



## City Council Meeting Minutes

**Monday, December 9, 2024, 6:57 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 Brian Hamilton
- Councillor Greg Johnsen
- Councillor Dominic Pasqualino
- Councillor Michael Zussino

Officials:

- Dana Earle, Deputy City Clerk
- John Collin, City Manager
- Patty Robinet, City Solicitor
- Kerri Marshall, Commissioner - Growth
- Keri Greaves, Commissioner - Corporate Services & City Treasurer
- Kayla Dixon, Commissioner – Infrastructure & Operations
- Leah Prentice, Acting Commissioner - Community Services
- Gordon Stover, Committee & Meeting Management System Coordinator

### **1. City Council**

Chair: Mayor Ken Boshcoff

**2. Opening Ceremonies**

One Minute of Silence.

**3. Disclosures of Interest**

**4. Confirmation of Agenda**

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to the December 9, 2024 City Council, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

**5. Minutes of Previous Meetings**

**5.1 City Council**

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

1. The Thunder Bay City Council held on Tuesday, November 26, 2024.

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Albert Aiello

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

1. The Thunder Bay City Council held on Tuesday, November 26, 2024.

CARRIED

**6. Reports of Committees, Boards, and Outside Agencies**

**6.1 Committee of the Whole Minutes**

The Minutes of the following Committee of the Whole meeting, to be adopted:

1. November 25, 2024 Committee of the Whole.

2. December 2, 2024 Committee of the Whole was distributed separately on Friday, December 6, 2024.

MOVED BY: Councillor Dominic Pasqualino

SECONDED BY: Councillor Michael Zussino

THAT the Minutes of the following Committee of the Whole meeting, be adopted:

1. November 25, 2024 Committee of the Whole;

2. December 2, 2024 Committee of the Whole.

CARRIED

## **6.2 Ward Meeting Minutes**

The Minutes of the following Ward Meetings to be received:

1. Meeting 02-2024 of the Current River Ward held on June 13, 2024.

2. Meeting 02-2024 of the Red River Ward held on September 20, 2024.

3. Meeting 03-2024 of the McKellar Ward held on September 25, 2024.

4. Meeting 02-2024 of the Northwood Ward held on October 10, 2024.

MOVED BY: Councillor Albert Aiello

SECONDED BY: Councillor Greg Johnsen

THAT the Minutes of the following Ward Meetings to be received:

1. Meeting 02-2024 of the Current River Ward held on June 13, 2024;

2. Meeting 02-2024 of the Red River Ward held on September 20, 2024;

3. Meeting 03-2024 of the McKellar Ward held on September 25, 2024;

4. Meeting 02-2024 of the Northwood Ward held on October 10, 2024.

CARRIED

**7. Ratifying Resolution**

The Deputy City Clerk advised that the resolution previously adopted by Committee of the Whole held earlier in the evening required ratification by Council. Under Council's policy a two-thirds vote of Council was necessary.

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

THAT the following ratifying resolutions be introduced, read, dealt with individually:

1. Memorandum - To Repeal and Replace Authorization in Report 284-2023 – Property Description Correction.

CARRIED

**8. By-laws and By-law Resolution**

**8.1 By-law 355-2024 - Condominium Exemption – 1457 John Street Road**

A By-law to authorize the exemption of the Common Elements Condominium from the approval requirements of the Planning Act pursuant to Section 9(6) of the Condominium Act and to allow the Mayor and Clerk to sign the Final Plan of Condominium (1457 John Street Road).

**8.2 By-law 410-2024 - A By-law to Authorize the Borrowing upon Serial Debentures**

A By-law to authorize the borrowing upon serial debentures in the aggregate principal amount of \$1,097,026.83 towards the cost of certain capital works described in Schedule "A" to this by-law.

**8.3 By-law 411-2024 - A By-Law to Authorize the Borrowing upon Serial Debentures**

A By-law to authorize the borrowing upon serial debentures in the aggregate principal amount of \$5,502,728.80 towards the cost of certain capital works described in Schedule "A" to this by-law.

**8.4 By-law 412-2024 - A By-Law to Authorize the Borrowing upon Serial Debentures**

A By-law to authorize the borrowing upon serial debentures in the aggregate principal amount of \$2,999,995.50 towards the cost of certain capital works described in Schedule “A” to this by-law.

**8.5 By-law 413-2024 - A By-Law to Authorize the Borrowing upon Serial Debentures**

A By-law to authorize the borrowing upon serial debentures in the aggregate principal amount of \$4,199,999.31 towards the cost of certain capital works described in Schedule “A” to this by-law.

**8.6 By-law 415-2024-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.

**8.7 By-law Resolution**

By-law Resolution - December 9, 2024 - City Council

MOVED BY: Councillor Rajni Agarwal

SECONDED BY: Councillor Shelby Ch'ng

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

By-law Number: 355-2024

1. A By-law to authorize the exemption of the Common Elements Condominium from the approval requirements of the Planning Act pursuant to Section 9(6) of the Condominium Act and to allow the Mayor and Clerk to sign the Final Plan of Condominium (1457 John Street Road).

By-law Number: 410-2024

2. A By-law to authorize the borrowing upon serial debentures in the aggregate principal amount of \$1,097,026.83 towards the cost of certain capital works described in Schedule “A” to this by-law.

By-law Number: 411-2024

3. A By-law to authorize the borrowing upon serial debentures in the aggregate principal amount of \$5,502,728.80 towards the cost of certain capital works described in Schedule "A" to this by-law.

By-law Number: 412-2024

4. A By-law to authorize the borrowing upon serial debentures in the aggregate principal amount of \$2,999,995.50 towards the cost of certain capital works described in Schedule "A" to this by-law.

