



## **Waterfront Development Committee Meeting Minutes**

**Tuesday, November 19, 2024, 4:00 p.m.  
McNaughton Room - 3rd Floor, City Hall**

**1. Waterfront Development Committee Meeting 07-2024**

Chair: Councillor Andrew Foulds

**2. Members**

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

**3. Officials**

Kerri Marshall, Commissioner - Growth  
Joel DePeuter, Director - Development Services  
Dana Earle, Deputy City Clerk  
Guy Walter, Landscape Architect  
Flo-Ann Track, Council & Committee Clerk

**4. Disclosures**

None.

**5. Agenda Approval**

MOVED BY: Sean Spenrath  
SECONDED BY: Councillor Michael Zussino

WITH RESPECT to the November 19, 2024 meeting of the Waterfront Development Committee, we recommend that the Agenda as printed, including any additional information and new business be confirmed.

CARRIED

**6. Minutes of Previous Meeting**

MOVED BY: Sean Spenrath  
SECONDED BY: Roderick Bosch

THAT the Minutes of Meeting 06-2024 Waterfront Development Committee, held on September 10, 2024 be confirmed.

CARRIED

**7. Presentations**

**7.1 Growth - An Update on Development Initiatives**

Commissioner - Growth Kerri Marshall provided an overview relative to the above noted.

Director - Development Services Joel DePeuter appeared before Committee, provided a PowerPoint Presentation relative to the City of Thunder Bay's Growth Initiative, and responded to questions.

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

- Dedicated team to accelerate growth for the city.
  - Goals:
    - Establish Task Force to inform action plan.
    - Collaborate - public and private sectors.
    - Implement a Smart Growth Plan.
    - Metrics and systems to monitor growth initiatives.

- Analyze barriers to growth and propose solutions to overcome obstacles.
  - Build a "One Stop Shop" where permitting and building resources are available.
    - Funding sources.
    - Easy to follow process.
    - Faster response times.
- Housing Accelerator Fund (HAF).
  - Supports affordable housing, multi-unit housing, and "missing middle" housing.
  - Encourages intensification on existing municipal servicing.
    - Zoning by-law changes allow residential use in new areas.
    - Encourage higher densities.
    - Reduce development regulations.
    - Thunder Bay is ahead of housing targets.
    - 5 available grant programs - applications available at [buildthunderbay.ca](http://buildthunderbay.ca).
    - City owned available lands - information available at [properties.thunderbay.ca](http://properties.thunderbay.ca).
- Infrastructure Projects - Housing Enabling Water Systems Fund (HEWSF).
  - Money received from Province to extend underground and stormwater services only. Project located north & south of Central Ave. between Golf Links Road and Balmoral Street; an area identified as one of the top opportunity sites to add new housing.
- Stakeholder Roundtable was held in October.
  - Identified potential barriers and solutions to bring to next stakeholder session.
  - Developed a short-term action plan.

**8. Resolution to Recess and Resolve into Closed Session 4:38 p.m.**

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Warren Philp

THAT we resolve into Closed Session in order to receive information relative to a proposed or pending acquisition or disposition of land by the municipality or local board, and then revert back to open session to continue with the business at hand, pursuant to the Municipal Act (Section 239 (2)(c)).

CARRIED

Director - Development Services Joel DePeuter responded to questions.

Commissioner - Growth Kerri Marshall responded to questions.

Deputy City Clerk Dana Earle responded to questions.

At 4:56 p.m. the Waterfront Development Committee – Open Session meeting reconvened.

**9. Waterfront Master Plan Update**

Manager - Parks & Open Spaces Cory Halvorsen provided an update relative to the Community Economic Development Commission's Best Use Study.

- Currently with Consultants.
- CEDC Board is funding the Best Use Study.
- Administration will provide information as available.
- Best Use Study will help inform future waterfront projects that align with the City's Master Plan.
- Administration will follow up with CEDC for timeline.

**10. Infrastructure Project Update**

Document entitled "Infrastructure Update Nov 2024" was distributed separately on Tuesday, November 19, 2024.

Discussion was held relative to trail work completed to-date. Some of the items discussed as follows:

- Waterfront Trail

- No additional information has been received; Administration is waiting for an update.
- Pool 6 Waterfront Trail extension.
  - Positive feedback has been received.
  - Trail is well used.
  - Signage and barriers help to prevent people from leaving the trail.
  - Barriers in place to prevent vehicle traffic.

## 11. **Work Plan Update**

Document entitled WDC Action Timeline - WDC Focused 2024-2026 Action Plan, for information.

Commissioner - Growth Kerri Marshall provided an overview and responded to questions.

Discussion was held relative to progress made to-date and next steps. Some of the items discussed as follows:

- Land Acknowledgement
  - Progress has been made; Members to review guidance documents in advance of the next meeting.
- Communications & Promotion - Next Steps
  - Pause building the WDC web page until the Growth Action Plan has been developed, the plan will help inform strategic marketing and branding.
    - Build a more robust relationship with the City's overall growth strategy.

MOVED BY: Warren Philp

SECONDED BY: Councillor Andrew Foulds

WITH RESPECT to the WDC Focused Action Plan, Engage in Strategic Direction pillar, we recommend,

THAT the following goal be added for 2025:

"Align the goals of the Waterfront Development Committee with the City of Thunder Bay's Growth Plan."

CARRIED

**12. 2025 Meeting Schedule**

Discussion was held relative to the 2025 Meeting Schedule.

It was the consensus of the Committee to schedule meetings of the WDC on the 3rd Tuesday of each month, in the McNaughton Room, from 4 p.m. to 5:30 p.m., except for July, August and December, where available.

**13. New Business**

At the November 18, 2024 Committee of the Whole meeting, Councillor Andrew Foulds Chair - Waterfront Development Committee presented a Motion, which failed, requesting one time funding to advance further development initiatives, and to advocate for additional funding from other levels of government to support the WDC Action Plan 2024-2026.

Discussion was held relative to the above noted.

It was the consensus of the Committee that the Motion as contained in the Memorandum from Councillor Andrew Foulds, Chair - Waterfront Development Committee, dated September 9, be referred to the Budget process during ratification of the November 18, 2024 Committee of the Whole Minutes at the upcoming November 25, 2024 City Council meeting.

**14. Adjournment**

The meeting adjourned at 5:59 p.m.