



Committee of the Whole Meeting Minutes

Monday, June 3, 2024

Committee of the Whole – Closed Session in the McNaughton Room at 4:31 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 O
liver
Councillor Dominic Pasqualino
Councillor Michael Zussino

Officials: Dana Earle, Deputy City Clerk
Norm Gale, City Manager
Cynthia Cline, Deputy City Solicitor

1. Closed Session in the McNaughton Room

Chair: Councillor Andrew Foulds

1.1 Disclosures of Interest

1.2 Reports of Municipal Officers

1.2.1 Labour Relations Matter - Collective Bargaining Mandate for Unifor Local 39-11 SNEMS

Karie Ortgiese, Director - Human Resources & Corporate Safety, Erin Anderson, Manager - Employee Relations, Steve Harkness, Senior Employee Relations Consultant, Shane Muir, Chief of EMS, Chester Andraka, Acting Deputy Chief of EMS, and Karen Lewis, General Manager - Corporate Services entered the meeting room.

Report 2024CLS.024 (Human Resources & Corporate Safety) relative to the above noted was distributed to City Council, City Manager, City Solicitor, General Manager – Corporate Services, and Director – Human Resources & Corporate Safety only.

Erin Anderson provided an overview and responded to questions.

Norm Gale responded to questions.

Steve Harkness responded to questions.

Chief Shane Muir responded to questions.

Acting Deputy Chief Chester Andraka responded to questions.

Karie Ortgiese responded to questions.

Karen Lewis responded to questions.

It was consensus of Committee to proceed as directed.

The Deputy 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.

Karie Ortgiese, Erin Anderson, Steve Harkness, Shane Muir, Chester Andraka, and Karen Lewis left the meeting room.

1.2.2 Contract Related Matter - Fort William Gardens

Kelly Robertson, General Manager - Community Services, Leah Prentice, Director - Recreation & Culture, Paul Burke, Sport & Community Development Supervisor and Matt Pearson, Manager - Central Support entered the meeting room.

Report 2024CLS.021 (Community Services – Recreation & Culture) relative to the above noted was distributed to City Council, City Manager, City Solicitor, General Manager – Community Services only.

Paul Burke responded to questions.

Matt Pearson responded to questions.

It was consensus of Committee to proceed as directed.

The Deputy 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.

Paul Burke and Matt Pearson left the meeting room.

1.2.3 Lease Agreement - Tournament Centre

Kerri Marshall, General Manager - Infrastructure, Development & Operations, Joel DePeuter, Director - Development Services and Deanna Walker, Manager - Realty Services entered the meeting room.

Report 2024CLS.033 (Realty Services) relative to the above noted was distributed to City Council, City Manager, City Solicitor, General Manager – Infrastructure, Development & Operations, General Manager – Corporate Services and City Treasurer only.

Deanna Walker provided an overview.

Cynthia Cline, Deputy City Solicitor provided an overview.

Leah Prentice, Director – Recreation & Culture provided an overview and responded to questions.

Deanna Walker responded to questions.

Joel DePeuter responded to questions.

It was consensus of Committee to proceed as directed.

The Deputy 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.

Kelly Robertson and Leah Prentice left the meeting room.

1.2.4 Property Related Matter - Temporary Relocation of Court Services

Karen Lewis, General Manager - Corporate Services and Aaron Ward, Project Manager entered the meeting room.

Report 2024CLS.029 (Realty Services) relative to the above noted was distributed to City Council, City Manager, City Solicitor, General Manager – Infrastructure, Development & Operations, General Manager – Corporate Services and City Treasurer only.

Deanna Walker, Manager – Realty Services provided an overview.

Joel DePeuter, Director – Development Services responded to questions.

Deanna Walker responded to questions.

Aaron Ward responded to questions.

Karen Lewis responded to questions.

It was consensus of Committee to proceed as directed.

The Deputy 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.

Karen Lewis left the meeting room.

1.2.5 Surplus Real Property

Lisa Zawadzki, Senior Property Agent, Cory Halvorsen, Manager - Parks & Open Spaces and Werner Schwar, Supervisor - Parks & Open Spaces Planning entered the meeting room.

