



Growth Standing Committee Meeting Minutes

Tuesday, April 28, 2026, 7:00 p.m.

S.H. Blake Memorial Auditorium

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

Officials: Jeff Walters, Manager – Legislative Services & Deputy City Clerk
John Collin, City Manager
Kayla Dixon, Commissioner - Infrastructure & Operations
Keri Greaves, Commissioner - Corporate Services & City
Treasurer
Kerri Marshall, Commissioner - Growth
Gillian Matson, Solicitor II
Joel DePeuter, Director – Development Services
Summer Stevenson, Project Manager
Brent Bigford, Lead Mapping Technician
Christina Wakefield, City Archivist & Chief Heritage Resource
Officer
Gordon Stover, Committee & Meeting Management System
Coordinator

1. Growth Standing Committee in the S.H. Blake Memorial Auditorium (Council Chambers) at 7:00 p.m.

Chair: Councillor Trevor Giertuga

2. Land Acknowledgement

Councillor Rajni Agarwal provided the land acknowledgement.

3. Disclosures of Interest

4. Confirmation of Agenda

MOVED BY: Mayor Ken Boshcoff
SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to the Tuesday, April 28, 2026 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 Tuesday, March 24, 2026, for information.

6. Reports of Administration

6.1 Housing Accelerator Fund – 2026 Annual Report

Report 143-2026 - Growth - Development Services providing an overview of the second Annual Report of Thunder Bay's Housing Accelerator Fund Program submitted to the Canada Mortgage and Housing Corporation (CMHC) on March 3, 2026, for information only.

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

6.2 Pool 6 Visioning Concept for Master Plan Update

Report 177-2026 - Growth - Development Services providing an overview of the Pool 6 / Tug Boat Basin Waterfront Vision and Master Plan Update and seeking feedback from the Standing Committee on Growth prior to its presentation to Council for adoption.

Director - Development Services Joel DePeuter and Cal Brook – Brook McIlroy provided a PowerPoint presentation and responded to questions.

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

WITH RESPECT to Report 177-2026-Growth-Development Services, endorsement of the Standing Committee - Growth is requested to forward the following recommendations to City Council:

WE RECOMMEND THAT Council adopt the Pool 6 / Tug Boat Basin Waterfront Master Plan Update;

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

CARRIED

6.3 Heritage Property Designations – 281 Ray Court, 27 Cumberland Street South, 277 Camelot Street, 1017 Isabella Street East, and 716 Pacific Avenue

Report 175-2026 - City Manager's Office - Office of the City Clerk seeking endorsement from the Growth Standing Committee to recommend to City Council the Heritage Designation of the identified properties.

City Archivist & Chief Heritage Resource Officer Christina Wakefield provided a PowerPoint presentation and responded to questions.

MOVED BY: Mayor Ken Boshcoff
SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to Report 175-2026 – City Manager’s Office – Office of the City Clerk, we request endorsement of the Standing Committee - Growth to forward the following recommendations to City Council:

WE RECOMMEND THAT the properties known as the Doctor’s Cottage, located at 281 Ray Court, the Bank of Montreal, located at 27 Cumberland St S, the Thunder Bay District Court House, located at 277 Camelot St, the McIntyre House located at 1017 Isabella Street East, and the Ukrainian Orthodox Church of the Assumption of the Blessed Virgin Mary located at 716 Pacific Avenue, be designated as City of Thunder Bay heritage properties for their design, historical, and contextual value as defined by Part IV of the *Ontario Heritage Act*;

AND THAT the properties be listed on the City of Thunder Bay’s heritage register as designated properties;

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

CARRIED

7. Adjournment

The meeting adjourned at 8:23 p.m.