



**City Council Meeting
Agenda**

**Tuesday, September 16, 2025, 6:30 p.m.
S.H. Blake Memorial Auditorium**

Pages

- 1. City Council**
Speaker: Councillor Andrew Foulds
- 2. Opening Ceremonies**
 - 2.1 Land Acknowledgement**
A Member of Council to provide a Land Acknowledgement.
 - 2.2 Moment of Silent Reflection**
 - 2.3 National Anthem**
Silver Sounds Choir to perform the National Anthem.
- 3. Disclosures of Interest**
- 4. Consent Agenda**

WITH RESPECT to the Consent Agenda for the September 16, 2025 City Council meeting, we recommend that the following items be confirmed:

 - Confirmation of Agenda
 - Clean, Green and Beautiful Minutes
 - EarthCare Advisory Committee Minutes
 - Application for Cancellation, Reduction or Refund of Taxes Under Section 358 of the Municipal Act
 - Application for Cancellation, Reduction or Refund of Taxes Under Section 357 of the Municipal Act
 - Minutes of Previous City Council Meetings
 - Minutes of Previous Committee of the Whole - Closed Session Meetings
 - Ward Meeting Minutes
 - Standing Committee Minutes
 - 4.1 Confirmation of Agenda**

WITH RESPECT to the September 16, 2025 City Council, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

- | | | |
|------------|--|----------------|
| 4.2 | Clean, Green & Beautiful Committee Minutes | 5 - 10 |
| | The Minutes of meeting 04-2025 of the Clean, Green & Beautiful Committee held on Wednesday, June 25, 2025, for information. | |
| 4.3 | EarthCare Advisory Committee | 11 - 18 |
| | The Minutes of meeting 06-2025 of the EarthCare Advisory Committee held on Wednesday, June 18, 2025, for information. | |
| 4.4 | Application For Cancellation, Reduction of Refund of Taxes Under Section 358 of The Municipal Act | 19 - 21 |
| | Report 276-2025 - Corporate Services - Revenue recommending that the cancellation, reduction or refund of taxes totaling \$16,655.77 due to gross or manifest errors in the preparation of the assessment rolls as outlined in the Report be approved. | |
| 4.5 | Application for Cancellation, Reduction or Refund of Taxes Under Section 357 of the Municipal Act | 22 - 26 |
| | Report 278-2025 - Corporate Services - Revenue recommending that the cancellation, reduction or refund of taxes totaling \$24,455.01 as outlined in the Report be approved. | |
| 4.6 | Minutes of Previous City Council Meetings | 27 - 36 |
| | The Minutes of the following Meetings of the Thunder Bay City Council, to be confirmed: | |
| | 1. The Thunder Bay City Council held on September 2, 2025. | |
| 4.7 | Minutes of Previous Committee of the Whole - Closed Session Meeting | 37 - 38 |
| | The Minutes of the following Committee of the Whole - Closed Session meeting, to be adopted: | |
| | 1. September 2, 2025 Committee of the Whole - Closed Session. | |
| 4.8 | Ward Meeting Minutes | 39 - 41 |
| | The Minutes of the following Ward Meetings to be received: | |
| | 1. Meeting 01-2025 of the McKellar Ward held on April 16, 2025. | |

5. Items Arising from Closed Session

6. New Business

7. Notice of Motion

7.1 Notice of Motion – Report Back – Temporary Village Initiative – Site Location

42 - 55

Memorandum from Councillor Michael Zussino, dated August 25, 2025 providing a Motion to Rescind relating to Report 239-2025 Report Back - Temporary Shelter Village Initiative - Alternate Locations was presented at the September 2, 2025 City Council Meeting. A Motion to Suspend the Rules to allow for same night debate was lost. Debate is now scheduled for the September 16, 2025 City Council meeting.

Memorandum from Councillor Michael Zussino, dated August 25, 2025, re-presented.

Memorandum from City Manager John Collin, dated September 8, 2025 providing additional information relative to the Notice of Motion – Rescind - Temporary Village Initiatives – Human Rights-Based Community Action Plan – Hillyard location and attaching a Temporary Village FAQs document.

The following resolution relative to Report 239-2025 Report Back - Temporary Shelter Village Initiative - Alternate Locations will be presented for Council's consideration. Under Council's policy, a two-thirds vote is required.

Decision 1 - Notice of Motion to Rescind

WITH RESPECT to Report 239-2025 Report Back - Temporary Shelter Village Initiative - Alternate Locations, which directed that the approved site for the Temporary Shelter Village Initiative be the Hillyard Site, next to 8th Avenue, we recommend that the full of the resolution be rescinded in its entirety.

Decision 2 - Motion to Refer the Matter

WITH RESPECT to the location of the proposed Temporary Village approved within Report 239-2025 Report Back - Temporary Shelter Village Initiative - Alternate Locations we recommend that Administration identify and review alternate locations for the Temporary Village that excludes previously reviewed sites including Hillyard, Miles Street,

Cumberland Street and Kam River Park;

AND THAT Administration seek an extension on the 2.8 million external funding allocated to this project can be achieved;

AND THAT Administration report back to City Council with additional option(s) for a site for the Temporary Village and information about the potential of an extension for the external funding;

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

8. Confirming By-law and Confirming By-law Resolution

8.1 By-law 277-2025 – Confirming By-law – September 16, 2025

56 - 57

A By-law to confirm the proceedings of a meeting of Council, this 16th day of September 2025.

8.2 Confirming By-law Resolution

Confirming By-law Resolution - September 16, 2025 - City Council

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

By-law Number: 277-2025

1. A By-law to confirm the proceedings of a meeting of Council, this 16th day of September, 2025.

9. Adjournment



Clean, Green and Beautiful Committee Meeting Minutes

Wednesday, June 25, 2025, 10:11 a.m.
McNaughton Room - 3rd Floor, City Hall

1. Clean, Green and Beautiful Committee Meeting 04-2025

Chair: Stephen Margarit

2. Members

Michael deJong, Public Art Committee
Matthew Hills, Thunder Bay Art Gallery
Kyle Jessiman, Medium Business Representative
Stephen Margarit, Large Business Representative
Kennedy Bucci, Eco Superior
Jason Veltri, Citizen Representative
Albert Viljoen, Citizen Representative

3. Officials

Cynthia Olsen, Director - Strategy & Engagement
Danielle Thom, Climate Action Specialist
Lori Wiitala, Committee Clerk/Legislative Specialist

4. Guests

Jason Sherband, Manager - Solid Waste & Recycling
Lee Amelia, Waste Diversion Coordinator

5. Welcome and Disclosures of Interest

6. **Agenda Approval**

MOVED BY: Kennedy Bucci

SECONDED BY: Jason Veltri

WITH RESPECT to the June 25, 2025, meeting of the Clean, Green and Beautiful Committee, we recommend that the agenda as amended, including any additional information and new business, be confirmed.

CARRIED

7. **Presentations**

7.1 **Waste Receptacle Expansion**

Manager - Solid Waste & Recycling Jason Sherband provided a presentation on waste receptacle expansion through the city.

The city is looking to standardize waste receptacles by introducing a consistent look including the addition of recycling units.

The new look will feature:

- durable pre and post recycled material
- dual bins to include waste and recycling
- clear signage to include accepted items for recycling
- a sloped roof
- a secured opening

Compost will not be offered at this time due to challenges with public spaces and the public using the correct bin for disposal. There is potential to consider organic waste in the future.

It was noted that cigarette butts are the most littered item; 65% of litter in storm drains are cigarette butts.

MOVED BY: Jason Veltri

SECONDED BY: Kennedy Bucci

WITH RESPECT to the presentation from Manager - Solid Waste & Recycling Jason Sherband we recommend approving the request for \$130,000 to purchase, install and maintain waste receptacles within the city including 33 units in Port Arthur, 13 units in the Bay & Algoma neighbourhood and 43 units in Fort William;

AND THAT the Clean, Green & Beautiful logo will be included on all waste receptacles;

AND THAT the funds will be withdrawn from the Clean, Green & Beautiful _____ budget;

AND THAT the funds for advertising will be withdrawn from the Clean, Green & Beautiful Awards & Public Awareness budget.

CARRIED

It was noted that the Westfort BIA recently purchased waste receptacles; the city will install the receptacles and replace with the city owned receptacles once they are at end of life.