Report 2024CLS.031 (Realty Services) relative to the above noted was distributed to City Council, City Manager, City Solicitor, General Manager – Infrastructure, Development & Operations, General Manager – Corporate Services and City Treasurer only.

Deanna Walker, Manager - Realty Services provided and overview.

Joel DePeuter, Director - Development Services provided an overview and responded to questions.

Deanna Walker responded to questions.

Dana Earle, Deputy City Clerk responded to questions.

Aaron Ward, Property Manager responded to questions.

Werner Schwar responded to questions.

Cory Halvorsen responded to questions.

At 6:50 p.m. it was consensus of Committee to recess.

Committee of the Whole – Open Session in the S. H. Blake Auditorium at 6:55 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:

- Dana Earle, Deputy City Clerk
- Norm Gale, City Manager
- Karen Lewis, General Manager - Corporate Services
- Kerri Marshall, General Manager - Infrastructure, Development & Operations
- Kelly Robertson, General Manager - Community Services

Keri Greaves, City Treasurer
Brendan Hardick, Solicitor II
Gordon Stover, Committee & Meeting Management System
Coordinator

2. Open Session (Operations)

Vice-Chair: Councillor Albert Aiello

3. Disclosures of Interest

4. Confirmation of Agenda

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Kasey Etrene

WITH RESPECT to the June 3, 2024 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

5. Recess

At 6:59 p.m. a motion was presented to resolve back into Committee of the Whole - Closed Session.

MOVED BY: Councillor Kasey Etrene

SECONDED BY: Councillor Rajni Agarwal

THAT the Committee reconvene into Committee of the Whole - Closed Session to continue with business at hand.

CARRIED

Committee of the Whole – Closed Session in the McNaughton Room at 7:02 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: Dana Earle, Deputy City Clerk
Norm Gale, City Manager
Cynthia Cline, Deputy City Solicitor
Kerri Marshall, General Manager – Infrastructure, Development & Operations
Joel DePeuter, Director – Development Services
Cory Halvorsen, Manager – Parks & Open Spaces
Deanna Walker, Manager – Realty Services
Werner Schwar, Supervisor – Parks & Open Spaces Planning
Aaron Ward, Project Manager
Lisa Zawadzki, Senior Property Agent

6. Committee of the Whole - Closed Session

Chair: Councillor Andrew Foulds

At 7:02 p.m. the Committee reconvened back to Committee of the Whole - Closed Session.

7. Surplus Real Property

Report 2024CLS.031 (Realty Services) relative to the above noted was distributed to City Council, City Manager, City Solicitor, General Manager – Infrastructure, Development & Operations, General Manager – Corporate Services and City Treasurer only.

Cory Halvorsen, Manager - Parks & Open Spaces responded to questions.

Joel DePeuter, Director - Development Services responded to questions.

Dana Earle, Deputy City Clerk responded to questions.

Deanna Walker, Manager - Realty Services responded to questions.

Werner Schwar, Supervisor - Parks & Open Spaces Planning responded to questions.

It was consensus of Committee to amend the recommendation provided in Report 2024CLS.031 (Realty Services), and for Administration to proceed as directed.

The Deputy 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.

At 7:34 p.m. the Committee recessed the Committee of the Whole - Closed Session.

Committee of the Whole – Open Session in the S. H. Blake Auditorium at 7:39 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:
- Dana Earle, Deputy City Clerk
 - Norm Gale, City Manager
 - Karen Lewis, General Manager - Corporate Services
 - Kerri Marshall, General Manager - Infrastructure, Development & Operations
 - Kelly Robertson, General Manager - Community Services

Keri Greaves, City Treasurer
Brendan Hardick, Solicitor II
Kayla Dixon, Director – Engineering & Operations
Joel DePeuter, Director – Development Services
Cory Halvorsen, Manager – Parks & Open Spaces
Jason Sherband, Manager – Solid Waste & Recycling Services
Gordon Stover, Committee & Meeting Management System
Coordinator

8. Open Session (Operations)

Vice-Chair: Councillor Albert Aiello

9. Deputations

9.1 Port of Thunder Bay

Correspondence received from Patrick Bushby on April 11, 2024 requesting to appear before Committee to provide an overview of the Port of Thunder Bay and its economic impact on City and Region.

