



Growth Standing Committee Meeting Agenda

Tuesday, January 27, 2026, 7:00 p.m.
S.H. Blake Memorial Auditorium

Pages

1. **Growth Standing Committee in the S.H. Blake Memorial Auditorium (Council Chambers) at 7:00 p.m.**
Chair: Councillor Trevor Giertuga
2. **Land Acknowledgement**
3. **Disclosures of Interest**
4. **Confirmation of Agenda**

WITH RESPECT to the January 27, 2026 Growth Standing Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

5. **Presentations**

- 5.1 **2025 Development Highlights**

Director-Development Services Joel DePeuter to provide a PowerPoint presentation highlighting 2025 development projects.

6. **Deputations**

7. **Minutes of Previous Meetings**

- 7.1 **Growth Standing Committee Minutes**

3 - 10

Minutes from the Growth Standing Committee, held on December 1, 2025, for information.

8. **Reports of Administration**

9. **Petitions and Communications**

Memorandum dated January 19, 2026 from Brent Bigford, Acting Project Manager - Growth-Development Services-Planning Services providing an update on the Visioning of the Pool 6 Lands.

10. New Business**11. Adjournment**



Growth Standing Committee Meeting Minutes

Monday, December 1, 2025, 4:30 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, Manager - Legislative Services & Deputy City Clerk
John Collin, City Manager
Keri Greaves, Commissioner - Corporate Services & City
Treasurer
Kerri Marshall, Commissioner - Growth
Aaron Ward, Acting Commissioner - Infrastructure & Operations
Joel DePeuter, Director – Development Services
Deanna Walker, Manager – Realty Services
Werner Schwar, Supervisor – Parks & Open Spaces Planning
Gillian Matson, Solicitor II
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 Kasey Etreni provided a land acknowledgement.

3. Disclosures of Interest

4. Confirmation of Agenda

MOVED BY: Councillor Dominic Pasqualino

SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to the Monday, December 1, 2025 Growth Standing Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

5. Reports of Administration

5.1 Surplus Declaration - Call for Proposals – 4 Opportunity Sites

Report 387-2025 - Growth - Development Services - Realty Services seeking endorsement from the Standing Committee - Growth to declare the Opportunity Sites surplus for potential future residential development.

Correspondence received from Connor MacLeod on November 13, 2025 requesting to appear before Standing Committee.

Correspondence received from Lori Santink on November 14, 2025 requesting to appear before Standing Committee. Additional information relative to the deputation was distributed separately on Friday, November 28, 2025.

Correspondence received from Carol Prince on November 14, 2025 requesting to appear before Standing Committee. Additional information relative to the deputation was distributed separately on Friday, November 28, 2025.

Correspondence received from Ivan Bakk on November 14, 2025 requesting to appear before Standing Committee.

Correspondence received from Steffanie Petroni on November 16, 2025 requesting to appear before Standing Committee.

Correspondence received from Cody Lane on November 19, 2025 requesting to appear before Standing Committee.

Correspondence received from Zack White on November 19, 2025 requesting to

appear before Standing Committee. Additional information relative to the deputation was distributed separately on Friday, November 28, 2025.

Correspondence received from Rod Seabrook on November 20, 2025 requesting to appear before Standing Committee. Petition containing approximately 90 signatures opposing the proposed 400 unit apartment complex at 300 Tokio Street was received on Monday, December 1, 2025, for information.

Correspondence received from Catherine Courtine on November 20, 2025 requesting to appear before Standing Committee.

Written Deputation received from Brittney Huston on November 25, 2025 for information only.

Correspondence received from David Tremonti on November 27, 2025 requesting to appear before Standing Committee. Additional information relative to the deputation was distributed separately on Friday, November 28, 2025. Petition containing approximately 36 signatures opposing the proposed 200 unit apartment complex at 144 Fanshaw Street was received on Monday, December 1, 2025, for information.

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

Connor MacLeod appeared before Committee, provided a deputation and responded to questions.

