



**City Council Meeting
Additional Information**

Tuesday, November 4, 2025, 6:30 p.m.

S.H. Blake Memorial Auditorium

	Pages
6. Consent Agenda and Consent Agenda Resolution	
6.1 Minutes of Previous City Council Meetings	
*6.1.1 Minutes of Previous City Council Meetings	4 - 16
The Minutes of the following Meetings of the Thunder Bay City Council, to be confirmed:	
1. The Thunder Bay City Council held on October 21, 2025. (Distributed separately on Friday, October 31, 2025)	
6.2 Minutes of Previous Committee of the Whole - Closed Session Meeting	
*6.2.1 Minutes of Previous Committee of the Whole - Closed Session Meeting	17 - 20
The Minutes of the following Meeting of Committee of the Whole, to be confirmed:	
1. The Committee of the Whole - Closed Session Meeting held on October 21, 2025. (Distributed separately on Friday, October 31, 2025)	
6.3 Growth Standing Committee Minutes	
*6.3.1 Growth Standing Committee Minutes	21 - 27
Minutes of the October 28, 2025 Growth Standing Committee Meeting, for information.(Distributed separately on Friday, October 31, 2025)	
9. Reports of Administration	
9.3 Municipal Support Resolution Request - 579 Maureen Street (Versorium Energy Ltd)	

- *9.3.1 Municipal Support Resolution Request - 579 Maureen Street (Versorium Energy Ltd)**
Report 348-2025-Growth-Development Services-Planning Services relative to 579 Maureen Street (Versorium Energy Ltd).

At the request of Administration this item is withdrawn to be presented at a later date.

10. By-laws and By-law Resolution

10.5 By-law 349-2025 - Site Plan Control Designation – 579 Maureen Street

***10.5.1 By-law 349-2025 - Site Plan Control Designation - 579 Maureen Street**

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (579 Maureen Street).

At the request of Administration this item is withdrawn to be presented at a later date.

11. New Business

***11.1 Establishment of Committee of the Whole - Closed Session - Tuesday, November 4, 2025**

The following resolution is presented to establish a Committee of the Whole - Closed Session Meeting on Tuesday, December 2, 2025:

THAT a Committee of the Whole – Closed Session meeting be scheduled for Tuesday, December 2, 2025 at 4:30 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

- (d) labour relations or employee negotiations;
- (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- (i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice

significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.



City Council Meeting Minutes

Tuesday, October 21, 2025, 6:30 p.m.

S.H. Blake Memorial Auditorium

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Albert Aiello
Councillor Mark Bentz
Councillor Shelby Ch'ng
Councillor Kasey Etreni
Councillor Andrew Foulds
Councillor Trevor Giertuga
Councillor Brian Hamilton
Councillor Greg Johnsen
Councillor Kristen Oliver
Councillor Dominic Pasqualino
Councillor Michael Zussino

Officials: Krista Power, Director - Legislative Services & City Clerk
John Collin, City Manager
Brendan Hardick, Solicitor II
Kayla Dixon, Commissioner - Infrastructure & Operations
Keri Greaves, Commissioner - Corporate Services & City Treasurer
Kerri Marshall, Commissioner - Growth
Kelly Robertson, Commissioner - Community Services
Cynthia Olsen, Director - Strategy & Engagement
Matthew Pearson, Senior Advisor - Growth
Flo-Ann Track, Council & Committee Clerk

1. City Council

Speaker: Councillor Andrew Foulds

2. Opening Ceremonies

2.1 Land Acknowledgement

Councillor Shelby Ch'ng provided a Land Acknowledgement.

2.2 Moment of Silent Reflection

2.3 National Anthem

Jayla Nelson performed the National Anthem.

3. Disclosures of Interest

Aside from those disclosures already recorded in the previous minutes as presented here, no additional disclosures of interest were announced.

4. Consent Agenda

4.1 Confirmation of Agenda

WITH RESPECT to the October 21, 2025 City Council, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

4.2 Minutes of Previous City Council Meetings

The Minutes of the following Meetings of the Thunder Bay City Council, to be confirmed:

1. The Thunder Bay City Council held on October 7, 2025.

4.3 Minutes of Previous Committee of the Whole - Closed Session Meeting

The Minutes of the following Committee of the Whole - Closed Session, to be adopted:

1. October 7, 2025 Committee of the Whole - Closed Session.

4.4 Finance & Administration Standing Committee Minutes

The Minutes of the Finance & Administration Standing Committee held on Tuesday, October 14, 2025, for information was distributed separately on Friday, October 17, 2025.