The Deputy City Clerk advised that Port of Thunder Bay has withdrawn their deputation request and will be re-scheduled to a future Committee of the Whole meeting.

9.2 Excluding Non-Profit Recreational Sports Teams from Community Centre Fees

Correspondence received from Laura Bron on April 15, 2024 requesting to appear before Committee relative to excluding non-profit recreational sports teams from the \$100 per team fees.

Laura Bron appeared before Committee, provided a PowerPoint presentation and responded to questions.

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to the Deputation by the South Neebing Community Centre on June 3, 2024, we recommend that the request for waiving of fees be referred to Administration for review;

AND THAT Administration report back on or before October 7, 2024 with the following information: 2025 budget implications of removing or lowering the fees for non-profit recreational sports teams including those run through community centers, the number of athletes and teams affected by the team fee, options for teams to perform their own field lining and/or maintenance in lieu of team fees, and the costs associated with sports field maintenance;

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

CARRIED

9.3 2025 Active Transportation Budget

Correspondence received from Ken Shields on April 25, 2024 requesting to appear before Committee to request that the Vickers/Carrick Street multi-use cycling pedestrian bridge be prioritized during this years budget planning.

Ken Shields and Dr. Suzanne Allain appeared before Committee, provided a PowerPoint presentation and responded to questions.

9.4 Report 203-2024 – Indoor Turf Facility Recommendation - Committee of the Whole Minutes - May 27, 2024

Correspondence received from Shane Judge on May 30, 2024 requesting to appear before Committee relative to Report 203-2024 – Indoor Turf Facility Recommendation as presented at the May 27, 2024 Committee of the Whole meeting was distributed separately on Friday, May 31, 2024.

Shane Judge appeared before Committee, provided a PowerPoint presentation and responded to questions.

10. Items Arising from Closed Session

10.1 Labour Relations Matter - Collective Bargaining Mandate for Unifor Local 39-11 SNEMS

Report 2024CLS.024 (Human Resources & Corporate Safety) relative to the above noted was previously presented at Committee of the Whole - Closed Session held earlier in the evening.

MOVED BY: Councillor Brian Hamilton
SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to Report 2024CLS.024 (Human Resources & Corporate Safety), we recommend that Administration proceed as directed in Closed Session.

CARRIED

10.2 Contract Related Matter - Fort William Gardens

Report 2024CLS.021 (Community Services - Recreation) relative to the above noted was previously presented at Committee of the Whole - Closed Session held earlier in the evening.

MOVED BY: Councillor Kristen Oliver
SECONDED BY: Councillor Andrew Foulds

WITH RESPECT to Report 2024CLS.021 (Community Services - Recreation & Culture), we recommend that Administration proceed as directed in Closed Session.

CARRIED

10.3 Lease Agreement - Tournament Centre

Report 2024CLS.033 (Realty Services) relative to the above noted was previously presented at Committee of the Whole - Closed Session held earlier in the evening.

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 Kristen Oliver
SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to Report 2024CLS.033 (Realty Services), we recommend that Administration proceed as directed in Closed Session.

CARRIED

10.4 Property Related Matter - Temporary Relocation of Court Services

Report 2024CLS.029 (Realty Services) relative to the above noted was previously presented at Committee of the Whole - Closed Session held earlier in the evening.

MOVED BY: Councillor Shelby Ch'ng
SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to Report 2024CLS.029 (Infrastructure, Development & Operations - Realty Services), we recommend that the City enter into a lease agreement with 2817641 Ontario Ltd., c.o.b. as Arthur Street Medical Health Centre for the premises known as Suite 105, 1265 Arthur St. E., Thunder Bay for the purpose of temporarily relocating the Provincial Offences courtroom and Court Services on the terms and conditions set out in this Report (the "**Lease**");

AND THAT the Director – Development Services be authorized to execute all required documentation in form and content satisfactory to the Manager- Realty Services and Director – Development Services;

AND THAT all costs associated with the Lease be funded from the Land Development Account;

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

CARRIED

10.5 Surplus Real Properties

Report 2024CLS.031 (Realty Services) relative to the above noted was previously presented at Committee of the Whole - Closed Session held earlier in the evening.