Lori Santink appeared before Committee, provided a deputation and responded to questions.

Carol Prince appeared before Committee and provided a deputation.

Ivan Bakk appeared before Committee and provided a deputation.

Steffanie Petroni appeared before Committee, provided a deputation and responded to questions.

Cody Lane appeared before Committee, provided a deputation and responded to questions.

Zack White appeared before Committee, provided a deputation and responded to questions.

Rod Seabrook appeared before Committee, provided a PowerPoint presentation and responded to questions.

Catherin Courtine appeared before Committee and provided a deputation.

David Tremonti appeared before Committee and provided a deputation.

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

WITH RESPECT to Report 387-2025, we request endorsement of the Standing Committee to forward the following recommendations to City Council:

WE RECOMMEND THAT the City's interest in the vacant property, being PCL BLOCK-1 SEC M325; BLK L PL M325 MCINTYRE; THUNDER BAY (B25), municipally known as 144 Fanshaw Street, be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

AND THAT the City's interest in the vacant property, being PT LT 4, CON A, BEING PT OF PTS 1, 2, & 3 55R-10186, PT OF PICTON AVENUE PL M37 BEING PTS 7 & 8 55R-9082 CLOSED BY LT135107, LTS 81-107 PL M37, LTS 113 – 125 PL M37, PT LT 108 PL M37 EXCEPT PT 13 55R-9082, PT LT 109 PL M37 EXCEPT PT 12 55R-9082, PT LTS 110 & 111 PL M37 EXCEPT PT 11 55R-9082, PT LT 112 PL M37 EXCEPT PT 10 55R-9082, PT OF JUNOT AVENUE PL M37, BEING PTS 5, 6 & 13 55R-2984 CLOSED BY LT135107, PT OF PICTON AVE PL M37, BEING PT 2 55R-2984 PT LT 112 PL M37 EXCEPT PT 10 55R-9082, PT OF JUNOT AVENUE PL M37, BEING PTS 5, 6 & 13 55R-2984 CLOSED BY LT135107, PT OF PICTON AVE PL M37, BEING PT 2 55R-2984 CLOSED BY LT135107, PT OF TOKIO STREET PL M37, BEING PT OF PT 14 55R-2984 CLOSED BY LT135107, PT OF TOKIO STREET PL M37, BEING PT OF PT 15 55R-2984 CLOSED BY F53897, PT OF LANES PL M37, BEING PTS 3 & 4 55R-2984 CLOSED BY LT135107, PT OF JUNOT AVENUE PL M37, BEING PT 12 55R-2984 CLOSED BY F53897; CITY OF THUNDER BAY (D79), municipally known as 300 Tokio Street be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

AND THAT the City's interest in the vacant property, being PT LT 2 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE AS IN TBR395999 EXCEPT ROW THEREIN; THUNDER BAY, PT LT 2 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE PT 1 & 2, 55R4011; THUNDER BAY, PT LT 3 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE AS IN TBR308776; THUNDER BAY, PT LT 3 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE AS IN TBR245426 & TBR264692; THUNDER BAY (E103), municipally known as 211-223 Tupper Street & 224 Camelot Street, be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

AND THAT the City's interest in the vacant property, being PT LT C, PL PA59, S OF ARUNDEL ST, E OF 55R3639 EXCEPT PL 818; THUNDER BAY (E104), municipally known as 791 Arundel Street, be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

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

It was requested that each of the 4 opportunity sites be voted on separately.

