



**City Council Meeting  
Additional Information**

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

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<b>5. Minutes of Previous Meetings</b>	
<b>5.1 City Council Minutes</b>	
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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; <b>(Distributed separately on Thursday, April 24, 2025)</b>	
2. The Thunder Bay City Council held on April 14, 2025. <b>(Distributed separately on Thursday, April 24, 2025)</b>	
<b>6. Reports of Committees, Boards, and Outside Agencies</b>	
<b>6.1 Committee of the Whole Minutes</b>	
<b>*6.1.1 Committee of the Whole Minutes</b>	<b>26 - 34</b>
The Minutes of the following Committee of the Whole meeting, to be adopted:	
1. April 14, 2025 Committee of the Whole. <b>(Distributed separately on Thursday, April 24, 2025)</b>	



## **City Council (Public Meeting) Minutes**

**Monday, April 14, 2025, 6:31 p.m.**

**S.H. Blake Memorial Auditorium**

Present:

- Mayor Ken Boshcoff
- 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:

- Dana Earle, Manager – Legislative Services & Deputy City Clerk
- John Collin, City Manager
- Patty Robinet, City Solicitor
- Kayla Dixon, Commissioner - Infrastructure & Operations
- Keri Greaves, Commissioner - Corporate Services & City Treasurer
- Kerri Marshall, Commissioner - Growth
- Kelly Robertson, Commissioner - Community Services
- Joel DePeuter, Director – Development Services
- Aaron Ward, Manager – Engineering Division
- Decio Lopes, Supervisor – Planning Services
- Shannon Labelle, Acting Senior Planner
- Crystal DePeuter, Council & Committee Clerk

**1. City Council (Public Meeting)**

Chair: Mayor Ken Boshcoff

**2. Disclosures of Interest**

**3. Confirmation of Agenda**

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to the April 14, 2025 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

**4. Public Meeting Procedures**

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

**5. City Council (Public Meeting)**

**5.1 Proposed Temporary Zoning By-law Amendment - 6155 Loch Lomond Road**

Report 099-2025-Growth-Development Services-Planning Services presenting an application for a Temporary Zoning By-law Amendment at 6155 Loch Lomond Road to allow for the establishment of a 117.1 square metre garden suite for a period of 20 years, on private services.

Acting Senior Planner Shannon Labelle appeared before Council, provided a PowerPoint presentation and responded to questions.

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

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

MOVED BY: Councillor Andrew Foulds  
SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to Report 099-2025 – Growth – Development Services – Planning Services, we recommend that the Zoning By-law be amended on a temporary basis, on the subject lands being Neebing Concession 6 South of Kaministiquia River, Part of Lot 21 on Registered Plan 55R-1509, municipally known as 6155 Loch Lomond Road, by adding RU<sup>SP109</sup> to the lands and adding Site Specific Provision No. 109 to Schedule “B” as follows:

SP109: Site-specific provision 109

The following provisions apply to lands zoned RU<sup>SP109</sup>:

- a. In addition to the **uses** permitted in Section 1, **1.1.1.2B**, a **garden suite** shall also be permitted, provided it is removed on or before April 14, 2045.

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

CARRIED

## 5.2 Proposed Zoning By-law Amendment - 1091 Central Avenue

Report 100-2025-Growth-Development Services-Planning Services presenting an application for a Zoning By-law Amendment at 1091 Central Avenue to allow for the establishment of 15,049.5 square metre retail warehouse and gas bar.

Confidential Memorandum from Deputy City Solicitor Cynthia Cline, dated April 9, 2025 was distributed to Members of Council, City Manager, City Solicitor, City Clerk, Commissioner-Growth only on Thursday, April 10, 2025.

Memorandum from Acting Senior Planner Shannon Labelle dated April 11, 2025 and correspondence received for Zoning By-law Amendment Application – Report 100-2025 distributed to Members of Council on Friday, April 11, 2025.

Acting Senior Planner Shannon Labelle appeared before Council, provided a PowerPoint presentation and responded to questions.

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

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

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

Glenn Beer appeared before Council.