The Clean Up Trailer has had positive feedback with 8 events scheduled in 2025. The initiative was promoted late in July of 2024 and the hope is that interest will pick up in 2025. A summer student position will be utilized for the Clean Up Trailer program.

8. Minutes of Previous Meeting

The Minutes of Meeting 03-2025 of the Clean, Green and Beautiful Committee, held on May 28, 2025, to be confirmed.

MOVED BY: Kennedy Bucci

SECONDED BY: Kyle Jessiman

THAT the Minutes of Meeting 03-2025 of the Clean, Green and Beautiful Committee, held on May 28, 2025, be confirmed.

CARRIED

9. Resolution to Resolve into Closed Session

MOVED BY: Jason Veltri

SECONDED BY: Albertus Viljoen

THAT the Clean, Green & Beautiful Committee resolve into closed session in order to receive information pursuant to *Municipal Act* (Section 239 (2)):

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

CARRIED

The committee resolved into Closed Session.

Prior to reviewing the late applications received the committee discussed permission of late entries and agreed that late submissions will not be permitted as the deadline is provided to all applicants and wouldn't be fair and reasonable to others. Considering the committee was in agreement to not allow the late submissions, they did not review the applications.

The committee resolved back into open session.

10. Emerging Projects

Director - Strategy & Engagement Cynthia Olsen provided an update regarding Emerging Project.

Climate Action Specialist Danielle Thom prepared the letters to applicants which will be ready for distribution this afternoon; a copy of the report-back document and the CGB logo will be included.

Confirmation of vendor information for all projects is required prior to receipt of payment.

11. Public Art Committee Update

Michael deJong provided an update relative to Public Art Committee (PAC).

Michael introduced himself as the Curator and Archivist at the Thunder Bay Museum and PAC representative and noted that he was voted Chair of the PAC and Jennifer King is Vice Chair.

Information regarding funds received annually from CGB will be provided at the September meeting.

Discussions regarding refurbishment of the Pacific Ave bridge are underway including an artistic aspect.

PAC is taking an advisory role planning the anniversary of Fort William Gardens and Port Arthur Stadium.

12. New Business

12.1 Report 154-2025 - Proposed Governance

Director Olsen provided an overview of Report 154-2025 - Proposed Governance Process Changes. The recommendation is to move from

Committee of the Whole to 3 Standing Committees: Growth, Quality of Life and Finance and Administration. It was also recommended to dissolve 10 advisory committees of council including Clean, Green & Beautiful; work regarding Clean, Green & Beautiful will now be discussed at the Growth Standing Committee meetings. The intent is to create a more efficient way of conducting business and to reduce lengthy meeting times.

Administration will prepare a grant program similar to Community Youth & Cultural Funding, including an online portal for applications. Administration will reach out to former CGB Members to ask for participation in an annual working group to review grant applications in a less formal manner.

The Clean, Green & Beautiful Committee will meet in the fall to discuss the transition forward. The proposed timeline follows:

- September: High School Project grant applications will be discussed
- October: the committee will receive, and review applications received
- November: grant letters will be prepared and distributed in
- December: the committee discussed a wrap-up meeting at the Thunder Bay Art Gallery to discuss the path forward; lunch will be provided.

12.2 Memorial Day Banners

The Memorial Banner Project requires resources to install, hang and remove the banners annually; it was advised that Roads Division does not have internal resources to commit to this project in-kind. It was recommended to allocate \$30,000 from the Image Route budget line and hire a contractor to install the brackets and arms initially and hang and remove the banners for the month of November, for the next 3 years.

MOVED BY: Jason Veltri
SECONDED BY: Albert Viljoen

WITH RESPECT to the Memorial Banner project we recommend allocating \$30,000 from the Image Route budget line to hire a company to install and remove the banner arms for the next 3 years.

CARRIED

It was noted that the pole arms and brackets can be rented during the other months.

13. Announcements

Re-thinking Waste Coordinator Kennedy Bucci advised that this will be her last meeting as Denise Smith will be returning to her position and Kennedy will be transferring to another position with Eco Superior.

Kennedy also advised that the Rain Barrel Auction was a success and all barrels were sold.

Pride Festival and Parade

Saturday, July 5, 2025

Patterson Park parade starts at 11:00 a.m. and will end at Friendship Gardens

Friendship Gardens stage event will begin at 12:30 p.m.

Eco Superior donated pocket ashtrays for the event.

Thunder Bay Art Gallery (TBAG)

The Moth - Michelle Desrosiers and Zoe Gordon

Friday, July 11, 2025 - Sunday, September 14, 2025

The exhibit is a post apocalyptic experience

Summer Art Camp at TBAG

9 weeks of courses

Registration online

Indigenous Survivors Day

Monday, June 30, 2025

Proclamation signing and Flag Raising Ceremony

City Hall at 10:00 a.m.

followed by a Community Gathering and Sacred Fire at Hillcrest Park at 12:00 p.m.

14. Next Meeting

The Clean, Green & Beautiful Committee Meetings will be in the McNaughton Room, at 10:00 a.m., unless otherwise noted, as follows:

- Wednesday, September 24, 2025
- Wednesday, October 22, 2025
- Wednesday, November 26, 2025
- Wednesday, December TBD

15. Adjournment

The meeting adjourned at 11:49 p.m.



EarthCare Advisory Committee Meeting Minutes

Wednesday, June 18, 2025, 4:30 p.m.
McNaughton Room - 3rd Floor, City Hall

1. EarthCare Advisory Committee Meeting 06-2025

Chair: Keira Essex

2. Members

Shannon Costigan
Kiera Essex
Councillor Andrew Foulds
Taylor Munro

3. Officials

Michelle Warywoda, Director - Environment Division
Louisa Costanzo, Manager - Community Safety & Well-Being
Jacob Porter, Climate Adaptation Coordinator
Danielle Thom, Climate Action Specialist
Lori Wiitala, Committee Clerk/Legislative Specialist

4. Guests

Matthew Lawrence, Mobility Coordinator

5. Land Acknowledgement

Taylor Munro, Member of the EarthCare Advisory Committee provide a Land Acknowledgement.

6. Disclosures of Interest

7. **Agenda Approval**

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Shannon Costigan

WITH RESPECT to the June 18, 2025, meeting of the EarthCare Advisory Committee, we recommend that the agenda as amended, including any additional information and new business, be confirmed.

CARRIED

8. **Presentations**

8.1 **Active Transportation**

Mobility Coordinator Matthew Lawrence provided a presentation on Active Transportation.

Bike Racks for Business

Costs for bike racks on city property will be covered by the City, bike racks will be sold to private businesses at cost.

Bike Valet Program

Soft launch of the bike valet program will be held at the Kite Festival with an official kick-off at Marina Park on Canada Day. Looking to have the service available at larger-scale events. Maps and connections to transit and main bike routes to be provided. There will be 4 options available for the Kite Festival and 10 or more options available for Canada Day, more information can be found on the events website

<https://www.thunderbay.ca/en/tbay-games/new-events-kite-festival.aspx>.

Pedal Forward Program

The goal of the program is to provide access to bikes and repairs. Donations are available through partners including Community Spokes and Second Spin. The launch is planned for Canada Day.

Local Partners & Programming

- EcoSuperior: Education and outreach.
- Community Spokes: Access to bikes.
- City Funding: Supporting the Traffic Garden Project (safe road-scenario practice space for children).
- TBDHU Active Commuter Challenge

- Funding and media sharing supported by CTB.
- 2025 theme will focus on sustainability.

Emphasis will be focused on:

- Local safety practices.
- Provincial and federal best practices.
- Education initiatives.
- Building partnerships.

Continuous Improvement through Planning

- Keep active transportation in mind during: Construction planning.
- Infrastructure design (signage, shoulder width, tactile functions, etc.).
- Technology integration.

Data Collection & Research

Eco counters will be used to track infrastructure usage and trail patterns, the data will inform future improvements.

The CityStudio Program partners with post-secondary institutions (e.g., LU) for research on travel habits and patterns, including household travel surveys.

Eco Counting

Explore how and where eco counters can be used (e.g., Victoria Ave bike lane without vehicle interference), consider funding support through data-driven justification, and finally review technical/electrical installation requirements.

