



City Council Meeting Minutes

Tuesday, November 4, 2025, 6:34 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
Cynthia Cline, Deputy City Solicitor
Keri Greaves, Commissioner - Corporate Services & City Treasurer
Joel DePeuter, Acting Commissioner - Growth
Shane Muir, Acting Commissioner - Community Services
Cory Halvorsen, Acting Commissioner - Infrastructure & Operations
Aaron Ward, Manager - Engineering
Devon McCloskey, Manager – Planning Services
Kelvin Jankowski, Manager – Capital Facilities Construction
Callie Hemsworth, Supervisor - Initiatives, Marketing & Community Support
Decio Lopes, Supervisor – Planning Services
Crystal DePeuter, Council & Committee Clerk

1. City Council

Speaker: Councillor Andrew Foulds

2. Opening Ceremonies

2.1 Land Acknowledgement

Councillor Dominic Pasqualino provided a Land Acknowledgement.

2.2 Moment of Silent Reflection

2.3 National Anthem

Students from the Native Language Class at St. James School 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. Confirmation of Agenda

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to the Tuesday, November 4, 2025 City Council meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

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. Public Meeting (As per the Planning Act)

5.1 Public Meeting Procedures

Public Meeting procedures were read to Members of Council and those in attendance.

5.2 Official Plan and Zoning By-law Amendments - 869 Golf Links Road

Report 332-2025-Growth-Development Services-Planning Services recommending amendments for lands municipally known as 869 Golf Links Road.

Memorandum from Supervisor - Planning Services Decio Lopes dated November 4, 2025 and correspondence received for Official Plan and Zoning By-law Amendment Applications – Report 332-2025 distributed to Members of Council on Tuesday, November 4, 2025.

Supervisor - Planning Services Decio Lopes appeared before Council, provided a PowerPoint presentation and responded to questions.

The Speaker asked whether the applicant was in attendance and wished to be heard.

Applicant Toby Singlehurst and Brian Flynn from Forum Properties, and Tyler Rizutto and Sharon Yin from Stantec Consulting appeared before Council, provided a PowerPoint presentation and responded to questions.

The Speaker asked if there were any speakers to the application who wished to be heard.

Nicole Romano appeared before Council.

MOVED BY: Councillor Rajni Agarwal

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to Report 332-2025-Growth-Development Services-Planning Services, we recommend that for the subject lands being Part of the NW Quarter and Part of the SW Quarter of Section 54 described as part of Part 5 of PAR103, Parts 5, 6, and 7 of RP 55R-10380, Part 6 on RP

55R-12453, and Parts 1, 2, and 3 on RP 55R-15020, municipally referred to as 869 Golf Links Road, all shown as “Property Location” on Attachment A, the Official Plan and Zoning By-law be amended as follows:

1. That the Official Plan be amended to redesignate the lands from Industrial (Business Area) and Natural Heritage System (Evaluated Wetland and Natural Corridor) to Commercial – Community Commercial as shown on Attachment A;
2. Rezone the subject lands by removing them from the “BU” – Business Zone and “BU^{SP91}” – Business Zone (Site-Specific Provision 91) with Environmental Overlay and instead rezone to the “CC^{SP91}” – Community Commercial Zone (Site Specific Provision 91);
3. Amend Site Specific Provision 91 of Schedule “C” of the Zoning By-law to the following: “SP91: Site-specific provision 91 The following provisions apply to lands zoned CC^{SP91} as shown on Map 7L and 8L of Schedule “A”:
 - a. The definition of lot means the entirety of the lands zoned CC^{SP91}, despite potential multiple ownerships;
 - b. Despite Tables 5.2 and 5.3, the following shall apply:
 - Minimum front setback – 3.0 m
 - Minimum rear setback – 3.0 m
 - Maximum building height – 23.0 m
 - Maximum driveway width – 13.0 m
 - Minimum landscaped area – 13% of lot area, including a 3.0 m strip along street frontages
4. Holding Provision 18 of Schedule “C” of the Zoning By-law be amended to apply to Map 8L of Schedule “A”:

Subject to the following conditions:

1. That the corresponding Official Plan Amendment is approved by City Council; and
2. That the lands be designated Site Plan Control prior to the passing of the amending by-law.