Matthew Covino appeared before Council.

Michael Spizarsky appeared before Council.

Barbara Kemeny appeared before Council.

Nicole Romano appeared before Council.

Gary Phillips appeared before Council.

Nick Mechiorre appeared before Council.

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Andrew Foulds

WITH RESPECT to Report 100-2025 – Growth – Development Services – Planning Services, we recommend that the Zoning By-law be amended on the subject lands being PART OF NORTHEAST ¼, SECTION 54, City of Thunder Bay, shown as “Property Location One” on Attachment “A” to Report 100-2025, and municipally known as 1091 Central Avenue, by adding BU<sup>SP110</sup> to the lands and adding Site Specific Provision 110 to Schedule “B” as follows:

SP110: Site-specific provision 110

The following provisions apply to lands zoned BU<sup>SP110</sup>:

- a. In addition to the **uses** permitted in Section 6.1.2a, a **motor vehicle service use** is also a permitted **use**.
- b. Despite the provisions of **Table 6.1.2**, the following applies:
  - i. The maximum **gross floor area (GFA)** for a storefront in a **retail warehouse** is 15,500m<sup>2</sup>.
- c. Despite the provisions of Section 6, **Table 6.3**, the following applies:
  - i. The maximum **driveway** width is 9.5m
  - ii. The minimum **landscaped area** is 15% of the **lot area** which must include a 6.0m strip along all lot lines abutting a **street allowance** or a **zone** which permits a residential **use** on the **first storey**.

AND THAT the subject property be designated as an area of Site Plan Control:

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

CARRIED

## 6. Reports of Municipal Officers

### 6.1 Official Plan Amendment and Consent to Sever 2775 Oliver Road Report 003-2025-Planning Services

Memorandum from Acting Senior Planner - Planning Services Shannon Labelle dated March 27, 2025 providing an alternate resolution for consideration relative to Report 003-2025-Planning Services.

MOVED BY: Councillor Kasey Etreni  
SECONDED BY: Councillor Albert Aiello

WITH RESPECT TO a Public Meeting having been held with respect to the application by Darrell Matson, relative to lands described as a Portion of Woods Location described as Part 2 on Reference Plan 55R-3329, and

municipally known as 2775 Oliver Road;

AND THAT this application has been referred to Administration to provide an option to approve a site specific Official Plan Amendment and a corresponding Consent to create two rural lots on the lands as requested by the applicant;

THAT that a site-specific policy should be added to the Official Plan for the following reasons:

- The development maintains the existing rural character;
- The development represents infill of an existing area without the need for additional services;
- Conditions to the severance will ensure adequate water quality and quantity; and
- The impact on agricultural potential is limited.

AND THAT the delegated authority to the Committee of Adjustment with respect to consent to sever the subject lands be withdrawn;

AND THAT the proposed severance and conveyances of two new parcels of land each with a lot frontage of 64.7 metres and a lot area of 1.27 hectares for one lot and 1.42 hectares for the second lot as set forth in the application be approved conditionally for a period of two years ending on April 14, 2027, subject to the conditions attached to this memorandum;

AND THAT the severances proceed to final approval to the satisfaction of the Secretary-Treasurer of the Committee of Adjustment;

AND THAT the necessary By-laws be presented for ratification.

CARRIED

## **7. By-Laws**

### **7.1 By-law 102-2025-Temporary Zoning By-law Amendment - 6155 Loch Lomond Road**

A By-law to amend By-law 1-2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (6155 Loch Lomond Road).

**7.2 By-law 103-2025-Zoning By-law Amendment - 1091 Central Avenue**

A By-law to amend By-law 1-2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1091 Central Avenue).

**7.3 By-law 119-2025 – Site Plan Control Designation – 1091 Central Avenue**

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended (1091 Central Avenue).

**7.4 By-law 120-2025- Official Plan Amendment – 2775 Oliver Road**

A By-law to adopt Amendment 19 to the City of Thunder Bay Official Plan (2775 Oliver Road).

