



City Council Meeting
Agenda

Monday, April 28, 2025, Immediately Following Committee of the Whole
S.H. Blake Memorial Auditorium

Pages

1. **City Council**
Chair: Mayor Ken Boshcoff
2. **Opening Ceremonies**
One Minute of Silence.
3. **Disclosures of Interest**
4. **Confirmation of Agenda**
WITH RESPECT to the April 28, 2025 City Council meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.
5. **Minutes of Previous Meetings**
 - 5.1 **City Council Minutes**
The Minutes of the following Meetings of the Thunder Bay City Council, to be confirmed:
 1. The Thunder Bay City Council (Public Meeting) held on April 14, 2025; **(Distributed Separately)**
 2. The Thunder Bay City Council held on April 14, 2025. **(Distributed Separately)**THAT the Minutes of the following Meetings of the Thunder Bay City Council, be confirmed:
 1. The Thunder Bay City Council (Public Meeting) held on April 14, 2025;
 2. The Thunder Bay City Council meeting held on April 14, 2025.

6. Reports of Committees, Boards, and Outside Agencies

6.1 Committee of the Whole Minutes

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

1. April 14, 2025 Committee of the Whole; **(Distributed Separately)**
2. April 15, 2025 Committee of the Whole - Special Session (Citizens of Exceptional Achievement Awards)

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

1. April 14, 2025 Committee of the Whole;
2. April 15, 2025 Committee of the Whole - Special Session (Citizens of Exceptional Achievement Awards).

7. Ratifying Resolution

8. New Business

9. Notice of Motion

9.1 Notice of Motion to Amend – Thunder Bay Public Library - Master Facilities Plan Operating and Capital Implications

8 - 12

At the July 22, 2024 Committee of the Whole meeting, a resolution was passed relative to Report 253-2024-Infrastructure, Development & Operations-Capital Facilities Construction and was ratified by City Council on August 12, 2024.

Memorandum from Councillor Michael Zussino, dated March 31, 2025 requesting a Notice of Motion to Amend, relative to the Thunder Bay Public Library Master Facilities Plan Operating and Capital Implications was introduced at the April 14, 2025 City Council meeting, for debate at the April 28, 2025 City Council meeting, re-presented.

The following resolution relative to the Thunder Bay Public Library-Master Facilities Plan Operating and Capital Implications is presented for Council's consideration. Under Council's policy, a two-thirds vote is required.

WITH RESPECT to Report 253-2024 - Infrastructure, Development & Operations – Capital Facilities Construction and the Memorandum from Councillor Michael Zussino dated March 31, 2025, we recommend that the resolution as presented within this report be amended as outlined

below:

Paragraph 1 - Deletion of “rather than Scenario 2 or Scenario 3 of the Thunder Bay Public Library’s Master Facilities Plan which require additional municipal debt, significant investment in a leased space, and indirect impacts on the south core with the sale of Brodie Library”

Paragraph 2 – Addition of “AND THAT in addition, the Thunder Bay Public Library enter into negotiations pursuing a term sheet or letter of intent that, prior to any acceptance by the Thunder Bay Public Library, shall be subject to City Council’s approval, with any final negotiated lease also remaining subject to City Council consent for 24,000 square feet of space at Intercity Shopping Centre”;

Paragraph 3 – Addition of “AND THAT City Council acknowledges that the Thunder Bay Public Library intends to transition its County Park lease to a month-to-month lease and will report back to City Council at a later date with a request for City Council consent to terminate the lease”;

Paragraph 4 – Addition of “AND THAT the City’s contribution to the capital construction cost of the library branch at Intercity Shopping Centre be capped at \$2,062,500 and financed as follows:

- \$1,339,000 budget reallocation from 2018 Waverley capital improvements
- \$723,500 funded from the Renew Thunder Bay Reserve Fund;

Paragraph 5 – Deletion of “AND THAT item 2023-003-ADM TBPL Master Facilities Plan be removed from the Outstanding Items list;” (as this item has already been removed)

9.1.1 Administration’s Position – Thunder Bay Public Library - Master Facilities Plan Operating and Capital Implications
Memorandum from Commissioner-Corporate Services & City Treasurer Keri Greaves, dated April 18, 2025 providing additional information relative to the Thunder Bay Public Library Master Facilities Plan Operating and Capital Implications, for information.

