



Committee of the Whole Meeting Minutes

Monday, November 27, 2023

Committee of the Whole – Closed Session in the McNaughton Room at 4:35 p.m.

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
- Patty Robinet, City Solicitor
- Kerri Marshall, Acting City Manager

1. Committee of the Whole - Closed Session

Chair: Councillor Andrew Foulds

1.1 Disclosures of Interest

1.2 Reports of Municipal Officers

1.2.1 Tbaytel Shareholder Update

Dan Topatigh, President & CEO – Tbaytel and Scott Potts, Chair – Tbaytel Board entered the meeting room.

Third Quarter Financial Update Report was distributed to Members of

Council, City Manager, City Solicitor and City Treasurer only.

Dan Topatigh provided an overview and responded to questions.

Scott Potts provided information relative to the above noted and responded to questions.

Dan Topatigh and Scott Potts left the meeting room.

1.2.2 Human Resources Matter

Anne Turuba, Manager - Compensation, Benefits & Health Services and Karie Ortgiese, Director - Human Resources & Corporate Safety entered the meeting room.

Report 2023CLS.043 (Human Resources & Corporate Safety) relative to the above noted was distributed to Members of Council, City Manager, City Solicitor, Director – Human Resources & Corporate Safety and City Treasurer only.

Anne Turuba provided an overview and responded to questions. It was consensus of Committee to proceed as directed.

The City Clerk advised that the resolution relative to the above noted will be presented to Committee of the Whole to be held later in the evening.

Anne Turuba and Karie Ortgiese left the meeting room.

1.2.3 Contract Renewal

Brad Loroff, Manager - Transit Services, Kelly Robertson, General Manager - Community Services and Mike Grimaldi, Solicitor entered the meeting room.

Report 2023CLS.033 (Transit Services) relative to the above noted was distributed to Members of Council, City Manager, City Solicitor, General Manager – Community Services and City Treasurer only.

Brad Loroff provided an overview and responded to questions.

Brad Loroff and Kelly Robertson left the meeting room.

1.2.4 Financial Matter Update

Jason Sherband, Manager - Solid Waste & Recycling Services, Michelle Warywoda, Director - Engineering & Operations, and Matt Pearson, Manager - Central Support entered the meeting room.

Confidential Memorandum from Jason Sherband, Manager - Solid Waste and Recycling Services, dated November 16, 2023 relative to the above noted was distributed to Members of Council, City Manager, City Solicitor, General Manager – Infrastructure, Operations & Development and City Treasurer only.

Jason Sherband provided an overview and responded to questions.

Kerri Marshall responded to questions.

Matt Pearson responded to questions.

It was consensus of Committee to proceed as directed.

The City Clerk advised that the resolution relative to the above noted will be presented to Committee of the Whole to be held later in the evening.

Jason Sherband, Michelle Warywoda and Matt Pearson left the meeting room.

1.2.5 Property Related Matter

Devon McCloskey entered the meeting room.

Confidential Memorandum from Mike Grimaldi, Solicitor, dated November 23, 2023 relative to the above noted was distributed to Members of Council, City Manager, City Solicitor, General Manager – Infrastructure, Operations & Development only.

Mike Grimaldi provided an overview and responded to questions.

Patty Robinet, City Solicitor responded to questions.

Committee of the Whole – Open Session in the S.H. Blake Memorial Auditorium at 6:45 p.m.

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
Kerri Marshall, Acting City Manager
Kathleen Cannon, Acting General Manager - Corporate Services
Kelly Robertson, General Manager - Community Services
Keri Greaves, City Treasurer
Karie Ortgiese, Director - Human Resources & Corporate Safety
Kayla Dixon, Director – Engineering & Operations
Shane Muir, Chief – Superior North EMS
Devon McCloskey, Manager – Planning Services
Jillian Fazio, Acting Senior Planner
Jonathan Paske, Supervisor – Parking Authority
Ian Spoljarich, Manager – Roads Division
Gordon Stover, Committee & Meeting Management System
Coordinator

2. Open Session - Administrative Services

Chair: Councillor Mark Bentz

3. Disclosures of Interest

Councillor Trevor Giertuga declared a conflict relative to Advocacy - Short Term Rentals - Intergovernmental Affairs Committee, as he is a property owner of a short-term rental.

Councillor Brian Hamilton declared a conflict relative to Advocacy - Short Term Rentals - Intergovernmental Affairs Committee, as he is a property owner of a short-term rental.

4. Confirmation of Agenda

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to the November 27, 2023 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 Official Recognition Committee Monthly Awards Presentation

Memorandum from City Clerk Krista Power, dated October 26, 2023 requesting that the Citizens of Outstanding Achievement Monthly Awards be presented to Chelsea Opperman under the category of Community Champion for their efforts as founder and President of the Lakehead University Philanthropic Association, and for organization of period product drives throughout the City of Thunder Bay.

