



## City Council Meeting Minutes

**Tuesday, April 21, 2026, 6:37 p.m.**

**S.H. Blake Memorial Auditorium**

Present:

- Mayor Ken Boshcoff
- Councillor Albert Aiello
- Councillor Mark Bentz
- Councillor Kasey Etreni
- Councillor Andrew Foulds
- Councillor Trevor Giertuga
- Councillor Brian Hamilton
- Councillor Greg Johnsen
- Councillor Dominic Pasqualino
- Councillor Michael Zussino

Officials:

- Krista Power, Director – Legislative Services & City Clerk
- John Collin, City Manager
- Cynthia Cline, Deputy City Solicitor
- Kayla Dixon, Commissioner - Infrastructure & Operations
- Kathleen Cannon, Acting Commissioner - Corporate Services
- Joel DePeuter, Acting Commissioner - Growth
- Kelly Robertson, Commissioner - Community Services
- Cynthia Olsen, Director - Strategy & Engagement
- Karie Ortgiese, Director - Human Resources
- Anne Turuba, Manager – Compensation & Benefits
- Katie Piché, Council & Committee Clerk

**1. City Council (Immediately following Tbaytel Annual General Meeting)**

Speaker: Councillor Andrew Foulds

**2. Opening Ceremonies**

**2.1 Land Acknowledgement**

Councillor Michael Zussino provided a land acknowledgement.

**2.2 Moment of Silent Reflection**

**2.3 National Anthem**

Lilly Boyd from All the Daze Productions performed the National Anthem.

**3. Disclosures of Interest**

Councillor Andrew Foulds declared a conflict relative to Report 2026CLS.007 (Human Resources) as he has a family member employed by the City of Thunder Bay.

**4. Confirmation of Agenda**

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

WITH RESPECT to the April 21, 2026 City Council meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

For (9): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (4): Councillor Rajni Agarwal, Councillor Mark Bentz, Councillor Shelby Ch'ng, and Councillor Kristen Oliver

CARRIED (9 to 0)

**5. Public Meeting (As per the Planning Act)**

**5.1 Public Meeting Procedures**

Public Meeting procedures were read to Members of Council and those in attendance.

## 5.2 Proposed Zoning By-law Amendment - 1240 Dawson Road

Report 093-2026-Growth-Development Services-Planning Services recommending that the Zoning By-law be amended on the subject lands municipally known as 1240 Dawson Road.

Planner II Adam Crago provided a PowerPoint presentation and responded to questions.

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

WITH RESPECT to Report 093-2026 – Growth – Development Services – Planning Services, we recommend that the Zoning By-law be amended on the subject lands being Part of Mining Location R3 described as Parts 2-8 on Reference Plan 55R-2065 except Parts 1-4 on Reference Plan 55R-10614, municipally known as 1240 Dawson Road, all shown as “Property Location One” on Attachment “A” to Report 093-2026, the Zoning By-law be amended as follows:

1. Rezone the subject lands, shown as “Property Location One” on Attachment “A”, by removing them from the “UL” – Urban Low-rise Zone and instead rezone to the UM<sup>SP114</sup> – Urban Mid-rise Zone, subject to site specific provision 114.
2. Rezone the subject lands, shown as “Property Location Two” on Attachment “A”, by removing them from the “UL” – Urban Low-rise Zone and instead rezone to the UM<sup>SP114-H19</sup> – Urban Mid-rise Zone, subject to subject to site specific provision 114 and holding provision 19.
3. Schedule “C” of the Zoning By-law be amended to add the following:

### “SP114: Site Specific Provision 114

The following provisions apply to lands zoned UM<sup>SP114</sup>, as shown on Map 5M of Schedule “A”:

4. Schedule “C” of the Zoning By-law be amended to add the following:- Despite Table 3.1.2a, the minimum lot frontage for an apartment is 15 metres;- Despite Table 3.2.1c, the maximum front setback for an apartment with six or less homes is 80 metres;-

Despite Table 3.2.1d, the maximum front setback for an apartment with more than six homes is 80 metres.”