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

10.1 By-law 129-2025 – Confirming By-law – April 28, 2025

18 - 19

A By-law to confirm the proceedings of a meeting of Council, this 28th day of April 2025.

10.2 Confirming By-law Resolution

Confirming By-law Resolution - April 28, 2025 - City Council

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

By-law Number 129-2025

1. A By-law to confirm the proceedings of a meeting of Council, this 28th day of April, 2025.

11. Adjournment



Committee of the Whole Meeting Minutes

Tuesday, April 15, 2025, 6:30 p.m.

S.H. Blake Memorial Auditorium

Present:

Mayor Ken Boshcoff
Councillor Shelby Ch'ng
Councillor Andrew Foulds
Councillor Trevor Giertuga
Councillor Kristen Oliver
Councillor Dominic Pasqualino
Councillor Michael Zussino

Officials:

Dana Earle, Manager – Legislative Services &
Deputy City Clerk
John Collin, City Manager
Lori Wiitala, Committee Clerk & Legislative Specialist

1. Open Session - Special Session

Chair: Councillor Michael Zussino

2. Disclosures of Interest

3. Confirmation of Agenda

MOVED BY: Councillor Trevor Giertuga

SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to the April 15, 2025 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

4. Presentations

Official Recognition Committee – Citizens of Exceptional Achievement

Members of City Council and the Official Recognition Committee presented the 47th Annual Citizens of Exceptional Achievement Awards in accordance with the Official Recognition Program.

Youth Awards

The following individuals, up to the age of 21 years, who for a minimum of two years, has increased the profile of youth in Thunder Bay through volunteer contributions that enrich the quality of life in the community:

Dani Burbeck
Abigail Burchat
Kyla Harbron
Jeremy Nelson
Megan Rule

Good Citizen Awards

The following individuals and groups are being recognized for their significant volunteer service who have made outstanding volunteer contributions in Thunder Bay for a minimum of five years. Groups and organizations may receive this recognition on significant anniversaries:

Susan Barnes
Natasha Bieniek
Ron Duffy
Heather Ferguson
Kyle Gilhooly
Lada Iwaszykiw
Lisa Klymenko
Mark Kuszniar
Kelly Latoski
League of Ukrainians
Colleen Maguire
Temitope Ojo
Sandra Rutherford

Spirit Award

The following individuals are being recognized for their extraordinary leadership, innovation and meaningful voluntary contributions and have a minimum of 15 years of cumulative

volunteer experience in Thunder Bay, who have volunteered time toward improving and enriching the community of Thunder Bay:

Michel Beaulieu
Port Arthur Rotary

5. Adjournment

The meeting adjourned at 7:11 p.m.

Memorandum

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

FROM: Councillor Michael Zussino

DATE: 03/31/2025 (mm/dd/yyyy)

SUBJECT: Notice of Motion – Thunder Bay Public Library - Master Facilities Plan Operating and Capital Implications

MEETING & DATE: City Council – 04/07/2025 (mm/dd/yyyy)

In accordance with the Procedural Rules of City Council, I would like Council to consider a Notice of Motion to Amend the resolution ratified by Council on August 12, 2024 relating to the Thunder Bay Public Library – Master Facilities Plan Operating and Capital Implications.

This motion is provided for notice only at the April 14, 2025 City Council meeting as required by By-law 51/2021, to be brought forward for debate at the April 28, 2025 City Council meeting.