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

WE RECOMMEND THAT the City's interest in the vacant property, being PCL BLOCK-1 SEC M325; BLK L PL M325 MCINTYRE; THUNDER BAY (B25), municipally known as 144 Fanshaw Street, be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

CARRIED

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

AND THAT the City's interest in the vacant property, being PT LT 4, CON A, BEING PT OF PTS 1, 2, & 3 55R-10186, PT OF PICTON AVENUE PL M37 BEING PTS 7 & 8 55R-9082 CLOSED BY LT135107, LTS 81-107 PL M37, LTS 113 – 125 PL M37, PT LT 108 PL M37 EXCEPT PT 13 55R-9082, PT LT 109 PL M37 EXCEPT PT 12 55R-9082, PT LTS 110 & 111 PL M37 EXCEPT PT 11 55R-9082, PT LT 112 PL M37 EXCEPT PT 10 55R-9082, PT OF JUNOT AVENUE PL M37, BEING PTS 5, 6 & 13

55R-2984 CLOSED BY LT135107, PT OF PICTON AVE PL M37, BEING PT 2 55R-2984 PT LT 112 PL M37 EXCEPT PT 10 55R-9082, PT OF JUNOT AVENUE PL M37, BEING PTS 5, 6 & 13 55R-2984 CLOSED BY LT135107, PT OF PICTON AVE PL M37, BEING PT 2 55R-2984 CLOSED BY LT135107, PT OF TOKIO STREET PL M37, BEING PT OF PT 14 55R-2984 CLOSED BY LT135107, PT OF TOKIO STREET PL M37, BEING PT OF PT 15 55R-2984 CLOSED BY F53897, PT OF LANES PL M37, BEING PTS 3 & 4 55R-2984 CLOSED BY LT135107, PT OF JUNOT AVENUE PL M37, BEING PT 12 55R-2984 CLOSED BY F53897; CITY OF THUNDER BAY (D79), municipally known as 300 Tokio Street be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

CARRIED

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

AND THAT the City's interest in the vacant property, being PT LT 2 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE AS IN TBR395999 EXCEPT ROW THEREIN; THUNDER BAY, PT LT 2 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE PT 1 & 2, 55R4011; THUNDER BAY, PT LT 3 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE AS IN TBR308776; THUNDER BAY, PT LT 3 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE AS IN TBR245426 & TBR264692; THUNDER BAY (E103), municipally known as 211-223 Tupper Street & 224 Camelot Street, be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

CARRIED

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

AND THAT the City's interest in the vacant property, being PT LT C, PL PA59, S OF ARUNDEL ST, E OF 55R3639 EXCEPT PL 818; THUNDER BAY (E104), municipally known as 791 Arundel Street, be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

CARRIED

Surplus Declaration - Call for Proposals - 4 Opportunity Sites

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

WITH RESPECT to Report 387-2025, we request endorsement of the Standing Committee to forward the following recommendations to City Council:

WE RECOMMEND THAT the City's interest in the vacant property, being PCL BLOCK-1 SEC M325; BLK L PL M325 MCINTYRE; THUNDER BAY (B25), municipally known as 144 Fanshaw Street, be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

AND THAT the City's interest in the vacant property, being PT LT 4, CON A, BEING PT OF PTS 1, 2, & 3 55R-10186, PT OF PICTON AVENUE PL M37 BEING PTS 7 & 8 55R-9082 CLOSED BY LT135107, LTS 81-107 PL M37, LTS 113 – 125 PL M37, PT LT 108 PL M37 EXCEPT PT 13 55R-9082, PT LT 109 PL M37 EXCEPT PT 12 55R-9082, PT LTS 110 & 111 PL M37 EXCEPT PT 11 55R-9082, PT LT 112 PL M37 EXCEPT PT 10 55R-9082, PT OF JUNOT AVENUE PL M37, BEING PTS 5, 6 & 13 55R-2984 CLOSED BY LT135107, PT OF PICTON AVE PL M37, BEING PT 2 55R-2984 PT LT 112 PL M37 EXCEPT PT 10 55R-9082, PT OF JUNOT AVENUE PL M37, BEING PTS 5, 6 & 13 55R-2984 CLOSED BY LT135107, PT OF PICTON AVE PL M37, BEING PT 2 55R-2984 CLOSED BY LT135107, PT OF TOKIO STREET PL M37, BEING PT OF PT 14 55R-2984 CLOSED BY LT135107, PT OF TOKIO STREET PL M37, BEING PT OF PT 15 55R-2984 CLOSED BY F53897, PT OF LANES PL M37, BEING PTS 3 & 4 55R-2984 CLOSED BY LT135107, PT OF JUNOT AVENUE PL M37, BEING PT 12 55R-2984 CLOSED BY F53897; CITY OF THUNDER BAY (D79), municipally known as 300 Tokio Street be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