Councillor Dominic Pasqualino requested to be recorded as opposed to the resolution relative to the above noted.

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

WITH RESPECT to Report 2024CLS.031 (Infrastructure, Development & Operations - Realty Services), we recommend that the properties described in this Report be declared surplus to the City's requirements pursuant to the City's policies, and be disposed of in accordance with the method set out in this Report;

AND THAT public notice of the proposed disposals be given in the manner set out in this Report;

AND THAT the City's interest in the vacant property, being Lot 67, Registered Plan 759 (A93), municipally known as 740 Grey Crescent, be sold on the open market at fair market value;

AND THAT the City's interest in the vacant property, being Lot 4, Registered Plan 768 (B20), municipally known as 125 Birchwood Crescent, be sold on the open market at fair market value;

AND THAT the City's interest in the vacant property, being Lot 284 and Part of Lot 285, Registered Plan M243 (D77), municipally known as 172 and 168 Woodside Street, be sold on the open market at fair market value;

AND THAT the City's interest in the untravelled street allowance known as Bruce Street at Minot Avenue being Part of Bruce Street, Registered Plan M25 (E97), once closed, be sold on the open market at fair market value;

AND THAT the City's interest in the vacant property known municipally as 837 Hodder Avenue plus a portion of the adjacent untraveled street allowance being Lot 20, and Part of Corona Street Registered Plan M111 (E99), once closed, be sold on the open market at fair market value;

AND THAT the Director – Development Services be authorized to execute all required documentation in form and content satisfactory to the Director – Development Services and the Manager – Realty Services;

AND THAT the net proceeds of sale of any lands under the Parks & Open Spaces inventory be allocated to Parks & Open Spaces to enhance infrastructure and tree canopy in other parks;

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

CARRIED

11. Reports of Committees, Boards and Outside Agencies

11.1 Waterfront Development Committee

Minutes of Meeting 03-2024 of the Waterfront Development Committee held on April 16, 2024 were distributed separately on Monday, June 3, 2024, for information.

12. Reports of Municipal Officers

12.1 Contract 5, 2024 – Asphalt Rehabilitation and Intersection Improvements

Report 131-2024 - Infrastructure, Development & Operations - Engineering & Operations recommending that Contract 5, 2024 – Asphalt Rehabilitation and Intersection Improvements be awarded to Nadin Contracting Limited, which submitted the lowest tender in the amount of \$2,997,480.38.

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 Kasey Etreni

SECONDED BY: Councillor Michael Zussino

WITH RESPECT to Report 131-2024 (Infrastructure, Development & Operations - Engineering & Operations), we recommend that Contract 5, 2024 – Asphalt Rehabilitation and Intersection Improvements be awarded to Nadin Contracting Limited, which submitted the lowest tender in the amount of \$2,997,480.38 (inclusive of HST);

AND THAT the amount shown is based on estimated quantities; final payment for this Contract will be based on measured quantities for the complete work and could be higher than the tender amount;

AND THAT the General Manager of Infrastructure, Development and Operations report any significant variations in the Contract quantities to City Council;

AND THAT it is a condition of award of the City Road/James Street intersection work that certain lands be acquired from Fort William First Nation Development Corporation and once the work has been awarded and completed, the road widening be opened as part of James Street and City Road by by-law;

AND THAT the Mayor and Clerk be authorized to sign all documentation related to this matter;

AND THAT Appropriation Change Order No. 13-2024 be approved.

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

CARRIED

12.2 Solid Waste Management Strategy Annual Update

Report 193-2024 - Infrastructure, Development & Operations - Environment outlining the progress made implementing the Solid Waste Management Strategy (SWMS) in 2023 and identifies key planned objectives for 2024, for information only.

12.3 Thunder Bay Housing Land Needs Study and Strategy

Report 171-2024 - Infrastructure, Development & Operations - Development Services - Planning Services providing an overview relative to the Housing Land Need Study and Strategy that will be used to guide development policy, Zoning By-law and Official Plan Review, for information.

