



Waterfront Development Committee Meeting Agenda

Wednesday, October 23, 2024, 4:00 p.m.

McNaughton Room - 3rd Floor, City Hall

Pages

1. Waterfront Development Committee Meeting 07-2024

Chair: Councillor Andrew Foulds

2. Members

Roderick Bosch
Brad DesRochers
Councillor Andrew Foulds
Timothy Hardie
Warren Philp
Sean Spennath
Councillor Michael Zussino

3. Officials

Kerri Marshall, General Manager – Infrastructure, Development & Operations
Kayla Dixon, Director of Engineering – Infrastructure, Development & Operations
Dana Earle, Deputy City Clerk
Guy Walter, Landscape Architect
Flo-Ann Track, Council & Committee Clerk

4. Disclosures

5. Agenda Approval

WITH respect to the October 23, 2024 meeting of the Waterfront Development Committee, we recommend that the Agenda as printed, including any additional information and new business, to be confirmed.

6. Minutes of Previous Meeting

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The Minutes of Meeting 06-2024 Waterfront Development Committee, held on September 10, 2024 to be confirmed.

THAT the Minutes of Meeting 06-2024 Waterfront Development Committee, held on September 10, 2024 be confirmed

7. Waterfront Master Plan Update

8. Infrastructure Project Update

9. Work Plan Update

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Document entitled WDC Action Timeline - WDC Focused 2024-2026 Action Plan, for information.

10. 2024 Meeting Schedule

Meetings of the Waterfront Development Committee will be scheduled from 4 p.m. to 5:30 p.m. on the following dates:

Tuesday, November 19, 2024

11. New Business

12. Adjournment



Waterfront Development Committee Meeting Minutes

**Tuesday, September 10, 2024, 4:00 p.m.
McNaughton Room - 3rd Floor, City Hall**

1. Waterfront Development Committee Meeting 06-2024 4:10 p.m.

Vice-Chair: Timothy Hardie

2. Members

Roderick Bosch
Timothy Hardie
Warren Philp
Councillor Michael Zussino

3. Officials

Kerri Marshall, General Manager – Infrastructure, Development & Operations
Kayla Dixon, Director of Engineering – Infrastructure, Development & Operations
Dana Earle, Deputy City Clerk
Guy Walter, Landscape Architect
Flo-Ann Track, Council & Committee Clerk

4. Guests

Chris Heikkinen, CEO - Thunder Bay Port Authority

5. Welcome and Introductions

Vice-Chair Timothy Hardie welcomed those in attendance and a roundtable of introductions followed.

The Chair advised that quorum was not present, the meeting proceeded as an information session.

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6. Presentations

6.1 Thunder Bay Port Authority

Chris Heikkinen, CEO - Thunder Bay Port Authority appeared before Committee, provided a presentation relative to the above noted and responded to questions.

Discussion was held relative to the above noted. Some items discussed were as follows:

- In 1999 the Harbour Commission became the Thunder Bay Port Authority (Canadian Marine Act)
 - initiated mandatory annual in-lieu payment to the City of Thunder Bay.
 - self sufficient (not funded).
 - 6 employees.
- From an Industry Standpoint
 - link between western Canada and the world.
 - Grain Elevators - main purpose of the port is grain export.
 - Dry Bulk Terminals - coal, potash, stone, salt.
 - Liquid Bulk Terminals - petroleum, liquid chemicals.
 - General Cargo Terminal.
 - Shipyard/Drydock.
 - Cruise Ship Terminal (city)
 - full-service port.
 - tug operators, railways, trucking companies, vessel agents, stevedoring, grain inspection, fabrication, ship repair, driving services.
 - 400+ vessel calls annually.
 - 1000 direct jobs.
 - \$370M annual economic contribution.
 - Number 1 Export Port on the Seaway.

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- 1.2M Tonnes Grain Storage Capacity.
- Serviced by two Class 1 Railroads.
- Significant Industrial Tax Base for Thunder Bay.
- In 2019 the Port of Thunder Bay exported three times more metric tonnes than the nearest Ports on either side (Canada/U.S.).
- From a Port Authority Standpoint
 - focus is commerce and business.
 - communication strategy - to enhance communications for the port.
 - business side:
 - provide harbour administration.
 - harbour fees plus fee/gross tonnage.
 - average annual gross income from harbour dues \$700K.
 - Keefer Terminal - 75% of Port Authority revenue.
 - harbour operations.
 - harbour park - leased land.
 - intercity site - former grain operating site.
 - annual Payment in lieu of taxes to the City of Thunder Bay averaged over past 5 years is approximately \$430K/year.
- The Port Authority's 5-year average net income is ~\$450K.
- The Port Authority typically re-invests its earnings in transportation infrastructure projects.
- The Port Authority has significant capital infrastructure obligations including the breakwall and Keefer Terminal.

Quorum was achieved during the discussion of the above noted item.

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7. Disclosures

None.

8. Agenda Approval

Amendment – Agenda Approval

MOVED BY: Roderick Bosch

SECONDED BY: Warren Philp

THAT the order of the agenda be changed to include New Business items McKellar Island Bridge Reconstruction, and Paid Parking at the Waterfront.

CARRIED

Amended – Agenda Approval

MOVED BY: Roderick Bosch

SECONDED BY: Councillor Michael Zussino

WITH RESPECT to the September 10, 2024 meeting of the Waterfront Development Committee, we recommend that the Agenda as printed, including any additional information and new business be confirmed, as amended.

CARRIED

9. Minutes of Previous Meeting

The Minutes of Meeting 05-2024 Waterfront Development Committee, held on June 26, 2024 to be confirmed.