AND THAT the 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. Consent Agenda and Consent Agenda Resolution

6.1 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 21, 2025 was distributed separately on Friday, October 31, 2025.

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

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 was distributed separately on Friday, October 31, 2025.

6.3 Growth Standing Committee Minutes

The Minutes for the Growth Standing Committee held on Tuesday, October 28, 2025, for information, was distributed separately on Friday, October 31, 2025.

6.4 Intergovernmental Affairs Committee Minutes

The Minutes of meeting 07-2025 of the Intergovernmental Affairs Committee held on September 10, 2025, for information.

6.5 Mayor's Taskforce on Building More Homes Advisory Committee Minutes

The Minutes of meeting 07-2025 of the Mayor's Task Force Advisory Committee held on September 17, 2025, for information.

6.6 Thunder Bay District Health Unit Board of Health Minutes

Minutes of the Thunder Bay District Health Unit Board of Health meeting held on Wednesday, September 17, 2025, for information.

6.7 Committee of Adjustment Minutes

The Minutes of meetings 02-2025, 03-2025, and 04-2025 of the Committee of Adjustment held on February 27, 2025, March 27, 2025, and April 24, 2025, respectively, for information.

6.8 The District of Thunder Bay Social Services Administration Board Minutes

Minutes of meetings 13-2025 (Regular Session) and 14-2025 (Closed Session) of The District of Thunder Bay Social Services Administrative Board held on September 18, 2025, for information.

6.9 Thunder Bay Community Auditorium Capital Reserve Fund Request

Report 335-2025-Corporate Services-Finance, recommending that \$119,627 be reimbursed to the Thunder Bay Community Auditorium Inc. for eligible capital repair costs, to be funded from the Thunder Bay Community Auditorium Capital Reserve Fund.

6.10 Application to NOHFC for Terry Fox Visitor's Centre Improvements

Report 325-2025-Infrastructure & Operations-Engineering recommending that Administration submit a Stage 2 application for funding to the Northern Ontario Heritage Fund Community Enhancement Program for Terry Fox Visitor Centre Improvements.

6.11 Consent Agenda Resolution

MOVED BY: Councillor Kasey Etreni
SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to the Consent Agenda for the November 4, 2025 City Council meeting, we recommend that the following items be confirmed:

- Minutes of Previous City Council Meetings
- Minutes of Previous Committee of the Whole - Closed Session Meeting
- Growth Standing Committee Minutes
- Intergovernmental Affairs Committee Minutes
- Mayor's Taskforce on Building More Homes Advisory Committee Minutes
- Thunder Bay District Health Unit Board of Health Minutes
- Committee of Adjustment Minutes
- The District of Thunder Bay Social Services Administration Board Minutes
- Thunder Bay Community Auditorium Capital Reserve Fund Request
- Application to NOHFC for Terry Fox Visitor's Centre Improvements

For (12): 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 Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Councillor Brian Hamilton

CARRIED (12 to 0)

7. Items Arising from Closed Session

7.1 Board and Committee Appointments

MOVED BY: Councillor Michael Zussino
SECONDED BY: Councillor Albert Aiello

WITH RESPECT to the confidential memorandum from Tina Larocque, Coordinator- Boards, Committees and Special Projects, dated October 8, 2025, we recommend that the following people be appointed to the following Committees and Boards:

1. Accessibility Advisory Committee

One (1) citizen to serve as a Learning Disability Representative for the remainder of a 4 year term expiring November 14, 2028, or as soon as a replacement has been appointed:

Tara Lennox

Seeking (1) Caregiver to a person with a disability representative

One (1) citizen to serve for the remainder of a 4 year term, expiring November 14, 2028, or as soon as a replacement has been appointed:

Lyric Allin

Seeking (1) Service agency representative

One (1) citizen to serve for a 4 year term, expiring November 14, 2029, or as soon as a replacement has been appointed:

Todd Kennedy

2. Committee of Adjustment

One (1) citizen to be appointed for the remainder of a 4-year term expiring November 14, 2026.