**7.5 By-law 121-2025 - Withdraw Delegated Authority -Committee of Adjustment - 2775 Oliver Road**

A By-law to withdraw delegated authority to the Committee of Adjustment for an application for consent (2775 Oliver Road).

**8. By-Law Resolution**

By-law Resolution - April 14, 2025 - City Council

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Michael Zussino

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

1. Temporary Zoning By-law Amendment - 1655 Loch Lomond Road  
By-law Number: 102-2025



2. Zoning By-law Amendment - 1091 Central Avenue  
By-law Number: 103-2025

3. Site Plan Control Designation - 1091 Central Avenue  
By-law Number: 119-2025

4. Official Plan Amendment - 2775 Oliver Road  
By-law Number: 120-2025

5. Withdraw Delegated Authority - Committee of Adjustment - 2775  
Oliver Road  
By-law Number: 121-2025

CARRIED

**9. Adjournment**

The meeting adjourned at 7:53 p.m.

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Mayor

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Deputy City Clerk



## **City Council Meeting Minutes**

**Monday, April 14, 2025, 10:01 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:

- Dana Earle, Manager – Legislative Services & Deputy City Clerk
- John Collin, City Manager
- Patty Robinet, City Solicitor
- Kayla Dixon, Commissioner - Infrastructure & Operations
- Keri Greaves, Commissioner - Corporate Services & City Treasurer
- Kerri Marshall, Commissioner - Growth
- Kelly Robertson, Commissioner - Community Services
- Cynthia Olsen, Director - Strategy & Engagement
- Matthew Miedema, Director – Engineering
- Crystal DePeuter, Council & Committee Clerk

### **1. City Council**

Chair: Mayor Ken Boshcoff

**2. Opening Ceremonies**

One Minute of Silence.

**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 Albert Aiello  
SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to the April 14, 2025 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 March 24, 2025.

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 meeting held on March 24, 2025.

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. March 24, 2025 Committee of the Whole;
2. April 7, 2025 Committee of the Whole. Distributed separately on Friday, April 11, 2025.

Memorandum from Director - Strategy & Engagement Cynthia Olsen, relative to Report 57-2025 Report Back-Temporary Village Initiative - Site Location.

Administration requested this item be withdrawn from the agenda.

Memorandum from Councillor Kasey Etrene dated April 14, 2025 relative to site selection for the Temporary Village Initiative was distributed separately Monday, April 14, 2025.

MOVED BY: Councillor Michael Zussino  
SECONDED BY: Councillor Shelby Ch'ng

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

1. March 24, 2025 Committee of the Whole;
2. April 7, 2025 Committee of the Whole.

### **Report 2025 – Council Composition Review Committee – Final Report**

A request to vote on the following item from the April 7, 2025 Committee of the Whole minutes separately.

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

WITH RESPECT to the Report 2025 –Council Composition Review Committee, we recommend that the Council Composition model outlined in this report be approved. This would change the composition of City Council to 11 members, 1 Mayor, 2 members elected At Large and 8 members elected in 4 wards;

AND THAT the existing ward boundaries be repealed and replaced with the 4 ward model that reflects the structure outlined in this report;

AND THAT Administration be directed to bring forward the associated by-law to enact this change in Council composition in advance of the 2026 Municipal Election;

AND THAT the Special Purpose Committee – City Council Composition Review Committee be dissolved with gratitude for their task;

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

**Amendment - Report 2025 - Council Composition Review Committee - Final Report**

A recorded vote was requested on the following resolution, the results of which are as follows:

YEA	NAY
Mayor Ken Boshcoff	
Councillor Rajni Agarwal	
Councillor Albert Aiello	
Councillor Mark Bentz	
	Councillor Shelby Ch'ng
Councillor Kasey Etrene	
	Councillor Andrew Foulds
Councillor Trevor Giertuga	
	Councillor Brian Hamilton
	Councillor Greg Johnsen
	Councillor Kristen Oliver
	Councillor Dominic Pasqualino
	Councillor Michael Zussino

