, sanitary sewer, and stormwater services shall be in accordance with Engineering Servicing Standards, based upon utility servicing studies and analysis.

2.5.4 The location of all utilities and the provision of right-of-ways, easements and related line alignments shall be in accordance with Engineering Servicing Standards.

2.5.5 At time of subdivision or development permit, an applicant shall enter into an agreement to provide utility right-of-ways or easements in accordance with Engineering Servicing Standards.

2.5.6 Utility right-of-ways, easements, and public utility lots shall be provided as required to accommodate the development or the extension of municipal utilities necessary for development.

2.5.7 Utility rights-of-way and easements should be located to ensure the long-term viability of street trees.

FIGURE 10: CONCEPTUAL SERVICING PLAN

Note: For illustrative purposes. Exact plan to be determined at the Outline Plan stage.

2.5.8 As part of an Outline Plan approval, the applicant shall submit studies and information determined necessary to identify the location and alignment requirements for services and utilities within the development.

OBJECTIVE 2: PROVIDE WATER SERVICING

2.5.9 An onsite reservoir and pumphouse shall be identified by the applicant as part of an Outline Plan application.

2.5.10 The water distribution system shall be designed to adequately, safely and efficiently serve the full build-out of the site.

OBJECTIVE 3: PROVIDE SANITARY SEWER SERVICING

2.5.11 An onsite lift station for wastewater shall be identified as part of an Outline Plan application.

2.5.12 The sanitary sewer system shall be designed to adequately, safely and efficiently serve the full build-out of the site.

OBJECTIVE 4: PROVIDE STORMWATER MANAGEMENT

2.5.13 The stormwater management system shall be designed to adequately and efficiently serve the full build-out of the site.

2.5.14 Stormwater ponds shall respect environmentally sensitive areas.

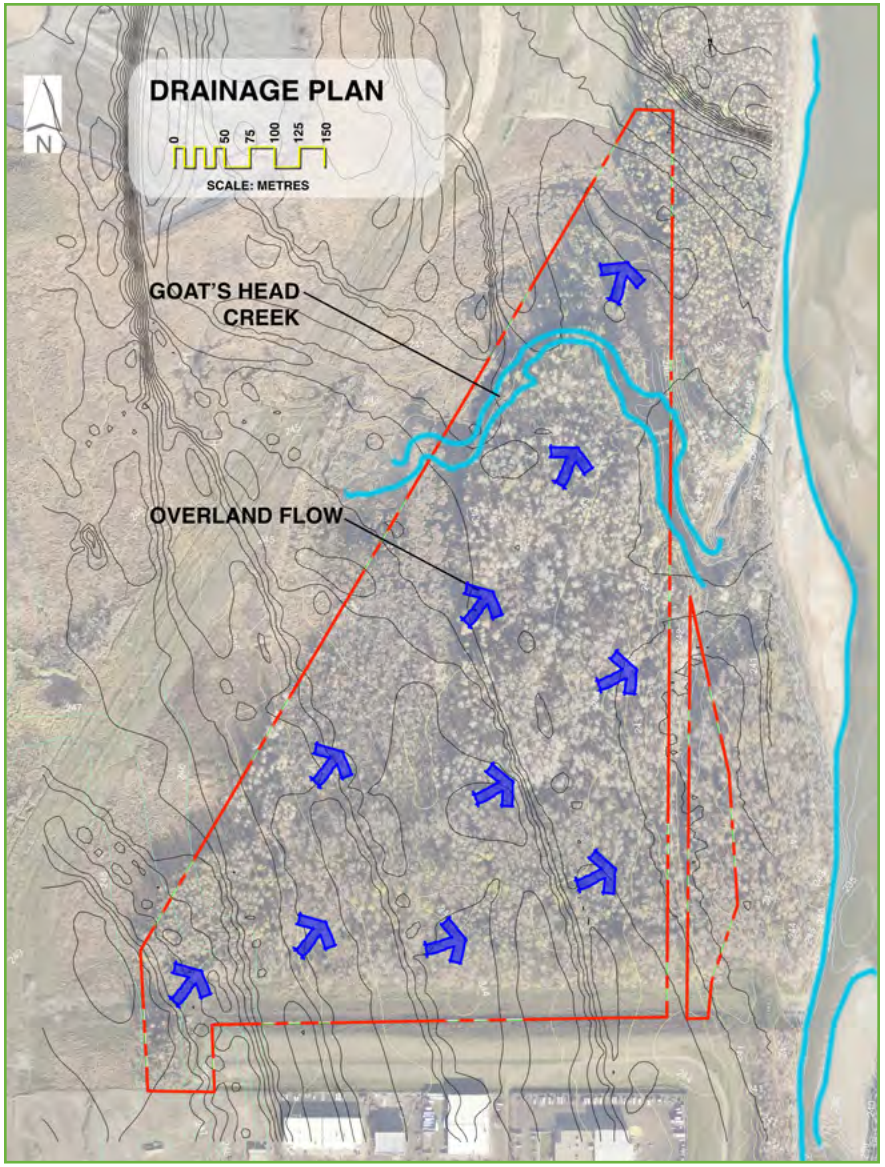

FIGURE 11: EXISTING DRAINAGE PATTERN FOR THE ATHABASCA POWER CENTRE

2.5.15 Mitigation measures to improve water quality should be introduced if stormwater enters existing watercourses.

2.5.16 Low Impact Development methods should be considered to mitigate the effects of stormwater runoff into local watercourses.

