



**Committee of the Whole Meeting
Agenda**

**Monday, August 25, 2025, Immediately Following City Council (Public Meeting)
S.H. Blake Memorial Auditorium**

	Pages
1. Closed Session in the McNaughton Room Closed Session Agendas will be distributed separately to Members of Council and ELT only.	
2. Open Session (Planning Services/Growth) in the S.H. Blake Memorial Auditorium at 6:30 p.m. Chair: Councillor Andrew Foulds	
3. Disclosures of Interest	
4. Confirmation of Agenda WITH RESPECT to the Monday, August 25, 2025 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.	
5. Deputations	
5.1 Thunder Bay Symphony Orchestra Correspondence received from Andrea Sears requesting to provide an overview of the contribution of the Thunder Bay Symphony Orchestra to Thunder Bay and the region.	5 - 6
6. Items Arising from Closed Session	
7. Reports of Committees, Boards and Outside Agencies	
7.1 Mayor's Taskforce on Building More Homes Advisory Committee Meeting Minutes Minutes of the Wednesday, May 21, 2025 Mayor's Taskforce on Building Homes Advisory Committee Meeting, for information.	7 - 18
8. Reports of Municipal Officers	
8.1 Eye on the Street – Phase 3 Budget Appropriation	19 - 22

Report 264-2025 - Growth recommending that a new 2025 Capital Budget Project be created for the Eye on the Street – Phase 3 Expansion.

WITH RESPECT to Report 264 - 2025, we recommend that a new 2025 Capital Budget Project be created for the Eye on the Street – Phase 3 Expansion;

AND THAT the municipal portion of the Eye on the Street – Phase 3 Expansion project, in the amount of \$254,731 be financed from the Capital General Reserve Fund;

AND THAT Budget Appropriation #18-2025 be approved;

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

9. Outstanding Items

- | | | |
|------------|---|----------------|
| 9.1 | Outstanding Item List - Planning Services/Growth | 23 - 24 |
| | Memorandum from Director - Legislative Services & City Clerk Krista Power, dated August 12, 2025, for information only. | |

10. Open Session (Administrative Services)

Chair: Councillor Mark Bentz

11. Reports of Committees, Boards and Outside Agencies

- | | | |
|-------------|---|----------------|
| 11.1 | Thunder Bay Recruitment Committee (Synergy North) | 25 - 30 |
| | Minutes of Meetings 01-2025 & 02-2025 held on April 16, 2025 and June 5, 2025, respectively, for information. | |
| 11.2 | Thunder Bay Recruitment Committee (Tbaytel) | 31 - 39 |
| | Minutes of Meetings 01-2025, 02-2025 & 03-2025 held on March 26, 2025, May 20, 2025 and June 24, 2025, respectively, for information. | |

12. Reports of Municipal Officers

- | | | |
|-------------|--|----------------|
| 12.1 | 2025 Operating Budget Q2 Financial Status Update | 40 - 45 |
| | Report 252-2025 - Corporate Services - Finance providing a review of year-to-date revenues and expenditures and completes a forecast of the City's financial position to year-end, for information only. | |
| 12.2 | Art Gallery – City's Financial Contribution | |
| | Report 266-2025 - Corporate Services - Finance. (Distributed Separately) | |

Kerri Greaves, Commissioner - Corporate Services & City Treasurer to provide a presentation.

13. Petitions and Communications

13.1 Multi-Residential Property Tax Subclasses 46 - 48

Memorandum from Kathleen Cannon, Director - Revenue dated August 6, 2025 providing information to City Council and the public of recent changes to provincial legislation that enables municipalities to create property tax subclasses within the multi-residential and new multi-residential property tax classes, for information only.

13.2 Changes to Development Charges in New Housing Legislation 49 - 50

Memorandum from Councillor Kristen Oliver, Chair – Inter-Governmental Affairs Committee dated August 13, 2025 containing a motion recommending that City Council support the motion passed by Ontario's Big City Mayors (OBCM) relative to development charges

WITH RESPECT to the Memorandum from Councillor Kristen Oliver, Chair – Inter-Governmental Affairs Committee, dated August 13, 2025, we recommend that City Council support the motion passed by Ontario's Big City Mayors (OBCM) relative to development charges and request that the Federal Government:

- Commit to working with OBCM in the development of new housing legislation with changes to collection of development charges,
- Consult with municipalities on the impact of changes to development charges, and
- Meet with OBCM to discuss how the federal government will achieve the Prime Minister's commitment to keep municipalities whole;

AND THAT, a copy of the resolution be provided to:

- The Right Honourable Mark Carney, Prime Minister of Canada
- The Honourable François-Philippe Champagne, Minister of Finance and National Revenue
- The Honourable Gregor Robertson, Minister of Housing and Infrastructure
- The Honourable Dominic LeBlanc, Minister responsible for Canada-U.S. Trade, Intergovernmental Affairs and One

Canadian Economy

- Rebecca Bligh, President - Federation of Canadian Municipalities (FCM)
- Josh Morgan, Chair - Big City Mayors' Caucus
- Robin Jones, President - Association of Municipalities of Ontario (AMO)
- Karen Redman, Chair - Mayors and Regional Chairs of Ontario (MARCO);

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

13.3 Pre-Budget Consultations – Budget 2025

Memorandum from Kerri Greaves, Commissioner - Corporate Services & City Treasurer. **(Distributed Separately)**

14. Outstanding Items

14.1 Outstanding Items List - Administrative Services

51

Memorandum from Director - Legislative Services & City Clerk Krista Power, dated August 12, 2025, for information only.

15. New Business

16. Adjournment

Hello,

Please note the following response to Speak to City Council has been submitted at Tuesday April 22nd 2025 4:21 PM with reference number 2025-04-22-031.

- **What would you like to speak to Council about:**
The Contribution of the Thunder Bay Symphony Orchestra to the city and region
- **Is this an item scheduled on a current agenda?:**
No
- **Provide as much information as you can about the matter you would like to speak to:**
Thunder Bay Symphony Orchestra (TBSO) is grateful for the on-going funding received from the City of Thunder Bay Sustainer Fund. We make a presentation about all the great work that the Symphony and Musicians do here in the region so the city can have confidence in the value for their investment in the TBSO.
- **Provide specific actions you would like Council to take:**
No action required other than speaking well to their constituents about the value we bring to the city.
- **Have you already been in contact with City staff in regards to the subject matter of your deputation request?**
No
- **Please select the date of the meeting:**
Committee of the Whole - Monday, June 2 2025
- **Please choose**
Ms
- **First name:**
Andrea
- **Last name:**
Sears
- **Email:**
tbaysears@gmail.com
- **Phone:**
(807) 355-4141
- **Organization you represent: (optional)**
Thunder Bay Symphony Orchestra

- **Please note the names of the presenters that will be attending with you:**
Ryleigh Dupuis
- **Please indicate how you intend to participate in the meeting.**
In Person



Mayor's Taskforce on Building More Homes Advisory Committee Meeting Agenda

Wednesday, May 21, 2025, 12:30 p.m.