4.5 Quality of Life Standing Committee Meeting Minutes

The Minutes of the Quality of Life Standing Committee held on Tuesday, October 14, 2025, for information was distributed separately on Friday, October 17, 2025.

4.6 Ward Meeting Minutes

The Minutes of the following Ward Meetings to be received:

1. Meeting 02-2025 of the Red River Ward held on October 2, 2025.

4.7 Chippewa Park Carousel Heritage Designation - By-law Amendment

Memorandum from Cory Halvorsen, Manager - Parks & Open Spaces dated September 23, 2025 providing a recommendation to amend By-law 129-1991 - Chippewa Park Carousel, specifically the lands designated as Heritage Property, for Council's consideration.

4.8 Consent Agenda Resolution

MOVED BY: Councillor Kasey Etreni
SECONDED BY: Councillor Trevor Giertuga

WITH RESPECT to the Consent Agenda for the October 21, 2025 City Council meeting, we recommend that the following items be confirmed:

- Confirmation of Agenda
- Minutes of Previous City Council Meetings
- Minutes of Previous Committee of the Whole - Closed Session Meeting
- Finance & Administration Standing Committee Minutes
- Quality of Life Standing Committee Minutes

- Chippewa Park Carousel Heritage Designation - By-law
Amendment

For (13): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

CARRIED (13 to 0)

5. Presentations

5.1 Economic Growth Assessment

Jamie Taylor, CEO - Thunder Bay Community Economic Development Commission (CEDC), and Erik Karvinen, Manager - Watson & Associates Economists Ltd. appeared before Committee, provided a PowerPoint presentation relative to the Economic Growth Assessment, and responded to questions.

6. Items Arising from Closed Session

6.1 Administrative Matter - Procurement

Report 2025CLS.037 (Solid Waste & Recycling – Infrastructure & Operations) was previously presented in Committee of the Whole – Closed Session held earlier in the evening.

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to Report 2025CLS.037 (Solid Waste & Recycling – Infrastructure & Operations) we recommend that Administration proceed as directed in Closed Session.

For (13): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

CARRIED (13 to 0)

6.2 Property Related Matter - Lease Negotiations – Thunder Bay Community Auditorium

Report 2025CLS.034 (Realty Services) relative to the above noted was previously presented in Committee of the Whole – Closed Session held earlier in the evening.

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to Report 2025CLS.034 (Growth, Development Services - Realty Services), we recommend that the key terms of the lease to be negotiated between the Thunder Bay Community Auditorium, as tenant (the “TBCA”) and the City, as Landlord, as outlined in 2022CLS.042 (Administration Services, Corporate Services & Long-Term Care) and Report 221-2022 (Corporate Services & Long Term Care), be adjusted to remove the parking lot from the leased area as further outlined within this Report:

AND THAT delegation authority to the City Manager was designated to sign any and all additional documents as may be required to further the transition of the TBCA to a fully arm’s length relationship with the City as set out in Report 221-2022 (Corporate Services & Long-Term Care):

AND THAT any necessary by-laws be presented to City Council for ratification.

For (13): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

CARRIED (13 to 0)

6.3 Property Related Matter – Lease Negotiations - Thunder Bay Art Gallery

Report 2025CLS.036 (Realty Services) relative to the above noted was previously presented in Committee of the Whole – Closed Session held earlier in the evening.

MOVED BY: Councillor Shelby Ch'ng
SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to Report 2025CLS.036 (Growth, Development Services - Realty Services), we recommend the lease between The Corporation of the City of Thunder Bay (the “**City**”) and Thunder Bay Art Gallery (the “**Gallery**”) dated the 24th day of April 2023 (the “**Lease**”) be amended as set out in this Report which includes amending the project completion date and adjusting milestone dates relative to weathertight completion and achievement of full funding for the project;

AND THAT the Director – Development Services be authorized to execute a lease amending agreement, and any related documentation to enact the amendments to the Lease, in form and content satisfactory to the Manager – Realty Services and the City Solicitor;

AND THAT any necessary by-laws be presented to City Council for ratification.