4. Schedule “B” of the Zoning By-law be amended to add the following:

“H19: Holding Provision 19

The following provisions apply to lands zoned “UM<sup>H18</sup>”, as shown on Map 5M of Schedule “A”:

- a. No development is permitted;
- b. The Holding Symbol must not be removed until the Engineering Division and Planning Services have received and approved a study conducted by a qualified professional with recognized expertise in the appropriate disciplines that demonstrates:
  - i. That the lands can be adequately serviced, including drainage, to support development;
  - ii. That there will be no negative impacts on the future extension of Aquamarine Drive.”

AND THAT the subject property be designated as an area of Site Plan Control:

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

For (10): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Kasey Etrene, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (3): Councillor Rajni Agarwal, Councillor Shelby Ch'ng, and Councillor Kristen Oliver

CARRIED (10 to 0)

**5.3 Proposed Zoning By-law Amendment - 116-222 Coady Avenue**

Report 122-2026-Growth-Development Services-Planning Services recommending that the Zoning By-law be amended on the subject lands to re-zone the subject lands from “FD”–Future Development Zone to “UL”–Urban Low-rise Zone.

Planner II Arden Irish provided a PowerPoint presentation and responded to questions.

MOVED BY: Councillor Albert Aiello  
SECONDED BY: Councillor Michael Zussino

WITH RESPECT to Report 122-2026 – Growth – Development Services – Planning Services, Planning Services recommends that the Zoning By-law be amended on the subject lands, being Registered Plan M-25, Lots 5 to 10, shown as “Property Location” on Attachment “A” to Report 236-2025, and municipally known as 116 and 222 Coady Avenue, to re-zone the subject lands from “FD” – Future Development Zone to “UL” – Urban Low-rise Zone;

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

For (10): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (3): Councillor Rajni Agarwal, Councillor Shelby Ch'ng, and Councillor Kristen Oliver

CARRIED (10 to 0)

## **6. Items Arising from Closed Session**

### **6.1 Human Resources Matter - 2026 Non-Affiliated, Non-Union and Managerial Salaries**

Councillor Greg Johnsen assumed the chair.

Councillor Andrew Foulds declared a conflict and refrained from discussing and voting on the following resolution.

MOVED BY: Mayor Ken Boshcoff  
SECONDED BY: Councillor Albert Aiello

WITH RESPECT to Report 2026CLS.007 (Human Resources), a 3.0% general wage increase be applied, effective January 1, 2026, to all managerial and non-union employees governed by the Managerial and Non-Union By-Law, and that the Managerial and Non-Union Salary

Schedule be amended accordingly;

AND THAT a 3.0% general wage increase be applied, effective January 1, 2026, to all non-affiliated employees and that the Non-Affiliated Salary Schedule be amended accordingly;

AND THAT amendments to the annual vacation and lieu time entitlements, as outlined in this report, be approved effective January 1, 2026;

AND THAT the compensation strategy as outlined in this report, be approved effective January 1, 2026;

AND THAT amendments to the Managerial and Non-Union By-Law to implement the approved changes to the paid leave entitlements, benefits and housekeeping changes as outlined in this report, be approved effective January 1, 2026.

For (9): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Kasey Etrene, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Conflict (1): Councillor Andrew Foulds

Absent (3): Councillor Rajni Agarwal, Councillor Shelby Ch'ng, and Councillor Kristen Oliver

CARRIED (9 to 0)

## **7. Presentations**

Councillor Andrew Foulds resumed the chair.

### **7.1 Tourism and Municipal Accommodation Tax Update**

CEO-Community Economic Development Commission Jamie Taylor and Manager-Tourism Thunder Bay Paul Pepe provided a PowerPoint presentation and responded to questions.

## **8. Consent Agenda**

**8.1 Minutes of Previous City Council Meeting**

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

1. The Thunder Bay City Council held on April 7, 2026.

**8.2 Minutes of Special Committee of the Whole - Closed Session**

Minutes of Special Committee of the Whole-Closed Session held on April 7, 2026, to be confirmed.

**8.3 Finance and Administration Standing Committee Minutes**

Minutes of the April 14, 2026 Finance & Administration Standing Committee, for information was distributed separately on Monday, April 20, 2026.

