



Committee of the Whole Meeting Minutes

**Monday, October 23, 2023, 5:30 p.m.
McNaughton Room**

1. Closed Session

Chair: Councillor Andrew Foulds

Present: Mayor Ken Boshcoff
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

1.1 Disclosures of Interest

None.

1.2 Reports of Municipal Officers

1.2.1 Legal Matter

Report 2023CLS.035 (Legal Services) relative to the above noted was distributed to Members of Council, City Manager and City Solicitor only.

Dawne Latta, Deputy City Solicitor, and Stephen Wojciechowski, Barrister - Eryou Barristers entered the meeting room.

Dawne Latta provided an overview relative to the above noted.

Stephen Wojciechowski provided an overview relative to the above noted.

Dawne Latta responded to questions.

Stephen Wojciechowski responded to questions.

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

The City Clerk advised that the recommendation relative to Report 2023CLS.035 (Legal Services) would be presented at the Committee of the Whole meeting to be held later in the evening.

Dawne Latta and Stephen Wojciechowski left the meeting room.

Brendan Hardick, Acting City Solicitor and Paul Burke, Supervisor - Sport & Community Development entered the meeting room.

1.2.2 Committee Appointment - 2024 Ontario Winter Games Organizing Committee

Confidential Memorandum from Paul Burke, Supervisor - Sport & Community Development dated October 18, 2023 relative to the above noted was distributed to Members of Council, City Manager, City Solicitor and General Manager - Community Services only.

Paul Burke, Supervisor - Sport & Community Development responded to questions.

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

The City Clerk advised that the recommendation relative to the Confidential Memorandum from Paul Burke, Supervisor - Sport & Community Development dated October 18, 2023 would be presented at the Committee of the Whole meeting to be held later in the evening.

Paul Burke left the meeting room.

1.2.3 Administrative Matter - Solid Waste & Recycling Services

Report 2023CLS.036 (Infrastructure, Development & Operations - Solid Waste & Recycling Services) relative to the above noted was distributed to

Members of Council, City Manager, City Solicitor and General Manager, Infrastructure, Development & Operations only.

Kerri Marshall, General Manager - Infrastructure, Development & Operations, Keri Greaves, City Treasurer, Jason Sherband, Manager - Solid Waste & Recycling Services and Matt Pearson, Manager - Central Support Services entered the meeting room.

Jason Sherband provided an overview relative to the above noted and responded to questions.

Kerri Marshall responded to questions.

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

The City Clerk advised that the recommendation relative to Report 2023CLS.036 (Infrastructure, Development & Operations - Solid Waste & Recycling Services) would be presented at the Committee of the Whole meeting to be held later in the evening.

At 6:26 p.m. it was the consensus of Committee that Committee of the Whole Open Session reconvene immediately following the City Council (Public Meeting).

2. Open Session (Planning Services)
S.H. Blake Memorial Auditorium 8:42 pm.

Chair: Councillor Andrew Foulds

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
Brendan Hardick, Acting City Solicitor
Karen Lewis, General Manager - Corporate Services
Kerri Marshall, General Manager - Infrastructure, Development & Operations
Kelly Robertson, General Manager - Community Services
Keri Greaves, City Treasurer
Joel DePeuter, Director – Development Services
Devon McCloskey, Manager - Planning Services
Decio Lopes, Supervisor - Planning Services
Flo-Ann Track, Council & Committee Clerk

3. Disclosures of Interest

None.

4. Confirmation of Agenda

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to the Monday, October 23, 2023 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

5. Items Arising from Closed Session

5.1 Legal Matter

Report 2023CLS.035 (Legal Services) relative to the above noted was previously presented in Committee of the Whole - Closed Session Meeting held earlier in the evening.

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Michael Zussino

WITH RESPECT to Report 2023CLS.035 (Legal Services) we recommend that Administration proceed as directed in Closed Session.

CARRIED

5.2 Committee and Board Appointments - 2024 Ontario Winter Games Organizing Committee

Confidential Memorandum dated October 18, 2023 from Paul Burke, Supervisor - Sport & Community Development relative to the above noted was previously presented in Committee of the Whole - Closed Session held earlier in the evening.