Councillor Michael Zussino provided an overview of the recipient's accomplishments and presented the Citizens of Outstanding Achievement Award.

6. Deputations

6.1 Calendar Parking

Correspondence received from Randy Nahachewsky on October 6, 2023 requesting to appear before Committee to provide a deputation relative to the above noted.

Randy Nahachewsky appeared before Committee via MS Teams and responded to questions.

6.2 Deputation Request - Referral and Change in Scope of Project for the Indoor Turf Facility

Correspondence received from Michael Veneziale on Friday, November 24, 2023 requesting to appear before Committee to provide a deputation relative to the above noted was distributed separately on Friday, November 24, 2023.

Michael Venezia appeared before Committee and responded to questions.

7. Items Arising from Closed Session

7.1 Human Resources Matter (Benefits Report)

Report 2023CLS.043 (Human Resources & Corporate Safety) relative to the above noted was previously presented in Closed Session held earlier in the evening.

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 Kasey Etreni

SECONDED BY: Councillor Andrew Foulds

WITH RESPECT to Report 2023CLS.043 (Human Resources & Corporate Safety), we recommend that Administration proceed as directed in Closed Session.

CARRIED

7.2 Financial Matter Update (Thunder Bay Landfill)

Confidential Memorandum from Jason Sherband, Manager - Solid Waste and Recycling Services, dated November 16, 2023 relative to the above noted was previously presented in Closed Session held earlier in the evening.

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 the Confidential Memorandum from Jason Sherband, Manager - Solid Waste and Recycling Services, dated November 16, 2023, we recommend that Administration proceed as directed in Closed Session.

CARRIED

8. Reports of Committees, Boards and Outside Agencies

8.1 Official Recognition Committee

The Minutes of Meeting 05-2023, of the Official Recognition Committee, held on September 28, 2023, for information.

8.2 Anti-Racism & Equity Advisory Committee

The Minutes of Meeting 05-2023 of the Anti-Racism & Equity Advisory Committee, held on May 31, 2023, for information.

8.3 Thunder Bay District Health Unit

The Minutes of the Thunder Bay District Health Unit, held on September 20, 2023, for information.

8.4 Inter-Governmental Affairs

The Minutes of Meetings 07-2023 & 08-2023 of the Inter-Governmental Affairs Committee, held on October 11, 2023 & October 24, 2023, for information.

8.5 Clean, Green & Beautiful Committee

The Minutes of Meeting 05-2023 of the Clean, Green & Beautiful Committee held on June 28, 2023, for information.

9. Reports of Municipal Officers

9.1 Unsuccessful Tax Sale Properties

Report 346-2023 (Corporate Services - Revenue) recommending an approach to deal with the remaining one property that did not sell in the 2023 tax sale.

MOVED BY: Councillor Shelby Ch'ng

SECONDED BY: Councillor Andrew Foulds

WITH RESPECT to Report 346-2023-Corporate Services-Revenue, we recommend that the City Treasurer vest the following property in the name of the municipality being a property having a low environmental risk and that the property be retained by the municipality for municipal purposes:

<u>Roll Number</u>	<u>Address</u>
02.103.39800.0000	300 Maxwell Avenue;

AND THAT upon the vesting of the property, taxes be written off as uncollectible;

AND THAT immediately upon the vesting of the property, Administration take the appropriate steps to manage all risks associated with ownership of the property;

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

CARRIED

9.2 New Emergency Vehicle Purchase

Report 364-2023 (Corporate Services - Superior North EMS) recommending City Council approve the purchase of four (4) new emergency vehicles from Crestline Coach Ltd. was distributed separately on Friday, November 24, 2023.

Appropriation Change Number 20 relative to the above noted was distributed separately on Monday, November 27, 2023.

MOVED BY: Mayor Ken Boshcoff

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to Report 364-2023 Corporate Services – Superior North Emergency Medical Service (SNEMS), we recommend City Council approve the purchase of four (4) new emergency vehicles from Crestline Coach Ltd. in accordance with section 4.10 of the Supply Management By-law 113-2011;

AND THAT the Manager – Supply Management be authorized to issue a purchase order to award this contract;

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

AND THAT Appropriation #20 be approved to identify financing from the Ministry of Health and Long-Term Care for the Armstrong emergency vehicle;

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

CARRIED

9.3 Corporate Information Technology Policies

Report 182-2023 (Corporate Services - Corporate Information Technology) outlining six new proposed policies relating to the City's IT Resources and responsibilities of the Corporate Information Technology (CIT) division, subject to Council approval.