Change from plan previously proposed:

The plan previously presented by the Thunder Bay Public Library built towards a centralized model of library services and included divestment of some library locations. City Council did not support the move to a centralized model. Since that time, the Thunder Bay Public Library Board has done further work examining the current locations and potential changes that may be to the community's best use of the library and its programs.

This notice of motion would seek to make the following changes to the previous plan proposed by the Thunder Bay Public Library.

- 1) Termination of the lease for the County Park Branch (County Fair Mall location)
- 2) Maintaining the existing Library owned branches of Mary J.L. Black, Waverley Library and Brodie Resource Library
- 3) Addition of capital investment in a new location at Intercity Shopping Centre via a lease for an approximately 24,000 square foot space (different location than previously presented). Construction would be expected to commence in 2026.

Financial Implications

TBPL has a draft offer to lease wherein the Landlord is willing to provide financial support for some of the costs associated with updating and retrofitting the available 24,000 sq ft space. TBPL's consultant has provided an updated estimated construction cost of \$5.5 million. The Landlord would contribute \$1.375 million (25%) with the Library and City each contributing \$2,062,500 as a one-time capital cost.

In 2017, City Council approved \$1.4 million towards capital improvements at Waverley Resource Library contingent on the Library securing funding from other sources. \$1,339,000 remains unspent from that commitment. Should Council be willing, I recommend these funds be re-allocated towards the City's share of construction costs for a new Intercity Shopping Centre location.

I further recommend the remaining \$723,500 contribution from the City be funded from Renew Thunder Bay.

Overall Community Benefit

As a member of the Thunder Bay Public Library Board, I appreciate this opportunity to re-examine the future plans for this important community asset. I support growth in our city and see the partnership with Intercity Mall as a major opportunity to foster growth in the Intercity business district without impacting the downtown cores and their libraries. While the financial cost is not insignificant, I believe strongly in this concept as a community win. This is a rare and unique opportunity where we can leverage private sector dollars to invest in public infrastructure and at the same time contribute to the growth and success of a major business hub and tax generating district. This is a generational investment with a 25-year lease and an opportunity to significantly grow our public library system, which has not seen meaningful growth since the 1970 expansion of Waverley.

The ratified resolution I am seeking to amend is from Report 253-2024-Infrastructure, Development & Operations-Capital Facilities and Construction and provided below for information:

WITH RESPECT to Report 253-2024 - Infrastructure, Development & Operations – Capital Facilities Construction we support Administration’s recommendation to maintain the existing Thunder Bay Public Library facilities for the reasons outlined in the Report, rather than Scenario 2 or Scenario 3 of the Thunder Bay Public Library’s Master Facilities Plan which require additional municipal debt, significant investment in a leased space, and indirect impacts on the south core with the sale of Brodie Library;

AND THAT a copy of this resolution be provided to the Thunder Bay Public Library Board to guide future planning;

AND THAT Administration work with Thunder Bay Public Library to plan future capital investments in existing facilities;

AND THAT item 2023-003-ADM TBPL Master Facilities Plan be removed from the Outstanding Items list;

AND THAT we thank the Thunder Bay Public Library (TBPL) Board for their ongoing hard work and encourage them to continue to seek opportunities to improve library services for the City of Thunder Bay;

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

I would ask that Council consider the following amendments to the resolution for debate and discussion at the April 28, 2025 City Council meeting:

WITH RESPECT to Report 253-2024 - Infrastructure, Development & Operations – Capital Facilities Construction and the Memorandum from Councillor Michael Zussino dated March 31, 2025, we recommend that the resolution as presented within this report be amended as outlined below:

Paragraph 1 - Deletion of “rather than Scenario 2 or Scenario 3 of the Thunder Bay Public Library’s Master Facilities Plan which require additional municipal debt, significant investment in a leased space, and indirect impacts on the south core with the sale of Brodie Library”