MOVED BY: Councillor Mark Bentz  
SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to the Resolution as presented in Report 2025 - Council Composition Review Committee, we recommend that the number of Ward Councillors be amended from 11 members, 1 Mayor, 2 members elected At Large and 8 members elected in 4 wards to 11 members, 1 Mayor, 6 members elected At Large and 4 members elected, 1 per ward

LOST

**Report 2025 - Council Composition Review Committee - Final Report**

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

WITH RESPECT to the Report 2025 –Council Composition Review Committee, we recommend that the Council Composition model outlined in this report be approved. This would change the composition of City Council to 11 members, 1 Mayor, 2 members elected At Large and 8 members elected in 4 wards;

AND THAT the existing ward boundaries be repealed and replaced with the 4 ward model that reflects the structure outlined in this report;

AND THAT Administration be directed to bring forward the associated by-law to enact this change in Council composition in advance of the 2026 Municipal Election;

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

**Amendment - Report 2025 - Council Composition Review Committee - Final Report**

A recorded vote was requested on the following resolution, the results of which are as follows:

YEA	NAY
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

MOVED BY: Councillor Trevor Giertuga

SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to the Resolution as presented in Report 2025 - Council Composition Review Committee, we recommend that the number of Ward Councillors be amended from 11 members, 1 Mayor, 2 members elected At Large and 8 members elected in 4 wards to 11 members, 1 Mayor, 1 Deputy Mayor, and 9 members elected At Large.

LOST

### **Report 2025 - Council Composition Review Committee - Final Report**

A recorded vote was requested on the following resolution, the results of which are as follows:

YEA	NAY
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

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Report 2025 –Council Composition Review Committee, we recommend that the Council Composition model outlined in this report be approved. This would change the composition of City Council to 11 members, 1 Mayor, 2 members elected At Large and 8 members elected in 4 wards;

AND THAT the existing ward boundaries be repealed and replaced with the 4 ward model that reflects the structure outlined in this report;

AND THAT Administration be directed to bring forward the associated by-law to enact this change in Council composition in advance of the 2026 Municipal Election;

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

LOST



**Motion to Dissolve the Council Composition Review Committee**

MOVED BY: Councillor Shelby Ch'ng  
SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to Report 2025 - Council Composition Review Committee, we recommend that the Council Composition Review Committee be dissolved with gratitude for their work.

CARRIED

**Amended - Report Back - Temporary Village Initiative - Site Location**

A request to vote on the following item from the April 7, 2025 Committee of the Whole minutes separately.

MOVED BY: Councillor Andrew Foulds  
SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to Report 057-2025-Growth-Strategy & Engagement, we recommend that a portion of the Municipally owned land adjacent and North of the Salvation Army on Cumberland Street, Thunder Bay, be approved as the site for the Temporary Village Initiative;

AND THAT the Director, Strategy & Engagement have delegated authority to make decisions regarding operationalizing the Temporary Shelter Village Initiative;

AND THAT the Director, Strategy & Engagement be authorized to execute documents for the Temporary Shelter Village Initiative and for the duration of the project, on terms satisfactory to the City Solicitor and City Manager;

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

**11:00 p.m. Resolution**

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

We recommend that the hour being 11:00 p.m. we continue with the business at hand.

CARRIED

**Amended - Report Back - Temporary Village Initiative - Site Location**

A recorded vote was requested on the following resolution, the results of which are as follows:

YEA	NAY
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

MOVED BY: Councillor Andrew Foulds  
SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to Report 057-2025-Growth-Strategy & Engagement, we recommend that a portion of the Municipally owned land adjacent and

North of the Salvation Army on Cumberland Street, Thunder Bay, be approved as the site for the Temporary Village Initiative;

AND THAT the Director, Strategy & Engagement have delegated authority to make decisions regarding operationalizing the Temporary Shelter Village Initiative;

AND THAT the Director, Strategy & Engagement be authorized to execute documents for the Temporary Shelter Village Initiative and for the duration of the project, on terms satisfactory to the City Solicitor and City Manager;