MS Teams

Pages

1. **Mayor's Taskforce on Building More Homes Advisory Committee Meeting 05-2025**
Chair: Mayor Ken Boshcoff
2. **Members**
Mayor Ken Boshcoff
Justyn Desjardins - Representative - Institution Delivering Construction and Trades Training
Karen Hill - Representative - Real Estate Association
Harold Lindstrom - Representative - Construction/trades Association involved in Housing Construction
Paul Magiskan - Representative - Indigenous led Stakeholder with Affordable Housing Development Experience
Ken Ranta - Representative - Public/Non-Profit Housing Organization involved in Affordable Housing
John Stephenson - Member of Public with Working Knowledge of Research involvement in Housing and Housing Affordability and Development
3. **Officials**
John Collin, City Manager
Krista Power, Director of Legislative Services & City Clerk
Kerri Marshall, Commissioner - Growth
Joel DePeuter, Director - Development Services
Summer Stevenson, Project Manager - Housing Accelerator
Larry Joy, Policy Assistant to the Mayor
Cheryl Lamers, Acting Manager - Community Development
Katie Piché, Council & Committee Clerk
4. **Guests**
5. **Disclosures of Interest**
6. **Agenda Approval**

WITH RESPECT to the May 21, 2025 meeting of the Mayor's Taskforce on Building More Homes Advisory Committee, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

7. Confirmation of Previous Minutes

3 - 7

The Minutes of Meeting 04-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on April 29, 2025, to be confirmed.

THAT the Minutes of Meeting 04-2025 Mayor's Taskforce on Building More Homes Advisory Committee, held on April 29, 2025, be confirmed.

8. Housing Community Improvement Plan

8

Memorandum from Project Manager Summer Stevenson, dated May 12, 2025 containing a recommendation relative to the Housing Community Improvement Plan, as discussed at the April Taskforce meeting.

WITH RESPECT to the Memorandum from Project Manager Summer Stevenson dated May 12, 2025, the Mayor's Taskforce on Building More Homes Advisory Committee recommended that City Council approve the Housing Community Improvement Plan Project Area boundary expansion.

9. Housing Accelerator Fund (HAF) Action Plan Update

9 - 10

Memorandum from Project Manager Summer Stevenson, dated May 13, 2025 providing a monthly HAF Action Plan Update, for information.

10. Work Plan Check-In

11 - 12

Updated Workplan attached, for review and discussion.

11. Member Updates - Information Sharing

Roundtable opportunity for Taskforce members to provide updates relative to their representative organizations.

12. New Business

13. Next Meeting

The next meeting date will be held on June 18, 2025 at 12:30 p.m. in the McNaughton Room.

14. Adjournment



Mayor's Taskforce on Building More Homes Advisory Committee Meeting Minutes

Tuesday, April 29, 2025, 12:05 p.m.

McNaughton Room - 3rd Floor, City Hall

1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 04-2025

Chair: Mayor Ken Boshcoff

2. Members

Mayor Ken Boshcoff

Karen Hill - Representative - Real Estate Association

Harold Lindstrom - Representative - Construction/trades Association involved in Housing Construction

Paul Magiskan - Representative - Indigenous led Stakeholder with Affordable Housing Development Experience

Ken Ranta - Representative - Public/Non-Profit Housing Organization involved in Affordable Housing

John Stephenson - Member of Public with Working Knowledge of Research involvement in Housing and Housing Affordability and Development

3. Officials

John Collin, City Manager

Joel DePeuter, Director - Development Services

Summer Stevenson, Project Manager - Housing Accelerator

Matthew Pearson, Senior Advisor - Growth

Darrik Smith, Housing Accelerator Coordinator

Larry Joy, Policy Assistant to the Mayor

Cheryl Lamers, Acting Manager - Community Development

Katie Piché, Council & Committee Clerk

4. Disclosures of Interest

There were no disclosures of interest declared.

5. Agenda Approval

MOVED BY: John Stephenson

SECONDED BY: Paul Magiskan

WITH RESPECT to the April 29, 2025 meeting of the Mayor's Taskforce on Building More Homes Advisory Committee, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

6. Confirmation of Previous Minutes

The Minutes of Meeting 03-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on March 19, 2025, to be confirmed was distributed separately on Monday, April 28, 2025.

MOVED BY: Ken Ranta

SECONDED BY: Paul Magiskan

THAT the Minutes of Meeting 03-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on March 19, 2025, be confirmed.

CARRIED

7. Affordable Rental Housing Funding Program Follow Up

Draft Amended Policy 02-06-01 - Affordable Rental Housing Funding Program.

Memorandum from Project Manager Summer Stevenson dated April 16, 2025 relative to the Response to Feedback on the Affordable Rental Housing Funding Program.

Memorandum from Project Manager Summer Stevenson dated April 17, 2025 containing a recommendation relative to the Amended Policy 02-06-01 – Affordable Rental Housing Funding Program.

Project Manager Summer Stevenson provided an overview of the revisions and housekeeping adjustments to the Affordable Rental Housing Funding Program Policy, as per discussion at the March Taskforce meeting, including:

1. Housekeeping adjustments to the definition of an “Affordable Unit” to provide greater flexibility and variety of housing types. The revised definition uses regional renter household income percentiles as the benchmark for affordability,

as opposed to Canada Mortgage and Housing Corporation's (CMHC) regional Average Market Rent (AMR).

2. Housekeeping adjustments to the definition of "Market Unit" to remove AMR and allow for greater flexibility.
3. Revisions to Section 9.0, 9.1 Preferred Evaluation Criteria – Magnitude and depth of affordability, to remove AMR and include core housing need.
4. Revisions to Section 9.0, 9.1 Preferred Evaluation Criteria – Sustainability, to include Projects that result in a reduction in operational carbon emissions.

It was noted that the above noted policy would expire when the Housing Accelerator Funding Program has concluded.

The following items were also discussed:

- land ownership requirements
- seed funding
- long term vs. short term lease
- evaluation criteria

Discussion was held regarding the reduction of carbon emissions and a request was made that the following paragraph be added to the policy:

"Revisions to Section 9.0, 9.1 Preferred Evaluation Criteria – Sustainability, to include Projects that result in a reduction in operational carbon emissions."

MOVED BY: John Stephenson
SECONDED BY: Ken Ranta

WITH RESPECT to the Memorandum from Project Manager Summer Stevenson dated April 17, 2025, the Mayor's Taskforce on Building More Homes Advisory Committee recommended that City Council approve the amended Affordable Rental Housing Funding Program (Policy 02-06-01).

CARRIED

8. Construction Assistance Grant Program

Memorandum from Housing Accelerator Coordinator Darrik Smith, dated April 29, 2025 relative to the Construction Assistance Grant Programs – Review and Recommended Adjustments, for information.

Coordinator Darrik Smith provided an overview of the operational experience over the past year, including the grant value overview and responded to questions. There are 14 applications currently under review for 2025. It was noted that there are no changes to the program recommended at this time.

9. Housing Community Improvement Plan Grant Programs

Memorandum from Housing Accelerator Coordinator Darrik Smith, dated April 29, 2025 relative to the Housing Community Improvement Plan Grant Program Review and recommended adjustments.

