



**Committee of the Whole Meeting Minutes**

**Monday, December 12, 2022**

**McNaughton Room**

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

Officials: Krista Power, City Clerk  
Norm Gale, City Manager  
Patty Robinet, City Solicitor

**1. Closed Session in the McNaughton Room at 4:30 p.m.**

Closed Session Agendas distributed separately to Members of Council and EMT only.

It was consensus of Committee to change the order of the agenda.

**1.1 Disclosures of Interest**

None.

**1.2 Board Appointment - CEDC**

Memorandum from Krista Power, City Clerk, dated December 5, 2022, relative to the above noted distributed separately to Members of Council, City Manager, City Solicitor and General Manager - Development & Emergency Services only Thursday, December 8, 2022.

Krista Power provided an overview of the Confidential Memorandum.

It was consensus of Committee that Administration proceed as directed.

Krista Power advised that this item would be coming forward at Committee of the Whole - Open Session held later in the evening.

Karen Lewis left the meeting room.

**1.3 Board Appointment - Thunder Bay Community Foundation**

Memorandum from City Clerk, Krista Power dated December 5, 2022 relative to the above noted distributed separately to Members of Council, City Manager and City Solicitor only on Thursday, December 8, 2022.

Krista Power provided an overview of the Confidential Memorandum.

It was consensus of Committee that Administration proceed as directed.

Krista Power advised that this item would be coming forward at Committee of the Whole - Open Session held later in the evening.

**1.4 Board Appointment - Waterfront District BIA**

Memorandum from Krista Power, City Clerk, dated December 5, 2022 distributed separately to Members of Council, City Manager, City Solicitor only Thursday, December 8, 2022.

Krista Power provided an overview of the Confidential Memorandum.

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

Krista Power advised that this item would be coming forward at Committee of the Whole - Open Session held later in the evening.

### **1.5 Collective Bargaining Mandate - Unifor**

Report 2022CLS.026 (Human Resources) relative to the above noted distributed separately to Members of Council, City Manager, City Solicitor, General Manager - Corporate Services & Long-Term Care & City Treasurer and Director - Human Resources & Corporate Safety only Thursday, December 5, 2022.

Linda Evans, Karie Ortgiese and Erin Anderson, Manager - Labour Relations entered the meeting room.

Karie Ortgiese provided an overview and responded to questions.

Erin Anderson provided further information and responded to questions.

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

Krista Power advised that this item would be coming forward at Committee of the Whole - Open Session held later in the evening.

### **1.6 Collective Bargaining Mandate - ONA**

Report 2022CLS.025 (Human Resources) relative to the above noted distributed separately to Members of Council, City Manager, City Solicitor, General Manager - Corporate Services & Long-Term Care & City Treasurer and Director - Human Resources & Corporate Safety only Thursday, December 5, 2022.

Erin Anderson provided an overview and responded to questions.

Karie Ortgiese responded to questions.

Norm Gale, City Manager responded to questions.

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

Krista Power advised that this item would be coming forward at Committee of the Whole - Open Session held later in the evening.

Linda Evans, Karie Ortgiese and Erin Anderson left the meeting room.

## **1.7 Legal Matter**

Report 2022CLS.042 (Legal Services) relative to the above noted distributed separately to Members of Council, City Manager, City Solicitor and General Manager - Corporate Services & Long-Term Care & City Treasurer only Thursday, December 8, 2022.

Karen Lewis, General Manager - Development & Emergency Services, Kelly Robertson, General Manager - Community Services, Joel DePeuter, Director - Development Services, Leah Prentice, Director - Recreation & Culture, Emma Westover, Director - Financial Services, Deanna Walker - Manager - Realty Services and Melanie Davis, Policy & Research Analyst entered the meeting room and Anne Turuba, Manager - Compensation Benefits & Health Services entered the meeting room via MS Teams.

Norm Gale provided opening remarks and an introduction to the report and responded to questions.

Patty Robinet provided an overview and responded to questions.

Leah Prentice responded to questions.

Emma Westover responded to questions.

Linda Evans responded to questions.

Joel DePeuter responded to questions.