Anthony Foglia

3. Community Safety & Well Being Advisory Committee

Seeking (1) Advisor – substance misuse representative

One (1) citizen to be appointed for the remainder of a 2-year term expiring June 30, 2026, or until a replacement has been appointed:

Rory Waisman

4. Thunder Bay Public Library Board

Three (3) citizens to be appointed for the remainder of a 4-year term expiring November 14, 2026, or until replacements have been appointed:

1. Dayna DeBendet
2. Ian Dew
3. Roshi Antony

AND WITH RESPECT to the confidential memorandum from Krista Power, Director of Legislative Services and City Clerk, dated October 27, 2025 relative to Council appointments to the Inter-Governmental Affairs Committee, we recommend the following members be appointed for the remainder of a 4 year term expiring November 14, 2026, or until such time as a replacement has been appointed:

1. The Chair, Vice Chair or designate of the Quality of Life Standing Committee: Councillor Ch'ng
2. The Chair, Vice Chair or designate of the Growth Standing Committee: Councillor Giertuga
3. The Chair, Vice Chair or designate of the Finance & Administration Standing Committee: Councillor Bentz
4. The Mayor: Mayor Ken Boshcoff
5. A Member of Council: Councillor Etrene

For (12): 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 Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Councillor Brian Hamilton

CARRIED (12 to 0)

8. Petitions and Communications

8.1 Advocacy - Rural Community Immigration Pilot

Memorandum from Intergovernmental Affairs Committee Chair Councillor Kristen Oliver dated October 21, 2025 recommending that City Council call on the Federal Government to:

- Provide sufficient and sustained immigration allocations under the Rural Community Immigration Pilot to match local labour force needs in the City of Thunder Bay;
- Reconsider international student caps for rural and northern post-secondary institutions which serve as important pipelines for future skilled workers in rural and northern communities; and
- Invest in long-term settlement and retention supports, recognizing the essential role of municipalities and community organizations in helping newcomers successfully integrate and remain in northern regions.

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to the Memorandum from Councillor Kristen Oliver, Chair – Inter-Governmental Affairs Committee, dated October 21, 2025, we recommend that City Council calls on the Federal Government to:

- Provide sufficient and sustained immigration allocations under the Rural Community Immigration Pilot to match local labour force needs in the City of Thunder Bay;
- Reconsider international student caps for rural and northern post-secondary institutions which serve as important pipelines for future skilled workers in rural and northern communities;
- Invest in long-term settlement and retention supports, recognizing the essential role of municipalities and community organizations in helping newcomers successfully integrate and remain in northern regions;

AND THAT a copy of this resolution be provided to The Honourable Lena Metlege Diab, Minister of Immigration, Refugees & Citizenship; The Honourable Patty Hajdu, MP Thunder Bay - Superior North, and Marcus Powlowski, MP Thunder Bay-Rainy River;

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)

9. Reports of Administration

9.1 Art Gallery – Additional Contribution

Report 334-2025-Corporate Services-Finance recommending that an additional \$2.5 million be allocated to the Thunder Bay Art Gallery for the capital costs associated with construction of the new Art Gallery facility in two phases of \$1.25 million each, corresponding to the partial and full opening of the facility.

MOVED BY: Councillor Shelby Ch'ng
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to Report 334-2025-Corporate Services-Finance, we recommend that an additional \$2.5 million be allocated to the Thunder Bay Art Gallery for the capital costs associated with construction of the new Art Gallery facility in two phases of \$1.25 million each, corresponding to the partial and full opening of the facility;

AND THAT the source of financing for the first phase of additional funding in the amount of \$1.25 million be as follows:

- Municipal Accommodation Tax Reserve Fund\$0.75 million
- Municipal Accommodation Tax Reserve Fund\$0.50 million (2026 Budget);

AND THAT the release of the first phase of additional funding be conditional upon confirmation of all other funding sources required to achieve partial opening;

AND THAT the source of financing for the second phase of additional funding in the amount of \$1.25 million be as follows:

- Renew Thunder Bay Reserve Fund \$1.25 million;

AND THAT the release of the second phase of additional funding be conditional upon achieving a partial opening and confirmation of all other funding sources required to achieve full opening;

AND THAT the Mayor and City Clerk be authorized to sign the funding agreement and any subsequent agreements or amendments between The Corporation of the City of Thunder Bay and Thunder Bay Art Gallery relative to this project;

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

For (8): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etrene, Councillor Andrew Foulds, Councillor Brian Hamilton, and Councillor Kristen Oliver

Against (5): Councillor Albert Aiello, Councillor Trevor Giertuga, Councillor Greg Johnsen, Councillor Dominic Pasqualino, and Councillor Michael Zussino

CARRIED (8 to 5)

Motion to Appeal the Decision of the Speaker

It was the request of Councillor Giertuga to overturn the decision of the Speaker.