What's Next

- Explore partnerships (municipal, provincial, federal) and expand road programming.
- Integrate opportunities into new builds and replacement projects.
- Apply for funding to support infrastructure and programs, including:
 - Hilliard Lands: greenway, dirt trail, Carrick St. dog walk connection (linking Pioneer Ridge and Academy areas to Lakehead University).
 - Academy/Parkway: address food desert and long distance from green space, improve existing infrastructure.
- Ontario Cycling Summit

- Discussion of bike share program challenges:
 - Cost and risk (bike retrieval).
 - Membership or fee requirements.
- Recommendation: Invest in programming for bike repair and ownership (via Community Spokes).
- Provide information and comments in collaboration with supervisor involved in the project.

9. Confirmation of Previous Minutes

The Minutes of Meeting 05-2025 of the EarthCare Advisory Committee, held on May 21, 2025, be confirmed.

MOVED BY: Shannon Costigan
 SECONDED BY: Councillor Andrew Foulds

THAT the Minutes of Meeting 05-2025 of the EarthCare Advisory Committee, held on May 21, 2025, be confirmed.

CARRIED

10. Business Arising from Previous Minutes

10.1 Transit Fleet Zero Emission Transition Plan Implementation

Climate Action Specialist Danielle Thom provided an overview of the Zero Emissions Fleet Electrification Plan Implementation including future implications, funding sources and potential loss of funding.

It was recommended to amend paragraph 3 of the Proposed Governance Structure - City Council Procedural By-law Briefing Note prepared by Climate Action Specialist Thom, and the following motion was considered.

MOVED BY: Councillor Andrew Foulds
 SECONDED BY: Taylor Munro

WITH RESPECT to the Proposed Governance Structure - City Council Procedural By-law Briefing Note dated June 18, 2025, prepared by Climate Action Specialist

10.2 Endorsement of CityStudio Program

Discussion was held relative to the Memorandum prepared by Climate Action Specialist Danielle Thom supporting continuation of the CityStudio Program.

The following motion was provided for consideration.

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Shannon Costigan

WITH RESPECT to the Memorandum from Keira Essex, Chair of the EarthCare Advisory Committee (EAC), we recommend approving the memo in principal to include the following factors:

- outline all completed projects
- highlight partnerships
- highlight cost savings on consultant fees
- provide examples civic engagement
- opportunity to educate on municipal government

CARRIED

11. Net-Zero Strategy and Sustainability Update

Danielle Thom, Climate Action Specialist provided an update on Net-Zero Strategy and Sustainability.

Maamawe – All together. We honour the truth and reconcile for the future.

A. Active Commute Challenge 2025

- i. Event registration is OPEN at www.tbayonthemove.ca
- ii. Join the ACC from June 1-30, 2025

Safety and well-being. Our community is healthy, safe, and strong.

A. Energy Summit Community of Practice

- i. Input survey closed June 2, 2025
- ii. TOR creation, member recruitment, and resource development through Summer 2025

B. Great Lakes Coastal Cleanup 2025

- i. Tentatively confirming the participation of several community groups
- ii. Meeting as a larger group over the summer to coordinate activities

We attract and retain new and diverse businesses and community members.

A. Phase 2: Home Energy Improvement Loan Program Design

- i. Finalizing loan terms with local credit unions
- ii. Received the first draft of the design study
- iii. Received implementation grant application approval from ELT and City Council
- iv. Working with FCM on the implementation grant application

A. EarthCare Rebranding

- i. Working with the CSWB group to develop a cohesive visual identity
- ii. Streamlining social media pages
- iii. Migrating web content

We advance a thriving economy and environment.

A. Green Development Standard Research

- i. CityStudio Project #1: Initial Cost-Benefit Analysis (complete)
- ii. CityStudio Project #2: Developing an Energy Poverty Study Design (in progress)
- iii. The Thunder Bay Climate Transition Collaborative Spring Round Table

12. Climate Adaptation Update

Jacob Porter, Climate Adaptation Coordinator provided an update on Climate Adaptation.

Maamawe – All together. We honour the truth and reconcile for the future.

- Will kick off climate adaptation strategy renewal in July. Expected completion December 2026.
- Ongoing work on a climate equity lens for corporate reporting: Heading changed to Climate Equity Considerations in municipal report template; still optional at this time

- Begin this year's Climate Disclosure Project (CDP) reporting

Safety and well-being. Our community is healthy, safe, and strong.

- Continuing to support updates to Emergency Management Program and annual emergency exercise.
- Continued CityStudio projects on heat mapping

Growth. We attract and retain new and diverse businesses and community members.

- Supporting new Climate Adaptation communities of practice through FCM, and ICLEI Canada

Sustainability. We advance a thriving economy and environment.

- Asset Management program went to council Monday. Will integrate results from asset management risk assessments into the community climate risk and vulnerability assessment process.

13. New Business

13.1 Report 154-2025 - Proposed Governance Structure - City Council Procedural By-law

Climate Action Specialist Danielle Thom provided a Briefing Note for the committee to outline the proposed governance structure changes to the City Council Procedural By-law.

The committee was advised that there is a small window to submit a deputation request to voice any concerns surrounding the dissolution of EarthCare Advisory Committee, along with 9 other Advisory Committees of Council.

The Memo provided the following 2 options for consideration if the recommendation passes at the June 23, 2025 Committee of the Whole meeting:

1. Create a new, informal climate change committee that regularly communicates with the Climate Action Specialist; and,
2. Collaborate with existing community groups such as the Thunder Bay Climate Transition Collaborative to regularly communicate with the Climate Action Specialist.

The following concerns were shared:

- loss of credibility
- holds weight in decisions of Council
- formal process holds value
- involvement with city projects in early stages to guide the Net Zero and Sustainability Strategies
- beneficial influence
- loss of resources
- inhibit the quality of advice provided
- quick turn around for re-presentation and ratification of Report 154-2025 - Proposed Governance Structure - City Council Procedural By-law
 - no time for consultation with committees

The Chair agreed to prepare a deputation letter to be included in the June 16, 2025 Committee of the Whole agenda, and the committee agreed to review via email and provide any feedback prior to 11:00 a.m. on Thursday, June 18. The Committee agreed to reach out to an advocate to present an in-person deputation to Council supporting EAC concerns with the proposed dissolution.

14. Gratitude

The Committee Members and Administration provided a roundtable of gratitude.

15. Next Meeting

The EarthCare Advisory Committee Meetings will be held the 3rd Wednesday of each month with the exception of July and August, in the McNaughton Room, at 4:30 p.m. as follows:

- Wednesday, September 17, 2025

17. Adjournment

The meeting adjourned at 6:05 p.m.

City Council Report

REPORT NUMBER 276-2025-Corporate Services-Revenue

DATE

PREPARED

August 22, 2025

FILE

**CITY COUNCIL
MEETING DATE**

September 16, 2025

SUBJECT

Application For Cancellation, Reduction of Refund of Taxes Under
Section 358 of The Municipal Act

RECOMMENDATION TO CITY COUCIL

WITH RESPECT to Report 276-2025-Corporate Services-Revenue, we recommend that the cancellation, reduction or refund of taxes totaling \$16,655.57 due to gross or manifest errors in the preparation of the assessment rolls as outlined in the Report be approved;

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

EXECUTIVE SUMMARY

This Report recommends for approval the reduction and/or refund of property taxes, totaling \$16,655.57 in accordance with Section 358 of the *Municipal Act, 2001*.

DISCUSSION

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing all property in Ontario and delivering an annual assessment roll to municipalities to support the calculation of property taxes.

Any person who was overcharged due to any gross or manifest error in the preparation of the assessment roll that was an error of fact, which may include clerical errors, the transposition of figures or typographical errors, may make application for a reduction under Section 358 of the *Municipal Act, 2001*. This Section does not provide for errors in judgement in making the assessment upon which the taxes have been levied.

Attachment A contains a listing of proposed tax reductions arising from applications under Section 358 of the *Municipal Act, 2001*. This section provides for applications to be submitted to Council for the cancellation, reduction or refund of taxes levied in each or either of the two years preceding the year in which the application is made in cases where an assessment appeal has not been made under the *Assessment Act*.