Present: Mayor Ken Boshcoff  
Councillor Rajni Agarwal  
Councillor Albert Aiello  
Councillor Mark Bentz

Councillor Shelby Ch'ng  
Councillor Kasey Etreni  
Councillor Andrew Foulds  
Councillor Trevor Giertuga  
Councillor Brian Hamilton  
Councillor Greg Johnsen  
Councillor Kristen Oliver  
Councillor Dominic Pasqualino  
Councillor Michael Zussino

Officials: Krista Power, City Clerk  
Norm Gale, City Manager  
Patty Robinet, City Solicitor  
Linda Evans, General Manager - Corporate Services & Long-Term Care  
Karen Lewis, General Manager - Development & Emergency Services  
Kerri Marshall, General Manager - Infrastructure & Operations  
Kelly Robertson, General Manager - Community Services  
Joel DePeuter, Director - Development Services  
Karie Ortgiese, Director - Human Resources & Corporate Safety  
Leah Prentice, Director – Recreation & Culture  
Devon McCloskey, Supervisor - Planning Services  
Lori Wiitala, Council & Committee Clerk

**2. Open Session – Planning in S.H Blake Memorial Auditorium at 6:40 p.m.**

Chair: Councillor Andrew Foulds

**3. Disclosures of Interest**

None.

**4. Confirmation of Agenda**

MOVED BY: Councillor Albert Aiello  
SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to the December 12, 2022 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

## **5. Presentations**

### **5.1 Age Friendly Thunder Bay Presentation**

Memorandum from Cynthia Olsen, Manager - Community Strategies dated October 12, 2022, requesting to provide a presentation relative to the above noted.

Randy Moore, Chair - Age Friendly Thunder Bay and Bonnie Krysowaty, Coordinator - Age Friendly Thunder Bay appeared before Committee via MS Teams, provided a PowerPoint presentation and responded to questions.

### **5.2 Poverty Reduction Strategy Presentation**

Memorandum from Cynthia Olsen, Manager - Community Strategies dated October 12, 2022, requesting to provide a presentation relative to the above noted.

Marie Klassen, Executive Director - Lakehead Social Planning Council and Bonnie Krysowaty, Researcher and Program Coordinator - Lakehead Social Planning Council appeared before Committee via MS Teams, provided a PowerPoint presentation and responded to questions.

### **5.3 Food Strategy Annual Report Presentation**

Memorandum from Cynthia Olsen, Manager - Community Strategies, dated November 22, 2022, requesting to provide a presentation relative to the above noted.

Karen Kerk, Coordinator - Thunder Bay Food Strategy appeared before Committee via MS Teams, provided a PowerPoint presentation and responded to questions.

## 6. Deputations

### 6.1 Soccer Northwest Deputation

Correspondence received from Mike Venezia, dated November 7, 2022, requesting to appear before Committee and provide a deputation relative to the above noted.

Memorandum from City Clerk Krista Power, dated December 9, 2022, relative to correspondence received relating to the above noted distributed separately Friday, December 9, 2022.

Memorandum from Councillor Andrew Foulds, dated December 9, 2022, presenting a referral motion relative to the Soccer Northwest Deputation distributed separately Friday, December 9, 2022.

Councillor Brian Hamilton, Vice-Chair, assumed the Chair.

Michael Venezia, Soccer Northwest Ontario, Sarah Black and Nathan Lawrence appeared before Committee, provided a PowerPoint presentation and responded to questions.

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

WITH RESPECT to the deputation from Soccer Northwest Ontario, we recommend that the information within the deputation be referred to Administration for review and feedback;

AND THAT Administration connect with key stakeholders to collect relevant data and information that would inform the report;

AND THAT Administration report back on or before May 8, 2023;

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

**Amendment:**

MOVED BY: Councillor Trevor Giertuga  
SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to the motion as contained in the Memorandum from Councillor Andrew Foulds, dated December 9, 2022, we recommend that the report back date be changed from May 8, 2023 to March 13, 2023.

CARRIED

**Amendment:**

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to the deputation from Soccer Northwest Ontario, we recommend that the information within the deputation be referred to Administration for review and feedback;

AND THAT Administration connect with key stakeholders to collect relevant data and information that would inform the report;

AND THAT Administration report back on or before March 13, 2023;

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

CARRIED

Councillor Andrew Foulds resumed the Chair.

**7. Items Arising from Closed Session**

**7.1 Board Appointment - CEDC**

Confidential Memorandum from City Clerk Krista Power, dated December 5, 2022 relative to the above noted was previously presented in Closed Session held earlier in the evening.

MOVED BY: Councillor Albert Aiello

SECONDED BY: Councillor Michael Zussino

WITH RESPECT to the confidential memorandum from Krista Power, City Clerk, dated December 5, 2022 relative to Board Appointments for the

Thunder Bay Community Economic Development Commission (CEDC), we recommend that Sarah Lewis, Michelle Salo and Roger Souckey be appointed as Community Directors of the Thunder Bay Community Economic Development Commission;

AND THAT Sarah Lewis, Michelle Salo and Roger Souckey's term of office shall be four years commencing December 12, 2022 and expiring December 12, 2026.