For (13): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

CARRIED (13 to 0)

7. Reports of Administration

7.1 Introduction of the Draft Smart Growth Action Plan

Report 322-2025 - Growth - Introduction of the Draft Smart Growth Action Plan introducing the draft Smart Growth Action Plan, a community vision for sustainable growth. The Plan identifies targets to grow Thunder Bay's tax base, population, and conditions for economic growth. The 10-year plan includes over 100 actions to achieve these targets in collaboration with community partners, for information.

At the request of the Speaker, Vice-Speaker Councillor Greg Johnson assumed the Chair during the discussion of the above noted item.

The Speaker resumed the Chair.

7.2 Recess

City Council recessed at 8:21 p.m.

MOVED BY: Councillor Kasey Etreni

SECONDED BY: Councillor Dominic Pasqualino

That the City Council meeting recess until called to order by the Speaker.

For (7): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, and Councillor Brian Hamilton

Absent (6): Councillor Albert Aiello, Councillor Mark Bentz, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

CARRIED (7 to 0)

City Council resumed at 8:31 p.m.

7.3 Terms of Reference - Inter-Governmental Affairs Committee 2025

Report 331-2025-City Manager's Office-Office of the City Clerk providing a recommendation that the Terms of Reference for the Inter-Governmental Affairs Committee, as appended to the report as Attachment A, be approved, for Council's consideration was distributed separately on Monday, October 20, 2025.

MOVED BY: Councillor Trevor Giertuga

SECONDED BY: Councillor Mark Bentz

WITH RESPECT to Report (331-2025-City Manager's Office-Office of the City Clerk), we recommend that the Terms of Reference for the Inter-Governmental Affairs Committee, as appended to this report as Attachment A, be approved;

AND THAT any necessary by-laws be presented to City Council for ratification.

For (13): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

CARRIED (13 to 0)

8. By-laws and By-law Resolution

8.1 By-law 305-2025 - A By-law to amend By-law 129-1991 - Chippewa Park Carousel

A By-law to Amend By-law BL 129-1991, to designate certain property, known as the Chippewa Park Carousel, presently located at Chippewa Park, pursuant to the Ontario Heritage Act.

8.2 By-law Resolution - October 21, 2025 - City Council

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Kasey Etreni

THAT the following By-laws be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

By-law Number: 305-2025

1. A By-law to amend by-law 129-1991 - Chippewa Park Carousel

For (13): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

CARRIED (13 to 0)

9. New Business

9.1 Establishment of Committee of the Whole - Closed Session - Tuesday, November 4, 2025

The following resolution is presented to establish a Committee of the Whole - Closed Session Meeting on Tuesday, November 4, 2025:

MOVED BY: Councillor Greg Johnsen
SECONDED BY: Councillor Brian Hamilton

THAT a Committee of the Whole – Closed Session meeting be scheduled for Tuesday, November 4, 2025 at 5:00 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

(i) A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

For (13): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

CARRIED (13 to 0)

10. Notice of Motion

10.1 Notice of Motion - Amend - A Human Rights-Based Community Action Plan for Thunder Bay

At the October 28, 2024 City Council meeting, the following resolution relative to Report 384-2024 - A Human Rights-Based Community Action Plan for Thunder Bay (Growth-Strategy & Engagement) was ratified.

WITH RESPECT to Report 384-2024-City Manager's Office-Strategic Initiatives & Engagement, we recommend that the Human Rights-Based Community Action Plan (the Plan) as outlined in this report be approved;

AND THAT implementation of the Plan requiring approval or additional financial resources be brought back to Council as required;

AND THAT Administration provide progress updates to City Council as needed;

AND THAT a copy of this resolution and the Plan be sent to the Honourable Sean Fraser - Minister of Housing, Infrastructure and Communities of Canada, and the Honourable Paul Calandra - Ontario's Minister of Municipal Affairs and Housing;

AND THAT a copy of this resolution and the Plan be sent to Marie-Josée Houle, Federal Housing Advocate;

AND THAT a copy of this resolution and the Plan be sent to the Honourable Patty Hajdu, MP Superior North and Indigenous Services Minister, MP Marcus Powlowski, MPP Kevin Holland, MPP Lise Vaugeois;

AND THAT any necessary by-laws be presented to City Council for ratification.

Result: CARRIED

At the October 7, 2025 City Council Meeting, Memorandum from Councillor Rajni Agarwal, dated October 3, 2025 requesting that a Notice of Motion to Amend the resolution relating to the Human Rights-Based Community Action Plan for Thunder Bay, Report 384-2024, was introduced for debate at the October 21, 2025 City Council meeting.

