



Growth Standing Committee Meeting Minutes

Tuesday, November 25, 2025, 4:31 p.m.

S.H. Blake Memorial Auditorium

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etrene
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
John Collin, City Manager
Gillian Matson, Acting City Solicitor
Keri Greaves, Commissioner - Corporate Services & City Treasurer
Kerri Marshall, Commissioner - Growth
Jamie Taylor, CEO Thunder Bay Community Economic Development Commission
Joel DePeuter, Director – Development Services
Matt Pearson, Senior Advisor Growth
Summer Stevenson, Project Manager
Crystal DePeuter, Council & Committee Clerk

1. Growth Standing Committee in the S.H. Blake Memorial Auditorium (Council Chambers)

Vice Chair: Councillor Kasey Etrene

2. Land Acknowledgement

Councillor Rajni Agarwal provided a land acknowledgement.

3. Disclosures of Interest

4. Confirmation of Agenda

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

WITH RESPECT to the Tuesday, November 25, 2025 Growth Standing Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

5. Minutes of Previous Meetings

Minutes of the Growth Standing Committee, held on October 28, 2025, for information.

6. Reports of Administration

6.1 Smart Growth Action Plan – Engagement Summary

Report 377-2025-Growth seeking endorsement of the Growth Standing Committee relative to the Smart Growth Action Plan.

Matt Pearson, Senior Advisor-Growth provided a PowerPoint presentation.

Correspondence received from Karl Skogstad dated November 15, 2025 requesting the opportunity to provide a deputation relative to the Smart Growth Action Plan.

Correspondence received from Warren Philp dated November 21, 2025 requesting the opportunity to provide a deputation relative to the Smart Growth Action Plan.

Karl Skogstad appeared before Committee, provided a deputation and responded to questions.

Warren Philp and Heather Foster, Waterfront Trail Rotary Community Action Team appeared before Committee, provided a PowerPoint and responded to questions.

MOVED BY: Mayor Ken Boshcoff
SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to Report 377-2025, we recommend endorsement of the Standing Committee to forward the following recommendations to City Council;

WE RECOMMEND THAT City Council adopt the Smart Growth Action Plan as presented;

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

CARRIED

6.2 Vacant Dilapidated Buildings Program Update

Report 346-2025-Growth-Development Services presenting the Vacant & Dilapidated Buildings Program approach to the Growth Standing Committee for review and discussion.

Summer Stevenson, Project Manager provided a PowerPoint presentation and responded to questions.

6.3 Property Related Matter

Confidential report 2025CLS.042 (Realty Services) to be distributed separately to all Members of Council only.

Resolution to Recess and Resolve Into Closed Session

MOVED BY: Councillor Dominic Pasqualino

SECONDED BY: Councillor Rajni Agarwal

THAT we resolve into Closed Session in order to receive information that is relative to confidential report 2025CLS.042 (Realty Services) pursuant to the Municipal Act (Section 239 (2)):

(c) a proposed or pending acquisition or disposition of land by the municipality or local board;

(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.

CARRIED

Growth Standing Committee – Closed Session in the McNaughton Room at 6:22 p.m.

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etreni
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
John Collin, City Manager
Gillian Matson, Acting City Solicitor
Keri Greaves, Commissioner - Corporate Services & City Treasurer
Kerri Marshall, Commissioner - Growth
Joel DePeuter, Director – Development Services
Deanna Walker, Manager – Realty Services
Maria Pepe, Property Agent

Guest: Brian Hamilton

6.3.1 Growth Standing Committee - Closed Session

Vice Chair: Councillor Kasey Etreni

6.3.2 Disclosures of Interest

6.3.3 Reports of Municipal Officers

Property Related Matter

Report 2025CLS.042 (Realty Services) was distributed separately to all Members of Council, City Manager, City Solicitor, Commissioner - Growth, and Commissioner - Corporate Services & City Treasurer only on Friday, November 21, 2025.

City Manager John Collin, Commissioner - Corporate Services & City Treasurer Keri Greaves, Director-Development Services Joel DePeuter, and Manager - Realty Services Deanna Walker responded to questions.

At 6:44 p.m. the Closed Session concluded.

Growth Standing Committee – Open Session in the S.H. Blake Memorial Auditorium (Council Chambers) at 6:44 p.m.

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etreni
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
Keri Greaves, Commissioner - Corporate Services & City Treasurer
Kerri Marshall, Commissioner - Growth
Joel DePeuter, Director – Development Services
Crystal DePeuter, Council & Committee Clerk

6.4 Growth Standing Committee - Open Session

Vice Chair: Councillor Kasey Etreni

The Deputy City Clerk advised that there were no further items.

7. Adjournment

The meeting adjourned at 6:45 p.m.