



Committee of the Whole Meeting Minutes

Monday, July 24, 2023, 6:00 p.m.

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 Dominic Pasqualino
- Councillor Michael Zussino

Officials:

- Dana Earle, Deputy City Clerk
- Norm Gale, City Manager
- Patty Robinet, City Solicitor
- Karen Lewis, General Manager - Corporate Services
- Kerri Marshall, General Manager - Infrastructure & Operations
- Emma Westover, Deputy City Treasurer
- Joel DePeuter, Director – Development Services

- 1. Closed Session**
Vice-Chair: Councillor Brian Hamilton
- 2. Disclosures of Interest**

3. Reports of Municipal Officers

3.1 Property Related Matter - Hillcourt Estates

Report 2023CLS.025 (Realty Services) relative to the above noted was distributed separately to Members of Council, City Manager, City Solicitor and General Manager - Infrastructure, Development & Operations only on Thursday, July 20, 2023.

Director - Development Services Joel DePeuter provided an overview relative to the above noted and responded to questions.

City Solicitor Patty Robinet, Deputy City Treasurer Emma Westover and City Manager Norm Gale responded to questions.

At 6:47 p.m. it was the consensus of Committee that Committee of the Whole Open Session reconvene immediately following the City Council (Public Meeting).

**4. Open Session (Planning Services)
S. H. Blake Memorial Auditorium**

Vice- Chair: Councillor Brian Hamilton

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 Dominic Pasqualino
Councillor Michael Zussino

Officials: Dana Earle, Deputy City Clerk
Norm Gale, City Manager
Patty Robinet, City Solicitor
Karen Lewis, General Manager - Corporate Services

Kerri Marshall, General Manager - Infrastructure & Operations
Kelly Robertson, General Manager - Community Services
Emma Westover, Deputy City Treasurer
Tracie Smith, Director – Strategic Initiatives & Engagement
Joel DePeuter, Director – Development Services
Devon McCloskey, Manager – Planning Services
Decio Lopes, Senior Planner
Kristie Sinclair, Accountant
Melanie Davis, Policy & Research Analyst
Katie Piché, Council & Committee Clerk

5. Disclosures of Interest

6. Confirmation of Agenda

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to the July 24, 2023 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

7. Deputations

7.1 Deputation Request - Committee of Adjustment

Correspondence from Stefan Huzan dated July 20, 2023 requesting to provide a deputation relative to the above noted was distributed separately on Friday, July 21, 2023.

Stefan Huzan appeared before Committee, provided a deputation relative to the above noted and responded to questions.

8. Reports of Committees, Boards and Outside Agencies

8.1 Parking Authority Board Minutes

Minutes of Meeting 04-2023 of the Parking Authority Board held on May 9, 2023, for information.

9. Reports of Municipal Officers

9.1 Application to 2023 Federal Housing Accelerator Fund

Report 203-2023 - Infrastructure, Development & Operations - Planning Services recommending that Administration submit a Housing Accelerator Fund Application to the Canada Mortgage and Housing Corporation.

Memorandum from Senior Planner Decio Lopes dated July 13, 2023 requesting that HTFC Inc. to provide a presentation relative to the above noted.

Tim Hogan from HTFC Inc. provided a PowerPoint presentation relative to the above noted and responded to questions.

The Deputy 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 Shelby Ch'ng
SECONDED BY: Councillor Michael Zussino

WITH RESPECT to Report 203-2023 – Infrastructure, Development and Operations – Planning Services, we recommend that Administration submit a Housing Accelerator Fund Application to the Canada Mortgage and Housing Corporation.

AND THAT Council approve, in principle, the initiatives proposed in the Action Plan and that the authority to refine and adjust the proposed initiatives be delegated to the Director Development Services in consultation with the City Solicitor and City Treasurer;

AND THAT the Treasurer be authorized to sign the required Integrity Declaration and Attestation Letter in support of the application;

AND THAT the Director of Development Services be authorized to execute all required documentation including the related funding agreement on terms and form satisfactory to the Treasurer and City Solicitor respectively;

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

Referral - Application to 2023 Federal Housing Accelerator Fund

The Deputy 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 Rajni Agarwal

SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to Report 203-2023 - Infrastructure, Development & Operations we recommend that the report be referred to Administration to review and finalize initiatives to ensure that they align with the CMHC application requirements as well as detailed cost incentive information;

AND THAT Administration report back on August 14, 2023.