Housing Accelerator Coordinator Darrik Smith provided an overview and responded to questions. The following items were discussed:

- overview of primary and secondary grants
- value of grants
- 2024 applications approved and waitlisted
- current number of applications for 2025

The Taskforce was advised that it is being recommended that the Housing Community Improvement Plan Project Area be expanded to include the neighbourhoods meeting the full-urban servicing requirement. A recommendation will be provided at the May Taskforce meeting relative to the adjustment/boundary expansion. A report and associated by-laws will be presented to Council at the June 16, 2025 Committee of the Whole meeting.

Darrik Smith advised that the response to the program has been extremely positive and the City is building on last year's momentum. Many (77) applications have been submitted for 2025. It was noted that the HAF team must focus on analysis when reviewing applications and can also focus on quality of applications.

The following items were also discussed:

- housing stock in city/range of housing needed
- business vs. personal applications
- Building Above Code Workshop with Enbridge - good session, well attended
- lawn signs for properties who have received Housing Accelerator Funds (Let's Build Thunder Bay)

10. Central Avenue Development Lands - Request for Feedback

Memorandum from Project Manager Summer Stevenson, dated April 17, 2025 relative to the Central Avenue Development Lands - Request for Feedback.

Project Manager Summer Stevenson provided an overview and responded to questions.

A discussion was held relative to the previous presentation by Manager-Engineering Aaron Ward held at the January Taskforce meeting. A development plan for the property is currently being developed. Feedback from the Taskforce and from within the housing industry is welcome. It was suggested that a visioning exercise would be helpful for these lands. The Development Plan will be presented to Council later in the year.

Concerns regarding the protection of the (endangered species) black ash trees on the property was discussed. The City is currently looking into the matter with the Province and will report back once a resolution is determined.

11. Housing Accelerator Fund (HAF) Action Plan Update

Memorandum from Project Manager Summer Stevenson, dated April 17, 2025 relative to the monthly HAF update, for information.

Project Manager Summer Stevenson provided an overview and responded to questions. The following items were discussed:

- received funding for enhanced Vacant and Dilapidated Building Program
- assessment of current by-laws
- identifying/addressing priority buildings
- new targets
- milestones
- grant intake, currently reviewing applications
- five (5) City surplus lots purchased

12. Next Meeting

The next meeting will be held on May 21, 2025 at 12:30 p.m. in the McNaughton Room.

13. Adjournment

The meeting adjourned at 1:26 p.m.

MEMORANDUM

TO: Mayor's Taskforce on Building More Homes Advisory Committee

FROM: Summer Stevenson, Project Manager – Housing Accelerator

DATE: May 12, 2025

RE: **Housing Community Improvement Plan Project Area Expansion**

A Community Improvement Plan (CIP) is a strategic municipal planning and economic development tool that encourages revitalization for the designated Community Improvement Project Area (CIPA) of the municipality.

The Housing CIP adds density to Thunder Bay and contributes to a more diverse housing stock by reducing the barriers to creating multi-unit residential homes and assisting property owners with creating additional units.

Funding is available to properties within the Housing CIPA. The Housing CIPA is intended to capture the fully serviced urban area, thereby making best use of existing infrastructure. The existing boundary unintentionally excludes some adjacent pockets of residential neighbourhoods that are fully serviced to the urban standard.

On June 16, 2025, Administration is recommending that City Council adopt the Housing CIPA boundary expansion in order to reduce barriers for property owners in neighbourhoods meeting the full urban servicing requirements.

As such, the following motion is presented for the Committee's consideration:

WITH RESPECT to the Memorandum from Project Manager Summer Stevenson dated May 12, 2025, the Mayor's Taskforce on Building More Homes Advisory Committee recommended that City Council approve the Housing Community Improvement Plan Project Area boundary expansion.

MEMORANDUM

TO: Mayor's Taskforce on Building More Homes Advisory Committee

FROM: Summer Stevenson, Project Manager – Housing Accelerator

DATE: May 13, 2025

RE: **Housing Accelerator Fund Action Plan Update – May 2025**

The purpose of this memorandum is to provide an update on the progress made towards achieving the Housing Accelerator Fund (HAF) targets and Action Plan milestones.

Housing Target: Progress Update

Thunder Bay's housing supply growth target from March 1, 2025, to February 28, 2026, is 708 net permitted units.

Table 1. Net permitted units since March 1, 2025, by target type, as of May 12, 2025.

Target Type	Target	Net	Remain	Progress
Total Units	708	51	657	7%
Missing Middle	320	41	279	13%
Other Multi-unit	147	0	147	0%
Affordable Units	337	0	337	0%

Grant Intake 1 Update

All projects that receive funding through the Housing Community Improvement Plan (HCIP) Grant Programs receive provisional approval conditional on applying for a building permit within 60 days. Applicants may be granted an extension if they demonstrate that the delay is due to Planning Approvals or designer availability.

As of May 13, 2025, 36 HCIP grant projects awarded funding are complete or have an issued building permit (129 units), 7 projects have been cancelled (10 units) and 23 projects have either not applied for a permit or have applied and not been issued a permit (111 units). 18 projects have received an extension to fulfil their building permit application condition.

No Affordable Rental Housing Funding Program projects have been issued a building permit at this time (222 units). One organization has applied for their permit (8 units). Therefore, should all previously funded projects proceed this year, we can expect an additional 333 units.

Table 2. Status of provisionally approved Additional Dwelling Unit (ADU) grant projects from intake 1.

ADU	Prov Approved	Cancelled	Awaiting Permit	Issued Permit	Completed
Projects	48	6	14	27	1
Units	52	6	15	30	1

Table 3. Status of provisionally approved Construction Assistance Grant (CAG) projects from intake 1.

CAG	Prov Approved	Cancelled	Awaiting Permit	Issued Permit	Completed
Projects	4	0	1	3	0
Units	24	0	16	8	0

Table 4. Status of provisionally approved Multi-Unit Residential (MUR) grant projects from intake 1.

MUR	Prov Approved	Cancelled	Awaiting Permit	Issued Permit	Completed
Projects	14	1	8	3	2
Units	174	4	80	82	8

Grant Intake 2 Update

CAG and MUR Grant evaluations have been completed (table 5). Administration is in the process of assessing project scores and available funding to inform the final funding decisions. Decisions are expected to be sent to applicants at the end of May/early June. Due to demand, not all projects will be receiving funding. These projects may be held for future intakes or waitlisted in a queue to be approved as more funding becomes available through project cancellations.

Table 5. Revised application results for the Construction Assistance Grant (CAG) and Multi-Unit Residential Grant (MUR) from intake 2.

Grant Type	Total Apps	Eligible Apps	Min Score	Max Score	Avg Score	HAF Units	Revised Funding Request
CAG	13	9*	25	100	60.6	187**	\$ 1,960,000.00
MUR	24	20	24	75	49.0	181	\$ 1,152,500.00
Total	37	29				368	\$ 3,112,500.00

* Excludes three projects that propose new units in mixed-use buildings that will not result in HAF eligible permits (17 units).