CARRIED

## **7.2 Board Appointment - Thunder Bay Community Foundation**

Confidential Memorandum from City Clerk Krista Power, dated December 5, 2022 relative to the above noted was previously presented in Closed Session held earlier in the evening.

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to the confidential memorandum from Ms. Krista Power, City Clerk, dated December 5, 2022 relative to the Thunder Bay Community Foundation Board of Trustees, we recommend that Murray Becotte and Wendy Bell be appointed.

CARRIED

## **7.3 Board Appointment - Waterfront BIA**

Confidential Memorandum from City Clerk Krista Power, dated December 5, 2022 relative to the above noted was previously presented in Closed Session held earlier in the evening.

MOVED BY: Councillor Kasey Etreni

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Confidential Memorandum from Krista Power, City Clerk, dated December 5, 2022 relative to appointments to the Waterfront District BIA Board of Directors, we recommend that Jim Comuzzi, Peter

White, Jordan Calonego, Phil Walkden, Maelyn Hurley, Ken Ogima, John Murray, Thomas Trist and Kory Morabito be re-elected for a 4 year term expiring November 14, 2026;

AND THAT Robyn Despina be appointed for a 4 year term expiring on November 14, 2026, or until such time as a replacement has been appointed.

CARRIED

#### **7.4 Board Appointment - Thunder Bay International Airport**

Confidential Memorandum from City Clerk Krista Power, dated December 5, 2022 relative to the above noted was previously presented in Closed Session held earlier in the evening.

MOVED BY: Councillor Kasey Etrene

SECONDED BY: Councillor Rajni Agarwal

#### **THUNDER BAY INTERNATIONAL AIRPORT AUTHORITY**

(1) One Citizen to serve a three year term expiring November 30, 2025, or as soon as their replacement has been appointed;

AND (1) One Citizen to serve the remainder of a 3 year term expiring November 30, 2024, or as soon as their replacement has been appointed:

1. Carol Pollard
2. Cody Fraser
3. Ron Hell
4. Margaret Wanlin

CARRIED

**7.5 2022CLS.026 - Collective Bargaining Mandate - ONA**

Report 2022CLS.026 (Human Resources & Corporate Safety Division) relative to the above noted distributed separately to Members of Council, City Manager, City Solicitor, General Manager - Corporate Services & Long-Term Care & City Treasurer and General Manager - Human Resources & Corporate Safety only.

It was consensus of Committee that Administration proceed as directed.

MOVED BY: Councillor Kasey Etrene  
SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to Report 2022CLS.026 (Human Resources) it was consensus of Committee that Administration proceed as directed in Closed Session held earlier in the evening.

CARRIED

**7.6 2022CLS.025 - Collective Bargaining Mandate - Unifor**

Report 2022CLS.025 (Human Resources & Corporate Safety) relative to the above noted distributed separately to Members of Council, City Manager, City Solicitor, General Manager - Corporate Services & Long-Term Care & City Treasurer and General Manager - Human Resources & Corporate Safety only.

It was consensus of Committee that Administration proceed as directed.

MOVED BY: Councillor Kasey Etrene  
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to Report 222CLS.025 (Human Resources) it was consensus of Committee that Administration proceed as directed in Closed Session held earlier in the evening.

CARRIED

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

### **8.1 Committee of Adjustment Minutes**

Minutes of Meeting(s) 06-2022, 08-2022 and 10(b)-2022 of Committee of Adjustment, dated June 30, 2022, August 25, 2022 and October 27, 2022.

## **9. Reports of Municipal Officers**

### **9.1 Request for Additional Appropriation for 2022 Ambulance Order**

Report 223-2022 (Development & Emergency Services - Superior North EMS) recommending that the additional appropriation #39 required to continue with the purchase of four ambulances be approved, distributed separately Friday, December 9, 2022.

MOVED BY: Councillor Kasey Etreni

SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to Report 223-2022, we recommend that the additional appropriation #39 required to continue with the purchase of four ambulances be approved;

AND THAT the Mayor and Clerk be authorized to sign any necessary agreement related to the report;

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

CARRIED

### **9.2 Bill 23 – The More Homes Built Faster Act, 2022**

Report 216-2022 (Development & Emergency Services - Planning Services) providing a high level overview of Bill 23, the *More Homes Built Faster Act*, for information.