The Municipal Property Assessment Corporation has confirmed gross or manifest errors of fact and has made assessment reductions

FINANCIAL IMPLICATION

The 2025 Operating Budget includes an allowance for tax refunds arising from applications under Section 358 of the Municipal Act, 2001.

BACKGROUND

Section 358 of the *Municipal Act, 2001*, provides that Council may consider applications for adjustments of taxes for the prior two years where over-billings are a result of gross or manifest errors in assessment.

REFERENCE MATERIAL ATTACHED

Attachment A – Application for Cancellation, Reduction or Refund of Taxes Under Section 358 of the Municipal Act, 2001.

REPORT PREPARED BY

Chantal Harris, CPA, Manager – Billing & Collection Services

REPORT SIGNED AND VERIFIED BY

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

09/05/2025 (MM/DD/YEAR)

Proposed Tax Reductions Arising from Applications
Under Section 358 of the Municipal Act, 2001

Roll Identifier <u>Address</u>	<u>Reason For Application</u>	<u>Year of Appeal</u>	<u>Tax Adjustment</u>
01.036.00400.0000 415 FORT WILLIAM RD	Manifest Error	2021	2,592.83
01.036.00400.0000 415 FORT WILLIAM RD	Manifest Error	2022	2,820.24
01.036.00400.0000 415 FORT WILLIAM RD	Manifest Error	2023	3,100.50
01.088.00300.0000 396 CUYLER ST	Manifest Error	2024	2,329.90
01.088.00100.0000 255 GRENVILLE AVE	Manifest Error	2024	4,458.01
02.100.12125.0000 140 GUS WOURI RD	Manifest Error	2023	327.02
02.100.12125.0000 140 GUS WOURI RD	Manifest Error	2024	1,027.07
			16,655.57

City Council Report

REPORT NUMBER 278-2025-Corporate Services-

DATE

PREPARED

August 22, 2025

FILE

**CITY COUNCIL
MEETING DATE**

September 16, 2025

SUBJECT

Application for Cancellation, Reduction or Refund of Taxes Under
Section 357 of the Municipal Act

RECOMMENDATION TO CITY COUCIL

WITH RESPECT to Report 278-2025-Corporate Services-Revenue, we recommend that the cancellation, reduction or refund of taxes totaling \$24,655.73 as outlined in the Report be approved;

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

EXECUTIVE SUMMARY

This report recommends the cancellation, reduction and/or refund of property taxes, totaling \$24,655.73.

The *Municipal Act, 2001* provides authority for taxes to be adjusted in situations where: a change occurs on the property during the year requiring the assessment to be altered such as a fire or demolition; a person was overcharged due to a gross and manifest error in calculating the assessment; or repairs or renovations to the land prevented the normal use of the land for a period of at least three months during the year.

DISCUSSION

A property owner may make an application under Section 357 of the *Municipal Act, 2001* to the Treasurer for the cancellation, reduction, or refund of taxes levied in the year. Section 357 provides situations where tax adjustments may be made. This includes the following:

- a change event during a taxation year that is not reflected on the assessment roll such as a demolition, fire (razed or damaged), or change of tax class;
- acquisition by an exempt body;
- removal of a mobile home;
- gross and manifest error in preparation of the assessment roll;

- sickness or extreme poverty; and
- renovations rendering the property unusable for more than 90 days.

Section 357 does not permit applications for situations where there was an error in judgment in making the assessment upon which the taxes have been levied. In those situations, the property owner must file an assessment appeal.

Applications can be made up until the last day in February of the year following the year in respect of which the application is made. Upon receiving an application, the Revenue Division forwards the application to the Municipal Property Assessment Corporation (MPAC) for a determination of the change implications of the properties assessment and the effective date of the change. If it is an application due to extreme sickness or poverty, the application is forwarded to The District of Thunder Bay Social Services Administration Board (TBDSSAB) for a determination of an applicant's ability to pay.

Upon return to the Revenue Division, tax implications are calculated based on the revised assessment amount received from MPAC. However, for applications made under Section 357 1(d)(ii), for buildings damaged by fire, demolition or otherwise rendering them substantially unusable and Section 357 1(g), for properties undergoing repairs and renovation which prevented normal use of the land for a period of at least 90 days, the property tax adjustment of 30 per cent will be applied to the returned assessment value of the property for the space affected.

Applicants have been advised of the recommended amount for cancellation, reduction, or refund. If an applicant objects to the recommended amount, they may appeal to the Assessment Review Board (ARB). The ARB will then schedule a hearing where the applicant can present their case after which the ARB will make a final determination. Subsequently, any refund or cancellation will be made in accordance with that decision.

Attachment A contains a listing of the proposed tax reductions arising from applications under Section 357 of the *Municipal Act, 2001*.

FINANCIAL IMPLICATION

The 2025 Operating Budget includes an allowance for tax cancellations arising from applications under Section 357 of the *Municipal Act, 2001*.

BACKGROUND

Section 357 of the *Municipal Act, 2001* provides authority for Council to consider applications for adjustments of taxes in specific instances.

REFERENCE MATERIAL ATTACHED

Attachment A – Application for Cancellation, Reduction or Refund of Taxes Under Section 357 of the *Municipal Act, 2001*.

REPORT PREPARED BY

Chantal Harris, CPA, Manager – Billing and Collection Services

REPORT SIGNED AND VERIFIED BY

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

Date (MM/DD/YEAR)

Proposed Tax Reductions Arising from Applications
Under Section 357 of the Municipal Act, 2001

Roll Identifier <u>Address</u>	<u>Reason For Application</u>	<u>Year of Appeal</u>	<u>Tax Adjustment</u>
01.010.10100.0000 92-94 MACHAR AVE	Became Exempt	2024	2,635.44
01.001.14100.0000 49-55 CUMBERLAND ST N	Became Exempt	2024	2,162.42
01.012.08800.0000 222 SECORD ST	Demolition	2024	41.94
01.013.10200.0000 6 CROWN ST	Razed by Fire	2024	241.50
01.014.02700.0000 191 BANNING ST	Damaged by Fire	2024	10.08
01.014.02700.0000 191 BANNING ST	Damaged by Fire	2025	634.86
01.024.11600.0000 94 ALGONQUIN AVE S	Demolition	2025	92.35
01.028.19800.0000 86 CARL AVE	Demolition	2024	163.61
01.047.06400.0000 494 DAWSON ST	Damaged by Fire	2023	127.19
01.047.06400.0000 494 DAWSON ST	Damaged by Fire	2024	811.92
01.048.01500.0000 81 ELIZABETH ST	Demolition	2024	382.19
01.062.10800.0000 33 LEYS ST	Damaged by Fire	2025	923.83
01.068.16300.0000 62 ELM ST	Classification Change	2024	80.18
01.071.01700.0000 51 PARSONS AVE	Demolition	2024	724.37
01.095.08300.0000 727 HODDER AVE	Demolition	2025	886.44
02.099.34450.0000 1423 JOHN STREET RD	Damaged by Fire	2024	207.53
02.099.48694.0000 421 FAIRBROOKE CRES	Damaged by Fire	2025	1,233.35

Proposed Tax Reductions Arising from Applications
Under Section 357 of the Municipal Act, 2001

Roll Identifier Address	Reason For Application	Year of Appeal	Tax Adjustment
02.103.39800.0000 300 MAXWELL AVE	Became Exempt	2025	73.68
03.106.30300.0000 1535 MOUNTAIN RD	Demolition	2024	132.34
04.115.03300.0000 1014 MCLAUGHLIN ST	Razed by Fire	2024	142.84
04.117.06500.0000 908 ALEXANDRA ST	Demolition	2024	84.89
04.120.04800.0000 646 SIMPSON ST	Became Exempt	2024	183.21
04.144.00400.0000 130 MAY ST S	Became Exempt	2025	1,668.62
04.144.05600.0000 306 VICTORIA AVE E	Became Exempt	2024	692.16
04.147.05000.0000 122 BRODIE ST N	Demolition	2024	979.29
04.149.03200.0000 125-131 SYNDICATE AVE S	Classification Change	2024	6,916.49
04.149.03200.0000 125-131 SYNDICATE AVE S	Classification Change	2025	1,149.04
04.173.36300.0000 814 112TH ST	Became Exempt	2025	84.78
04.195.08900.0000 100 ARTHUR ST W	Mobile Unit Removed	2024	112.78
04.213.12600.0000 173 BROCK ST E	Demolition	2024	163.96
04.226.04300.0000 1346 CENTRE AVE	Demolition	2024	12.25
04.239.07500.0000 204 POINT PLACE	Became Exempt	2024	378.43
04.239.07800.0000 210 POINT PLACE	Became Exempt	2024	521.77
			24,655.73



City Council Meeting Minutes

Tuesday, September 2, 2025, 6:34 p.m.