Paragraph 2 – Addition of “AND THAT in addition, the Thunder Bay Public Library enter into negotiations pursuing a term sheet or letter of intent that, prior to any acceptance by the Thunder Bay Public Library, shall be subject to City Council’s approval, with any final negotiated lease also remaining subject to City Council consent for 24,000 square feet of space at Intercity Shopping Centre”;

Paragraph 3 – Addition of “AND THAT City Council acknowledges that the Thunder Bay Public Library intends to transition its County Park lease to a month-to-month lease and will report back to City Council at a later date with a request for City Council consent to terminate the lease”;

Paragraph 4 – Addition of “AND THAT the City’s contribution to the capital construction cost of the library branch at Intercity Shopping Centre be capped at \$2,062,500 and financed as follows:

- \$1,339,000 budget reallocation from 2018 Waverley capital improvements
- \$723,500 funded from the Renew Thunder Bay Reserve Fund;

Paragraph 5 – Deletion of “AND THAT item 2023-003-ADM TBPL Master Facilities Plan be removed from the Outstanding Items list;” (as this item has already been removed)

If passed, the amended resolution would read as follows:

WITH RESPECT to Report 253-2024 - Infrastructure, Development & Operations – Capital Facilities Construction we support Administration’s recommendation to maintain the existing Thunder Bay Public Library facilities for the reasons outlined in the Report;

AND THAT in addition, the Thunder Bay Public Library enter into negotiations pursuing a term sheet or letter of intent that, prior to any acceptance by the Thunder Bay Public Library, shall be subject to City Council’s approval, with any final negotiated lease also remaining subject to City Council consent for 24,000 square feet of space at Intercity Shopping Centre;

AND THAT City Council acknowledges that the Thunder Bay Public Library intends to transition its County Park lease to a month-to-month lease and will report back to City Council at a later date with a request for City Council consent to terminate the lease;

AND THAT the City’s contribution to the capital construction cost of the new library branch at Intercity Shopping Centre be capped at \$2,062,500 and financed as follows:

- \$1,339,000 budget reallocation from 2018 Waverley capital improvements
- \$723,500 funded from the Renew Thunder Bay Reserve Fund;

AND THAT a copy of this resolution be provided to the Thunder Bay Public Library Board to guide future planning;

AND THAT Administration work with Thunder Bay Public Library to plan future capital investments in existing facilities;

AND THAT we thank the Thunder Bay Public Library (TBPL) Board for their ongoing hard work and encourage them to continue to seek opportunities to improve library services for the City of Thunder Bay;

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

C.C. TBPL Board Members
TBPL CEO, Richard Togman
John Collin, City Manager

Corporate Services Department

Memorandum

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

FROM: Keri Greaves, CPA, Commissioner – Corporate Services & City Treasurer

DATE: 04/18/2025 (mm/dd/yyyy)

SUBJECT: Administration’s Position – Thunder Bay Public Library - Master Facilities Plan Operating and Capital Implications

MEETING & DATE: Committee of the Whole - 04/28/2025 (mm/dd/yyyy)

This memorandum provides City Council with information regarding the proposed amendment to the August 12, 2024 resolution concerning the Thunder Bay Public Library – Master Facilities Plan Operating and Capital Implications.

In July 2024, Administration presented Report 253-2024, which recommended maintaining the existing library system rather than pursuing a centralized library model. This recommendation was based primarily on the need for additional municipal debt, significant investment in a leased facility (\$17.6 million), and indirect impacts on the South Core resulting from the potential sale of Brodie Library. Council approved this recommendation.

In October 2024, Thunder Bay Public Library (TBPL) Administration approached City Administration to explore whether there was any version of the centralized library concept that could be supported. At that time, the TBPL Administration advised that Intercity Shopping Centre had re-engaged in discussions, expressing interest in reviving negotiations for an alternate location within the mall.

The revised proposal included a smaller location (24,000 sq ft) at Intercity Shopping Centre, with a total construction cost estimated at \$5.5 million. Under the proposal, the landlord would contribute \$1.375 million (25%), and the remaining cost would be split between the City and the Library (\$2,065,500 each).