Memorandum from Joel DePeuter, Director - Development Services, dated December 8, 2022, relative to the above noted distributed separately Friday, December 9, 2022.

### **9.3 Tournament Centre Reserve Fund – Ice Plant Refurbishment**

Report 210-2022 (Community Services - Recreation & Culture) recommending that repairs to the ice plant at the Thunder Bay Tournament Centre be approved to an upset limit of \$108,108.95.

The City Clerk advised that the resolution relative to the above noted would be presented for ratification at the City Council meeting to be held later in the evening and would require a two-thirds vote.

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to Report 210-2022-Community Services-Recreation & Culture, we recommend that repairs to the ice plant at the Thunder Bay Tournament Centre be approved to an upset limit of \$108,108.95;

AND THAT the Thunder Bay Tournament Centre Capital Reserve Fund be approved as the source of funds for the repairs;

AND THAT Appropriation 37 – Recreation & Culture, Tournament Centre be approved;

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

CARRIED

### **9.4 Expansion of Public Safety Radio System (Police, Fire, Transit) to include Municipal Enforcement Services**

Report 233-2022 (Community Services - Facilities, Fleet & Energy Management) recommending the purchase of radio equipment from Harris Canada Systems Inc. of Mississauga Ontario, through its' local agent Spectrum Group in the amount of \$105,090.00 (inclusive of HST and Contingency).

MOVED BY: Councillor Trevor Giertuga

SECONDED BY: Councillor Mark Bentz

WITH RESPECT to Report 233-2022, (Community Services - Facilities, Fleet and Energy Management), we recommend the purchase of radio equipment from Harris Canada Systems Inc. of Mississauga Ontario, through its' local agent Spectrum Group in the amount of \$105,090.00 (inclusive of HST and Contingency);

AND THAT the use of the negotiated method of procurement as outlined in Sections 4.08 and 4.09 of the Supply Management By-law No. 113-2011 be utilized to procure radio equipment;

AND THAT the General Manager – Community Services report any circumstances to City Council should significant variations in contract values occur as the work proceeds;

AND THAT the Manager – Supply Management be authorized to issue any purchase orders related to this purchase;

AND THAT the Mayor and Clerk be authorized to sign all documentation related to these matters;

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

CARRIED

#### **9.5 Transitioning the Thunder Bay Community Auditorium (TBCA) to an Arm's Length Relationship with the City**

Report 221-2022 (Corporate Services & Long-Term Care) recommending that pursuant to section 110 of the *Municipal Act, 2001* the City hereby enter into a municipal capital facility agreement for the purpose of providing financial assistance to the Thunder Bay Community Auditorium Inc. (TBCA) as authorized by By-Law 105-2008, distributed separately Friday, December 9, 2022.

Memorandum from Leah Prentice, Director - Recreation & Culture, requesting a presentation by Thunder Bay Community Auditorium, distributed separately Friday, December 9, 2022.

Trevor Hurtig, General Manager - Thunder Bay Community Auditorium and Dwight Gessie, Chair - Thunder Bay Community Auditorium, appeared before Committee provided a PowerPoint presentation and responded to questions.

The City Clerk advised that reference to Key Lease Terms and Key Loan Terms has been removed from paragraph 4 and paragraph 5 of the recommendation.

MOVED BY: Councillor Shelby Ch'ng  
SECONDED BY: Councillor Albert Aiello

WITH RESPECT to Report 221-2022 (Corporate Services & Long Term Care), it is recommended that pursuant to section 110 of the *Municipal Act, 2001* the City hereby enter into a municipal capital facility agreement for the purpose of providing financial assistance to the Thunder Bay Community Auditorium Inc. (TBCA) as authorized by By-Law 105-2008;

AND THAT the City Manager be authorized to execute the municipal capital facility agreement in form and content satisfactory to the City Solicitor and General Manager Development & Emergency Services;

AND THAT the City renegotiate and enter into a modernized lease, as landlord, with TBCA, as tenant (the "Lease"), of the lands and building municipally known as 1 Paul Shaffer Drive, Thunder Bay (the "Facility");

AND THAT the City Manager be authorized to execute the Lease, in form and content satisfactory to the City Solicitor and General Manager Development & Emergency Services as directed in Closed Session;

AND THAT the City Manager be authorized to execute the Loan Agreement as directed in Closed Session, in form and content satisfactory to the City Solicitor and General Manager, Corporate Services & Long Term Care & City Treasurer;