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

LOST

**Report Back - Temporary Village Initiative - Site Location**

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to Report 057-2025-Growth-Strategy & Engagement, we recommend that a portion of the lands owned by the Lakehead Region Conservation Authority (LRCA) and municipally known as 1111 Fort William Rd., Thunder Bay, be approved as the site for the Temporary Village Initiative, subject to the execution of an acceptable lease agreement, approval from the Minister of the Environment, Conservation and Parks if required, and final approval of the LRCA's Board of Directors;

AND THAT Administration proceed to negotiate the required lease agreement with the LRCA;

AND THAT the Director, Strategy & Engagement have delegated authority to make decisions regarding operationalizing the Temporary Shelter Village Initiative;

AND THAT the Director, Strategy & Engagement be authorized to execute documents for the Temporary Shelter Village Initiative and for the duration of the project, on terms satisfactory to the City Solicitor and City Manager;

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

**Temporary Village Initiative - Site Location – Referral**

MOVED BY: Councillor Kasey Etreni  
SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to Report 57-2025-Growth-Strategy & Engagement, we recommend that the report referred to Administration to conduct a relative comparison of the LRCA site and the Kam River Heritage Park site as the location for the temporary village;

AND THAT Administration provide a final recommendation on April 28, 2025;

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

**12:00 a.m. Resolution**

MOVED BY: Councillor Dominic Pasqualino  
SECONDED BY: Councillor Kasey Etreni

We recommend that the hour being 12:00 a.m. we continue with the business at hand.

CARRIED

**Temporary Village Initiative - Site Location – Referral**

A recorded vote was requested on the following resolution, the results of which are as follows:

YEA	NAY
Mayor Ken Boshcoff	
	Councillor Rajni Agarwal
Councillor Albert Aiello	
	Councillor Mark Bentz
Councillor Shelby Ch'ng	
Councillor Kasey Etrene	
Councillor Andrew Foulds	
	Councillor Trevor Giertuga
Councillor Brian Hamilton	
Councillor Greg Johnsen	
Councillor Kristen Oliver	
Councillor Dominic Pasqualino	
Councillor Michael Zussino	

MOVED BY: Councillor Kasey Etrene  
SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to Report 57-2025-Growth-Strategy & Engagement, we recommend that the report referred to Administration to conduct a relative comparison of the LRCA site and the Kam River Heritage Park site as the location for the temporary village;

AND THAT Administration provide a final recommendation on April 28, 2025;

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

CARRIED

### **Committee of the Whole Minutes**

MOVED BY: Councillor Michael Zussino  
SECONDED BY: Councillor Shelby Ch'ng

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

1. March 24, 2025 Committee of the Whole;
2. April 7, 2025 Committee of the Whole.

CARRIED

## **6.2 Ward Meeting Minutes**

The Minutes of the following Ward Meetings to be received:

1. Meetings 03-2024 and 01-2025 of the Neebing Ward held on November 27, 2024 and March 11, 2025, respectively;
2. Meeting 01-2025 of the Red River Ward held on March 27, 2025.

MOVED BY: Councillor Greg Johnsen  
SECONDED BY: Councillor Michael Zussino

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

1. Meetings 03-2024 and 01-2025 of the Neebing Ward held on November 27, 2024 and March 11, 2025, respectively;
2. Meeting 01-2025 of the Red River Ward held on March 27, 2025.

CARRIED

## **7. By-laws and By-law Resolution**

### **7.1 By-law 74-2025 – Holding Symbol Removal – 211 Alton Road**

A By-law to remove a Holding Symbol pursuant to Section 36 of the *Planning Act* R.S.O., as amended (211 Alton Road).

**7.2 By-law 094-2025- Subdivision Agreement - DiGregorio Developments Inc. (2131 R.S. Piper Avenue)**

A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and DiGregorio Developments Inc.

**7.3 By-law 101-2025 – Site Plan Control Designation – 646 Hewitson 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 (646 Hewitson Street).