AND THAT the City's interest in the vacant property, being PT LT 2 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE AS IN TBR395999 EXCEPT ROW THEREIN; THUNDER BAY, PT LT 2 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE PT 1 & 2, 55R4011; THUNDER BAY, PT LT 3 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE AS IN TBR308776; THUNDER BAY, PT LT 3 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE AS IN TBR245426 & TBR264692; THUNDER BAY (E103), municipally known as 211-223 Tupper Street & 224 Camelot Street, be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

AND THAT the City's interest in the vacant property, being PT LT C, PL PA59, S OF ARUNDEL ST, E OF 55R3639 EXCEPT PL 818; THUNDER BAY (E104), municipally known as 791 Arundel Street, be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

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

CARRIED

6. Adjournment

The meeting adjourned at 7:07 p.m.



Memorandum

TO: Krista Power, Director – Legislative Services & City Clerk **FILE:**

FROM: Brent Bigford, Acting Project Manager Growth – Development Services – Planning Services

DATE: 01/19/2026 (mm/dd/yyyy)

SUBJECT: Pool 6 Visioning

MEETING & DATE: Growth Standing Committee - 01/27/2026 (mm/dd/yyyy)

The purpose of this memo is to provide the Growth Standing Committee an update on the Visioning of the Pool 6 Lands. The Pool 6 property represents the next major phase of Thunder Bay's ongoing waterfront redevelopment at Marina Park and Prince Arthur's Landing. Formerly the site of the Pool 6 grain elevator and now home to the Cruise Ship Terminal, the *Alexander Henry*, the future Thunder Bay Art Gallery, and the proposed Science North Centre, the area offers an exceptional opportunity to shape a distinctive waterfront destination. Its strategic location and emerging mix of cultural, tourism, and recreational assets position Pool 6 as a transformative site with the potential to significantly enhance the city's waterfront experience

The City has retained architecture/urban design firm Brook McIlroy to lead a comprehensive visioning exercise including a series of conceptual development scenarios to guide the future redevelopment of the Pool 6 waterfront lands. This work represents a pivotal next step in the Waterfront Master Plan Update and advances a long-term, strategic vision for one of the City's most significant and transformative waterfront sites. The Brook McIlroy team possess significant experience and expertise, having prepared both the Prince Arthur's Landing Master Plan and the 2015 Pool 6 site Master Plan.

Building on the foundations established in the 2015 Master Plan, the updated vision re-imagines Pool 6 as a vibrant and connected four seasons cultural destination that adds

to the City's waterfront attractions and extends its appeal. The vision positions the Pool 6 lands as both a public gathering place and an economic catalyst, thoughtfully integrating public amenities, naturalized landscapes, and complementary private-sector investment in a manner that reflects Thunder Bay's unique identity, heritage, and relationship with nature and Lake Superior.

The visioning process was informed by an extensive review of technical studies, environmental assessments, land use compatibility analysis, archaeological work, identified constraints, and prior planning initiatives, alongside public input and collaborative engagement with City staff and the CEDC. Together, these inputs helped shape a set of guiding principles that prioritize environmental sustainability, quality of life, public access and economic prosperity, while ensuring the site remains adaptable to future opportunities and partnerships.

On January 27, 2026, Administration and Brook McIlroy will present the visioning concepts to the Growth Standing Committee to provide an overview of the process, the framework plan, and scenario concepts. Shortly after, public feedback will be sought over a variety of platforms, including the City's Get Involved Page and public open house. Feedback from the Committee and the public will inform the selection of a preferred concept to be further refined through detailed massing, 3D renderings, and a fly-through animation. The Pool 6 lands vision will help generate momentum and public enthusiasm, support partnership discussions, and position the City for future funding and investment opportunities. A subsequent report and selected concept scenario will be brought forward to the Growth Standing Committee for feedback and endorsement, and then to Council for adoption as an update to the 2015 Waterfront Master Plan.