** Includes two projects receiving funding through the Affordable Rental Housing Funding program (132 units).

Work Plan

UPDATE - May 14, 2025

Mayor's Taskforce on Building More Homes Advisory Committee



Review tools to incentivize affordable, accessible, and sustainable housing of all types (Project: Housing Affordability Strategy & Action Plan)	Review and compare existing scenario to Ontario municipal best practices. Provide feedback and complete consultation if required.	Consultant; Mayor's Taskforce	Written or verbal feedback for Administration; Consultation Summary																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
--	---	-------------------------------	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Corporate Report

REPORT NUMBER 264-2025-Growth-

DATE

PREPARED

August 5, 2025

FILE

MEETING DATE

August 25, 2025

SUBJECT

Eye on the Street – Phase 3 Budget Appropriation

RECOMMENDATION

WITH RESPECT to Report 264 - 2025, we recommend that a new 2025 Capital Budget Project be created for the Eye on the Street – Phase 3 Expansion;

AND THAT the municipal portion of the Eye on the Street – Phase 3 Expansion project, in the amount of \$254,731 be financed from the Capital General Reserve Fund;

AND THAT Budget Appropriation #18-2025 be approved;

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

LINK TO STRATEGIC PLAN

The Eye on the Street program advances three pillars: Safety and well-being, Growth, Sustainability.

EXECUTIVE SUMMARY

The Thunder Bay Police Service (TBPS) has secured \$254,730 in grant funding (total project budget \$509,460) to expand the Eye on the Street Program. This report recommends capitalizing on this opportunity to increase community safety and using the Capital General Reserve Fund as the City's matching funding source.

DISCUSSION

TBPS was awarded \$254,730 through the Solicitor General of Ontario's Guns, Gangs and Violence Reduction Strategy to support the expansion of the Eye on The Street Program. The application for funding was made early in 2025, following the

announcement of this new funding opportunity and after the approval of the 2025 Capital Budget. The project is required to start in 2025 needs to be completed before the end of 2026 to maintain good standing.

This is the third successful application under the Guns, Gangs, and Violence Reduction Grant, building on previous changes to the existing closed-circuit camera system. This grant will allow the program to support more locations, software and hardware upgrades, and expanded live viewing capabilities.

The Eye on the Street program was launched in 2005 as a partnership between Thunder Bay Police Service and the City of Thunder Bay. The program retains a code of practice and all information about camera locations is available to the public via the city's website. [Eye on the Street - City of Thunder Bay](#) .

FINANCIAL IMPLICATION

The Guns, Gangs, and Violence Reduction Grant is a 50/50 funded program, requiring a matching municipal contribution. Administration recommends the municipal share, in the amount of \$254,731, be financed from the Capital General Reserve Fund. The current uncommitted balance in this reserve fund is \$5.1 million.

The Phase Three expansion is anticipated to have an operating impact of \$52,000 (\$20,000 in fiber data charges, \$10,000 contract IT support, \$10,000 cleaning, \$12,000 in camera / software licenses). This expansion will be reflected in the 2026 Operating budget and is based on 15 new locations.

CONCLUSION

It is concluded that City Council should approve the use of the Capital General Reserve Fund as the funding source for the Phase Three expansion of the Eye on the Street Program.

BACKGROUND

The *Eye on the Street* program was launched in 2005 and is jointly led by the City of Thunder Bay and the TBPS.

In 2022, the program was renewed through a partnership with Tbaytel and received financial support from the Ministry of the Solicitor General's Guns and Gangs Program, provided as a matching grant. This community public safety initiative uses closed-circuit video monitoring to enhance safety, improve security, and support evidence collection.

At the December 4, 2023 Committee of the Whole, report 327-2023 IDO – Central Support presented the annual Eye on the Street report. This report is required by the Code of Practice, provided an overview of the Eye on the Street program and related statistics for the 2022 operational year. This report was presented for information.

At the October 7, 2024 Committee of the Whole, report 375-2024 IDO – Central Support presented the annual Eye on the Street report. This report is required by the Code of Practice, provided an overview of the Eye on the Street program and related statistics for the 2023 operational year. This report was presented for information.

REFERENCE MATERIAL ATTACHED:

Attachment A - Appropriation #18-2025

REPORT PREPARED BY

Matt Pearson, Senior Advisor – Growth, Growth Department

REPORT SIGNED AND VERIFIED BY

Kerri Marshall, Commissioner - Growth

Date (08/18/2025)

The City of Thunder Bay		DATE: August 14, 2025										
DEPARTMENT: Infrastructure & Operations		REQUEST FOR APPROPRIATION CHANGE										
DIVISION: Central Support		REQUEST FOR ADDITIONAL APPROPRIATION										
		18-2025 APPROP NO.										
WBS ELEMENT	DESCRIPTION	BUDGET AVAILABLE	INCREASE	DECREASE	ADMIN USE							
					IM Position	Fund Code						
IOT-CEN-250001-CS-04-1	Eye on the Street	-	254,731		5.1	21						
	Capital General RF			254,731								
			254,731	254,731								
EXPLANATIONS/REASONS: Report 264-2025 Eye on the Street - Phase 3 Budget Appropriation		EFFECT ON LEVEL OF SERVICE: <table><tr><td>DECREASE</td><td>INCREASE</td><td>MAINTAINED</td></tr><tr><td></td><td>x</td><td></td></tr></table>					DECREASE	INCREASE	MAINTAINED		x	
DECREASE	INCREASE	MAINTAINED										
	x											
		DATE: August 15, 2025 RECOMMENDED/APPROVED Keri Greaves Keri Greaves COMMISSIONER & CITY TREASURER Kerri Marshall for John Collin CITY MANAGER										
PREPARED BY: Shari Dykeman		VERIFIED BY: Laurie Fors		COMMITTEE OF THE WHOLE								
REVIEWED BY: Kerri Marshall		Laurie Fors, CPA, CGA		APPROVED								
K.Marshall, Commissioner		Supervisor Budgets & Capital Programs		NOT APPROVED								
Growth		Corporate Services		DATE:								

Memorandum

Office of the City Clerk
Fax: 623-5468
Telephone: 625-2230

TO: Mayor & Council

FROM: Krista Power, Director – Legislative Services & City Clerk

DATE: Tuesday, August 12, 2025

SUBJECT: Outstanding List for Planning - Growth Session as of August 25, 2025
 Committee of the Whole – August 25, 2025

The following items are on the outstanding list for Planning - Growth Session:

Reference Number (yyyy-nnn-MTG)	Department/Div	Outstanding Item Subject	Resolution Report Back Date - (on or before date)	Revised Report Back Date - (on or before date) (Memos presented at COW updating or delaying Item)
2023-010-DEV	Infrastructure, Development & Operations - Realty Services	Hillcourt Estates	Mar-18-2024	Mar-31-2028
2024-004-DEV	Infrastructure, Development & Operations - Planning Services	Surplus Real Properties - Woodside Parkette	Jan-13-2025	Mar-31-2027
2025-001-GRO	City Manager's Office-Strategic Initiatives & Engagement	Boulevard Garden and Maintenance By-law	Q2-2027	

2025-002-GRO	Growth	Acceleration of the Implementation of Green Development Standards	Q2-2027	
2025-003-GRO	Growth	Community Efficiency Financing Capital Funding Grant Application	Following successful application	



Thunder Bay Recruitment Committee Meeting Minutes

Wednesday, April 16, 2025, 4:00 p.m.
Martin Room - 3rd Floor, City Hall

1. Thunder Bay Recruitment Committee Meeting (Synergy North) 01-2025

Chair: Councillor Albert Aiello

2. Members

Councillor Albert Aiello
Councillor Rajni Agarwal
Councillor Dominic Pasqualino
Councillor Michael Zussino

Gary Armstrong, Chair - Synergy North Board of Directors

3. Officials

Krista Power, Director of Legislative Services & City Clerk
Kayla Dixon, Commissioner - Infrastructure & Operations
Tina Larocque, Coordinator - Committees, Boards and Special Projects

4. Disclosures of Interest

There were no disclosures announced at this time.