**8.4 Accessibility Advisory Committee Minutes**

Minutes of Meetings 01-2026, 02-2026 and 03-2026 of the Accessibility Advisory Committee, held on January 8, 2026, February 12, 2026 and March 12, 2026, respectively, for information.

**8.5 Heritage Advisory Committee Minutes**

Minutes of Meeting 05-2025 and 01-2026 of the Heritage Advisory Committee, held on November 27, 2025, and February 12, 2026, respectively, for information.

**8.6 Mayor's Taskforce on Building More Homes Advisory Committee Minutes**

Minutes of Meeting 02-2026 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on February 18, 2026, for information.

**8.7 Inter-Governmental Affairs Committee Minutes**

Minutes of Meetings 10-2025 and 01-2026 of the Inter-Governmental Affairs Committee, held on December 10, 2025 and March 9, 2026, respectively, for information.

**8.8 External Strategies Funding Contributions**

Memorandum from Director-Strategy & Engagement Cynthia Olsen dated April 7, 2026 recommending that funding contributions in the amount of \$53,300 be provided to the following community-based strategies: Poverty

Reduction Strategy (Lakehead Social Planning Council), Food Action Network of Northwestern Ontario (Food Action Network of Northwestern Ontario), Age Friendly Thunder Bay (Age Friendly Thunder Bay), and \$15,000 for Incident Reporting & Referral Services (Lakehead Social Planning Council) to support coordination of these community-based strategies.

#### **8.9 Change to Calendar of Meetings - Growth Standing Committee**

Memorandum from Manager-Legislative Services & Deputy City Clerk Jeff Walters dated April 14, 2026 recommending changes to the calendar of meetings, relating to the Growth Standing Committee meeting dates.

### **9. Consent Agenda Resolution**

MOVED BY: Mayor Ken Boshcoff  
SECONDED BY: Councillor Kasey Etrene

WITH RESPECT to the Consent Agenda for the April 21, 2026 City Council meeting, we recommend that the following items be confirmed:

1. Minutes of Previous City Council Meeting
2. Minutes of Special Committee of the Whole - Closed Session
3. Finance and Administration Standing Committee Minutes
4. Accessibility Advisory Committee Minutes
5. Heritage Advisory Committee Minutes
6. Mayor's Taskforce on Building More Homes Advisory Committee Minutes
7. Inter-Governmental Affairs Committee Minutes
8. External Funding Strategies Agreement
9. Change to Calendar of Meetings

For (10): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Kasey Etrene, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (3): Councillor Rajni Agarwal, Councillor Shelby Ch'ng, and Councillor Kristen Oliver

CARRIED (10 to 0)

**10. Petitions and Communications**

**10.1 Establishment of Special Committee of the Whole - Proposed Designated Encampment Sites**

Memorandum from Director - Strategy & Engagement Cynthia Olsen, dated April 20, 2026 relative to the establishment of a Special Committee of the Whole meeting (Open and Closed Session) was distributed separately on Monday, April 20, 2026.

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Memorandum from Cynthia Olsen – Director, Strategy & Engagement, dated April 20, 2026, we recommend that a Special Committee of the Whole meeting be established on Wednesday, May 6, 2026 to commence at 6:30 p.m.;

AND THAT a Closed Session meeting be established on Wednesday, May 6, 2026 to commence at 5:30 p.m.;

AND THAT the 2026 Calendar of Meetings be updated accordingly;

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

For (10): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (3): Councillor Rajni Agarwal, Councillor Shelby Ch'ng, and Councillor Kristen Oliver

CARRIED (10 to 0)

**11. Reports of Administration**

**11.1 2026 Council Remuneration Report**

Report 130-2026-City Manager's Office-Human Resources recommending that a 2.7% increase to City Council remuneration be applied effective January 1, 2026.

It was requested that Paragraph 1 be voted on separately.