**7.4 By-law 106-2025 – 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.

**7.5 By-law Resolution**

By-law Resolution - April 14, 2025 - City Council

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Brian Hamilton

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

By-law Number: 074-2025

1. A By-law to remove a Holding Symbol pursuant to Section 36 of the *Planning Act* R.S.O., as amended (211 Alton Road).

By-law Number: 094-2025

2. A By-law to authorize the execution of a Subdivision Agreement

between The Corporation of the City of Thunder Bay and DiGregorio Developments Inc.

By-law Number: 101-2025

3. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended (646 Hewitson Street).

By-law Number: 106-2025

4. 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 Notice of Motion – Thunder Bay Public Library - Master Facilities Plan Operating and Capital Implications**

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 that a Notice of Motion to Amend, relative to Report 253-2024 - Infrastructure, Development & Operations – Capital Facilities Construction, be introduced at the April 14, 2025 City Council meeting, for debate at the April 28, 2025 City Council meeting.

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

**10.1 Confirming By-law Resolution**

Confirming By-law Resolution - April 14, 2025 - City Council



A By-law to confirm the proceedings of a meeting of Council, this 14<sup>th</sup> day of April 2025.

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Kristen Oliver

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

By-law Number: 123-2025

1. A By-law to confirm the proceedings of a meeting of Council, this 14<sup>th</sup> day of April, 2025.

CARRIED

## 11. **Adjournment**

The meeting adjourned at 12:08 a.m.

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Mayor

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Deputy City Clerk



## **Committee of the Whole Meeting Minutes**

**Monday, April 14, 2025, 7:54 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:

- Dana Earle, Manager – Legislative Services & Deputy City Clerk
- John Collin, City Manager
- Patty Robinet, City Solicitor
- Kayla Dixon, Commissioner - Infrastructure & Operations
- Keri Greaves, Commissioner - Corporate Services & City Treasurer
- Kerri Marshall, Commissioner - Growth
- Kelly Robertson, Commissioner - Community Services
- Cynthia Olsen, Director - Strategy & Engagement
- Joel DePeuter, Director – Development Services
- Matthew Miedema, Director – Engineering
- Aaron Ward, Manager – Engineering Services
- Devon McCloskey, Manager – Planning Services
- Danielle Thom, Climate Action Specialist
- Crystal DePeuter, Council & Committee Clerk

**1. Open Session (Planning Services - Growth) in the S.H. Blake Memorial Auditorium at 7:54 p.m.**

Chair: Councillor Andrew Foulds

**2. Disclosures of Interest**

Councillor Kristen Oliver declared a conflict relative to Acceleration of Implementation of Green Development Standards as she is employed by an organization that manages and funds program delivery to support green development standards.

Councillor Kasey Etreni declared a conflict relative to Funding Contributions as she is a member of an organization in receipt of funding.

**3. Confirmation of Agenda**

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to the April 14, 2025 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

**4. Deputations**

**4.1 Acceleration of the Implementation of Green Development Standards**

Correspondence received from Dr. Margaret Woods, dated February 24, 2025 requesting to provide a deputation relative to the acceleration of the implementation of Green Development Standards.

Additional information provided by Dr. Margaret Woods relative to the correspondence dated February 24, 2025 requesting to provide a deputation was distributed separately on Friday, April 11, 2025.

Councillor Oliver declared a conflict and refrained from discussing or voting on the following resolution.

Dr. Margaret Woods and John Stephenson appeared before Committee, provided a PowerPoint presentation and responded to questions.

MOVED BY: Councillor Kasey Etreni

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to the Deputation relating to the Acceleration of the Implementation of Green Development Standards on April 14, 2025, we recommend that the contents of the deputation be referred to Administration to review the feasibility of adopting Green Development Standards in the City of Thunder Bay;

AND THAT the report include, at minimum, the following:

- A review of GDS models implemented in comparable municipalities, with consideration of tiered or phased-in approaches;
- An analysis of the potential cost implications for new residential development, with particular attention to affordable and entry-level housing;
- Identification of potential funding programs, incentives, or grants that could offset additional costs for homeowners, developers, and non-profit housing providers;
- Engagement with key stakeholders, including the development community, housing organizations, environmental experts, and residents;
- Options to address equity and accessibility, including supports or exemptions for non-market and supportive housing projects;
- An implementation framework outlining possible voluntary, incentivized, and/or mandatory components, including associated timelines.