5. Agenda Approval

MOVED BY: Councillor Dominic Pasqualino
SECONDED BY: Councillor Michael Zussino

WITH RESPECT to the April 16, 2025 Thunder Bay Recruitment Committee (Synergy North), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

6. Minutes of Previous Minutes

Minutes of Meeting 04-2024 of the Thunder Bay Recruitment Committee, held on December 19, 2024, to be confirmed.

MOVED BY: Councillor Michael Zussino

SECONDED BY: Gary Armstrong

THAT the Minutes of Meeting 04-2024 Thunder Bay Recruitment Committee, held on December 19, 2024, be confirmed.

CARRIED

7. Director Recruitment

Memorandum received from Gary Armstrong, Chair of the Synergy North Board of Directors, dated February 16, 2025 relative to a vacancy on the board.

Gary Armstrong provided an overview of the memorandum.

Resolve into Closed Session:

MOVED BY: Councillor Rajni Agarwal

SECONDED BY: Councillor Dominic Pasqualino

THAT the Thunder Bay Recruitment Committee (Synergy North) resolve into closed session in order to receive information pursuant to the Municipal Act (Section 239, (2)) relative to:

b) personal matters about identifiable individual, including municipal or local board employees.

CARRIED

The Thunder Bay Recruitment Committee resolved into closed session.

It was consensus of Committee that Administration proceed as directed in Closed Session.

At 4:28 pm, the Committee reconvened into open session.

8. Next Meeting

To be determined

9. Adjournment

The meeting adjourned at 4:29 pm.



Thunder Bay Recruitment Committee Meeting Minutes

**Thursday, June 5, 2025, 5:00 p.m.
McNaughton Room - 3rd Floor, City Hall**

1. Thunder Bay Recruitment Committee Meeting (Synergy North) 02-2025

Chair: Albert Aiello

2. Members

Councillor Albert Aiello

Councillor Dominic Pasqualino

Councillor Michael Zussino

Gary Armstrong, Chair - Synergy North Board of Directors

3. Officials

Krista Power, Director of Legislative Services & City Clerk

Tina Larocque, Coordinator - Committees, Boards and Special Projects

4. Disclosures of Interest

There were no disclosures announced at this time.

5. Agenda Approval

MOVED BY: Councillor Dominic Pasqualino

SECONDED BY: Councillor Michael Zussino

WITH RESPECT to the June 5, 2025 Thunder Bay Recruitment Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

6. Resolve into Closed Session:

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Dominic Pasqualino

THAT the Thunder Bay Recruitment Committee resolve into closed session in order to receive information pursuant to the Municipal Act (Section 239) relative to:

b) personal matters about an identifiable individual, including municipal or local board employees.

CARRIED

The Thunder Bay Recruitment Committee resolved into Closed Session.

7. Director Recruitment

Confidential candidate application packages, were distributed to members of the Thunder Bay Recruitment Committee only on Thursday, May 29, 2025.

The Committee discussed the recruitment process, and the incoming interviews scheduled.

At 5:08 pm, applicant #1 entered the meeting room.

At 5:35 pm, the applicant left the meeting room.

At 5:40 pm, applicant #2 entered the meeting room via MSTEAMS.

At 6:13 pm, applicant # 2 left the meeting room.

Following the conclusion of both interviews the committee discussed both candidate responses in relation to the vacancy available.

It was consensus of the Committee that Administration proceed as directed in Closed Session.

At 6:30 pm, the Committee reconvened into open session.

8. Next Meeting

To be determined.

9. Adjournment

The meeting adjourned at 6:31 pm.



Thunder Bay Recruitment Committee Meeting Minutes

**Wednesday, March 26, 2025, 4:30 p.m.
McNaughton Room - 3rd Floor, City Hall**

1. Thunder Bay Recruitment Committee Meeting (Tbaytel) 01-2025

Chair: Councillor Albert Aiello

2. Members

Councillor Albert Aiello

Councillor Rajni Agarwal

Councillor Dominic Pasqualino

Councillor Michael Zussino

Doug Shanks, Tbaytel Chair - Governance & Nominating Committee

3. Officials

John Collin, City Manager

Krista Power, Director - Legislative Services & City Clerk

Tina Larocque, Coordinator - Committees, Boards and Special Projects

4. Disclosures of Interest

There were no disclosures announced at this time.

5. Agenda Approval

MOVED BY: Councillor Micheal Zussino

SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to the March 26, 2025 Thunder Bay Recruitment Committee, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

6. Confirmation of Previous Minutes

Minutes of Meeting 01-2024 of the Thunder Bay Recruitment Committee (Tbaytel), held on March 26, 2024, to be confirmed.

MOVED BY: Councillor Dominic Pasqualino

SECONDED BY: Councillor Michael Zussino

THAT the Minutes of Meeting 01-2024 Thunder Bay Recruitment Committee (Tbaytel), held on March 26, 2024, be confirmed.

CARRIED

7. Director Recruitment

Resolve into Closed Session:

MOVED BY: Councillor Rajni Agarwal

SECONDED BY: Councillor Dominic Pasqualino

THAT the Thunder Bay Recruitment Committee (Tbaytel) resolve into closed session 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.

CARRIED

The Committee resolved into closed session.

Confidential Memorandum received from Doug Shanks, Tbaytel Chair, Governance & Nominating Committee, dated December 2024, was distributed separately to Members of Committee and City Manager only.

Doug Shanks, Tbaytel Chair - Governance & Nominating Committee provided an overview of the confidential memorandum.

John Collin, City Manager responded to questions.

Krista Power, Director of Legislative Services and City Clerk responded to questions.

It was consensus of the Committee that Administration proceed as directed in Closed Session.

At 5:04 pm, the Committee reconvened into open session.

8. Next Meeting

To be determined.

9. Adjournment

The meeting adjourned at 5:05 p.m.



Thunder Bay Recruitment Committee Meeting Minutes

**Tuesday, May 20, 2025, 4:30 p.m.
Martin Room - 3rd Floor, City Hall**

1. Thunder Bay Recruitment Committee Meeting (Tbaytel) 02-2025

Acting Chair: Councillor Michael Zussino

2. Members

Councillor Rajni Agarwal
Councillor Dominic Pasqualino
Councillor Michael Zussino
Scott Potts, Chair - Tbaytel Board of Directors

3. Officials

John Collin, City Manager
Krista Power, Director of Legislative Services & City Clerk
Tina Larocque, Coordinator - Committees, Boards and Special Projects

4. Disclosures of Interest

There were no disclosures announced at this time.

5. Agenda Approval

MOVED BY: Councillor Dominic Pasqualino
SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to the May 20, 2025 Thunder Bay Recruitment Committee, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

6. Confirmation of Previous Minutes

Minutes of Meeting 01-2025 of the Thunder Bay Recruitment Committee, held on March 26, 2025, to be confirmed.