S.H. Blake Memorial Auditorium

Present:

- 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:

- Krista Power, Director - Legislative Services & City Clerk
- Jeff Walters, Deputy City Clerk
- John Collin, City Manager
- Brendan Hardick, 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
- Kerri Bernardi, Acting Director - Human Resources
- Katie Piché, Council & Committee Clerk

1. City Council

Speaker: Councillor Andrew Foulds

2. Opening Ceremonies

2.1 Land Acknowledgement

Speaker Councillor Andrew Foulds provided a Land Acknowledgement.

2.2 Moment of Silent Reflection

2.3 National Anthem

Jocelyn Schaaf performed the National Anthem.

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. Consent Agenda

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to the Consent Agenda for the September 2, 2025 City Council meeting, we recommend that the following items be confirmed:

- Confirmation of Agenda
- Audit Committee Minutes
- Community Communications Committee Minutes
- Waterfront Development Committee Minutes
- Appointment of Acting Mayors 2025-2026

For (12): 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, and Councillor Michael Zussino

Absent (1): Mayor Ken Boshcoff

CARRIED (12 to 0)

4.1 Confirmation of Agenda

Confirmation of Agenda - September 2, 2025 - City Council

4.2 Audit Committee Minutes

Minutes from Meeting 02-2025 of the Audit Committee, held on June 3, 2025, for information.

4.3 Community Communications Committee Minutes

Minutes of Meeting 02-2025 of the Community Communications Committee held on June 19, 2025, for information.

4.4 Waterfront Development Committee Minutes

Minutes from meeting 06-2025 of the Waterfront Development Committee, held on June 17, 2025, for information.

4.5 Appointment of Acting Mayors 2025-2026

Report 272-2025-City Manager's Office-Office of the City Clerk recommending that all Members of Council be appointed Acting Mayor, in the Mayor's absence, for the months indicated within the report.

5. Reports of Committees, Boards and Outside Agencies

5.1 Committee of the Whole Minutes

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

1. August 25, 2025 Committee of the Whole was distributed separately on Friday, August 29, 2025.

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Kristen Oliver

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

1. August 25, 2025 Committee of the Whole.

For (12): 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, and Councillor Michael Zussino

Absent (1): Mayor Ken Boshcoff

CARRIED (12 to 0)

5.2 Deferral of Ratification - Allowable Tent Encampment Areas

At the August 25, 2025 City Council meeting, a resolution was passed at City Council, deferring the ratification relative to Allowable Tent Encampment Areas, as contained within the August 11, 2025 Committee of the Whole minutes.

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Memorandum from Councillor Kristen Oliver, dated July 11, 2025 we recommend that Administration be directed to create criteria for Allowable Tent Encampments in the City of Thunder Bay and report back to City Council for approval;

AND THAT once criteria are approved, Administration work with agency partners, and individuals living in encampments to determine where Allowable Tent Encampments are located;

AND THAT Administration continue to update City Council on this work and share information with the public to provide education, support and assistance related to the Human Rights-Based Community Action Plan;

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

For (6): Councillor Shelby Ch'ng, Councillor Kasey Etrene, Councillor Andrew Foulds, Councillor Brian Hamilton, Councillor Greg Johnsen, and Councillor Kristen Oliver

Against (6): Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Trevor Giertuga, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Mayor Ken Boshcoff

LOST (6 to 6)

6. Minutes of Previous City Council Meetings

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

1. The Thunder Bay City Council held on August 25, 2025 were distributed separately on Friday, August 29, 2025.

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Kasey Etrene

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

1. The Thunder Bay City Council held on August 25, 2025.

For (12): 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, and Councillor Michael Zussino

Absent (1): Mayor Ken Boshcoff

CARRIED (12 to 0)

7. Presentations

7.1 City Manager's Workplan Update – Q3 2025

City Manager John Collin provided a PowerPoint presentation and update on the City Manager's Workplan for Q3 2025 and responded to questions.

8. By-laws and By-law Resolution

8.1 By-law 270-2025 - 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.

8.2 By-law 271-2025 – Appointment of Acting Mayors 2025 - 2026

A By-law respecting the appointment of Acting Mayors

8.3 By-law Resolution

By-law Resolution - September 2, 2025 - City Council

MOVED BY: Councillor Trevor Giertuga

SECONDED BY: Councillor Rajni Agarwal

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

By-law Number 270-2025

1. 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.

By-law Number 271-2025

2. A By-law respecting the appointment of Acting Mayors

For (11): Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (2): Mayor Ken Boshcoff, and Councillor Brian Hamilton

CARRIED (11 to 0)

9. Notice of Motion

9.1 Notice of Motion – Report Back – Temporary Village Initiative – Site Location – Suspend the Rules – Same Night Debate

Memorandum from Councillor Michael Zussino, dated August 25, 2025 providing a Motion to Rescind relating to Report 239-2025 Report Back - Temporary Shelter Village Initiative - Alternate Locations.

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to By-law 217-2025 (Being a By-law to govern the proceedings of meetings of City Council and its Committees), we recommend that Section 10.02 (a)(i), as set out below, be suspended relative to City Council's prior decision of July 21, 2025 Report 239-2025 Report Back - Temporary Shelter Village Initiative - Alternate Locations.

S. 10.02 (a)(i) Introduced at City Council

AND THAT if the above noted rule is suspended that requires the timelines of introduction and debate at the subsequent meeting of City Council which allows debate at the same meeting of presentation;

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

For (6): Councillor Shelby Ch'ng, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Kristen Oliver, and Councillor Michael Zussino

Against (6): Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Kasey Etreni, Councillor Greg Johnsen, and Councillor Dominic Pasqualino

Absent (1): Mayor Ken Boshcoff

LOST (6 to 6)

This memorandum will be moved forward to the September 16, 2025 City Council meeting for debate and decision as per procedural by-law 217-2025.

10. Recess

Committee of the Whole recessed at 8:20 p.m.

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Kasey Etrene

THAT the Committee of the Whole meeting recess until called to order by the Chair.

For (11): Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etrene, Councillor Andrew Foulds, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (2): Mayor Ken Boshcoff, and Councillor Trevor Giertuga

CARRIED (11 to 0)

11. New Business

11.1 Establishment of Committee of the Whole - Closed Session - September 16, 2025

The following resolution is presented to establish a Committee of the Whole - Closed Session Meeting on September 16, 2025:

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Trevor Giertuga

THAT a Committee of the Whole – Closed Session meeting be scheduled for Tuesday, September 16, 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;
- (d) labour relations or employee negotiations;
- (f) advice that is subject to solicitor-client privilege, including

communications necessary for that purpose;

(i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;

(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; or

(k) a position, plan, procedure, criteria, or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board

For (11): 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, and Councillor Michael Zussino

Absent (2): Mayor Ken Boshcoff, and Councillor Dominic Pasqualino

CARRIED (11 to 0)

12. Confirming By-law and Confirming By-law Resolution

12.1 By-law 274-2025 – Confirming By-law – September 2, 2025

A By-law to confirm the proceedings of a meeting of Council, this 2nd day of September 2025.

12.2 Confirming By-law Resolution

Confirming By-law Resolution - September 2, 2025 - City Council

MOVED BY: Councillor Michael Zussino

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 274-2025

1. A By-law to confirm the proceedings of a meeting of Council, this 2nd day of September 2025.

For (11): 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, and Councillor Michael Zussino

Absent (2): Mayor Ken Boshcoff, and Councillor Dominic Pasqualino

CARRIED (11 to 0)

13. Adjournment

The meeting adjourned at 8:45 p.m.