AND THAT Administration report back on or before Q2 2027;

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

CARRIED

## **4.2 Temporary Village Initiative - Site Selection**

Correspondence received from Christine Hryb, dated April 9, 2025 requesting to provide a deputation relative to the site selection for the Temporary Village Initiative was distributed separately on Friday, April 11, 2025.

A request was received on Monday, April 14, 2025 from Christine Hryb to withdraw the deputation relative to site selection for the Temporary Village Initiative.

Correspondence received from Jessalyn Watt, dated April 11, 2025 providing a written deputation relative to the site selection for the Temporary Village Initiative was distributed separately on Friday, April 11, 2025.

Correspondence received from Sayed Elmahriki dated April 11, 2025 requesting to provide a deputation relative to the site selection for the Temporary Village Initiative was distributed separately on Friday, April 11, 2025.

Sayed Elmahriki appeared before Committee and provided a deputation.

## **5. Reports of Committees, Boards and Outside Agencies**

### **5.1 Mayor's Taskforce on Building More Homes Advisory Committee**

Minutes of Meeting 02-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee held on February 19, 2025, for information.

### **5.2 Downtown Fort William Revitalization Committee Minutes**

Minutes of Meeting 01-2024 of Downtown Fort William Revitalization Committee held on February 28, 2024, for information.

### **5.3 Lakehead Region Conservation Authority Minutes**

Minutes of Meeting 02-2025 of Lakehead Region Conservation Authority held on February 26, 2025, for information.

## **6. Reports of Municipal Officers**

### **6.1 Amend Draft Approval of Plan of Subdivision – Mountainview Estates – Shore Bay**

Report 052-2025-Growth-Development Services-Planning Services recommending that the request by Stantec, agent for the owner, to extend draft plan approval for

three additional years to April 14, 2028, as it applies to Mountainview Estates Draft Plan of Subdivision (58T-00501), municipally known as 1811 Mountain Road, be approved.

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to Report 052-2025-Growth-Development Services-Planning Services, we recommend that the request by Stantec, agent for the owner, to extend draft plan approval for three additional years to April 14, 2028, as it applies to Mountainview Estates Draft Plan of Subdivision (58T-00501), legally described as Part Of Lots 17 & 18 Concession 3, S.K.R., municipally known as 1811 Mountain Road, be approved;

AND THAT the extension approval be subject to the conditions outlined in Attachment B and on the November 27<sup>th</sup>, 2021 Draft Plan of Subdivision prepared by J.D. Barnes Limited. being Attachment C to this report;

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

CARRIED

## **6.2 Delegation of Approval Authority for Certain Planning Applications**

Report 007-2025-Growth-Development Services-Planning Services recommending that Council direct Administration to bring forward policy changes through an Official Plan Amendment to allow for approval of Minor Zoning By-law Amendments, Consents, and Subdivision approvals to be delegated to the Manager of Planning Services.

Memorandum from Manager - Planning Services Devon McCloskey dated March 27, 2025 requesting an opportunity to provide a presentation.

Councillor Brian Hamilton assumed the Chair.

Councillor Andrew Foulds re-assumed the Chair.

Manager - Planning Services Devon McCloskey provided a PowerPoint presentation and responded to questions.

MOVED BY: Mayor Ken Boshcoff  
SECONDED BY: Councillor Albert Aiello

WITH RESPECT to Report 007-2025, we recommend that Administration be directed to bring forward policy changes through an Official Plan Amendment to allow for approval of Minor Zoning By-law Amendments, Consents, and Subdivision approvals to be delegated to the Manager of Planning Services;

AND THAT Council direct Administration to provide public notice of its intent to hold a public meeting to amend the Official Plan as it applies to delegation of planning approvals;

AND THAT Council direct Administration to prepare the necessary by-laws to authorize the delegations of authority to the Manager of Planning Services;

AND THAT the proposed delegation of Authority By-law provide for the referral of Planning matters back to Council or the Committee of Adjustment in appropriate circumstances;

AND THAT Council direct Administration to present the Official Plan Amendment and associated by-laws to City Council for decision by November 24<sup>th</sup>, 2025.