CARRIED

9.2 Draft Plan of Condominium - Hillcrest Neighbour Village Inc.

Report 215-2023 - Infrastructure, Development & Operations - Planning Services relative to the above noted.

MOVED BY: Councillor Dominic Pasqualino

SECONDED BY: Councillor Michael Zussino

WITH RESPECT to Report 215-2023 (Infrastructure, Development & Operations - Planning Services), we recommend that the application by Hillcrest Neighbour Village Inc., for Draft Plan Approval for:

Draft Condominium "C" – 26 residential units; and

Draft Condominium "D" – 26 residential units

in a portion of the existing building located on the lands legally described as:

Part Lots 9, 10, 11, 12 & 13 E/S Duke St, Lots 54 To 57 W/S High St And Part Lot 58 W/S High St Plan 157 McIntyre Parts 2, 3, 4, 5 & 6 Reference Plan 55R-14139; Subject To An Easement Over Part Lot 9 E/S Duke St Plan 157, Parts 5 & 6 Reference Plan 55R-14139 As In TBR142817; Subject To An Easement In Gross As In TY229237; City Of Thunder Bay,

and municipally known as 96 N. High Street, Thunder Bay (the "**Development**"), be approved subject to the conditions outlined in Attachment "C" to Report 215-2023 (Infrastructure, Development & Operations - Planning Services);

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

ALL as contained in Report 215-2023 (Infrastructure, Development & Operations - Planning Services), as submitted by the Infrastructure, Development & Operations Department.

CARRIED

9.3 Extension of Jasper Drive (SCL Contracting limited)

Report 231-2023 - Infrastructure, Development & Operations - Planning Services relative to the above noted.

MOVED BY: Councillor Kasey Etrene

SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to Report 231-2023-Infrastructure, Development & Operations-Planning Services, we recommend that the request to extend Jasper Drive as shown on Attachment A to Report 231-2023 (Infrastructure, Development & Operations - Planning Services) be approved to the satisfaction of the City Engineer subject to the conditions listed in Attachment B to Report 231-2023 (Infrastructure, Development & Operations-Planning Services);

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

CARRIED

10. Petitions and Communications

10.1 Outstanding List - Hillcourt Estates

At the April 17, 2023 Committee of the Whole meeting, a resolution was passed directing Administration to investigate the potential sale of Hillcourt Estates and the associated cost savings and to report back on or before July 24, 2023.

Memorandum from Property Agent Peder Olsen, dated July 14, 2023 containing a recommendation relative to the above noted.

Correspondence received from Mandy Bruyere, dated June 28, 2023 requesting to provide a deputation relative to the above noted.

Memorandum from City Clerk Krista Power dated July 20, 2023 attaching a petition containing 435 signatures, received by the Office of the City Clerk relative to Outstanding List - Report Back on Hillcourt Estates was distributed separately on Thursday, July 20, 2023.

Mandy Bruyere, Gary Bruyere and Marian Leat appeared before Committee, provided a deputation relative to the above noted and responded to questions.

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to the Memorandum from Peder Olsen, Property Agent, dated July 14, 2023, we recommend that item 2023-005-DEV – Sale of City Lands – Hillcourt Estates be removed from the Outstanding List.

Amendment – Outstanding List – Hillcourt Estates

MOVED BY: Councillor Trevor Giertuga

SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to Outstanding List - Hillcourt Estates, we recommend that Administration report back with a recommendation on whether to hold or divest Hillcourt Estates, including information related to but not limited to risks, potential future liabilities, insurance costs and taxation revenues;

AND THAT Administration report back on or before March 18, 2024.

CARRIED

Amended – Outstanding List – Hillcourt Estates

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to the Memorandum from Peder Olsen, Property Agent, dated July 14, 2023, we recommend that item 2023-005-DEV – Sale of City Lands – Hillcourt Estates be removed from the Outstanding List;

AND THAT with respect to Outstanding List - Hillcourt Estates, we recommend that Administration report back with a recommendation on whether to hold or divest Hillcourt Estates, including information related to but not limited to risks, potential future liabilities, insurance costs and taxation revenues;

AND THAT Administration report back on or before March 18, 2024.

CARRIED

11. Outstanding Items

11.1 Outstanding Items for Planning Services as of July 11, 2023

Memorandum from City Clerk Krista Power, dated July 11, 2023 containing the outstanding list for Planning Services.

