



## Committee of the Whole Meeting Minutes

**Monday, October 7, 2024, 6:30 p.m.**

**S.H. Blake Memorial Auditorium**

Present:

Mayor Ken Boshcoff  
Councillor Rajni Agarwal  
Councillor Albert Aiello  
Councillor Shelby Ch'ng  
Councillor Trevor Giertuga  
Councillor Brian Hamilton  
Councillor Greg Johnsen  
Councillor Kristen Oliver  
Councillor Dominic Pasqualino  
Councillor Michael Zussino

Officials:

Krista Power, Director - Legislative Services & City Clerk  
John Collin, City Manager  
Brendan Hardick, Acting City Solicitor  
Karen Lewis, General Manager - Corporate Services  
Joel DePeuter, Acting General Manager - Infrastructure, Development & Operations  
Kelly Robertson, General Manager - Community Services  
Cynthia Olsen, Director - Strategy & Engagement  
Keri Greaves, City Treasurer  
Leah Prentice, Director – Recreation & Culture  
Summer Stevenson, Project Manager – Development Services  
Brad Loroff, Manager – Transit Services  
Matthew Pearson, Manager - Central Support  
Jason Anderson, Staff Sargeant – Thunder Bay Police Service  
Rilee Willianen, Drug Strategy Specialist – Strategy & Engagement  
Katie Piche, Council & Committee Clerk

**1. Open Session (Operations) in the S.H. Blake Memorial Auditorium at 6:30 p.m.**

Chair: Councillor Trevor Giertuga

**2. Disclosures of Interest**

**3. Confirmation of Agenda**

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the October 7, 2024 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

**4. Reports of Committees, Boards and Outside Agencies**

**4.1 Earthcare Advisory Committee Minutes**

Meeting 02-2024 of the Earthcare Advisory Committee, held on March 20, 2024, for information.

**4.2 Waterfront Development Committee Minutes**

Meeting 05-2024 of the Waterfront Development Committee meeting, held on June 26, 2024, for information.

**5. Reports of Municipal Officers**

**5.1 Funding Advance - Affordable Rental Housing Funding Program**

Report 368-2024-Infrastructure, Development & Operations recommending that the 2024 funding allocation for the Affordable Rental Housing Funding Program be increased from \$1,520,000 to \$5,580,000.

Memorandum from Project Manager Summer Stevenson dated September 26, 2024 requesting to provide a presentation.

Project Manager, Summer Stevenson provided a PowerPoint presentation and responded to questions.

The City Clerk advised that the resolution will 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 Brian Hamilton

WITH RESPECT to Report 368-2024-Infrastructure, Development & Operations, we recommend that the 2024 funding allocation for the Affordable Rental Housing Funding Program be increased from \$1,520,000 to \$5,580,000;

AND THAT the Renew Thunder Bay Reserve Fund commit up to \$4,060,000 towards the Affordable Rental Housing Funding Program;

AND THAT Appropriation No. 20-2024 be approved;

AND THAT the Renew Thunder Bay Reserve Fund be reimbursed and/or the commitment be released following the receipt of the third Housing Accelerator Fund disbursement and anticipated Building Faster Funding;

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

CARRIED

## **5.2 Eye on the Street Annual Report 2023**

Report 375-2024-Infrastructure, Development & Operations-Central Support providing an annual overview of the Eye on the Street program for 2023, highlighting its operational activities and key statistics compared to 2022, for information.

## **6. Petitions and Communications**

### **6.1 Non-Profit Recreational Sports Team Fees - Outstanding Item**

At the June 3, 2024 Committee of the Whole meeting, a resolution was passed relative to a deputation from Laura Bron recommending 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.

Memorandum from Parks and Open Spaces Manager, Cory Halvorsen dated September 23, 2024 recommending that Outstanding Item 2024-100-INO be removed from the Outstanding List.

MOVED BY: Councillor Rajni Agarwal

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to the memorandum from Cory Halvorsen, Manager-Parks & Open Spaces, dated September 23, 2024, we recommend that Outstanding Item 2024-100-INO be removed from the Outstanding List;

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

CARRIED

## **6.2 To repeal and replace By-law 158-2024 Property Description Correction**

Memorandum from Property Agent Jill Thompson, dated September 18, 2024 recommending that By-law 158-2024 be repealed and replaced with By-law 372-2024.

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to the Memorandum from Jill Thompson, Property Agent, dated September 18, 2024, relative to closing a portion of the untraveled road allowance known as Windsor Street (at Northside of Dublin Avenue) and described as Part of Windsor Street, Registered Plan 643, Parts 4, 5 & 6, we recommend that By-law 158-2024 be repealed and replaced with By-law 372-2024;

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

CARRIED

## **7. Outstanding Items**

### **7.1 Outstanding Items List as of September 24, 2024 for Operations**

Memorandum from Director - Legislative Services & City Clerk Krista Power dated September 24, 2024, providing the Operations Outstanding List, for information.