MOVED BY: Roderick Bosch

SECONDED BY: Councillor Michael Zussino

THAT the Minutes of Meeting 05-2024 Waterfront Development Committee, held on June 26, 2024 be confirmed.

CARRIED

10. Waterfront Master Plan Update

Landscape Architect Guy Walter provided an update relative to the above noted and responded to questions.

Some of the information provided as follows:

- Festival Area

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- Schematic design work is underway for the Festival Area, Scatliff + Miller + Murray was awarded the RFP on June 25, 2024.
- CEDC, Draft Best Use Study - in progress
 - Update document - 6 weeks out
- Stakeholder Meeting
 - invites will be sent

11. Infrastructure Project Update

11.1 WDC Trail Crossing Summary

MOVED BY: Timothy Hardie
SECONDED BY: Roderick Bosch

THAT the order of the agenda be changed to have agenda item WDC Trail Crossing Summary presented after New Business.

CARRIED

12. Work Plan Update

At the June 26, 2024 meeting of the WDC a motion was passed directing Administration to draft a memorandum to Council that highlights the Committee's Work Plan, work completed to date and future considerations, and support for a 2025 Budget expansion to advance the work of the Committee, and to report back with a draft Memorandum at the September 10, 2024 Waterfront Development Committee meeting.

Revised Draft Memorandum to Council dated September 10, 2024, providing an overview of the work completed to date, future initiatives and additional background information relating to R 90/2021 – Waterfront Development Committee and recommendation requesting that \$150,000 be allocated in the 2025 Budget to support the work of the WDC, was distributed separately to Members on Tuesday, September 10, 2024, for consideration.

Document entitled WDC Action Timeline - WDC Focused 2024-2026 Action Plan, for information.

Manager - Infrastructure, Development & Operations Kerri Marshall provided an overview relative to the above noted and responded to questions.

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MOVED BY: Councillor Michael Zussino
SECONDED BY: Warren Philp

WITH RESPECT to the Memorandum to Council dated September 10, 2024, we recommend that the Memorandum as amended, be approved;

AND THAT Administration present the Memorandum to Council for consideration in the 2025 Budget.

CARRIED

13. 2024 Meeting Schedule

Meetings of the Waterfront Development Committee will be scheduled from 4 p.m. to 5:30 p.m. on the following dates:

Wednesday, October 23, 2024

Tuesday, November 19, 2024

14. New Business

14.1 McKellar Island Bridge Reconstruction

Director - Engineering Kayla Dixon provided an overview of the McKellar Island Bridge Reconstruction project and responded to questions.

14.2 Paid Parking at the Waterfront

Councillor Michael Zussino provided an overview of recent changes to the City's parking fee schedule.

Discussion was held relative to evening paid parking at the waterfront, and synergies with other Canadian cities.

15. Resolution to Resolve into Closed Session

MOVED BY: Councillor Michael Zussino
SECONDED BY: Roderick Bosch

THAT the Waterfront Development Committee resolve into Closed Session in order to receive information pursuant to the Municipal Act (Section 239 (2)):

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

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(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.

CARRIED

16. WDC Trail Crossing Summary

Confidential Document entitled "WDC Trail Crossing Summary" was distributed separately to Waterfront Development Committee Members only on September 5, 2024.

Director - Engineering Kayla Dixon provided an overview relative to the above noted and responded to questions.

The Open Session meeting reconvened.

17. Adjournment



The meeting adjourned at 6:10 p.m.

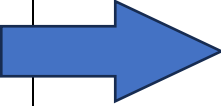
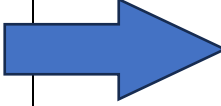
Waterfront Development (WDC) 2024-2026 Action Plan

TO MAKE MARINA PARK AN ATTRACTIVE AND VIBRANT DESTINATION, THIS COMMITTEE NEEDS TO...

Embody Real Reconciliation				
Champion Superior Thunder Bay	Foster Collaborative Relationships	Cultivate Sustainable Development	Engage in Strategic Direction	Facilitate Cultural/Local Experiences

Q4 2023 – Provide input to Administration on the action timeline.

	Q1 2024	Q2 2024	Q3 2024	Q4 2024	2025	2026
Champion Superior Thunder Bay				Information on opportunities at the waterfront gathered	Accomplishment: Waterfront User Experience Guide Completed	
	Identify existing communication/promotion methods for waterfront activities	Research and identify other communication methods	Identify ways to improve communication in short and long term	Develop first version of Communication and Promotion Plan	Ongoing: improvements to Communication and Promotion Plan	
Foster Collaborative Relationships	Key stakeholders, partners and indigenous groups for engagement and education identified	Contact information for engagement received	Invitations to WDC meetings			
	Key areas of interest identified for WDC education	Accomplishment: Education content produced for WDC (presentations and written binder and file sharing content)				
Cultivate Sustainable Development	Infrastructure updates at each meeting	Accomplishment: WDC Infrastructure Recommendation Delivered to Council for 2025 Budget				
				Background information and requests to date on at grade railway crossing	Accomplishment: WDC has advocated to Council on at grade crossing	

	Q1 2024	Q2 2024	Q3 2024	Q4 2024	2025	2026
Engage in Strategic Direction	Master Plan Update Received	Presentations on master plan concepts to WDC		Accomplishment: WDC Recommendations Delivered to Council on Master Plan		
Facilitate Cultural/Local Experiences	Marina event calendar reviewed to inform how WDC can support	Support Plan Agreed Upon by WDC Events Supported		Accomplishment: 2024 Event Support Plan Executed and Opportunities for Improvement Identified		
	Embody reconciliation by consulting with Indigenous groups on a land acknowledgement	Accomplishment: Updated Land Acknowledgement in use by WDC	