Memorandum from Kerri Marshall, Commissioner - Growth dated October 15, 2025 providing information in advance of the discussion on the Notice of Motion to Amend the Human Rights-Based Community Action Plan for Thunder Bay (Report 384-2024) by deleting Item 4, the Temporary Village, from the approved ten-part plan.

Confidential Memorandum from Brendan Hardick, Solicitor II dated October 15, 2025 providing additional information to the Memorandum from Kerri Marshall, Commissioner - Growth dated October 15, 2025 was distributed separately to Members of City Council, City Manager, City Solicitor, Commissioner - Growth and Director - Strategy & Engagement only on Friday, October 17, 2025.

Memorandum from Councillor Rajni Agarwal, dated October 3, 2025 requesting that a Notice of Motion to Amend the resolution relating to the Human Rights-Based Community Action Plan for Thunder Bay, Report 384-2024, re-presented.

The following amendment relative to A Human Rights-Based Community Action Plan for Thunder Bay is presented for Council's consideration. Under Council's policy, a two-thirds vote of City Council is required.

MOVED BY: Councillor Rajni Agarwal
SECONDED BY: Councillor Trevor Giertuga

WITH RESPECT to Report 384-2024-City Manager's Office-Strategic Initiatives & Engagement, we recommend that the Human Rights-Based Community Action Plan (the Plan) as outlined in this report be amended;

AND THAT the following item 4. Temporary Village: Developing a temporary village with a capacity of up to 100 units, providing indoor sheltering options and access to essential services be deleted from the plan as proposed;

AND THAT an updated copy of the Plan, if approved, be distributed to the Honourable Gregor Robertson - Minister of Housing, Infrastructure and Communities of Canada (formerly Sean Fraser), the Honourable Robert Flack- Ontario's Minister of Municipal Affairs and Housing (formerly Paul Canandra), Marie-Josée Houle, Federal Housing Advocate, the Honourable Patty Hajdu, MP Superior North and Jobs and Families Minister (formerly Indigenous Services Minister), MP Marcus Powlowski, MPP Kevin Holland, and MPP Lise Vaugeois;

AND THAT any necessary by-laws be presented to City Council for ratification.

For (3): Councillor Rajni Agarwal, Councillor Trevor Giertuga, and Councillor Greg Johnsen

Against (10): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etrene, Councillor Andrew Foulds, Councillor Brian Hamilton, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

LOST (3 to 10)

11. Confirming By-law and Confirming By-law Resolution

11.1 Confirming By-law Resolution - October 21, 2025 - City Council

A By-law to confirm the proceedings of a meeting of Council, this 21st day of October 2025.

MOVED BY: Councillor Mark Bentz
SECONDED BY: Councillor Kasey Etrene

THAT the following By-law be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

By-law Number: 318-2025

1. A By-law to confirm the proceedings of a meeting of Council, this 21st day of October, 2025.

For (13): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

CARRIED (13 to 0)

10. Notice of Motion - Re-vote

10.1 Notice of Motion - Amend - A Human Rights-Based Community Action Plan for Thunder Bay

A re-vote was requested on Notice of Motion - Amend - A Human-Rights-Based Community Action Plan for Thunder Bay.

MOVED BY: Councillor Rajni Agarwal

SECONDED BY: Councillor Trevor Giertuga

WITH RESPECT to Report 384-2024-City Manager's Office-Strategic Initiatives & Engagement, we recommend that the Human Rights-Based Community Action Plan (the Plan) as outlined in this report be amended;

AND THAT the following item 4. Temporary Village: Developing a temporary village with a capacity of up to 100 units, providing indoor sheltering options and access to essential services be deleted from the plan as proposed;

AND THAT an updated copy of the Plan, if approved, be distributed to the Honourable Gregor Robertson - Minister of Housing, Infrastructure and Communities of Canada (formerly Sean Fraser), the Honourable Robert Flack- Ontario's Minister of Municipal Affairs and Housing (formerly Paul Canandra), Marie-Josée Houle, Federal Housing Advocate, the Honourable Patty Hajdu, MP Superior North and Jobs and Families Minister (formerly Indigenous Services Minister), MP Marcus Powlowski,

MPP Kevin Holland, and MPP Lise Vaugeois;

AND THAT any necessary by-laws be presented to City Council for ratification.