Speaker

City Clerk



Committee of the Whole Meeting Minutes

**Tuesday, September 2, 2025, 4:33 p.m.
McNaughton Room - 3rd Floor, City Hall**

Present: 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: Krista Power, Director - Legislative Services & City Clerk
Jeff Walters, 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

1. Closed Session in the McNaughton Room

Chair: Councillor Brian Hamilton

2. Disclosures of Interest

3. Reports of Municipal Officers

3.1 New Governance Model – Training Session

City Manager John Collin provided introductory remarks, provided a PowerPoint presentation and responded to questions.

Director - Legislative Services & City Clerk Krista Power provided a PowerPoint presentation and responded to questions.

4. Adjournment

The meeting adjourned at 6:18 p.m.



Ward Meeting Minutes

Wednesday, April 16, 2025, 7:00 p.m.

Slovak Legion

801 Atlantic Avenue

1. McKellar Ward Meeting 01-2025

Chair: Councillor Brian Hamilton

2. Resource Persons

Brian Newman, Project Engineer

Gordon Stover, Committee & Meeting Management System Coordinator

3. Welcome and Opening Remarks

The Chair called the meeting to order, welcomed Administration and those in attendance, and provided introductory comments.

There were approximately 22 people in attendance.

4. Minutes of Previous Meeting

Minutes of the McKellar Ward meeting held on November 26, 2024, for information.

5. Simpson Street Rehabilitation

The Chair along with Project Engineer Brian Newman provided the following updates:

- Water-main repairs and sewer improvements.
- 2024 paving completed from Dease Street to 'Cherry Corner'.

- 2025 paving scheduled from Dease Street to Victoria Avenue.
- Emerald ash tress on Simpson Street are being replaced in 2025.
- Approximately 80 street lights are being replaced as well.
- Temporary lighting will be used during construction.

Concerns were expressed relative to the need for improvements at the Bethune/Simpson Streets intersection.

Discussion was held relative to transport truck usage on Dease Street, upcoming traffic light synchronization on Arthur Street as well as general concerns with the improvements to Simpson Street area.

6. Downtown Revitalization

The Chair advised that Victoriaville demolition is scheduled for summer 2025 with Victoria Avenue paving and rehab completed by end of 2026.

Pacific Avenue bridge rehab including widening and better lighting will take place in 2026.

7. Homeless Encampments and Temporary Village

The Chair provided an overview of the following issues and discussion was held:

- Creation of a temporary village would help reduce many of the problems associated with the homeless encampment areas.
- Initially approved for Miles Street, Council later rejected this location along with LCRA lands off Fort William Road as well as lands on Cumberland Street near the Salvation Army.
- New location at Kam River Park is the current Council approved/selected location.
- After the temporary village is built, encampment area can be closed/cleared, but some will still remain active as designated encampment locations.
- Provincial funding of \$2.8 million has been allotted to the project.

- The village areas will be heated, have showers, washrooms, common dining areas, healthcare and social services and rent will be collected.

Concerns were expressed relative to the following:

- Safety and law enforcement in and around the current encampments as well as any new chosen temporary village. Need for a police presence.
- Current McVicar Creek encampment problems including visible drug and alcohol abuse.
- Assurances for neighbourhood safety in the McKellar Ward near Kam River Heritage Park must be made.

8. Ward and City Issues

8.1 Large Storage Bins / Shipping Containers

A resident raised a concern relative to by-law enforcement of illegal/permanent shipping containers used at various properties throughout the City.

The Chair will follow-up with By-law Enforcement and advise the resident.

9. Adjournment

The meeting adjourned at 8:32 p.m.

Memorandum

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

FROM: Councillor Michael Zussino

DATE: 08/25/2025 (mm/dd/yyyy)

SUBJECT: Notice of Motion – Report Back – Temporary Village Initiative – Site Location – Rescind of Hillyard Site

MEETING & DATE: City Council – 09/02/2025 (mm/dd/yyyy)

In accordance with the Procedural Rules of City Council, I would like Council to consider a Notice of Motion to Rescind the resolution ratified by City Council at the September 2, 2025 meeting of City Council relating to the Report 239-2025 Report Back - Temporary Shelter Village Initiative - Alternate Locations and the decision to move forward with the Hillyard site for the Temporary Village.

This motion will be presented at the September 2, 2025 City Council meeting and will first require an additional motion to suspend the procedural rules to allow for same night debate and decision as required by By-law 51/2021 which was in place when this decision was confirmed. By-law 217/2025 will be in effect September 1, 2025 and has the same provisions for Notice of Motion as the previous procedural-by law. As a result, both by-laws are referenced in this memorandum for information for City Council and the public. If passed, I am further requesting a motion to refer this matter back to Administration to determine if there is another viable location where the city could locate and operate a temporary village outside of those City Council has reviewed and rejected already.

I am bringing forward this Notice of Motion to Rescind to allow City Council an opportunity to consider a change in course as it relates to our response to supporting people who are currently unhoused in our city and those that are impacted. While a

temporary village may be the best path forward, it is my position that Hillyard may not be the best location for this project. It is my opinion that the public was not included in the consultation on the current site location at Hillyard. I appreciate that in pausing now to take a step back and reconsider another pivot of location is challenging for the community. That being said, I believe that this council is also taking a step forward towards a potential solution that may have incredible benefit in our community. I also acknowledge that the city may lose the funding dedicated to this file of 2.8 million dollars if we are not able to seek an extension to the funding provisions. (Units are required to be constructed by end of 2025).

In order to allow for same night debate and decision for the Notice of Motion to Rescind, I am requesting that a notice to Suspend the Rules of City Council be presented, as per By-law 51/2021 (Section 6.07) and By-law 217/2025 (Article 6.15). In order to suspend the rules of City Council, a two-thirds majority of Council is required, it is my request that City Council suspend Rule 9.02 (a)(1) outlined in By-law 51/2021 and Article 10.02 (c) in By-law 217/2025 which requires introduction at a City Council Meeting, prior to debate at a subsequent City Council Meeting identified at the time of introduction.

As such the following three motions are provided for City Council's consideration at the September 2, 2025 City Council Meeting.

Notice of Motion to Suspend the Rules: (requires two-thirds vote)

With Respect to By-law 217/2025 (Being a By-law to govern the proceedings of meetings of City Council and its Committees), we recommend that Section 10.02 (a)(i) be suspended relative to City Council's prior decision of July 21, 2025 Report 239-2025 Report Back - Temporary Shelter Village Initiative - Alternate Locations;

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

Notice of Motion to Rescind (requires two-thirds vote)

The ratified resolution I am seeking to rescind is from Report 239-2025 Report Back - Temporary Shelter Village Initiative - Alternate Locations and was amended and passed by City Council at the July 21, 2025 Meeting. The motion to rescind is as follows:

WITH RESPECT to Report 239-2025 Report Back - Temporary Shelter Village Initiative - Alternate Locations, which directed that the approved site for the Temporary Shelter Village Initiative be the Hillyard Site, next to 8th Avenue, we recommend that the full of the resolution be rescinded in its entirety.

For further information and clarity, the full of the resolution that this motion is intended to rescind was as follows:

WITH RESPECT to Report 239-2025-Growth-Strategy & Engagement, we direct that the Hillyard Site, next to 8th Avenue, be approved as the site for the Temporary Shelter 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 all necessary documentation for the Temporary Shelter Village Initiative at the Hillyard Site for the duration of the project, on terms satisfactory to the City Manager and City Solicitor;

AND THAT Administration be authorized to return to Council should they determine a significant barrier to proceeding at the Hillyard site;

AND THAT the Appropriation change order 7-2025 be approved;

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

Motion to Refer the Matter (requires a simple majority)

I am further requesting that Council consider the following motion to be presented at the September 2, 2025 City Council Meeting if the Motion to Rescind is approved by City Council. This direction would refer the location of the Temporary Village to Administration to report back with additional location options.