Memorandum from Jack Avella, Manager - Corporate Information Technology, dated November 17, 2023 containing a revised recommendation relative to the above noted in order to align the recommendation with the policy names included within the attachments was distributed separately on Monday, November 27, 2023.

MOVED BY: Councillor Albert Aiello

SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to Report 182-2023-Corporate Services-Corporate Information Technology, we recommend that Corporate Policy 03-05-01 Computer Use (Attachment A) be repealed and replaced with the revised Acceptable Computer Use Policy, appended as Attachment B;

AND THAT the proposed Data Backup and Recovery Policy (Attachment C) be approved;

AND THAT the proposed External IT Service Providers – Remote Access Policy (Attachment D) be approved;

AND THAT the proposed IT Resource Management and Security Policy (Attachment E) be approved;

AND THAT the proposed Mobile Device Policy (Attachment F) be approved;

AND THAT the proposed Remote Access Policy (Attachment G) be approved;

AND THAT the proposed Secure Cloud Usage Policy (Attachment H) be approved;

AND THAT the approved policies be added to the Corporate Policy Manual;

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

CARRIED

9.4 Youth Inclusion Program - Final Report

The City Clerk advised that Report 354-2023 (Community Services - Recreation & Culture) has been withdrawn from the agenda and will be presented at the December 11, 2023 Committee of the Whole meeting.

9.5 Youth Gang Prevention Strategy: Youth & Family Support Program

The City Clerk advised that Report 377-2023 (Community Services - Recreation & Culture) has been withdrawn from the agenda and will be presented at the December 11, 2023 Committee of the Whole meeting.

9.6 Proposed Zoning By-law Amendment – 2301 Government Rd

Report 253-2023 (Infrastructure, Development & Operations - Development Services - Planning Services) providing an overview relative to the above noted.

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Shelby Ch'ng

Corporate Report 253-2023-Infrastructure, Development & Operations-Planning Services, presented on October 23, 2023, did not recommend that a private event venue be permitted.

Should Council wish to support the request of the Applicant to define and permit a private event venue, with the support of a Noise Impact Assessment, the following Resolution is provided for Council's consideration.

WHEREAS a Public Meeting was held with respect to the application by P and J Sklazeski, relative to the property described as West Half of Southeast Quarter of Mining Location 24 less PARTS 1 to 4 on Plan 55R4133, municipally known as 2301 Government Road, for a site-specific amendment to the City of Thunder Bay Zoning By-law 1-2022.

AND WHEREAS Council has decided that an amendment which would have the effect of allowing the operation of a private venue on the subject property is compatible with surrounding land uses and represents good planning subject to a

satisfactory Noise Impact Assessment.

THAT the following amendments to the Zoning By-law be approved for the property known as 2301 Government Road:

1. That a holding symbol be applied to the lands.
2. That a “private venue” be defined as “a **place** rented to private groups for a fee for the purpose of recreation, cultural, or social activities and events, including but not limited to the following:
 - Private events such as weddings, parties, and workshops.
 - Organized leisure and educational activities which primarily take place outdoors such as running, walking, skating, cycling, horseback riding, foraging, outdoor fitness classes, and outdoor education related to the natural environment.

The term excludes any use involving **motor vehicles**, except for those used for general maintenance or personal **use**.

The term also excludes concerts, festivals, fairs or retail markets, commercial swimming pools, commercial saunas, miniature golf courses, or any large-scale **outdoor recreation use** such as amusement parks, overnight cabins, recreational vehicle parks, driving ranges, golf courses, ski resorts, zoos, and racetracks.

3. That a “private venue” be permitted as a **secondary use** to a **detached house**.
4. That, in the case of a “private venue”, the following regulations be established:
 - a. The maximum total **gross floor area** (GFA) for **buildings** and roofed **structures** is 650.0 m².
 - b. The maximum overall **height** is 15.0 m.
 - c. The maximum number of **storeys** is two.
 - d. The minimum area reserved for parking must accommodate no less than 200 **parking spaces** and associated **parking aisles**.
5. That a “private venue” is not permitted while the holding symbol is in place.
6. That the holding symbol may be removed when the following condition is met:

That a Noise Impact Assessment prepared by a Qualified Professional is received that demonstrates compatibility with the surrounding land uses by establishing reasonable limits for noise impacts from the proposed use using any relevant guidelines or standards and may identify recommended mitigation measures to the satisfaction of Planning Services.

AND THAT the lands be designated as an area of Site Plan Control.

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

LOST

9.6.1 Additional Recommendation - Report 253-2023 Proposed Zoning By-law Amendment - 2301 Government Road

Memorandum from Jillian Fazio, Acting Senior Planner, dated November 27, 2023 containing an additional recommendation relative to the above noted was distributed separately on Monday, November 27, 2023.