MOVED BY: Councillor Dominic Pasqualino

SECONDED BY: Councillor Rajni Agarwal

THAT the Minutes of Meeting 01-2025 of the Thunder Bay Recruitment Committee, held on March 26, 2025, be confirmed.

CARRIED

7. Resolve into Closed Session

MOVED BY: Councillor Dominic Pasqualino

SECONDED BY: Councillor Rajni Agarwal

THAT the Thunder Bay Recruitment Committee (Tbaytel) resolve into closed session 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.

CARRIED

At 4:33 pm, the committee resolved into closed session.

8. Director Recruitment

Confidential candidate application packages were distributed to members of the Thunder Bay Recruitment Committee only on Thursday, May 15, 2025.

The committee discussed Director recruitment and the confidential information package.

It was consensus of the Committee that Administration proceed as directed in Closed Session.

At 4:49 pm, the Committee reconvened into open session.

9. Next Meeting

The next meeting date to be determined.

10. Adjournment

The meeting adjourned at 5:00 pm.



Thunder Bay Recruitment Committee Meeting Minutes

Tuesday, June 24, 2025, 4:49 p.m.
McNaughton Room - 3rd Floor, City Hall

1. Thunder Bay Recruitment Committee Meeting (Tbaytel) 03-2025

Chair: Albert Aiello

2. Members

Councillor Albert Aiello
Councillor Rajni Agarwal
Councillor Dominic Pasqualino
Councillor Michael Zussino
Scott Potts, Chair - Tbaytel Board of Directors

3. Officials

John Collin, City Manager
Dana Earle, Manager - Legislative Services & Deputy City Clerk
Tina Larocque, Coordinator - Committees, Boards and Special Projects

4. Disclosures of Interest

There were no disclosures announced at this time.

5. Agenda Approval

MOVED BY: Councillor Rajni Agarwal
SECONDED BY: Councillor Michael Zussino

WITH RESPECT to the June 24, 2025 Thunder Bay Recruitment Committee, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

6. Minutes of Previous Minutes

Minutes of Meeting 02-2025 of the Thunder Bay Recruitment Committee, held on May 20, 2025, to be confirmed.

MOVED BY: Councillor Rajni Agarwal

SECONDED BY: Councillor Dominic Pasqualino

THAT the Minutes of Meeting 02-2025 Thunder Bay Recruitment Committee, held on May 20, 2025, be confirmed.

CARRIED

7. Resolve into closed session

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Rajni Agarwal

THAT the Thunder Bay Recruitment Committee resolve into closed session in order to receive information pursuant to the Municipal Act (Section 239) relative to:

b) personal matters about an identifiable individual, including municipal or local board employees.

CARRIED

8. Director Recruitment

Confidential candidate application packages were distributed to members of the Thunder Bay Recruitment Committee only on Thursday, June 19, 2025.

The Committee discussed the recruitment process, and the incoming interviews scheduled.

At 5:00 pm, applicant #1 entered the meeting room via MSTEAMS.

At 5:39 pm, the applicant left the meeting room.

At 5:48 pm, applicant #2 entered the meeting room.

At 6:28 pm, the applicant left the meeting room.

Following the conclusion of both interviews, the committee discussed both candidate responses in relation to the vacancy availability.

At 6:47 pm, the Committee reconvened into open session.

9. Next Meeting

The next meeting is scheduled for July 10 at 5 pm.

10. Adjournment

The meeting adjourned at 6:48 pm.

Corporate Report

REPORT NUMBER 252-2025-Corporate Services-Finance

DATE

PREPARED

July 25, 2025

FILE

MEETING DATE

August 25, 2025

SUBJECT

2025 Operating Budget Q2 Financial Status Update

RECOMMENDATION

For information only.

LINK TO STRATEGIC PLAN

The 2025 Operating Budget Q2 Financial Status Update supports the strategic direction to plan and deliver cost-effective services, with a focus towards ensuring accountability of the City's financial resources.

EXECUTIVE SUMMARY

On a quarterly basis, Administration reviews year-to-date revenues and expenditures and completes a forecast of the City's financial position to year-end. The forecast is compared to the 2025 approved budget and presented to City Council.

Based on projections and assumptions through to the end 2025, Administration is not projecting a significant variance within overall tax-supported operations at this time.

Within rate-supported operations, Administration is projecting a favourable variance of \$0.8 million to the end of the year. Any year-end variances within each rate program will be managed using the respective reserve funds in accordance with the Consolidated Reserve Fund By-law and the approved 2025 Budget.

DISCUSSION

At this time, Administration is not projecting a significant variance in the City's overall tax-supported operations for the 2025 year.

Variance reporting within each Department includes reviewing year-to-date actual results and projecting those results to year-end (December 31) with a focus on the impact of the cyclical nature of some business areas within the Corporation. The projected year-end revenues and expenses are compared to the approved 2025 Operating Budget and action plans are developed to deal with any significant unfavourable budget variances identified.

Vacancy Savings are being actively monitored and appear to be trending in line with the budgeted target. Potential impacts related to tariffs are also being monitored; however, they cannot be quantified at this time due to the limited information currently available.

Attachment 1 – Q2 Financial Status Update by Division presents the net budget, year-end forecast, and projected variances for the various Divisions. Explanations for significant variances, as noted in Attachment 1, are presented below:

Tax-Supported Operations

1. Revenue

Favourable variance of \$0.4 million forecasted in 2025, primarily in Personnel Services due to staff vacancies and higher than expected Fine Revenue.

2. Corporate Information Technology

Favourable variance of \$0.2 million forecasted in 2025, primarily in Personnel Services due to staff vacancies.

3. Licensing and Enforcement

Favourable variance of \$0.2 million forecasted in 2025, primarily in Personnel Services due to staff vacancies.

4. Long Term Care and Senior Services

Favourable variance of \$0.5 million forecasted in 2025, primarily in Personnel Services related to staff vacancies expected to persist throughout the year.

5. Superior North Emergency Medical Services (SNEMS)

Favourable variance of \$0.2 million forecasted in 2025 primarily in Personnel Services due to staff vacancies.

6. Engineering and Operations

Favourable variance of \$0.2 million forecasted in 2025, primarily in Personnel Services due to staff vacancies and Contracted Services due to the expiration of an agreement with Synergy North resulting in lower expenses.

7. Roads

Unfavourable variance of \$0.4 million forecasted in 2025, primarily in Rents and Financial Expense due primarily to higher than expected snow removal expenses

early in the year. This variance is partially offset by vacancy savings in Personnel Services.

8. Solid Waste

Favourable variance of \$0.2 million forecasted in 2025, primarily in Personnel Services due to staff vacancies.

9. Thunder Bay Fire Rescue

Unfavourable variance of \$0.2 million forecasted in 2025, primarily in Personnel Services due to WSIB and overtime costs.

10. Strategic Initiatives and Engagement

Favourable variance of \$0.2 million forecasted in 2025, primarily in Personnel Services due to staff vacancies.

11. Corporate Expenditures

An unfavourable variance of \$2.4 million is forecasted for 2025. Each year, Administration includes a vacancy allowance in the Budget based on historical trends. For 2025, a \$2.8 million allowance was budgeted at the Corporate Expenditure level, as it is not possible to predict which Divisions will experience vacancies. Since the actual vacancy savings are reflected within each Division's results as noted above, the Corporate Expenditure level allowance appears here as an unfavourable variance.