WITH RESPECT to the location of the proposed Temporary Village approved within Report 239-2025 Report Back - Temporary Shelter Village Initiative - Alternate Locations we recommend that Administration identify and review alternate locations for the Temporary Village that excludes previously reviewed sites including Hillyard, Miles Street, Cumberland Street and Kam River Park;

AND THAT Administration seek an extension on the 2.8 million external funding allocated to this project can be achieved;

AND THAT Administration report back to City Council with additional option(s) for a site for the Temporary Village and information about the potential of an extension for the external funding;

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

C.C. John Collin, City Manager
Kerri Marshall, Commissioner – Growth
Cynthia Olsen, Director – Strategy & Engagement



Memorandum

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

FROM: John Collin, City Manager

DATE: 09/08/2025 (mm/dd/yyyy)

SUBJECT: Notice of Motion – Rescind - Temporary Village Initiatives – Human Rights-Based Community Action Plan – Hillyard location – Additional information

MEETING & DATE: City Council – 09/16/2025 (mm/dd/yyyy)

In accordance with the Procedural Rules of City Council, City Council will be considering the Notice of Motion to Rescind the ratified resolution relative to the Hillyard Site location at the September 16, 2025 meeting of Council. The ratified resolution up for debate and decision is relative to Report 239-2025 Report Back - Temporary Shelter Village Initiative - Alternate Locations, as amended and passed by City Council at the July 21, 2025 meeting.

Within the above noted report and approved resolution of City Council, Administration remains committed to completing the work to establish a Temporary Village at the Hillyard Site (the Village) but has paused any further effort on this file until the Notice of Motion to Rescind is resolved. By resolution, Administration is required to report any “significant barriers” to this site. At this time, Administration does not have any such barriers. However, there are challenges, as outlined within this memorandum, that must be highlighted to help better inform City Council in its decision.

Community Feedback

Following the ratified decision of Council to proceed with the Hillyard Site, significant input was received from the community through: a ‘town hall’ for surrounding area

business owners scheduled by Administration and the Chamber of Commerce on 7 August 2025; meetings with business leaders by members of Administration including with the City Manager; and a variety of emails and others correspondence (all of which were forwarded to members of Council).

The community objections to the site can be summarized into five areas:

1. Lack of public consultation prior to the decision;
2. Concern about elevated criminal activity;
3. Concern about elevated situations of vagrancy and associated challenges;
4. Concern that tent encampments will develop in the area surrounding the temporary village; and
5. Potential pause or elimination of commercial investment in the area because of the above concerns – thereby impacting the City’s growth objectives.

Administration has little comment on #1. Since ratification, Administration has been fully receptive to feedback and has attempted to inform the public and answer their questions. Should the decision be to proceed with Hillyard, Administration would continue its public consultation to inform and answer questions, including possible mitigation measures to ease community concerns in the immediate area.

For #2, although the concern is recognized, there is no evidence from other sites in other cities that would suggest this to be true. In fact, an examination of other sites shows that criminal activity has lessened or remained constant in most locations. In the few locations where criminal activity has increased, it has done so at a rate slower than the remainder of the city in question.

For #3, there have been some examples of increased vagrancy in locations where sufficient initiatives to address this were not in place. The 10-Part Plan has the necessary measures to remove the risk of vagrancy and Administration recognizes the best practice of treating this as a priority.

For #4, the 10-Part Plan and Administration’s comments to Council in Open session have repeatedly affirmed that Administration would not recommend allowable tent encampment sites in proximity to the Village. Additionally, no tent encampments will be permitted in the surrounding area. The Encampment Response Team will monitor the area and support voluntary relocations. For individuals unwilling to voluntarily relocate, ‘Trespass Notices’ will be strictly enforced provided there is alternative accessible indoor shelter space available.

For #5, clearly, based on the comments received, several businesses in the area have indicated that they may pause, delay or cancel future investment in growth. This is

based on their perception of the risks. Although Administration does not support their evaluation of the risks since the evidence and lessons learned would indicate otherwise, perception can be important to these businesses. The perception of risk itself - even absent actual negative impacts - can influence business confidence. Perceived impacts can be mitigated through site design, security, and service protocols. Administration remains committed to working with the community to develop necessary mitigation measures/strategies. However, businesses will likely remain concerned about safety, customer confidence, and the overall attractiveness of the area. Administration advises that while the Hillyard site remains viable for the Village, the area businesses and residents are very concerned.

Timeline

The Province's confirmation of a reasonable extension to funding timelines provides Council with some flexibility. However, any delay must be viewed as reasonable by the Province.

There are other considerations with respect to the timeline:

1. Even if Hillyard remains as the selected site, having partial occupancy by year-end is now unlikely due to the ongoing pause and pending decision of Council. Partial occupancy in the first few months of 2026 may still be possible.
2. Rescinding the decision on Hillyard means that any new site would not be determined for at least 60 days. Time would be required for analysis, public consultation and Council decision. This would mean that:
 - a. the Village would not have interim operational capability until late spring of 2026, at the earliest. This is due to construction limitations during the winter months.
 - b. the time for holding proponents to the terms of their submitted proposals will likely have expired and there is a likelihood that one or both of the RFP processes would have to be cancelled.
 - c. there is also procurement risk associated with allowing RFPs to lapse.
 - d. the other key element of any timeline delay centres on the impact to those who are currently experiencing homelessness. These impacts were well articulated during previous Council debates and therefore are not repeated here.

Other Potential Sites

Administration has provided a Ranked Property List that was exhaustive, and there are no other site options that have not already been identified. Because detailed assessments on other properties within that list have not occurred nor has there been any public consultation, Administration cannot offer alternatives at this time. What is clear is that all other possibilities have challenges and that Administration anticipates experiencing substantive unfavourable support by elements of our community for any site proposed.

Other Considerations

Through public engagement, it remains clear that there is still a lack of full understanding of the 10-Part Plan and the details of the Village. We have therefore attached to this Memorandum the latest updated version of the Frequently Asked Questions (FAQs) and would also encourage those wishing additional and accurate information to consult the web page dedicated to this subject at www.thunderbay.ca/village

Conclusion

Administration is bringing these considerations forward so that Council is fully informed in its deliberations. Administration remains committed to satisfying the will of Council, which includes a human rights-based approach and the 10-Part Plan to respond to unsheltered homelessness in our community, as approved by City Council. The establishment and operationalization of a Temporary Village is an essential component of this plan. Without it, the 10-Part Plan would need to be re-written. The modified plan would see minimal assistance to those in-need and would prevent any concrete actions to better manage encampments. In short, status quo would be the approach.

C.C.

Kerri Marshall, Commissioner – Growth
Cynthia Olsen, Director – Strategy & Engagement

About the Project

Why is the City of Thunder Bay creating a Temporary Shelter Village?

We are creating a Village to give people pathways out of homelessness and into housing. The Village will also help reduce the number of encampments in the city and the health and safety risks that come with them, making it easier to manage public spaces, and improve safety and well-being for the whole community.

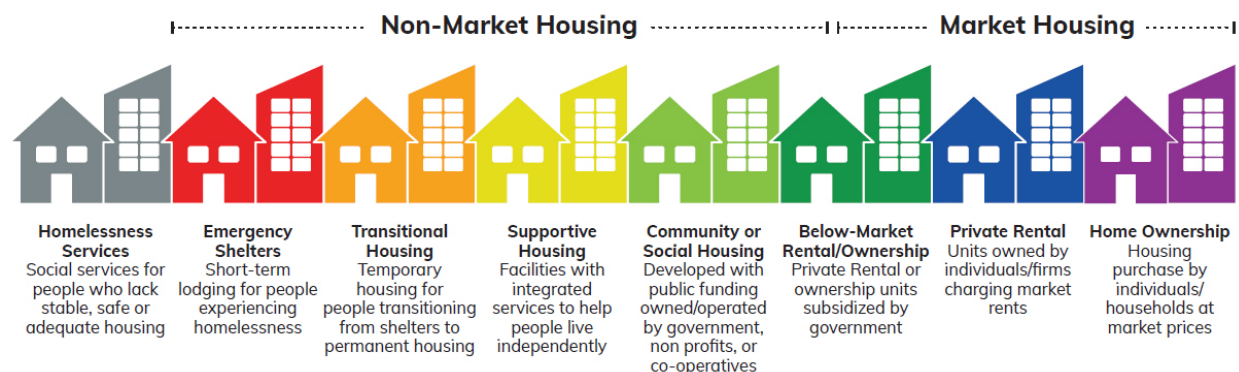
An [Ontario Superior Court of Justice ruling](#) has also found that cities cannot require people to leave encampments unless accessible indoor shelter options are available. The Village will help the City meet this legal obligation while also improving conditions for those living unsheltered.

Is this a permanent solution?

No. The commitment to the project is temporary for a period of five years. It is designed to meet immediate needs while the District of Thunder Bay Social Services Administration Board (TBDSSAB) and community partners expand the availability of permanent housing, supportive housing, transitional housing, and shelter spaces.