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to the Confidential Memorandum from Sport & Community Development Supervisor Paul Burke dated October 18, 2023, notwithstanding the Council and Citizen appointment process as outlined in Corporate Policy 08-01-01, we recommend that the following be appointed to the 2024 Ontario Winter Games Organizing Committee (Special Purpose Committee of Council):

1. Dan Gelmich, Fort William First Nation Representative
2. Tricia Sampson, Registration Chair

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

CARRIED

5.3 Administrative Matter

Report 2023CLS.036 (Infrastructure, Development & Operations) relative to the above noted was previously presented in Committee of the Whole - Closed Session Meeting held earlier in the evening.

MOVED BY: Councillor Mark Bentz

SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to Report 2023CLS.036 (infrastructure, Development & Operations) we recommend that Administration proceed as directed in Closed Session.

CARRIED

6. Reports of Committees, Boards and Outside Agencies

6.1 Downtown Fort William Revitalization Committee Minutes

Minutes of meeting 03-2023 and 04-2023 of the Downtown Fort William Revitalization Committee dated April 11, 2023 and May 30, 2023 respectively, for information.

6.2 Lakehead Region Conservation Authority Board

Minutes of the Lakehead Region Conservation Authority Board dated May 31, 2023, June 21, 2023, and August 30, 2023, respectively, for information.

7. Reports of Municipal Officers

7.1 Streamline Development Approval Fund (SDAF) Final Report

Report 303-2023-Infrastructure, Development & Operations-Development Services providing a final report on the 18 eligible projects completed under the Streamline Development Approval Fund, for information.

7.2 Vacant Land Condominium Exemption 1457 John Street Road

Report 284-2023-Infrastructure, Development & Operations-Development Services recommending an exemption under Section 51 of the Planning Act, pursuant to Section 9 (6) of the Condominium Act, relative to an application to consider a condominium exemption to register a five unit vacant land plan of condominium with a common element. The property is located on the south side of John Street Road across from Moore Avenue shown on Attachment "A" to this Report. The condominium exemption would permit the future registration of the condominium and the transfer of the vacant land units to purchasers.

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to Report 284-2023-Infrastructure, Development & Operations-Development Services, we recommend that an exemption under Section 51 of the Planning Act, pursuant to Section 9 (6) of the Condominium Act be granted for a five unit vacant land plan of condominium on Part Lot 8, Registered Plan 371 and designated as Parts 14, 15, and 20 on Plan 55R8515; S/T TBR33190; TBR 337559, municipally known as 1457 John Street Road, as shown on Attachment "B" to this Report subject to the following condition:

That prior to the passing of the condominium exemption by-law:

1. That the Site Plan Agreement for the subject property is registered on title.

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of two years from the date of ratification by City Council. Thereafter, the file shall be considered closed, and a new application will be required if the condition has not been completed.

AND THAT the necessary By-laws are presented to City Council for ratification.

AND THAT signing of the final plans by the Mayor and Clerk be subject to the following conditions:

1. That the owner provides updated plans prepared by an Ontario Land Surveyor.
2. That confirmation is received from utility providers that all required easements have been registered.

CARRIED

7.3 Housing Pledge for Thunder Bay

Report 236-2023 - Development & Emergency Services - Planning Services recommending that the City of Thunder Bay's Housing Pledge identifying strategies and actions to achieve the Provincial Housing Target of 2,200 homes by 2031 be approved.

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to Report 236-2023-Infrastructure, Development, & Operations - Planning Services, we recommend that the City of Thunder Bay's Housing Pledge identifying strategies and actions to achieve the Provincial Housing Target of 2,200 homes by 2031 be approved;

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

AND THAT the City Clerk be directed to forward a copy of the signed Pledge to the Minister of Municipal Affairs and Housing.

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

CARRIED

8. Outstanding Items

8.1 Outstanding Items for Planning Services

Memorandum from City Clerk Krista Power dated October 10, 2023 providing the Planning Services Session Outstanding Items List, for information.

9. New Business

9.1 Establishment of Closed Session - Monday, October 30, 2023

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

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, October 30, 2023, at 4:30 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

- (b) personal matters about an identifiable individual, including municipal or local board employees;
- (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;
- (h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them;
- (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;
- (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; and

Section 239 (3.1) – Education and Training

1. The meeting is held for the purpose of educating or training the members.

CARRIED

10. Adjournment

The meeting adjourned at 9:58 pm.