For (2): Councillor Rajni Agarwal, and Councillor Trevor Giertuga

Against (10): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, and Councillor Michael Zussino

LOST (2 to 10)

12. Adjournment

The meeting adjourned at 10:07 p.m.

Mayor

City Clerk



Special - Committee of the Whole – Closed Session Meeting Minutes

**Tuesday, October 21, 2025, 4:33 p.m.
McNaughton Room - 3rd Floor, City Hall**

Present:

- Mayor Ken Boshcoff
- Councillor Rajni Agarwal
- Councillor Albert Aiello
- Councillor Mark Bentz
- Councillor Shelby Ch'ng
- Councillor Kasey Etreni
- Councillor Andrew Foulds
- Councillor Trevor Giertuga
- Councillor Brian Hamilton
- Councillor Greg Johnsen
- Councillor Dominic Pasqualino
- Councillor Michael Zussino

Officials:

- Krista Power, Director - Legislative Services & City Clerk
- John Collin, City Manager
- Patty Robinet, City Solicitor

1. Special - Committee of the Whole - Closed Session in the McNaughton Room

Closed Session Agendas are confidential and distributed to Members of Council and Executive Leadership Team only.

Vice-Chair: Councillor Albert Aiello

2. Disclosures of Interest

None.

3. Reports of Municipal Officers

3.1 Administrative Matter - Organics Processing Facility

Report 2025CLS.037 (Solid Waste & Recycling Services - Infrastructure & Operations - Environment) relative to the above noted was distributed separately to Members of Council, City Manager, Commissioner - Corporate Services & City Treasurer, Commissioner - Infrastructure & Operations and City Solicitor only.

Commissioner - Growth Kerri Marshall, Commissioner - Infrastructure & Operations Kayla Dixon, Commissioner, Corporate Services & City Treasurer Keri Greaves, Director - Environment Michelle Warywoda and Manager - Solid Waste & Recycling Services Jason Sherband entered the meeting room.

External Counsel Jeff Scorgie - Weir Foulds LLP, and External Consultant Mike Birett - Birett and Associates entered the meeting electronically.

Kayla Dixon provided an overview and responded to questions.

Jason Sherband responded to questions.

It was the consensus of the Committee that Administration proceed as directed.

The City Clerk advised that the recommendation relative to Report 2025CLS.037 (Solid Waste & Recycling Services - Infrastructure & Operations - Environment) would be presented at the City Council meeting to be held later in the evening.

Kerri Marshall, Kayla Dixon, Keri Greaves, Michelle Warywoda, Jason Sherband, Jeff Scorgie, and Mike Birett left the meeting room.

3.2 Committee and Board Appointments

Confidential Memorandum dated October 8, 2025 from Tina Larocque, Coordinator - Boards/Committees & Special Projects relative to the above noted was distributed separately to Members of Council, City Manager, and City Solicitor only.

The City Clerk advised that the Confidential Memorandum dated October 8, 2025 from Tina Larocque, Coordinator - Boards/Committees & Special Projects relative to the above noted has been withdrawn from the agenda by Administration and deferred to the November 4, 2025 Committee of the Whole - Closed Session meeting.

3.3 Human Resources Matter - Bargaining Update

Report 2025CLS.038 (Human Resources) relative to the above noted was distributed separately to Members of Council, City Manager, Commissioner - Community Services and City Solicitor only.

Chief - Emergency Medical Services Shane Muir, Commissioner - Community Services Kelly Robertson, Acting Director – Human Resources Erin Anderson, and Senior Employee Relations Consultant Steve Harkness entered the meeting room.

Erin Anderson provided an overview of the report, shared updated information, and responded to questions.

Steve Harkness responded to questions.

City Manager John Collin responded to questions.

Shane Muir responded to questions.

Shane Muir, Kelly Robertson, Erin Anderson and Steve Harkness left the meeting room.

3.4 Property Related Matter - Lease Negotiations - Thunder Bay Community Auditorium

Report 2025CLS.034 (Realty Services) relative to the above noted was distributed to Members of Council, City Manager, Commissioner – Corporate Services & City Treasurer, Commissioner - Growth, and City Solicitor only.

Deputy City Solicitor, Cynthia Cline, Commissioner - Infrastructure & Operations Kayla Dixon, Commissioner - Corporate Services & City Treasurer Keri Greaves, Commissioner - Growth Kerri Marshall, Director - Development Services Joel DePeuter, Director - Engineering Matthew Miedema, and Manager - Realty Services Deanna Walker entered the meeting room.