**2026 Council Remuneration Report**

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to Report 130-2026 (City Manager's Office – Human Resources), a 2.7% increase to City Council remuneration be applied effective January 1, 2026;

AND THAT effective January 1, 2027, an increase of \$3,067.14 be applied to City Councillor remuneration and \$9,329.98 to the Mayor's remuneration, representing a 9% increase;

AND THAT the compensation strategy as outlined in this report be approved effective January 1, 2026;

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

**2026 Council Remuneration Report – Paragraph 1**

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to Report 130-2026 (City Manager's Office – Human Resources), a 2.7% increase to City Council remuneration be applied effective January 1, 2026;

For (9): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Kasey Etrene, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, and Councillor Dominic Pasqualino

Against (1): Councillor Michael Zussino

Absent (3): Councillor Rajni Agarwal, Councillor Shelby Ch'ng, and Councillor Kristen Oliver

CARRIED (9 to 1)

**20226 Council Remuneration Report – Paragraphs 3-5**

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Albert Aiello

AND THAT effective January 1, 2027, an increase of \$3,067.14 be applied to City Councillor remuneration and \$9,329.98 to the Mayor's remuneration, representing a 9% increase;

AND THAT the compensation strategy as outlined in this report be approved effective January 1, 2026;

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

For (7): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Andrew Foulds, Councillor Brian Hamilton, Councillor Greg Johnsen, and Councillor Dominic Pasqualino

Against (3): Councillor Kasey Etrene, Councillor Trevor Giertuga, and Councillor Michael Zussino

Absent (3): Councillor Rajni Agarwal, Councillor Shelby Ch'ng, and Councillor Kristen Oliver

CARRIED (7 to 3)

**12. By-laws and By-law Resolution**

**12.1 By-law 079-2026-Zoning By-law Amendment - 1240 Dawson Road**

A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1240 Dawson Road).

**12.2 By-law 094-2026 - Site Plan Control Designation - 1240 Dawson Road**

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (1240 Dawson Road).

**12.3 By-law 121-2026 - Zoning By-law Amendment - 116-122 Coady Avenue**

A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (116 & 222 Coady Avenue).

**12.4 By-law 164-2026 - To Appoint Municipal Law Enforcement Officers**

A By-law to amend By-law 011-2007, being a by-law to Appoint Officers for The Corporation of the City of Thunder Bay, to update the appointment of Officers.

**12.5 By-law Resolution**

By-law Resolution - April 21, 2026 - City Council

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Albert Aiello

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

By-law Number: 079-2026

1. A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1240 Dawson Road).

By-law Number: 094-2026

2. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (1240 Dawson Road).

By-law Number: 121-2026

3. A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (116 & 222 Coady Avenue).

By-law Number: 164-2026

4. A By-law to amend By-law 011-2007, being a by-law to Appoint Officers for The Corporation of the City of Thunder Bay, to update the appointment of Officers.

For (10): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Kasey Etrene, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (3): Councillor Rajni Agarwal, Councillor Shelby Ch'ng, and Councillor Kristen Oliver

CARRIED (10 to 0)

**13. New Business**

**13.1 Establishment of Special Committee of the Whole - Closed Session - May 5, 2026**

The following resolution was presented to establish a Special Committee of the Whole - Closed Session Meeting on Tuesday, May 5, 2026:

MOVED BY: Councillor Kasey Etreni

SECONDED BY: Councillor Brian Hamilton

THAT a Special Committee of the Whole – Closed Session meeting be scheduled for Tuesday, May 5, 2026 at 5:00 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

- (d) labour relations or employee negotiations;
- (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

For (10): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (3): Councillor Rajni Agarwal, Councillor Shelby Ch'ng, and Councillor Kristen Oliver

CARRIED (10 to 0)

**14. Confirming By-law and Confirming By-law Resolution**

**14.1 By-law 158-2026 - Confirming By-law - April 21, 2026**

A By-law to confirm the proceedings of a meeting of Council, this 21<sup>st</sup> day of April 2026.

**14.2 Confirming By-law Resolution**

Confirming By-law Resolution - April 21, 2026 - City Council

MOVED BY: Mayor Ken Boshcoff

SECONDED BY: Councillor Kasey Etrene

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

By-law Number: 158-2026

1. A By-law to confirm the proceedings of a meeting of Council, this 21st day of April, 2026.

Absent (3): Councillor Rajni Agarwal, Councillor Shelby Ch'ng, and Councillor Kristen Oliver

LOST

**15. Adjournment**

The meeting adjourned at 8:29 p.m.

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Speaker

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City Clerk