Pool 6 Visioning – Growth Standing Committee Memo – January 27, 2026

The Pool 6 property represents the next major phase of Thunder Bay's ongoing waterfront redevelopment at Marina Park and Prince Arthur's Landing. Formerly the site of the Pool 6 grain elevator and now home to the Cruise Ship Terminal, the *Alexander Henry*, the future Thunder Bay Art Gallery, and the proposed Science North Centre, the area offers an exceptional opportunity to shape a distinctive waterfront destination. Its strategic location and emerging mix of cultural, tourism, and recreational assets position Pool 6 as a transformative site with the potential to significantly enhance the city's waterfront experience.

The City has retained architecture/urban design firm Brook McIlroy to lead a comprehensive visioning exercise including a series of conceptual development scenarios to guide the future redevelopment of the Pool 6 waterfront lands. This work represents a pivotal next step in the Waterfront Master Plan Update and advances a long-term, strategic vision for one of the City's most significant and transformative waterfront sites. The Brook McIlroy team possess significant experience and expertise, having prepared both the Prince Arthur's Landing Master Plan and the 2015 Pool 6 site Master Plan.

Building on the foundations established in the 2015 Master Plan, the updated vision re-imagines Pool 6 as a vibrant and connected four seasons cultural destination that adds to the City's waterfront attractions and extends its appeal. The vision positions the Pool 6 lands as both a public gathering place and an economic catalyst, thoughtfully integrating public amenities, naturalized landscapes, and complementary private-sector investment in a manner that reflects Thunder Bay's unique identity, heritage, and relationship with nature and Lake Superior.

The visioning process was informed by an extensive review of technical studies, environmental assessments, land use compatibility analysis, archaeological work, identified constraints, and prior planning initiatives, alongside public input and collaborative engagement with City staff and the CEDC. Together, these inputs helped shape a set of guiding principles that prioritize environmental sustainability, quality of life, public access and economic prosperity, while ensuring the site remains adaptable to future opportunities and partnerships.

Central to the vision is a flexible framework plan that establishes a village-like development pattern organized around a "main street" feeling, supported by the necessary infrastructure, a comprehensive network of trails, and public spaces. This framework is designed to deliver a lively, year-round destination that is walkable and inclusive, while preserving the majority of the site for public open space and waterfront access. Development parcels are strategically positioned with building positioned to protect and maximize signature views of Lake Superior, the Sleeping Giant, and surrounding green spaces, assets that define the site's unique character and long-term value.

Four conceptual development scenarios are presented (attached) to illustrate how the framework can support a mix of cultural, recreational, residential, hospitality, and destination uses, including opportunities for convention facilities, hotels, market spaces, wellness amenities (e.g. Nordic spa), and public pavilions with a cultural emphasis. A dual-purpose service road and waterfront trail ensure that the cruise ship operational requirements are met. Collectively, the scenarios demonstrate the site's

potential to support a complete, all-season waterfront district that strengthens a cultural destination, attracts visitors and investment, and enhances quality of life for residents.

On January 27, Administration and Brook McIlroy will present the visioning concepts to the Growth Standing Committee to provide an overview of the process, the framework plan, and the four scenario concepts. Shortly after, public feedback will be sought over a variety of platforms, including the City's Get Involved Page and public open house. Feedback from the Committee and the public will inform the selection of a preferred concept to be further refined through detailed massing, 3D renderings, and a fly-through animation. The Pool 6 lands vision will help generate momentum and public enthusiasm, support partnership discussions, and position the City for future funding and investment opportunities. A subsequent report and selected concept scenario will be brought forward to the Growth Standing Committee for feedback and endorsement, and then to Council for adoption as an update to the 2015 Waterfront Master Plan.