Joel DePeuter provided an overview and responded to questions.

City Manager John Collin responded to questions.

Kayla Dixon responded to questions.

It was the consensus of Committee that Administration proceed as directed.

The City Clerk advised that the recommendation relative to Report 2025CLS.034 (Realty Services) would be presented at the City Council meeting to be held later in the evening.

Kayla Dixon and Matthew Miedema left the meeting room.

3.5 Property Related Matter - Lease Negotiations - Thunder Bay Art Gallery

Report 2025CLS.036 (Realty Services) relative to the above noted was distributed to Members of Council, City Manager, Commissioner – Corporate Services & City Treasurer, Commissioner - Growth, and City Solicitor only.

Director - Development Services Joel DePeuter provided an overview and responded to questions.

Deputy City Solicitor - Cynthia Cline responded to questions.

City Clerk Krista Power responded to questions.

City Manager John Collin responded to questions.

It was the consensus of Committee that Administration proceed as directed.

The City Clerk advised that the recommendation relative to Report 2025CLS.036 (Realty Services) would be presented at the City Council meeting to be held later in the evening.

4. Adjournment

The meeting adjourned at 6:18 p.m.



Growth Standing Committee Meeting Minutes

Tuesday, October 28, 2025, 4:34 p.m.

S.H. Blake Memorial Auditorium

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etreni
Councillor Trevor Giertuga
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
John Collin, City Manager
Cynthia Cline, Acting City Solicitor
Keri Greaves, Commissioner - Corporate Services & City
Treasurer
Kerri Marshall, Commissioner - Growth
Cynthia Olsen, Director - Strategy & Engagement
Joel DePeuter, Director – Development Services
Matt Pearson, Senior Advisor – Growth
Devon McCloskey, Manager – Planning Services
Deanna Walker, Manager – Realty Services
Gordon Stover, Committee & Meeting Management System
Coordinator

1. Growth Standing Committee in the S.H. Blake Memorial Auditorium (Council Chambers)

Chair: Councillor Trevor Giertuga

2. Land Acknowledgement

Councillor Dominic Pasqualino provided a land acknowledgement.

3. Disclosures of Interest

4. Confirmation of Agenda

MOVED BY: Councillor Kasey Etreni

SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to the Tuesday, October 28, 2025 Growth Standing Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

5. Minutes of Previous Meetings

Minutes of the Growth Standing Committee, held on September 23, 2025, for information.

6. Reports of Administration

6.1 Draft Smart Growth Action Plan

Report 333-2025 - Growth, presenting the Draft Smart Growth Action Plan to the Growth Standing Committee for strategic review and discussion.

Correspondence received from Charla Robinson, President - Thunder Bay Chamber of Commerce on October 14, 2025 requesting to appear before Standing Committee.

Written deputation received from Denise Atkinson, CEO - Tipi Horse Connects on October 16, 2025 was distributed separately on Tuesday, October 28, 2025, for information.

Charla Robinson appeared before Committee, provided a deputation and responded to questions.

6.2 Request for Municipal Support Resolution – 579 Maureen Street (Versorium Energy Ltd.)

At the September 23, 2025 Growth Standing Committee Meeting, Chris Codd and Jeff Trynchy - Versorium Energy Ltd., and Frederic Lebel and Giorgio Spagarino - Enerflex, provided a deputation and overview of the proposed Versorium's Power

Generation Facility.

Report 317-2025 - Growth - Development Services - Planning Services seeking endorsement from Growth Standing Committee for a Municipal Support Resolution related to a proposed electricity generation facility.

Written deputation received from Margaret Woods MD on October 21, 2025, for information.

Correspondence received from Dr. Paul Berger on October 22, 2025 requesting to appear before Standing Committee.

Correspondence received from Karla Bailey, Synergy North Corporation on October 22, 2025 requesting to appear before Standing Committee.

Written deputation received from Emily Hunter, Environmental Defence Canada on October 21, 2025 was distributed separately on Friday, October 24, 2025, for information.

Correspondence received from Kiera Essex on October 23, 2025 requesting to appear before Standing Committee was distributed separately on Friday, October 24, 2025.

Written deputation received from Paul Filteau on October 26, 2025 was distributed separately on Tuesday, October 28, 2025, for information.