By-law Number: 413-2024

5. A By-law to authorize the borrowing upon serial debentures in the aggregate principal amount of \$4,199,999.31 towards the cost of certain capital works described in Schedule "A" to this by-law.

By-law Number: 415-2024

6. 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.

CARRIED

## **9. Notice of Motion**

### **9.1 Notion of Motion to Amend - Parking Authority Financial Plan**

At the January 22, 2024 Committee of the Whole meeting, a resolution was passed relative to Report 309-2023-Corporate Services-Licensing & Enforcement and was ratified by City Council on February 12, 2024.

Memorandum from Councillor Brian Hamilton dated November 6, 2024 requesting a Notice of Motion to Amend, relative to Report 309-2023-Corporate Services-Licensing & Enforcement, was introduced at the November 25, 2024 City Council meeting, for debate at the December 9, 2024 City Council meeting, re-presented.

### **Report 309-2023 - Parking Authority Financial Plan**

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Andrew Foulds

WITH RESPECT to Report 309-2023-Corporate Services-Licensing & Enforcement, we recommend that that the City of Thunder Bay Parking Authority Financial Plan (Attachment A) be endorsed;

AND THAT rates and fees levied by the Parking Authority as proposed in the Financial Plan be included in the 2024 budget for Council consideration;

- With the exception of monthly rental rates for parkades which would be phased in over two years;
- With the exception of changing the fee for the Marina parking lot from \$3.00 per hour to \$2.00 per hour with the exclusion of the Market Square parking lot which would remain at \$3.00 per hour;

AND THAT such rates and fees be presented with inflationary increases in subsequent years for Council consideration;

AND THAT Administration be directed to close the five identified underutilized lots, namely Camelot, Machar, Viscount and Nesco, on or before June 1, 2024;

AND THAT new paid parking be established in the identified marina parking areas including Market Square, as of June 1, 2024;

AND THAT Administration be directed to develop a no free parking policy and present to Council for consideration on or before March 25, 2024;

AND THAT Administration review the recommendation to dissolve the Parking Authority Board and By-law 101-2007, being a by-law to recognize and continue the Municipal Service Board known as "The Thunder Bay Parking Authority;" and report back on implications on or before March 25, 2024;

AND THAT Administration monitor actual financial performance to the plan and Report back to Council Q2 2026 with an update and recommendations, if required;

AND THAT the item “Parking Authority Financial Plan – Financial Performance Update” be added to the Outstanding List with a report back date of on or before June 22, 2026;

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

**Amendment – Report 309-2023 - Parking Authority Financial Plan**

The following resolution relative to the Parking Authority Financial Plan was presented for Council's consideration. Under Council's policy, a two-thirds vote is required.

MOVED BY: Councillor Brian Hamilton  
SECONDED BY: Councillor Michael Zussino

WITH RESPECT to Report 309-2023-Corporate Services-Licensing & Enforcement and the Memorandum from Councillor Brian Hamilton dated November 6, 2023, we recommend that paragraph 2 be amended by adding,

- That parking in the City of Thunder Bay hours be enforced Monday to Saturday, 9 am to 6 pm

AND THAT paragraph 7 be amended by deleting Q2 2026 and replacing it with Q1 of 2026;

AND THAT paragraph 8 be amended by deleting June 22, 2026 and replacing it with January 31, 2026.

CARRIED

**Amended – Report 309-2023 - Parking Authority Financial Plan**

MOVED BY: Councillor Brian Hamilton  
SECONDED BY: Councillor Andrew Foulds

WITH RESPECT to Report 309-2023-Corporate Services-Licensing & Enforcement, we recommend that that the City of Thunder Bay Parking Authority Financial Plan (Attachment A) be endorsed;



AND THAT rates and fees levied by the Parking Authority as proposed in the Financial Plan be included in the 2024 budget for Council consideration;

- With the exception of monthly rental rates for parkades which would be phased in over two years;
- With the exception of changing the fee for the Marina parking lot from \$3.00 per hour to \$2.00 per hour with the exclusion of the Market Square parking lot which would remain at \$3.00 per hour;
- That parking in the City of Thunder Bay hours be enforced Monday to Saturday, 9 am to 6 pm

AND THAT such rates and fees be presented with inflationary increases in subsequent years for Council consideration;

AND THAT Administration be directed to close the five identified underutilized lots, namely Camelot, Machar, Viscount and Nesco, on or before June 1, 2024;

AND THAT new paid parking be established in the identified marina parking areas including Market Square, as of June 1, 2024;

AND THAT Administration be directed to develop a no free parking policy and present to Council for consideration on or before March 25, 2024;

AND THAT Administration review the recommendation to dissolve the Parking Authority Board and By-law 101-2007, being a by-law to recognize and continue the Municipal Service Board known as “The Thunder Bay Parking Authority;” and report back on implications on or before March 25, 2024;

AND THAT Administration monitor actual financial performance to the plan and Report back to Council Q1 of 2026 with an update and recommendations, if required;

AND THAT the item “Parking Authority Financial Plan – Financial Performance Update” be added to the Outstanding List with a report back date of on or before January 31, 2026;

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

CARRIED

**10. Confirming By-law and Confirming By-law Resolution**

**10.1 By-law 434-2024 – Confirming By-law – December 9, 2024**

A By-law to confirm the proceedings of a meeting of Council, this 9<sup>th</sup> day of December 2024

**10.2 Confirming By-law Resolution**

Confirming By-law Resolution - December 9, 2024 - City Council

MOVED BY: Councillor Brian Hamilton

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: 434-2024

1. A By-law to confirm the proceedings of a meeting of Council, this 9<sup>th</sup> day of December, 2024.

CARRIED

**11. Adjournment**

The meeting adjourned at 7:15 p.m.

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Mayor

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Deputy City Clerk