OBJECTIVE 5: PROMOTE SUSTAINABLE BUILDINGS + INFRASTRUCTURE

2.5.17 Alternative energy and heating infrastructure should be considered during site and building design.

2.5.18 Energy and water conservation and the reduction of greenhouse gas emissions should be encouraged through building design.

2.5.19 At the time of an Outline Plan application, an applicant should contact the Municipality to discuss opportunities for reclaimed water use.

OBJECTIVE 6: PROVIDE FOR ADEQUATE SNOW STORAGE

2.5.20 An onsite snow storage plan shall be provided and shall demonstrate how parking, pedestrian walkways, landscaping, drainage, and emergency access will not be impeded. If these objectives cannot be achieved, removal of snow offsite shall be required.

PART 3: IMPLEMENTATION

3.0 DEVELOPMENT PHASING

3.0.1 If development phasing is to occur, it shall be determined at the Outline Plan stage.

3.1 IMPLEMENTATION

3.1.1 The provision and programming of amenity space may occur through partnerships with private parties as well as government.

3.1.2 At the time of land use re-designation (rezoning), subdivision or development permit application, additional technical information may be required in order to confirm the development feasibility.

3.1.3 Onsite costs associated with new roadways and infrastructure shall be borne by the developers, unless as per development agreements, other cost sharing approaches are identified.

3.1.4 Partnerships and collaborative processes should be encouraged between the developer, the Municipality and other parties in the provision of offsite infrastructure and onsite amenity spaces and/or environmental features.

3.1.5 Municipal funding may be considered for a portion of the service road required for site access and egress if the developer commits to the provision of amenity spaces and/or environmental features.

3.1.6 Development incentives should be considered for developers who implement sustainable design practices.

3.1.7 Closure of the public road allowance may be required.

3.2 OUTLINE PLAN

3.2.1 An Outline Plan for the entire site shall be required.

3.2.2 The Outline Plan shall include the following:

i. A statement of compliance with the Municipal Development Plan, this Area Structure Plan, and the Land Use Bylaw;

ii. A phasing plan;

iii. A biophysical assessment of physical and environmental characteristics, including vegetation, fish habitat, watercourses, and topographic contours (at 1 metre contours). This assessment shall also make recommendations for development setbacks from Goat's Head Creek and shall be undertaken by a qualified professional licensed to practice in Alberta;

iv. A detailed geotechnical study to confirm geology, the location of the top-of-bank and required setbacks as well as addressing any other geotechnical limitations and which could inform types of development allowable on the site. This assessment shall be undertaken by a qualified professional licensed to practice in Alberta;

v. An environmental site assessment that identifies environmentally sensitive features and contaminated sites. This assessment shall be undertaken by a qualified professional licensed to practice in Alberta;

vi. Road network and public transit routes;

vii. Arterial, collector and local road alignments and cross sections;

viii. A Transportation Impact Assessment (TIA) undertaken by a qualified professional licensed to practice in Alberta;

ix. An Engineering Design Brief that is in accordance with Engineering Servicing Standards and includes a Water Network Analysis, Sanitary Sewer Modelling, Master Drainage Plan and Stormwater Management Plan;

x. Sanitary Sewer Servicing Study;

xi. Snow storage plan; and

xii. Any other studies the Municipality deems necessary.

3.3 AMENDMENTS

3.3.1 The Municipality shall recommend and work with the Province to amend the Urban Service Area boundary to include the Athabasca Power Centre site.

3.3.2 A Land Use Bylaw (Bylaw No. 99/059) Amendment shall be prepared to help implement this ASP.

3.3.3 The Highway 63 North Area Structure Plan (Bylaw No. 99/037) shall be amended to exclude the Athabasca Power Centre site.

3.3.4 External applicants applying to amend the ASP shall provide a supporting technical report so that the proposed changes can be properly evaluated. The technical report shall outline the following:

i. Justification for the amendment;

ii. The extent to which existing areas for the proposed use are available for development;

iii. The cumulative effects that the proposed amendment and related development may have on the natural environment and surrounding land uses;

iv. The effect the proposed amendment may have on road, water, sewer, and stormwater systems; and

v. Any other consideration the Municipality deems necessary.

3.3.5 The Municipality shall undertake to review and update, if necessary, the ASP at regular intervals from the date of adoption. This review should determine whether any changes are required to the current land use designations.

GLOSSARY OF TERMS

Access/Egress Points

A driveway or other opening allowing vehicles to enter and exit to and from the street.

Alternative Energy and Heating Infrastructure

Alternative heating and energy infrastructure employs technologies utilizing renewable resources in order to provide sustainable service provisioning

Amenity Space

An indoor or outdoor area provided for active or passive recreation and enjoyment of the occupants of a development, which may be for private or communal use and owned individually or in common.