Written deputation received from Ed Shields on October 26, 2025 was distributed separately on Tuesday, October 28, 2025, for information.

Devon McCloskey, Manager - Planning Services and Joel DePeuter, Director - Development Services provided an PowerPoint presentation and responded to questions.

Dr. Paul Berger appeared before Committee, provided a PowerPoint presentation and responded to questions.

Karla Bailey, Vice-President - System Planning - Synergy North Corporation and Rene Gallant, President & CEO - Synergy North Corporation appeared before Committee, provided a deputation and responded to questions.

Kiera Essex appeared before Committee, provided a PowerPoint presentation and responded to questions.

It was consensus of Committee that Rene Gallant, President & CEO - Synergy North Corporation re-appear before Committee to respond to questions.

MOVED BY: Councillor Kasey Etreni
SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to Report 317-2025, we request endorsement of the Standing Committee to forward the following recommendations to City Council:

WE RECOMMEND THAT City Council pass the prescribed resolution (Exhibit A) to support the proposal from Versorium Energy Ltd. for development, construction, and operation of an electricity generation facility located at 579 Maureen Street;

AND THAT City Council designate the lands for Site Plan Control;

AND THAT any necessary by-laws be presented to City Council for ratification.

CARRIED

6.3 Call for Proposals Update

Report 330-2025 - Growth - Development Services - Realty Services providing an overview of the development proposals received for the 10 Opportunity Sites as identified by Administration, for information only.

Confidential Memorandum from Mariah Maunula, Property Agent, dated October 28, 2025 was distributed separately to Members of Council, City Manager, City Solicitor and City Treasurer only on Friday, October 24, 2025.

Joel DePeuter, Director - Development Services and Deanna Walker, Manager - Realty Services appeared before Committee, provided a PowerPoint presentation and responded to questions.

7:00 p.m. Resolution

During discussion, the following resolution was passed:

MOVED BY: Councillor Kasey Etrene
SECONDED BY: Councillor Dominic Pasqualino

THAT the hour being 7:00 p.m., we continue with the business at hand.

CARRIED

Resolution to Recess and Resolve into Closed Session

MOVED BY: Councillor Dominic Pasqualino
SECONDED BY: Councillor Rajni Agarwal

THAT we resolve into Closed Session in order to receive information that is relative to Report 330-2025-Growth-Development Services - Realty Services and the associated Confidential Memorandum pursuant to the Municipal Act (Section 239 (2)):

(c) a proposed or pending acquisition or disposition of land by the municipality or local board;

(i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;

(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board;

AND THAT the Growth Standing Committee – Open Session reconvene following the conclusion of Standing Committee – Closed Session to continue with business at hand.

CARRIED

Growth Standing Committee – Closed Session in the McNaughton Room at 7:13 p.m.

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etrene
Councillor Trevor Giertuga
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
John Collin, City Manager
Cynthia Cline, Acting City Solicitor
Kerri Marshall, Commissioner - Growth
Joel DePeuter, Director – Development Services
Deanna Walker, Manager – Realty Services
Mariah Maunula, Property Agent
Gillian Matson, Solicitor II

6.3.1 Growth Standing Committee - Closed Session

Chair: Councillor Trevor Giertuga

6.3.2 Disclosures of Interest

6.3.3 Reports of Municipal Officers

Call for Proposals Update

Confidential Memorandum from Mariah Maunula, Property Agent, dated October 28, 2025 relative to Report 330-2025 – Development & Emergency Services – Realty Services - Call for Proposals Update was distributed separately to Members of Council, City Manager, City Solicitor and City Treasurer on Friday, October 24, 2025.

John Collin, City Manager, Joel DePeuter, Director - Development Services and Deanna Walker, Manager - Realty Services responded to questions relative to the Confidential Memorandum.

At 7:43 p.m. the Closed Session concluded.

Growth Standing Committee – Open Session in the S.H. Blake Memorial Auditorium (Council Chambers) at 7:44 p.m.

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etreni
Councillor Trevor Giertuga
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
 John Collin, City Manager
 Kerri Marshall, Commissioner - Growth
 Joel DePeuter, Director – Development Services
 Gordon Stover, Committee & Meeting Management System
 Coordinator

6.4 Growth Standing Committee – Open Session

Chair: Councillor Trevor Giertuga

The Deputy City Clerk advised that there were no further items.

7. Adjournment

The meeting adjourned at 7:45 p.m.