CARRIED

## **7. Petitions and Communications**

### **7.1 Funding Contributions**

Memorandum from Director – Strategy & Engagement Cynthia Olsen dated March 27, 2025 recommending that funding contributions in the amount of \$51,900 be provided to the following community-based strategies: Poverty Reduction Strategy (Lakehead Social Planning Council), Food Action Network of Northwestern Ontario (Food Action Network of Northwestern Ontario), Age Friendly Thunder Bay (Age Friendly Thunder Bay), and \$15,000 for Incident Reporting & Referral Services (Lakehead Social Planning Council) to support coordination of these community-based strategies.

Councillor Kasey Etrene declared a conflict and refrained from discussion or voting on the following resolution.

MOVED BY: Councillor Greg Johnsen  
SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to the Memorandum from Director – Strategy & Engagement Cynthia Olsen dated February 11, 2025, we recommend that funding contributions in the amount of \$51,900 be provided to the following community-based strategies: Poverty Reduction Strategy (Lakehead Social Planning Council), Food Action Network of Northwestern Ontario (Food Action Network of Northwestern Ontario), Age Friendly Thunder Bay (Age Friendly Thunder Bay), and \$15,000 for Incident Reporting & Referral Services (Lakehead Social Planning Council) to support coordination of these community-based strategies;

AND THAT representatives of the strategies continue to report back annually on progress in implementing their respective strategy;

AND THAT the Mayor and City Clerk be authorized to sign all documentation related to this matter;

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

CARRIED

## **7.2 Downtown Fort William Strategic Renewal Plan – Implementation Options Outstanding Item 2024-001-DEV**

Memorandum from Property Agent Peder Olsen dated March 28, 2025 addressing Council's direction to Administration on April 22, 2024, regarding the Downtown Fort William Revitalization Committee and recommending that item 2024-001-DEV be removed from the Outstanding List.

MOVED BY: Councillor Brian Hamilton  
SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to the Memorandum from Peder Olsen, Property Agent – Realty Services, dated March 19, 2025, we recommend that Outstanding Item 2024-001-DEV be removed from the Outstanding List;

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



CARRIED

**7.3 Contract 4, 2025 – Cumberland Street Roundabout & Reconstruction**

Memorandum from Manager – Engineering Division Aaron Ward dated April 1, 2025 recommending that the Luci Court and Yonge Street tax- and rate-supported projects, included in the 2025 Capital Budget, be cancelled, and the funds reallocated to Contract 4, 2025 – Cumberland Street Roundabout & Reconstruction was distributed separately on Friday, April 11, 2025.

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

WITH RESPECT to the Memorandum from Aaron Ward, Manager – Engineering dated April 1, 2025, we recommend that the Luci Court and Yonge Street tax- and rate-supported projects, included in the 2025 Capital Budget, be cancelled, and the funds reallocated to Contract 4, 2025 – Cumberland Street Roundabout & Reconstruction;

AND THAT Budget Appropriation 5 – Contract 4-2025 Roundabout be approved;

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

CARRIED

**8. Outstanding Items**

Memorandum from Director - Legislative Services & City Clerk Krista Power dated April 1, 2025, providing the Planning Services- Growth Outstanding List, for information.

**9. New Business**

**9.1 Establishment of Committee of the Whole - Closed Session - April 28, 2025**

The following resolution will be presented to establish Committee of the Whole – Closed Session Meeting on April 28, 2025:

MOVED BY: Councillor Shelby Ch'ng  
SECONDED BY: Councillor Kristen Oliver

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, April 28, 2025 at 4:30 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

- (b) personal matters about an identifiable individual, including municipal or local board employees;
- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- (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
- (j) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value.

CARRIED

## **10. Adjournment**

The meeting adjourned at 10:00 p.m.