This unfavourable variance is partially offset by lower-than expected construction financing costs.

Agencies, Boards, and Commissions

For the period ending June 30, 2025, the following variance has been identified:

Thunder Bay Police Service

An overall favourable variance of \$0.3 million is projected, primarily due to Contracted Services and Materials. The favourable variance in Materials reflects cost reductions achieved through the insourcing of vehicle maintenance, while savings in Contracted Services are due to negotiated savings with a vendor. These favourable results are partially offset by an unfavourable variance in User Fees as a result of lower-than-anticipated paid-duty revenue.

Thunder Bay Police Service Board

An overall unfavourable variance of \$0.2 million is projected, primarily due to higher than anticipated Contracted Services costs.

Rate-Supported Operations

At this time, Administration is projecting a Favourable variance of \$0.8 million in the City's rate-supported operations for the 2025 year. Any under or over expenditure in these programs results in a transfer to or from their respective reserve funds.

Rate-Supported Variances (\$M)			
Program	Budget Surplus Transfer to Reserve Fund	Projected Surplus Transfer to Reserve Fund	Variance F/(U)
Waterworks	\$ 8.1	\$ 8.5	\$ 0.4
Wastewater (Sewer)	\$ 4.9	\$ 5.3	\$ 0.4
Solid Waste (Landfill)	\$ 0.9	\$ 1.5	\$ 0.6
Boaters' Services	\$ 0.2	\$ 0.2	\$ 0.0
Parking	\$ 0.6	\$ 0.0	(\$ 0.6)
Total	\$14.7	\$15.5	\$ 0.8

Explanations for significant variances are presented below:

- Waterworks**
 Favourable variance of \$0.4 million forecasted in 2025 primarily in Personnel Services due to temporary staff vacancies during the year, as well as favourable recoveries.
- Wastewater (Sewer)**
 Favourable variance of \$0.4 million forecasted in 2025 primarily in Personnel Services due to staff vacancies.
- Solid Waste (Landfill)**
 Favourable variance of \$0.6 million forecasted in 2025 primarily due to higher User Fee Revenues.
- Parking**
 Unfavourable variance of \$0.6 million is forecasted for 2025, primarily due to lower-than-anticipated revenues resulting from the new 2-hour free parking initiative.

FINANCIAL IMPLICATION

There are no direct financial implications associated with this report.

CONCLUSION

It is concluded that, at this time, Administration is not projecting a significant variance in the overall tax-supported operations for the 2025 year based on the results of Q2.

It is further concluded that, at this time, Administration is projecting an overall favourable variance of \$0.8 million in rate-supported operations for the 2025 year.

It is concluded that this Report should be received for information purposes and that Administration will continue to closely monitor operating results and develop action plans as required to achieve the Corporation's overall 2025 Budget targets.

BACKGROUND

The Operating Budget for the fiscal year January 1, 2025 to December 31, 2025 was approved by City Council on February 10, 2025.

REFERENCE MATERIAL ATTACHED

Attachment 1 – Q2 Financial Status Update by Division

REPORT PREPARED BY

Andrea Morrison, CPA, CA, Director Finance – Corporate Services
Tom Kane, CPA, Manager Budgets & Financial Planning – Corporate Services

REPORT SIGNED AND VERIFIED BY

Keri Greaves, CPA, Commissioner – Corporate Services & City Treasurer
08/17/2025 (MM/DD/YEAR)

Attachment 1
The City of Thunder Bay
2025 Q2 Financial Report Update by Division

	Budget	Actual	Variance F/(U)	Note
CORPORATE REVENUES (\$M)				
Tax Revenues	241.7	241.7	-	
Grants	41.1	41.1	-	
Other Revenues	32.3	32.3	-	
TOTAL CORPORATE REVENUES	315.1	315.1	-	
EXPENDITURES (\$M)				
CITY SERVICES				
<u>Mayor and City Council</u>				
Mayor's Office	0.4	0.4	-	
City Council	0.9	0.9	-	
<u>City Manager's Department</u>				
City Manager's Office	0.7	0.7	-	
City Clerks	2.6	2.5	0.1	
Human Resources	5.4	5.4	-	
City Solicitor	1.6	1.6	-	
<u>Corporate Services</u>				
Administration	0.6	0.6	-	
Office of the City Treasurer	2.0	2.0	-	
Revenue	1.6	1.2	0.4	1
Corporate Information Technology	4.9	4.7	0.2	2
Internal Audit	0.3	0.2	0.1	
Licensing and Enforcement	1.7	1.5	0.2	3
Supply Management	1.5	1.5	-	
<u>Community Services</u>				
Administration	0.4	0.3	0.1	
Arts and Heritage	3.1	3.1	-	
Central Support	1.7	1.6	0.1	
Child Care	1.1	1.0	0.1	
Facilities	0.9	0.9	-	
Fleet	0.5	0.5	-	
Recreation and Culture	11.3	11.3	-	
Transit	15.2	15.2	-	
Long Term Care and Senior Services	6.0	5.5	0.5	4
Superior North EMS	13.9	13.7	0.2	5
<u>Infrastructure, Development, and Operations</u>				
Administration (including Central Support)	1.9	1.8	0.1	
Engineering and Operations	1.9	1.7	0.2	6
Capital Facilities Construction	0.8	0.8	-	
Roads	18.0	18.4	(0.4)	7
Parks	9.8	9.7	0.1	
Solid Waste	8.6	8.4	0.2	8
Thunder Bay Fire Rescue	39.4	39.6	(0.2)	9
<u>Growth</u>				
Administration	0.6	0.6	-	
Corporate Communication & Community Engagement	0.5	0.5	-	
Development Services	2.9	2.8	0.1	
Strategic Initiative and Engagement	2.9	2.7	0.2	10
<u>Corporation Expenditures</u>				
General	32.3	34.7	(2.4)	11
SUBTOTAL CITY SERVICES	198.0	198.0	(0.1)	
LOCAL BOARDS AND AGENCIES				
The District of Thunder Bay Social Services Administration Board	18.6	18.6	-	
Thunder Bay District Health Unit	3.0	3.0	-	
Lakehead Region Conservation Authority	1.8	1.8	-	
Police Services Operations	59.4	59.1	0.3	
Police Services Board	0.9	1.1	(0.2)	
Thunder Bay Public Library	7.2	7.2	-	
Community Economic Development Commission	3.1	3.1	-	
Business Improvement Areas	0.2	0.2	-	
Victoriaville Centre	0.3	0.3	-	
SUBTOTAL LOCAL BOARDS AND AGENCIES	94.5	94.4	0.1	
CAPITAL OUT OF REVENUE	22.6	22.6	-	
TOTAL EXPENDITURES	315.1	315.1	0.0	
FAVOURABLE/(UNFAVOURABLE)	-	-	-	

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

FROM: Kathleen Cannon, Director - Revenue
Corporate Services - Revenue

DATE: 08/06/2025 (mm/dd/yyyy)

SUBJECT: Multi-Residential Property Tax Subclasses

MEETING & DATE: Committee of the Whole - 08/25/2025 (mm/dd/yyyy)

The purpose of this memorandum is to inform City Council and the public of recent changes to provincial legislation that enables municipalities to create property tax subclasses within the multi-residential and new multi-residential property tax classes:

- Affordable Rental Housing Subclass
- New Multi-Residential Municipal Discount Subclass

The intent of these changes is to provide municipalities with greater flexibility to support housing affordability and preserve purpose-built rental stock.