City Administration outlined several conditions that would need to be present for Administration to support the project:

- The City's capital contribution is capped at \$2,065,500
- Fixed Common Area Maintenance (CAM) fees
- A commitment to keep Brodie Library open
- A commitment to submit operating budget requests in line with Council's Budget Direction/Mandate for the next five years
- No major capital budget requests beyond the Library's normal capital envelope for the next five years (with the exception of the Waverley elevator project, which has already been contemplated)

Administration also suggested that the TBPL consider reallocating the remaining funds from the 2018 Waverley Improvements capital budget project (\$1,339,000) towards the proposed Intercity Shopping Centre construction costs.

The attached correspondence from TBPL Administration confirms the Library's agreement with these conditions. With this confirmation in place, and if Council wishes to enhance the service level offered by the TBPL, City Administration is supportive of the recommendation outlined in the memorandum from Councillor Zussino, which will be considered at the April 28, 2025, City Council meeting.

However, rather than funding the City's additional \$723,500 contribution from the Renew Thunder Bay Reserve Fund, Administration recommends the contribution be financed from the tax levy in the 2026/27 Capital Budget.

This recommendation supports sustainable and integrated capital planning, and prudent reserve fund management. If City Council determines that the central library is a priority capital project, it can be funded through the regular budget process, preserving the Renew Thunder Bay Reserve Fund for other eligible projects. Administration will be able to adjust its capital plans for 2026 and future years accordingly.

Information for City Council on New Intercity Library Proposal

Background:

A few months ago, Intercity Shopping Centre (ISC) approached the Library with a new offer. Sport Chek has decided to expand and move into the former Lowe's space leaving the original Sport Chek location at the mall vacant. Being a fully functional store and a smaller size (24,000 sqft) it presented a much more affordable option for the Library.

The Library re-engaged Brook McIlroy Architects to cost the new space and determined a \$5.5 million cost to renovate the space to be suitable for a Library.

New Proposal:

The Library will lease approximately 24,000 sq ft of space at Intercity Shopping Centre, situated in the current (soon to be former) Sportchek space. It has a direct entrance into the food court area and an external entrance to the parking lot facing Memorial Ave, with a bus stop metres away. The Library will continue to own and operate all of its owned buildings - MJLB, Waverley and Brodie Libraries. The Library will end the lease with County Fair Mall.

Cost:

- The landlord is making a \$1.375 million contribution to the capital costs (25%).
- The City will contribute approximately \$700,000 in new one time capital funds to the project.
 - The City will reallocate approximately \$1.3 million that was set aside for Waverley renovations in 2018 to the Intercity Library renovation.
- The Library will pay for the remainder of the cost (including any cost overruns which may occur during renovation).
- Net annual expenditures will not increase for the Library system and the Library will not be asking Council for increased annual funding due to this new model - the intent is a cost neutral shift in the Library system

Further Financial Details:

- ISC has agreed to set lease rates for the entire 25 year lease period.
- ISC has agreed to fix the CAM costs (common area maintenance) at a set schedule for the entire lease period.

- This allows for total price control on a pre-determined schedule for the entire 25 year lease period.
- With this financial structure, the Library has sufficient funds to continue work renovating the new children's library at Waverley.

Timing:

- The Library will take possession of the space in 2026 with renovations occurring over 2026/2027 with a likely opening date for the ISC location in 2027.
- We will plan to close the County Park location to be timed for the opening of the Intercity location.
- This will not affect service at MJLB, Brodie or Waverley.

Initial City Admin Concerns:

- Ensure that the City's share of Capital is "capped" at roughly \$2M ✓
- Brodie to remain open ✓
- Repurposing the \$1.3M contribution that was approved in 2018 for Waverly renos, to be part of the City's \$2M Intercity contribution ✓
- Fixed Common Area Costs ✓
- A commitment to follow the City's Budget mandate for the next 5 years. This mandate is tied to the 4 year rolling average of CPI. ✓

Every item of concern City Admin has raised we have met to their satisfaction. Our understanding is that City Admin intends to support this plan given our lease agreement and cost structure.