MOVED BY: Councillor Trevor Giertuga

SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to the decision of the Speaker to deny a question posed to the Thunder Bay Art Gallery, we recommend the decision be overturned.

For (5): Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Trevor Giertuga, and Councillor Michael Zussino

Against (8): Mayor Ken Boshcoff, Councillor Shelby Ch'ng, Councillor Kasey Etrene, Councillor Andrew Foulds, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, and Councillor Dominic Pasqualino

LOST (5 to 8)

9.2 Multi-use Indoor Turf Facility

Report 329-2025-Community Services-Recreation & Culture recommending that the new Multi-use Indoor Turf Facility at 480 Beverly Street be named Tbaytel Multiplex.

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to Report 343-2025-Community Services-Recreation & Culture, we recommend that the new Multi-use Indoor Turf Facility at 480 Beverly Street be named Tbaytel Multiplex;

AND THAT the name be limited to the term of the Naming Rights Agreement (10 years) in form and content satisfactory to the City Solicitor;

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

For (11): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (2): Councillor Shelby Ch'ng, and Councillor Kasey Etreni

CARRIED (11 to 0)

9.3 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

10.1 By-law 326-2025 Appointment Of Persons to Enforce Parking

A By-law to amend By-law Number 99-2005, being a By-law to appoint Municipal Law Enforcement Officers for The Corporation of the City of Thunder Bay for the enforcement of Municipal Parking By-laws.

10.2 By-law 338-2025 - Site Plan Control Designation - 869 Golf Links Road

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (869 Golf Links Road).

10.3 By-law 339-2025 - Official Plan Amendment 21

A By-law to adopt Amendment No. 21 to the City of Thunder Bay Official Plan (869 Golf Links Road).

10.4 By-law 340-2025 – 869 Golf Links Road

A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (869 Golf Links Road).

10.5 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.

10.6 By-law 350-2025 – Appointment of Officers

A By-law to amend By-law 011-2007, being a by-law to Appoint Officers for The Corporation of the City of Thunder Bay, to update the appointment of Officers.

10.7 By-law Resolution

By-law Resolution - November 4, 2025 - City Council

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Greg Johnsen

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

By-law Number: 326-2025

1. A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (869 Golf Links Road).

By-law Number: 338-2025

2. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (869 Golf Links Road).

By-law Number: 339-2025

3. A By-law to adopt Amendment No. 21 to the City of Thunder Bay Official Plan (869 Golf Links Road).

By-law Number: 340-2025

4. A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (869 Golf Links Road).

By-law Number: 350-2025

5. A By-law to amend By-law 011-2007, being a by-law to Appoint Officers for The Corporation of the City of Thunder Bay, to update the appointment of Officers.

For (11): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (2): Councillor Shelby Ch'ng, and Councillor Kasey Etrene

CARRIED (11 to 0)

11. New Business

11.1 Establishment of Committee of the Whole - Closed Session - Tuesday, December 2, 2025

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

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Kristen Oliver

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.

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)

12. Confirming By-law and Confirming By-law Resolution

12.1 By-law 324-2025 – Confirming By-law – November 4, 2025

A By-law to confirm the proceedings of a meeting of Council, this 4th day of November 2025.

12.2 Confirming By-law Resolution

Confirming By-law Resolution - November 4, 2025 - City Council

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Dominic Pasqualino

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

By-law Number: 324-2025

1. A By-law to confirm the proceedings of a meeting of Council, this 4th day of November, 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)

14. Adjournment

The meeting adjourned at 9:45 p.m.

Mayor

City Clerk