Memorandum from Decio Lopes, Supervisor - Planning Services, dated May 17, 2024 requesting that Adam Kroeker and Tim Hogan of HTFC Inc. provide an overview of the draft Thunder Bay Housing Land Needs Study and Strategy was distributed separately on Friday, May 31, 2024.

Adam Kroeker, HTFC Inc. appeared before Committee, provided a PowerPoint presentation and responded to questions.

12.4 Strategic Action Plan

The Deputy City Clerk advised that Report 213-2024 - City Manager's Office - Strategic Initiatives & Engagement has been withdrawn from the agenda by Administration.

13. Petitions and Communications

13.1 Cemetery By-Law Amended Resolution

Memorandum from Manager - Central Support Matt Pearson, dated May 22, 2024 containing a motion recommending that draft By-law 116-2024, Cemetery By-law, be approved.

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 Kasey Etreni

WITH RESPECT to the Memorandum from Matt Pearson, Manager – Central Support dated May 22, 2024, we recommend that draft By-law 116-2024, Cemetery By-law, be approved and presented to City Council for ratification on June 3, 2024;

AND THAT Chapter 367, titled Cemetery, of the Thunder Bay Municipal Code be repealed.

Amendment – Cemetery By-Law Amended Resolution

MOVED BY: Councillor Shelby Ch'ng
SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to the Memorandum from Manager - Central Support Matt Pearson, dated May 22, 2024, we recommend that the resolution be amended by adding the following after the second paragraph:

"AND THAT Administration review the feasibility of including pets in cemeteries and to report back on or before October 7, 2024."

CARRIED

Amended – Cemetery By-Law Amended Resolution

MOVED BY: Councillor Shelby Ch'ng
SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to the Memorandum from Matt Pearson, Manager – Central Support dated May 22, 2024, we recommend that draft By-law 116-2024, Cemetery By-law, be approved and presented to City Council for ratification on June 3, 2024;

AND THAT Chapter 367, titled Cemetery, of the Thunder Bay Municipal Code be repealed;

AND THAT Administration review the feasibility of including pets in cemeteries and to report back on or before October 7, 2024.

CARRIED

13.2 Outdoor Rinks 2023-2024 Usage Statistics

Memorandum from Cory Halvorsen, Manager – Parks & Open Spaces, dated May 8, 2024 providing a summary of the 2023/2024 outdoor rink season, including usage statistics.

MOVED BY: Councillor Kasey Etrene
SECONDED BY: Councillor Andrew Foulds

WITH RESPECT to the memorandum from Cory Halvorsen, Manager-Parks & Open Spaces, dated May 8, 2024, we recommend that Outstanding Item 2023-106-INO be removed from the Outstanding List;

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

CARRIED

13.3 11:00 p.m. Resolution

During discussion of the above noted item, the following resolution was passed:

MOVED BY: Councillor Kristen Oliver
SECONDED BY: Councillor Kasey Etrene

THAT the hour being 11:00 p.m, we continue with the business at hand.

CARRIED

13.4 Request for Report - Outdoor Rink Options

Memorandum from Councillor Greg Johnson, dated May 21, 2024 containing a motion recommending that Administration investigate the various options outlined in this memorandum relative to Outdoor Rinks.

MOVED BY: Councillor Greg Johnsen
SECONDED BY: Councillor Kasey Etrene

WITH RESPECT to the Memorandum from Councillor Greg Johnsen dated May 21, 2024, we recommend that Administration investigate the various options outlined in this memorandum relative to Outdoor Rinks;

AND THAT this report include on a broad scale the financial impacts of taking on this work in the 2024 budget and future city budgets;

AND THAT Administration report back on or before December 16, 2024;

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

CARRIED

14. Outstanding Items

Memorandum from City Clerk Krista Power dated May 21, 2024 relative to the above noted, was distributed separately on Monday, June 3, 2024, for information.

15. New Business

15.1 Establishment of Committee of the Whole - Closed Session - Monday, June 17, 2024

The following resolution will be presented to establish a Committee of the Whole - Closed Session on Monday, June 3, 2024:

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Kristen Oliver

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, June 17, 2024 at 4:30 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (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

16. Adjournment

The meeting adjourned at 11:16 p.m.