



Growth Standing Committee Meeting Minutes

Monday, December 1, 2025, 4:30 p.m.

S.H. Blake Memorial Auditorium

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

Officials: Jeff Walters, Manager - Legislative Services & Deputy City Clerk
John Collin, City Manager
Keri Greaves, Commissioner - Corporate Services & City
Treasurer
Kerri Marshall, Commissioner - Growth
Aaron Ward, Acting Commissioner - Infrastructure & Operations
Joel DePeuter, Director – Development Services
Deanna Walker, Manager – Realty Services
Werner Schwar, Supervisor – Parks & Open Spaces Planning
Gillian Matson, Solicitor II
Gordon Stover, Committee & Meeting Management System
Coordinator

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

Chair: Councillor Trevor Giertuga

2. Land Acknowledgement

Councillor Kasey Etreni provided a land acknowledgement.

3. Disclosures of Interest

4. Confirmation of Agenda

MOVED BY: Councillor Dominic Pasqualino

SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to the Monday, December 1, 2025 Growth Standing Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

5. Reports of Administration

5.1 Surplus Declaration - Call for Proposals – 4 Opportunity Sites

Report 387-2025 - Growth - Development Services - Realty Services seeking endorsement from the Standing Committee - Growth to declare the Opportunity Sites surplus for potential future residential development.

Correspondence received from Connor MacLeod on November 13, 2025 requesting to appear before Standing Committee.

Correspondence received from Lori Santink on November 14, 2025 requesting to appear before Standing Committee. Additional information relative to the deputation was distributed separately on Friday, November 28, 2025.

Correspondence received from Carol Prince on November 14, 2025 requesting to appear before Standing Committee. Additional information relative to the deputation was distributed separately on Friday, November 28, 2025.

Correspondence received from Ivan Bakk on November 14, 2025 requesting to appear before Standing Committee.

Correspondence received from Steffanie Petroni on November 16, 2025 requesting to appear before Standing Committee.

Correspondence received from Cody Lane on November 19, 2025 requesting to appear before Standing Committee.

Correspondence received from Zack White on November 19, 2025 requesting to

appear before Standing Committee. Additional information relative to the deputation was distributed separately on Friday, November 28, 2025.

Correspondence received from Rod Seabrook on November 20, 2025 requesting to appear before Standing Committee. Petition containing approximately 90 signatures opposing the proposed 400 unit apartment complex at 300 Tokio Street was received on Monday, December 1, 2025, for information.

Correspondence received from Catherine Courtine on November 20, 2025 requesting to appear before Standing Committee.

Written Deputation received from Brittney Huston on November 25, 2025 for information only.

Correspondence received from David Tremonti on November 27, 2025 requesting to appear before Standing Committee. Additional information relative to the deputation was distributed separately on Friday, November 28, 2025. Petition containing approximately 36 signatures opposing the proposed 200 unit apartment complex at 144 Fanshaw Street was received on Monday, December 1, 2025, for information.

Joel DePeuter, Director - Development Services and Deanna Walker, Manager - Realty Services provided a PowerPoint presentation and responded to questions.

Connor MacLeod appeared before Committee, provided a deputation and responded to questions.

Lori Santink appeared before Committee, provided a deputation and responded to questions.

Carol Prince appeared before Committee and provided a deputation.

Ivan Bakk appeared before Committee and provided a deputation.

Steffanie Petroni appeared before Committee, provided a deputation and responded to questions.

Cody Lane appeared before Committee, provided a deputation and responded to questions.

Zack White appeared before Committee, provided a deputation and responded to questions.

Rod Seabrook appeared before Committee, provided a PowerPoint presentation and responded to questions.

Catherin Courtine appeared before Committee and provided a deputation.

David Tremonti appeared before Committee and provided a deputation.

