



Waterfront Development Committee Meeting Minutes

Tuesday, April 16, 2024, 4:00 p.m.

McNaughton Room - 3rd Floor, City Hall

1. Waterfront Development Committee Meeting 03-2024

Chair: Timothy Hardie

2. Members

Roderick Bosch
Brad DesRochers
Timothy Hardie
Warren Philp
Sean Spenrath
Councillor Michael Zussino

3. Officials

Kerri Marshall, General Manager - Infrastructure, Development & Operations
Kayla Dixon, Director of Engineering - Infrastructure, Development & Operations
- Engineering & Operations
Guy Walter, Landscape Architect
Flo-Ann Track, Council & Committee Clerk

4. Guests

Jamie Lee Kosteki, Community Development Manager - Community Economic
Development Commission

5. Disclosures

The Chair welcomed those in attendance. There were no disclosures of interest.

6. Agenda Approval

Council & Committee Clerk Flo-Ann Track advised that item 7.2 Land Acknowledgement has been withdrawn from the agenda to be represented at a later date.

MOVED BY: Sean Spenrath
SECONDED BY: Roderick Bosch

WITH RESPECT to the April 16, 2024 meeting of the Waterfront Development Committee, we recommend that the Agenda as printed, including any additional information and new business, to be confirmed, as amended.

CARRIED

7. Presentations

7.1 Community Economic Development Commission - Pool 6 Highest & Best Use Study

Jamie Lee Kostecky, Community Development Manger - Community Economic Development Commission to provide a presentation relative to the above noted.

Manager, Community Development - Community Economic Development Commission (CEDC) Jamie Lee Kostecky appeared before Committee electronically, provided a PowerPoint Presentation relative to the above noted, and responded to questions.

Discussion was held relative to the above noted. Some of the items discussed were as follows:

- Overview of past work.
- Cruise line attraction.
 - In 2021 Tourism Thunder Bay (CEDC) secured 3 major cruise lines.
- Work has been completed in partnership with City of Thunder Bay Engineering Division.

- The following projects were advanced through funding secured by CEDC:
 - Preliminary infrastructure upgrades.
 - Rubble processing.
 - Path extension.
 - Light poles and electrical extension.
 - Fence.
 - Paving.
 - Fenders.
- Work completed in partnership with City of Thunder Bay Development Services:
 - Phase One Environmental Site Assessment.
 - Phase Two Environmental Site Assessment Technical Memorandum.
 - Study Area Scope of Work.

Pool 6 Highest & Best Use Study - Purpose, Goals & Objectives

- Project supports the Waterfront Master Plan update.
 - Evaluate multiple development possibilities to determine maximum economic value.
 - Support City of Thunder Bay.
 - Examine development options which are legally permissible, physically possible, and financially feasible.
 - Zoning.
 - Building restrictions.
 - Space available.
 - Determine what is a good fit for the area and compliment to services available in the area.
 - factoring in the surrounding community
- Consultants were acquired through a formal RFP process.

- Project Timeline:
 - Phase 1 - Stakeholder Engagement – complete.
 - Phase 2 - Best Use Scenario Concept and Analysis – underway.
 - Phase 3 - Draft Best Use Study.
 - Phase 4 - Final Study.
- Funding provided by:
 - CEDC Tourism Development Fund.
 - Federal Economic Development Agency for Northern Ontario.

7.2 Land Acknowledgement

At the February 20, 2024 meeting of the Waterfront Development Committee Acting Manager - Indigenous Relations Alain Joseph provided a presentation relative to the above noted.

Members were asked to prepare a draft land acknowledgement to share at an upcoming meeting.

Alain Joseph to lead a follow up workshop.

This item was withdrawn from the agenda and will be represented at a later date.

8. Minutes of Previous Meeting

The Minutes of Meeting 02-2024 Waterfront Development Committee, held on March 19, 2024 to be confirmed. Distributed separately on Monday, April 15, 2024.

MOVED BY: Warren Philp

SECONDED BY: Councillor Michael Zussino

THAT the Minutes of Meeting 02-2024 Waterfront Development Committee, held on March 19, 2024 be confirmed.

CARRIED

9. Waterfront Master Plan Update

Landscape Architect Guy Walter provided an update relative to the above noted and responded to questions.

Discussion was held relative to the above noted. Some of the items discussed were as follows:

- Stage I Public Survey results will be shared at the next meeting.
- Festival Area - Marina Park:
 - Request for Proposals (RFP) will be posted on Thursday, April 18, 2024;
 - Redesign will accommodate a second stage area;
 - Increase venue capacity to approximately 15,000 people;
 - New accessible washrooms;
 - Parking improvements will accommodate larger vehicles;
 - Work will be scheduled and completed around venue opportunities;
 - Other work will be scheduled where available after program season has concluded.

10. Infrastructure Project Update

Document entitled "Infrastructure Update April 2024" distributed separately on Monday, April 15, 2024.

General Manager - Infrastructure, Development & Operations Kerri Marshall provided an overview relative to the above noted and responded to questions.

Director of Engineering - Infrastructure, Development & Operations - Engineering & Operations Kayla Dixon provided an overview relative to the above noted and responded to questions.

11. Work Plan Update

Document entitled "WDC Action Timeline - WDC Focused 20242026 Action Plan".

Discussion was held relative to the above noted.

The committee agreed to request the following presentations:

May - Dr. Robert Stewart, Department of Geography Associate Professor -
Lakehead University; Alain Joseph, Acting Manager - Indigenous Relations

June - Friends of the Grain Elevators - Nancy Perozzo, Robert Paterson, and
Herb Daniher; Port of Thunder Bay - Chris Hiekinen

12. Next Meeting

Meetings of the Waterfront Development Committee are scheduled on the
following dates:

Tuesday, May 21, 2024

Wednesday, June 26, 2024

13. Adjournment

The meeting adjourned at 5:05 p.m.