A review of the Affordable Rental Housing Subclass will be conducted as part of the Housing Affordability Strategy and Action Plan currently in development. This work will be coordinated with the City's Smart Growth Action Plan to support sustainable population growth, attract new residents, and strengthen the long-term tax base. This review will:

- Evaluate the potential benefits and impacts of the subclass on housing affordability and the development of purpose-built rental housing
- Identify possible unintended consequences for other housing providers and renters
- Confirm alignment with the City's broader financial objectives and community needs

Administration will present recommendations to Council in Spring 2026, including whether to implement the Affordable Rental Housing Subclass, as part of the Housing Affordability Strategy and Action Plan.

Affordable Rental Housing Subclass

Introduced in 2025, the Affordable Rental Housing Subclass offers municipalities a more targeted and flexible tax policy tool. Through this subclass, municipalities can apply a municipal tax reduction of up to 35% for eligible rental properties or individual units that are part of a municipality's formally recognized affordable housing stock.

Unlike the New Multi-residential Municipal Discount Subclass, this option is based on legislated affordability definitions and formal rent agreements that restrict rents to prescribed affordability thresholds. Municipal Councils may establish this subclass within the Multi-residential, New Multi-residential, or both classes. Alternatively, the New Multi-residential subclass may be applied exclusively to new construction or conversions.

To implement the Affordable Rental Housing Subclass for the 2026 taxation year, a by-law must be passed by September 30, 2025. This deadline is transitional and applies only to the initial year of implementation. At this time, Administration is not proposing a by-law, as additional analysis and policy design work as outlined in the following section is required before making a recommendation to Council.

Housing Affordability Strategy and Action Plan

Rather than introducing a tax subclass in isolation, Administration recommends that these tax tools be considered as part of the broader Housing Affordability Strategy and Action Plan, currently under development. The purpose of this Plan is to identify actions that will enhance housing choice and affordability across the full housing continuum.

As part of the Plan's development, staff will evaluate all available tools, including the Affordable Rental Housing Tax Subclass and Municipal Capital Facility Agreements, to assess how best to address the property tax impacts on the development of affordable rental housing. This analysis will consider:

- The potential for tax relief to incentivize the creation of new affordable units
- The possible unintended consequences for other housing providers and renters
- Alignment with the City's broader financial objectives and community needs

A report with recommendations, including whether to implement the Affordable Rental Housing Subclass, will be brought to Council in Spring 2026, alongside a suite of municipal and community actions to improve affordability and choice.

New Multi-Residential Municipal Discount Subclass

Announced in 2024, the New Multi-residential Municipal Discount Subclass offers tax relief up to 35% to all newly constructed multi-residential properties, regardless of affordability or tenancy profile. If adopted, this subclass would introduce a three-tiered structure of municipal tax rates for rental housing, based solely on a property's construction, or permit date.

Once a property qualifies for this subclass, the discounted tax treatment must remain in place for the full 35-year term, regardless of future changes in ownership, tenancy, or rent levels.

Administration does not intend to undertake further analysis on the new multi-residential municipal discount subclass, as the City already maintains a reduced tax ratio of 1.0 for new multi-residential properties compared to 1.99 for existing multi-residential. Adopting the subclass would create a long-term tax differential among otherwise similar properties, based solely on build date, without regard to affordability or housing need.

Tax Policy Considerations

It is important to note that implementing a tax subclass does not reduce the total amount of municipal property tax revenue collected. Instead, it results in a tax shift. Properties that qualify for a subclass receive a tax reduction, which is offset by an increased tax burden on all other properties, particularly within the residential tax class.

The extent of this tax shift depends on:

- The subclass or subclasses adopted
- The discount level applied
- The number and value of qualifying units or properties

At this time, the property tax impact cannot be quantified, as the eligible properties are unknown. Should the Housing Affordability Strategy and Action Plan recommend implementation of the Affordable Rental Housing Subclass, a full analysis of potential scenarios and tax implications will be included in the 2026 tax policy report.

Memorandum

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

FROM: Councillor Kristen Oliver
Chair – Inter-Governmental Affairs Committee

DATE: 08/13/2025

SUBJECT: Changes to Development Charges in New Housing Legislation

MEETING & DATE: Committee of the Whole - 08/25/2025

At the June 25, 2025 Inter-Governmental Affairs Committee (IGAC) meeting, the committee discussed correspondence from Ontario's Big City Mayors (OBCM) relative to municipalities' collection of development charges.

Many municipalities in Ontario rely on development charges from new construction to fund essential infrastructure in their communities. Prime Minister Mark Carney recently indicated that he would cut development charges in half and make municipalities whole as part of the federal government's new housing initiatives.

OBCM, representing a large portion of the province's population, are requesting that the federal government collaborate with them on any housing legislation affecting development charges, ensure municipalities are consulted, and clarify how the government will fulfill its promise to keep municipalities financially whole.

IGAC supports OBCM's request, and as such, the following motion is provided for Council's consideration:

WITH RESPECT to the Memorandum from Councillor Kristen Oliver, Chair – Inter-Governmental Affairs Committee, dated August 13, 2025, we recommend that City Council support the motion passed by Ontario's Big City Mayors (OBCM) relative to development charges and request that the Federal Government:

- Commit to working with OBCM in the development of new housing legislation with changes to collection of development charges,

- Consult with municipalities on the impact of changes to development charges, and
- Meet with OBCM to discuss how the federal government will achieve the Prime Minister's commitment to keep municipalities whole;

AND THAT, a copy of the resolution be provided to:

- The Right Honourable Mark Carney, Prime Minister of Canada
- The Honourable François-Philippe Champagne, Minister of Finance and National Revenue
- The Honourable Gregor Robertson, Minister of Housing and Infrastructure
- The Honourable Dominic LeBlanc, Minister responsible for Canada-U.S. Trade, Intergovernmental Affairs and One Canadian Economy
- Rebecca Bligh, President - Federation of Canadian Municipalities (FCM)
- Josh Morgan, Chair - Big City Mayors' Caucus
- Robin Jones, President - Association of Municipalities of Ontario (AMO)
- Karen Redman, Chair - Mayors and Regional Chairs of Ontario (MARCO);

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

Memorandum

Office of the City Clerk
Fax: 623-5468
Telephone: 625-2230

TO: Mayor & Council

FROM: Krista Power, Director-Legislative Services & City Clerk

DATE: Tuesday, August 12, 2025

SUBJECT: Outstanding List - Administrative Services Session as of August 12, 2025
Committee of the Whole – June 25, 2025

The following items are on the outstanding list for Administrative Services:

Reference Number (yyyy-nnn-MTG)	Depart/Division	Outstanding Item Subject	Resolution Report Back Date	Revised Report Back Date
2009-028-ADM	Corporate Services & Long Term Care / Financial Services	Landfill Gas Generation Project	Apr-01-2012	Dec-22-2025