MOVED BY: Councillor Kasey Etreni
SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to Report 387-2025, we request endorsement of the Standing Committee to forward the following recommendations to City Council:

WE RECOMMEND THAT the City's interest in the vacant property, being PCL BLOCK-1 SEC M325; BLK L PL M325 MCINTYRE; THUNDER BAY (B25), municipally known as 144 Fanshaw Street, be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

AND THAT the City's interest in the vacant property, being PT LT 4, CON A, BEING PT OF PTS 1, 2, & 3 55R-10186, PT OF PICTON AVENUE PL M37 BEING PTS 7 & 8 55R-9082 CLOSED BY LT135107, LTS 81-107 PL M37, LTS 113 – 125 PL M37, PT LT 108 PL M37 EXCEPT PT 13 55R-9082, PT LT 109 PL M37 EXCEPT PT 12 55R-9082, PT LTS 110 & 111 PL M37 EXCEPT PT 11 55R-9082, PT LT 112 PL M37 EXCEPT PT 10 55R-9082, PT OF JUNOT AVENUE PL M37, BEING PTS 5, 6 & 13 55R-2984 CLOSED BY LT135107, PT OF PICTON AVE PL M37, BEING PT 2 55R-2984 PT LT 112 PL M37 EXCEPT PT 10 55R-9082, PT OF JUNOT AVENUE PL M37, BEING PTS 5, 6 & 13 55R-2984 CLOSED BY LT135107, PT OF PICTON AVE PL M37, BEING PT 2 55R-2984 CLOSED BY LT135107, PT OF TOKIO STREET PL M37, BEING PT OF PT 14 55R-2984 CLOSED BY LT135107, PT OF TOKIO STREET PL M37, BEING PT OF PT 15 55R-2984 CLOSED BY F53897, PT OF LANES PL M37, BEING PTS 3 & 4 55R-2984 CLOSED BY LT135107, PT OF JUNOT AVENUE PL M37, BEING PT 12 55R-2984 CLOSED BY F53897; CITY OF THUNDER BAY (D79), municipally known as 300 Tokio Street be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

AND THAT the City's interest in the vacant property, being PT LT 2 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE AS IN TBR395999 EXCEPT ROW THEREIN; THUNDER BAY, PT LT 2 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE PT 1 & 2, 55R4011; THUNDER BAY, PT LT 3 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE AS IN TBR308776; THUNDER BAY, PT LT 3 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE AS IN TBR245426 & TBR264692; THUNDER BAY (E103), municipally known as 211-223 Tupper Street & 224 Camelot Street, be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

AND THAT the City's interest in the vacant property, being PT LT C, PL PA59, S OF ARUNDEL ST, E OF 55R3639 EXCEPT PL 818; THUNDER BAY (E104), municipally known as 791 Arundel Street, be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

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

It was requested that each of the 4 opportunity sites be voted on separately.

MOVED BY: Councillor Kasey Etreni
SECONDED BY: Councillor Rajni Agarwal

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MOVED BY: Councillor Kasey Etreni
SECONDED BY: Councillor Rajni Agarwal

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55R-2984 CLOSED BY LT135107, PT OF PICTON AVE PL M37, BEING PT 2 55R-2984 PT LT 112 PL M37 EXCEPT PT 10 55R-9082, PT OF JUNOT AVENUE PL M37, BEING PTS 5, 6 & 13 55R-2984 CLOSED BY LT135107, PT OF PICTON AVE PL M37, BEING PT 2 55R-2984 CLOSED BY LT135107, PT OF TOKIO STREET PL M37, BEING PT OF PT 14 55R-2984 CLOSED BY LT135107, PT OF TOKIO STREET PL M37, BEING PT OF PT 15 55R-2984 CLOSED BY F53897, PT OF LANES PL M37, BEING PTS 3 & 4 55R-2984 CLOSED BY LT135107, PT OF JUNOT AVENUE PL M37, BEING PT 12 55R-2984 CLOSED BY F53897; CITY OF THUNDER BAY (D79), municipally known as 300 Tokio Street be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

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CARRIED

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SECONDED BY: Councillor Rajni Agarwal

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CARRIED

Surplus Declaration - Call for Proposals - 4 Opportunity Sites

MOVED BY: Councillor Kasey Etreni
SECONDED BY: Councillor Rajni Agarwal

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

CARRIED

6. Adjournment

The meeting adjourned at 7:07 p.m.