Area Structure Plan (ASP)

A plan adopted by Municipal Council as a bylaw in accordance with the Municipal Government Act that provides a framework for future development of an area or community. It includes general land uses, proposed access and municipal services.

Buffer

A natural or linear area comprising shrubs, trees, earth berms or physical fencing that provides visual or physical separation and/or noise attenuation between water bodies, lots, roads, utility corridors and other uses.

Conceptual Site Plan

A generalized plan indicating the boundaries of a tract or tracts of land under common ownership, and identifying proposed land use, land use intensity, and thoroughfare alignment.

Crime Prevention Through Environmental Design (CPTED)

A multi-disciplinary approach to deterring criminal behaviour and reducing fear of crime through the design of the built environment.

Development Incentives

Measures taken by a municipality to encourage certain types of development.

Development Phasing

Establishing the logical progression of development to accommodate the principles defined in the Area Structure Plan. The Municipal Government Act requires that an Area Structure Plan describe the sequence of development.

Engineering Servicing Standards

Regional Municipality of Wood Buffalo standards that define the minimum expectation for public infrastructure.

Environmental Assessment

A report that assesses all environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. In instances where an Environmental Impact Assessment is not required under federal or provincial law, an environmental assessment may be required to help the Municipality consider the environmental impacts of a proposed plan, and consider alternatives or appropriate mitigation strategies during the planning stage.

Full Build-Out

The development of land to its full potential or theoretical capacity as permitted under the Area Structure Plan.

Geotechnical Study

A study that identifies geotechnical risks and mitigation measures, carried out by an Accredited Professional, which must acknowledge that the Municipality may rely upon the study when making decisions.

Land Use Bylaw (LUB)

A bylaw adopted by Municipal Council pursuant to the Municipal Government Act for the establishment of land use districts and the regulation of development, used for implementing statutory plan policies including the Municipal Development Plan, Area Structure Plans and Area Redevelopment Plans.

Large Format Commercial

Large format commercial means a commercial facility used for the retail sale or wholesaling of goods to the general public occupying a building of no less than 5,000 m^2 Gross Floor Area.

Low Impact Development Methods

Innovative stormwater management which aims to mimic a site's predevelopment hydrology. LID includes design techniques that infiltrate, filter, store, evaporate and detain runoff close to its source. By implementing such approaches, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed.

Municipal Development Plan (MDP)

A plan that functions as a municipality's overall policy guide for future growth and development. It is a statutory plan adopted by a Municipal Council under the authority of Section 632 of the Municipal Government Act. The plan outlines the direction and scope of future development, the provision of required transportation systems and municipal services, the coordination of municipal services and programs, environmental matters, and economic development.

Outline Plan

A plan providing a more specific planning framework for an area included within an Area Structure Plan and which conforms to the general principles and concepts established in the ASP. The Outline Plan focuses on smaller areas of land and provides detail as to how the land will be further subdivided, serviced and built upon.

Retail Development

A commercial facility used for the retail sale of goods to the general public occupying a commercial retail unit of less than 5,000 m^2 Gross Floor Area.

Riparian Areas

Ecosystems that border lakes, estuaries and streams that function as transition areas between land and water, and host a wide array of plant and animal life. Riparian preservation plays an important role in the overall health and functional process of a watercourse or water body.

Setback

The minimum required horizontal distance between a development and a property line or any other features of a site, including, but not limited to, lease boundaries, watercourses, slopes, and other environmental features.

Sustainable Design Practices

Designing services and the built environment to comply with the principles of social, economic, and ecological sustainability. The World Commission on the Environment and Development (1987) defines sustainability as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

Top of Bank

The point closest to the boundary of the active floodplain of a lake, stream, or other body of water where a break in slope of the land occurs such that the grade beyond the break is flatter than 3 (horizontal) to 1 (vertical) at any point for a minimum of 15 metres measured perpendicularly from the break. Where banks are not well defined (e.g. in the case of lakes, wetlands

or ponds), the top of the bank is equivalent to the high water mark or active floodplain, whichever is greater.

Universal Design

Place design that promotes equal opportunity for all individuals regardless of age, stature, or ability to use the space. These spaces are designed to accommodate a wide variety of abilities, and minimize barriers to access or use.

Urban Service Area

Fort McMurray, located within the Regional Municipality of Wood Buffalo. Fort McMurray is recognized as equivalent to a city by the Goverment of Alberta for the purposes of program delivery and grant eligibility.

Vertical/Horizontal Articulation

A method of architectural styling that emphasizes both the vertical and horizontal parts of a building separately, but in a harmonic and balanced manner. This is meant to avoid monotonous facades and introduce visual appeal and variety in a building through, but not limited to, the use of varying colour palettes, projections, recesses, trim, eave and roof lines, and other architectural features.

Winter City Principles

Winter city is a concept for communities in northern latitudes that encourages transportation systems, buildings, and recreation projects to be designed and developed for all four seasons, with particular attention to how they perform during winter.