Additional Considerations:

- The new Intercity branch will be approximately 24,000 sq ft - a net gain of 20,000 sqft for the Library system - an almost 30% increase in size
- Library programs are heavily oversubscribed - ex. we had long waitlists for every single one of our March break programs
- Children's program numbers were up 39% this past year - more than 10,000 extra kids came to library programs in 2024 ver 2023
- Adult programming was up 32% this past year
- In person visits to the Library were up 8% system wide
- In general we are bursting at the seams and there is huge community demand - over 52,000 unique visits to programming, 270,000 in person visits to Library branches, over 500,000 books loaned in 2024
- We are THE most used public service the City funds - more than any sports facility, walking trails, conservatory, art gallery, museum, etc
- Public support for a branch at Intercity Shopping Centre is extremely strong and documented over 2023/2024
- 57 local organizations signed letters of support
- 9 public engagement sessions with residents voicing support

- Public survey with over 2,200 respondents showing very strong support for an Intercity branch with the average resident willing to pay extra taxes to fund the project

Bottom Line:

With a one-time new investment of \$700,000 the Library can grow by almost 30% and create a brand new branch in one of the busiest and most trafficked areas in our community. At the same time, all Library owned buildings will continue to deliver Library services to the community and the new Library system will be cost-neutral. We expect to significantly grow Library usage and attract thousands of new Library users with this new branch and new model of Library services.

This information was prepared by:

Richard Togman
CEO, Thunder Bay Public Library

On behalf of the Thunder Bay Public Library



Memorandum

Corporate By-law Number: 129-2025-City Manager's Office-Office of the City Clerk

TO: Office of the City Clerk **FILE:**

FROM: Linda Crago
Office of the City Clerk, City Manager's Department

DATE PREPARED: April 7, 2025

SUBJECT: By-law 129-2025 – Confirming By-law – April 28, 2025

MEETING DATE: City Council - April 28, 2025

By-law Description: A By-law to confirm the proceedings of a meeting of Council, this 28th day of April 2025

Authorization: Committee of the Whole - 2003/02/24

By-law Explanation: To confirm the proceedings and each motion, resolution and other action passed or taken by the Council at this meeting is, except where prior approval of the Local Planning Appeal Tribunal is required, adopted, ratified and confirmed as if all such proceedings had been expressly embodied in this By-law.

Schedules and Attachments:

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 129-2025

A By-law to confirm the proceedings of a meeting of
Council, this 28th day of April 2025

Recitals

1. Subsection 5(1) of the Municipal Act, 2001, S.O. 2001 c. 25, as amended, provides that the powers of a municipal corporation are exercised by its Council. Subsection 5(3) provides that those powers are to be exercised by by-law.
2. Council considers it appropriate to confirm and adopt its proceedings at this meeting by by-law.

ACCORDINGLY, THE COUNCIL OF THE CORPORATION OF THE CITY OF
THUNDER BAY ENACTS AS FOLLOWS:

1. The actions of the Council at the following meeting:

28th day of April, 2025 OPEN SESSION, CITY COUNCIL MEETING

and each motion, resolution and other action passed or taken by the Council at that meeting is, except where prior approval of the Ontario Land Tribunal is required, adopted, ratified and confirmed as if all such proceedings had been expressly embodied in this By-law.

2. The Mayor and the proper officials of The Corporation of the City of Thunder Bay are authorized and directed to do all things necessary to give effect to the actions of the Council referred to in Section 1 of this By-law. In addition, the Clerk is authorized and directed to affix the corporate seal to any documents which require it.

3. This By-law shall come into force on the date it is passed.

Enacted and passed this 28th day of April, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Ken Boshcoff

Mayor

Krista Power

City Clerk