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to the proposed Zoning By-law Amendment at 2301 Government Road, Council considers the changes made to the proposed Zoning By-law Amendment after the Public Meeting held October 23, 2023, do not necessitate any further notice in accordance with S. 34(17) of the *Planning Act*;

ALL as contained in the Memorandum dated November 27, 2024 from Planning Services.

CARRIED

10. Petitions and Communications

10.1 Mounddale Fuel Farm Appropriation

Memorandum from Tammy Mastalerz, Supervisor – Supply Management, dated November 7, 2023 containing a motion recommending that Appropriation No. 14-2023 be approved to finance the cost of the Mounddale Fuel Farm Project was distributed separately on Friday, November 24, 2023.

MOVED BY: Councillor Albert Aiello

SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to the Memorandum from Tammy Mastalerz, Supervisor – Supply Management, dated November 07, 2023, we recommend that Appropriation No. 14-

2023 be approved to finance the cost of the Mountdale Fuel Farm Project;

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

CARRIED

10.2 Advocacy– Short Term Rentals – Intergovernmental Affairs Committee

Councillor Trevor Giertuga declared a conflict and refrained from voting or discussing the above noted resolution.

Councillor Brian Hamilton declared a conflict and refrained from voting or discussing the above noted resolution.

Memorandum from Councillor Shelby Ch'ng dated November 6, 2023 outlining challenges as it relates to short term rentals and the impact on the housing crisis in our community and containing a motion recommending in support of the request to the Government of Ontario to establish a regulatory framework.

MOVED BY: Councillor Shelby Ch'ng

SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to the memorandum dated November 6, 2023 from Councillor Shelby Ch'ng, Vice Chair of Intergovernmental Affairs Committee, we recommend in support of the request to the Government of Ontario to establish a regulatory framework requiring digital platforms such as Airbnb and VRBO to:

- Require owners using the digital platforms to comply with municipal planning and licensing regulations; and
- Prevent advertising of properties that are not registered with the relevant municipality; and
- Provide a contact with the platform to ensure ongoing and effective communications for provincial and municipal officials;

AND THAT the City of Thunder Bay call upon the Province of Ontario to work with municipalities to address situations in which long term housing stock has been lost to corporate ownership of short-term rental properties;

AND THAT a copy of this resolution be forwarded to Premier Doug Ford, Minister of Municipal Affairs and Housing Paul Calandra, MPP Lise Vaugeois and MPP Kevin Holland, the Association of Municipalities of Ontario (AMO), the Northern Ontario Municipal Association (NOMA) and all municipalities in Ontario;

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

CARRIED

10.3 Appointment of Deputy City Treasurer

Memorandum from City Treasurer Keri Greaves, dated November 14, 2023 containing a motion recommending that Andrea Morrison be appointed Deputy City Treasurer for the Corporation of the City of Thunder Bay to meet all statutory obligations under the *Municipal Act*.

MOVED BY: Mayor Ken Boshcoff

SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to the Memorandum from Keri Greaves, City Treasurer, Office of the City Treasurer, Corporate Services, dated November 14, 2023, we recommend that Andrea Morrison be appointed Deputy City Treasurer for the Corporation of the City of Thunder Bay to meet all statutory obligations under the *Municipal Act*;

AND THAT By-law 366-2023 being a By-Law to appoint Andrea Morrison as Deputy City Treasurer for the Corporation of the City of Thunder Bay, be presented to City Council for ratification at the City Council meeting following Committee of the Whole on December 11, 2023;

AND THAT By-law 302-2023 appointing Andrea Morrison as Acting Deputy City Treasurer for the Corporation of the City of Thunder Bay be repealed.

CARRIED

10.4 Request to Amend By-law BL 113-2022

Memorandum from Capital Asset Accountant Jana Roy, dated November 15, 2023 containing a motion recommending that By-law BL 113-2022 be amended by repealing and replacing Schedule A.

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 Brian Hamilton

SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to the Memorandum from Jana Roy, Capital Asset Accountant, dated November 27, 2023, we recommend that By-law BL 113-2022 be amended by repealing and replacing Schedule A;

AND THAT the by-law amending BL 113-2022 be presented to City Council at the November 27, 2023 City Council meeting for ratification.

CARRIED

11. Outstanding Items

Memorandum from City Clerk Krista Power, dated November 14, 2023 providing the Administrative Services Session Outstanding Items List, for information.

12. New Business

12.1 Resolution to Establish Committee of the Whole - Closed Session - Monday, December 4, 2023

The following resolution will be presented for consideration:

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Trevor Giertuga

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, December 4, 2023 at 6:00 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

(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; 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

13. Adjournment

The meeting adjourned at 8:57 p.m.