## **8. Open Session (Community Services)**

Chair: Councillor Shelby Ch'ng

**9. Reports of Committees, Boards and Outside Agencies**

**9.1 District of Thunder Bay Social Services Administration Board Minutes**

Minutes of Meetings 13-2024 (Open) and 14-2024 (Closed) of the District of Thunder Bay Social Services Administration Board held on July 18, 2024, for information.

**10. Reports of Municipal Officers**

**10.1 Tournament Centre Reserve Fund - Chiller Replacement**

Report 347-2024-Community Services-Recreation & Culture recommending that \$232,000 be transferred from the Tournament Centre Capital Reserve Fund as part of the reimbursement of capital costs incurred by the Nor'Wester Management Corporation for replacement of the facility's chiller.

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to Report 347-2024-Community Services-Recreation & Culture, we recommend that \$232,000 be transferred from the Tournament Centre Capital Reserve Fund as part of the reimbursement of capital costs incurred by the Nor'Wester Management Corporation for replacement of the facility's chiller;

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

CARRIED

**10.2 Transforming Transit**

Report 352-2024-Community Services-Transit Services relative to transforming public transit in Thunder Bay from a current fixed route, conventional service to a hybrid model, for information.

Memorandum from General Manager-Community Services Kelly Robertson, dated October 4, 2024 requesting that Manager-Transit Services Brad Loroff provide a presentation was distributed separately on Friday, October 4, 2024.

Manager – Transit Services Brad Loroff provided a PowerPoint presentation and responded to questions.

### **10.3 Amendments to CEDC Agreement**

Report 301-2024-Corporate Services recommending that the Amendments in Attachment A be approved and the Agreement with Community Economic Development Commission (CEDC) be restated to include the Amendments.

MOVED BY: Councillor Trevor Giertuga

SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to Report 301-2024-Corporate Services, we recommend that the Amendments in Attachment A be approved and the Agreement with Community Economic Development Commission (CEDC) be restated to include the Amendments;

AND THAT the Mayor and Clerk sign the Restated Agreement (Attachment B);

AND THAT the CEDC Project Reserve Fund is closed and changes to the associated Consolidated Reserve Fund By-law Number 220-2023 be brought forward on October 28, 2024;

AND THAT that the remaining reserve fund balance and any outstanding commitments be transferred to the CEDC Investment Fund;

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

CARRIED

### **10.4 Purchase of Two Replacement Ambulances**

Report 381-2024-Corporate Services-Superior North EMS recommending that a contract for the purchase of two ambulances in the amount of \$739,472 (inclusive of HST) be awarded to Demers Braun Crestline.

MOVED BY: Councillor Albert Aiello

SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to Report 381-2024-Corporate Services – Superior North EMS, we recommend that a contract for the purchase of two ambulances in the amount of \$739,472 (inclusive of HST) be awarded to Demers Braun Crestline;

AND THAT \$665,917 be transferred from the Insurance Reserve to the Superior North EMS (SNEMS) Capital Reserve Fund;

AND THAT Appropriation 2024-21 be approved to establish the funding source for the purchase of two ambulances to be the Superior North EMS (SNEMS) Capital Reserve Fund;

AND THAT the Manager – Supply Management be authorized to issue any purchase orders related to this tender;

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

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

CARRIED

## **11. First Reports**

### **11.1 Enhanced Encampment Response – A Human Rights-Based Community Action Plan for Thunder Bay**

Report 384-2024-Corporate Services-Strategic Initiatives and Engagement recommending that the Human Rights-Based Community Action Plan as outlined in this report be approved.

Memorandum from Director - Strategy & Engagement Cynthia Olsen, dated October 1, 2024 requesting to provide a presentation.

Director - Strategy & Engagement Cynthia Olsen provided a PowerPoint presentation and responded to questions.

This report was 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 October 21, 2024.

MOVED BY: Councillor Albert Aiello

SECONDED BY: Councillor Michael Zussino

WITH RESPECT to Report 384-2024-City Manager's Office-Strategic Initiatives & Engagement, we recommend that the recommendation included in this report be re-presented at the October 21, 2024 Committee of the Whole meeting for approval and include any feedback received internally and externally for information.

CARRIED

**12. Outstanding Items**

**12.1 Outstanding Items List as of September 24, 2024 for Community Services**

Memorandum from Director - Legislative Services & City Clerk Krista Power dated September 24, 2024, providing the Community Services Outstanding List, for information.

**13. New Business**

**13.1 Establishment of Committee of the Whole - Closed Session - Monday, October 21, 2024**

The following resolution was presented to establish Committee of the Whole - Closed Session:

MOVED BY: Councillor Michael Zussino  
SECONDED BY: Councillor Albert Aiello

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, October 21, 2024 at 4:30 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;
- (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; 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

**14. Adjournment**

The meeting adjourned at 8:50 p.m.