12. Open Session (Administrative Services)

Chair: Councillor Mark Bentz

13. Reports of Committees, Boards and Outside Agencies

13.1 Clean Green and Beautiful Committee Minutes

Minutes of Meeting 03-2023 and 04-2023 of the Clean Green and Beautiful Committee held on April 19, 2023 and May 17, 2023, respectively, for information.

13.2 Community Communications Committee Minutes

Minutes of Meeting 02-2023 of the Community Communications Committee held on April 20, 2023, for information.

13.3 Heritage Advisory Committee Minutes

Minutes of Meeting 04-2023 of the Heritage Advisory Committee held on May 25, 2023, for information.

13.4 Inter-Governmental Affairs Committee Minutes

Minutes of Meeting 03-2023 of the Inter-Governmental Affairs Committee, held on April 12, 2023, for information.

13.5 Thunder Bay Police Services Board Minutes

Minutes of Meeting 10-2023 of the Thunder Bay Police Services Board, held on May 23, 2023 for information.

14. Reports of Municipal Officers

14.1 2023 Budget Variance Report #2

Report 225-2023- Corporate Services - Office of the City Treasurer relative to the above noted, for information was distributed separately on Thursday, July 20, 2023.

14.2 Budget Directions 2024 and Beyond

Report 226-2023 (Corporate Services - Office of the City Treasurer) recommending that City Council direct the City Manager and City Treasurer to prepare the proposed 2024 tax-supported budget with service level changes identified in the report.

Confidential Memorandum from Manager – Budgets & Long Term Planning Jesse Langen dated July 7, 2023 containing additional information relative to Report 226-2023 (Corporate Services – Office of the City Treasurer) Budget Directions 2024 and Beyond was distributed separately to Members of Council, City Manager and City Solicitor only on Thursday, July 20, 2023.

MOVED BY: Councillor Shelby Ch'ng

SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to Report 226-2023 (Corporate Services – Office of the City Treasurer), we recommend that City Council direct the City Manager and City Treasurer to prepare the proposed 2024 tax-supported budget with service level changes identified in the report;

AND THAT Administration target a municipal tax levy increase, net of growth, of no more than 6.0%;

AND THAT Administration continue to identify savings for the 2024 proposed budget;

AND THAT approval of the 2024 proposed budget be subject to detailed review and consideration by City Council;

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

Amendment - Budget Directions 2024 and Beyond

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to Report 226-2023 -Budget Directions 2024 and Beyond we recommend that 6% be deleted from paragraph 2 and be replaced with 5.5%.

CARRIED

Amended - Budget Directions 2024 and Beyond

MOVED BY: Councillor Shelby Ch'ng

SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to Report 226-2023 (Corporate Services – Office of the City Treasurer), we recommend that City Council direct the City Manager and City Treasurer to prepare the proposed 2024 tax-supported budget with service level changes identified in the report;

AND THAT Administration target a municipal tax levy increase, net of growth, of no more than 5.5%;

AND THAT Administration continue to identify savings for the 2024 proposed budget;

AND THAT approval of the 2024 proposed budget be subject to detailed review and consideration by City Council;

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

CARRIED

15. First Reports

15.1 Reserve and Reserve Fund Policy and Consolidated Reserve Fund By-Law

Report 63-2023-Corporate Services & Long Term Care - Financial Services relative to the above noted.

Memorandum from Acting City Treasurer Andrea Morrison, dated July 11, 2023 requesting to provide a presentation relative to the above noted.

This report is being introduced as a 'first report' to allow Committee of the Whole and the general public time to consider the implications of the report before the following recommendations are considered by Committee of the Whole on August 28, 2023.

Deputy City Treasurer Emma Westover, Accountant Kristie Sinclair and Policy & Research Analyst Melanie Davis provided a PowerPoint presentation relative to the above noted and responded to questions.

MOVED BY: Councillor Albert Aiello

SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to Report 63-2023 (Corporate Services & Long Term Care – Financial Services) we recommend that the recommendations included in this report be re-presented at the August 28, 2023 Committee of the Whole meeting for approval and include any feedback received internally and externally for information.

CARRIED

16. Outstanding Items

16.1 Outstanding Items for Administrative Services as of July 11, 2023

Memorandum from City Clerk Krista Power, dated July 11, 2023 containing the outstanding list for Administrative Services.

17. New Business

17.1 Establishment of Closed Session - August 14, 2023

The following resolution was presented to Committee of the Whole, for consideration:

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Albert Aiello

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, August 14, 2023 at 5:00 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) 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;

(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;

(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; and

(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

18. Adjournment

The meeting adjourned at 12:24 a.m.