How does this fit into Thunder Bay's plan to address homelessness?

The Temporary Shelter Village is one part of our [10 Part Enhanced Encampment Response Action Plan](#). The Village also supports work being done by the District of Thunder Bay Social Services Administration Board and housing service providers to expand options across the full continuum of housing, including the shelter system.



Safety & Community Impacts

How will the site be kept safe and clean?

The Village will always have staff and security on site, around the clock. The property will be fully fenced, well-lit, and include buffer zones to help keep it safe. Regular garbage collection and site inspections will make sure the grounds and surrounding area are kept clean. Residents will be expected to follow a code of conduct that outlines rules and consequences, including how to keep the site and surrounding area safe and respectful for everyone. With staff, services, and security in place 24/7, the Village will be closely monitored, and the City will make changes if extra supports are needed.

How will noise, fires, or disturbances be managed?

Fires will not be permitted at the Village. Staff and security will be on site 24/7 to respond to any noise or disturbances. If conflicts arise, staff will step in to calm the situation so the site remains safe and respectful for everyone.

How will community safety be protected? What role will police play?

Staff and security will always be on site. The Thunder Bay Police Service (TBPS) will continue to be responsible for public safety issues and criminal matter issues. The third-party operator, like all other shelter and housing providers, will work with the TBPS if there are public safety issues and criminal matters at the Village.

What will happen with encampments near the Village?

Based on lessons learned from similar projects, once the Temporary Shelter Village is open, encampments will not be allowed in the immediate surrounding area. The City's Encampment Response Team will regularly monitor the area and work with people to relocate. Where enforcement is required, 'Trespass Notices' will be issued and enforced.

Will property values decrease?

Studies of similar transitional and supportive housing models show no decrease in surrounding property values.

Will crime increase?

Evidence from similar projects shows no substantial increase in crime. Generally, crime was either reduced, remained unchanged, or grew at a slower pace compared to overall community trends.

How is the City keeping residents and businesses informed?

The City is committed to keeping the community up to date as the project moves forward. Updates will be posted on the City's website and shared through social media.

A Neighbourhood Liaison Committee will also be created to bring together surrounding residents, businesses, Temporary Shelter Village staff, and City staff. This group will help with open communication and ongoing feedback. In addition, City staff will continue to be available to answer questions and hear concerns directly from the public.

Location

Where will the Village be located and how was that decided?

Administration reviewed more than 50 City-owned properties for the Village. Sites were evaluated on criteria such as size, distance to services, safety, and how quickly construction could start. Staff also worked with a crime prevention through environmental design professional and the Thunder Bay Police Service to look at design features that support safety, such as clear sight lines and areas with natural visibility from nearby activity. After reviewing staff's analysis, City Council decided on the Hillyard Site at 879 Alloy Place.

Do zoning rules apply to this project?

Building the Village on City owned property is allowed under Thunder Bay's Zoning By-law and Official Plan. These rules specifically say that public authorities, like the City, can use their land for public purposes such as this project.

What progress has been made at the site?

Since Council approved the Hillyard Site, the City has commenced several assessments to make sure the location is safe and suitable. These include an archaeological review, an environmental impact study, a site contamination check, a flood risk assessment, and a safety review with the Thunder Bay Police Service and community partners.

How will construction affect local businesses?

Construction impacts to local businesses will be minimal, as most of the work is occurring outside of the road right-of-way. The City will keep businesses informed about timelines and impacts.

What happens to the site when the Village closes?

The Village is designed as a short-term solution. When it is no longer needed, the site will already be fully serviced with infrastructure like water, sewer, and utilities. This means the property will be ready for future development, which can help support long-term growth and economic opportunities.

Operations and Services

Who will operate the Village?

A qualified third-party provider will operate the Village. They will be selected through a competitive process. The City will maintain oversight through inspections, reporting, and collaboration with the operator. The operator will also work closely with TBDSSAB and local housing providers to support transitions out of homelessness and into housing.

What facilities will be on site?

The Village will include 80 private, climate-controlled shelter units, each with a lockable door for safety and privacy. Residents will have access to washrooms, showers, and laundry facilities. There will also be shared common spaces for residents, as well as offices and space for staff and security.

What support services will be offered?

Residents of the Village will have access to a wide range of supports to help them stabilize and work toward appropriate housing. These include case management and help navigating systems and services, access to transportation, healthcare including mental health, and harm reduction and addiction services. Meals and snacks will be provided on site, and residents will also take part in life skills programs to support their independence.

What is a “low-barrier” shelter? What does “harm reduction” mean in this context?

A low-barrier shelter removes common obstacles to accessing sheltering. This includes allowing couples and pets.

Harm reduction means meeting people where they are, recognizing that not everyone is ready or able to stop using substances. Supports may include safer use strategies, managed use, or abstinence. The goal is to improve health, reduce risks, and support residents in their housing journey.

How will substance use be managed?

Substance use will not be allowed in shared or public areas of the Village. Residents will be able to use substances privately in their own units, where safety measures are in place. Each unit will have an emergency alert system so staff can respond quickly in the event of an overdose or other emergency. In addition, residents will have access to harm reduction supports and connections to addictions health care to help them use more safely and, when ready, work toward treatment and recovery.

How will residents be selected?

Intake will be managed by the operator in collaboration with willing emergency shelter providers. Priority will be given to people who face barriers accessing traditional shelter systems. The City and TBDSSAB will maintain oversight of the intake process.

Will residents pay rent?

Residents receiving Ontario Works (OW) or Ontario Disability Support Program (ODSP) will contribute their shelter allowance, where applicable.

Can couples stay together?

Yes. Couples will be accommodated.

Can residents bring pets?

Yes, where it is safe to do so. A pet policy is being developed for the safety of all residents, staff, and neighbours.

Will visitors be allowed?

Yes, but with restrictions. Approved visitors will be permitted only during designated hours and must check in with security.

Will there be rules and expectations for residents?

Yes. Each resident will sign an occupancy agreement outlining rules, responsibilities, and behavioural expectations. Violations may result in consequences, including termination of occupancy.

Costs & Accountability

How much will the project cost?

The total cost to build and set up the Temporary Shelter Village, including construction and infrastructure, is estimated at \$5.0 million. To date, the City has secured \$2.8 million in external funding to help cover these capital costs. Once the Village is open, the municipal contribution to operating costs is capped at \$1.5 million annually. The City continues to look for other opportunities to recover expenses.

How will success be measured?

The City will track the success of the Temporary Shelter Village using clear measures. These include the number of encampments and people living outdoors, how many units are filled and for how long, and how often residents are accessing health and support services. Another important measure is how many people move out of the Village and into stable housing. The City will also look at overall community impacts and benefits to make sure the project is meeting its goals.

Does this project align with the City's Community Safety & Well-Being Plan?

Yes. Addressing housing and homelessness is a key priority area in the City's Community Safety & Well-Being Plan. The Temporary Shelter Village directly supports achieving the priority area's targeted outcomes.

What community engagement has been done on the City's response to encampments?

Over the past two years, the City has been engaging the community by connecting with residents, businesses, service providers, Indigenous leaders, and people with lived or living experience. This has resulted in more than 2,500 points of engagement through focus groups, public surveys, drop-in events, and ongoing discussions with housing and service providers.

Who can I contact if I have questions?

Rilee Willianen, Encampment Response Lead – City of Thunder Bay

807-627-1453

sheltervillage@thunderbay.ca

Memorandum

Corporate By-law Number: 277-2025-City Manager's Office-Office of the City Clerk

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

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

DATE PREPARED: August 22, 2025

SUBJECT: By-law 277-2025 – Confirming By-law – September 16, 2025

MEETING DATE: City Council - September 16, 2025

By-law Description: A By-law to confirm the proceedings of a meeting of Council, this 16th day of September 2025

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

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

Schedules and Attachments:

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 277-2024

A By-law to confirm the proceedings of a meeting of
Council, this 16th day of September 2025

Recitals

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

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

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

16th day of September, 2025 OPEN SESSION, CITY COUNCIL MEETING

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

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

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

Enacted and passed this 16th day of September, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Ken Boshcoff

Mayor

Krista Power

City Clerk