AND THAT the \$500,000 base loan amount be committed from the Stabilization Reserve Fund;

AND THAT repayment of the \$500,000 base loan amount eliminate the

commitment from the Stabilization Reserve Fund;

AND THAT the \$500,000 short term revolving loan for special events be committed from the Stabilization Reserve Fund;

AND THAT repayment of the short term revolving loan, eliminate the commitment from the Stabilization Reserve Fund;

AND THAT Council delegate authority to Administration to provide a one-time grant to the TBCA of up to a maximum of \$2,000,000, for the purpose of eliminating the organization's accumulated deficit as of December 31, 2022 as directed in Closed session;

AND THAT the aforementioned one-time grant be funded by the Stabilization Reserve Fund;

AND THAT Council direct Administration to establish a Thunder Bay Community Auditorium (TBCA) Capital Reserve Fund in 2023, as authorized by section 110 of the *Municipal Act, 2001*;

AND THAT a contribution of \$100,000 to the TBCA Capital Reserve Fund from the Capital General Reserve Fund be added to the 2023 Budget for Council consideration;

AND THAT Administration include annual contributions of \$150,000 to the TBCA Capital Reserve Fund in the 2024 to 2027 Budgets for Council consideration;

AND THAT the two Capital Assets (being pianos) identified in this corporate report be contributed to the TBCA;

AND THAT Council delegate authority to the City Manager to sign any and all additional documents as may be required to further the transition of the TBCA to a fully arm's length relationship with the City;

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

CARRIED

## 10. Petitions and Communications

### 10.1 Part-lot Control Exemption By-law - Former Hillcrest Highschool Field - 443 Hebert Street

Memorandum from Decio Lopes, Senior Planner, dated November 25, 2022 recommending that the legal description relating to the application by 1852034 Ontario Limited (Robert Zanette) for an exemption to Part Lot Control under Section 50(7) of the *Planning Act* as presented in Report 12/2021 be amended.

Part-lot Control Exemption By-law - Former Hillcrest Highschool Field - 443 Hebert Street - Attachment 1 distributed separately Friday, December 9, 2022.

MOVED BY: Councillor Kasey Etrei  
SECONDED BY: Councillor Michael Zussino

WITH RESPECT to the Memorandum from D. Lopes, Senior Planner dated November 25, 2022, we recommend that the legal description relating to the application by 1852034 Ontario Limited (Robert Zanette) for an exemption to Part Lot Control under Section 50(7) of the *Planning Act* as presented in Report 12/2021 be amended to " LOTS 24-28, 38-52, 60-69, PLAN 138, PORT ARTHUR, PART OF LOTS 29, 37, 53 & 59, PLAN 138 PORT ARTHUR, PART OF LANES, PLAN 138 (CLOSED BY PAB2980 & PTA132604) PORT ARTHUR, PART OF BROWN STREET, PLAN 138, PORT ARTHUR (NOW BRIGHT, ST CLOSED BY PAB2980), PART 1 & 2, PLAN 55R14156, EXCEPT PARTS 1, 2, 3, 4, 5, 6, 7, 9, 10, 13 & 14, PLAN 55R14167 CITY OF THUNDER BAY";

AND THAT the number of overall separate parcels of land to be created be six;

AND THAT By-law 101/2022 be repealed;

AND THAT By-law 219-2022 be presented to Council for consideration on December 19, 2022.

CARRIED

## **10.2 Update - Baggage Building Arts Centre Operating Model**

Memorandum from Leah Prentice, Director - Recreation & Culture, dated November 22, 2022, providing an update on Administration's intent to review and provide recommended revisions to the vision, governance and operations model for the Baggage Building Arts Centre (BBAC) as part of the renewal of the Inspire Thunder Bay Culture Plan, for information.

## **11. Outstanding Items**

### **11.1 Outstanding Items for Planning Session**

Memorandum from City Clerk Krista Power dated November 29, 2022, relative to the above noted, for information.

## **12. New Business**

### **12.1 Establishment of Committee of the Whole Closed Session**

The following resolution will be presented to Committee of the Whole in order to establish a Committee of the Whole - Closed Session meeting on Monday, December 19, 2022:

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

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, December 19, 2022 at 4:30 p.m. in order to receive information pursuant to the *Municipal Act* (Section 239) relative to:

(a) the security of the property of the municipality or local board;

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

(j) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value.

CARRIED

**13. Adjournment**

The meeting adjourned at 10:32 p.m..