



Committee of the Whole Meeting Minutes

Monday, April 14, 2025, 7:54 p.m.

S.H. Blake Memorial Auditorium

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, Manager – Legislative Services & Deputy City Clerk
- John Collin, City Manager
- Patty Robinet, City Solicitor
- Kayla Dixon, Commissioner - Infrastructure & Operations
- Keri Greaves, Commissioner - Corporate Services & City Treasurer
- Kerri Marshall, Commissioner - Growth
- Kelly Robertson, Commissioner - Community Services
- Cynthia Olsen, Director - Strategy & Engagement
- Joel DePeuter, Director – Development Services
- Matthew Miedema, Director – Engineering
- Aaron Ward, Manager – Engineering Services
- Devon McCloskey, Manager – Planning Services
- Danielle Thom, Climate Action Specialist
- Crystal DePeuter, Council & Committee Clerk

1. Open Session (Planning Services - Growth) in the S.H. Blake Memorial Auditorium at 7:54 p.m.

Chair: Councillor Andrew Foulds

2. Disclosures of Interest

Councillor Kristen Oliver declared a conflict relative to Acceleration of Implementation of Green Development Standards as she is employed by an organization that manages and funds program delivery to support green development standards.

Councillor Kasey Etreni declared a conflict relative to Funding Contributions as she is a member of an organization in receipt of funding.

3. Confirmation of Agenda

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to the April 14, 2025 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

4. Deputations

4.1 Acceleration of the Implementation of Green Development Standards

Correspondence received from Dr. Margaret Woods, dated February 24, 2025 requesting to provide a deputation relative to the acceleration of the implementation of Green Development Standards.

Additional information provided by Dr. Margaret Woods relative to the correspondence dated February 24, 2025 requesting to provide a deputation was distributed separately on Friday, April 11, 2025.

Councillor Oliver declared a conflict and refrained from discussing or voting on the following resolution.

Dr. Margaret Woods and John Stephenson appeared before Committee, provided a PowerPoint presentation and responded to questions.

MOVED BY: Councillor Kasey Etreni

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to the Deputation relating to the Acceleration of the Implementation of Green Development Standards on April 14, 2025, we recommend that the contents of the deputation be referred to Administration to review the feasibility of adopting Green Development Standards in the City of Thunder Bay;

AND THAT the report include, at minimum, the following:

- A review of GDS models implemented in comparable municipalities, with consideration of tiered or phased-in approaches;
- An analysis of the potential cost implications for new residential development, with particular attention to affordable and entry-level housing;
- Identification of potential funding programs, incentives, or grants that could offset additional costs for homeowners, developers, and non-profit housing providers;
- Engagement with key stakeholders, including the development community, housing organizations, environmental experts, and residents;
- Options to address equity and accessibility, including supports or exemptions for non-market and supportive housing projects;
- An implementation framework outlining possible voluntary, incentivized, and/or mandatory components, including associated timelines.

AND THAT Administration report back on or before Q2 2027;

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

CARRIED

4.2 Temporary Village Initiative - Site Selection

Correspondence received from Christine Hryb, dated April 9, 2025 requesting to provide a deputation relative to the site selection for the Temporary Village Initiative was distributed separately on Friday, April 11, 2025.

A request was received on Monday, April 14, 2025 from Christine Hryb to withdraw the deputation relative to site selection for the Temporary Village Initiative.

Correspondence received from Jessalyn Watt, dated April 11, 2025 providing a written deputation relative to the site selection for the Temporary Village Initiative was distributed separately on Friday, April 11, 2025.

Correspondence received from Sayed Elmahriki dated April 11, 2025 requesting to provide a deputation relative to the site selection for the Temporary Village Initiative was distributed separately on Friday, April 11, 2025.

Sayed Elmahriki appeared before Committee and provided a deputation.

5. Reports of Committees, Boards and Outside Agencies

5.1 Mayor's Taskforce on Building More Homes Advisory Committee

Minutes of Meeting 02-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee held on February 19, 2025, for information.

5.2 Downtown Fort William Revitalization Committee Minutes

Minutes of Meeting 01-2024 of Downtown Fort William Revitalization Committee held on February 28, 2024, for information.

5.3 Lakehead Region Conservation Authority Minutes

Minutes of Meeting 02-2025 of Lakehead Region Conservation Authority held on February 26, 2025, for information.

6. Reports of Municipal Officers

6.1 Amend Draft Approval of Plan of Subdivision – Mountainview Estates – Shore Bay

Report 052-2025-Growth-Development Services-Planning Services recommending that the request by Stantec, agent for the owner, to extend draft plan approval for

three additional years to April 14, 2028, as it applies to Mountainview Estates Draft Plan of Subdivision (58T-00501), municipally known as 1811 Mountain Road, be approved.

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to Report 052-2025-Growth-Development Services-Planning Services, we recommend that the request by Stantec, agent for the owner, to extend draft plan approval for three additional years to April 14, 2028, as it applies to Mountainview Estates Draft Plan of Subdivision (58T-00501), legally described as Part Of Lots 17 & 18 Concession 3, S.K.R., municipally known as 1811 Mountain Road, be approved;

AND THAT the extension approval be subject to the conditions outlined in Attachment B and on the November 27th, 2021 Draft Plan of Subdivision prepared by J.D. Barnes Limited. being Attachment C to this report;

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

CARRIED

6.2 Delegation of Approval Authority for Certain Planning Applications

Report 007-2025-Growth-Development Services-Planning Services recommending that Council direct Administration to bring forward policy changes through an Official Plan Amendment to allow for approval of Minor Zoning By-law Amendments, Consents, and Subdivision approvals to be delegated to the Manager of Planning Services.

Memorandum from Manager - Planning Services Devon McCloskey dated March 27, 2025 requesting an opportunity to provide a presentation.

Councillor Brian Hamilton assumed the Chair.

Councillor Andrew Foulds re-assumed the Chair.

Manager - Planning Services Devon McCloskey provided a PowerPoint presentation and responded to questions.

MOVED BY: Mayor Ken Boshcoff
SECONDED BY: Councillor Albert Aiello

WITH RESPECT to Report 007-2025, we recommend that Administration be directed to bring forward policy changes through an Official Plan Amendment to allow for approval of Minor Zoning By-law Amendments, Consents, and Subdivision approvals to be delegated to the Manager of Planning Services;

AND THAT Council direct Administration to provide public notice of its intent to hold a public meeting to amend the Official Plan as it applies to delegation of planning approvals;

AND THAT Council direct Administration to prepare the necessary by-laws to authorize the delegations of authority to the Manager of Planning Services;

AND THAT the proposed delegation of Authority By-law provide for the referral of Planning matters back to Council or the Committee of Adjustment in appropriate circumstances;

AND THAT Council direct Administration to present the Official Plan Amendment and associated by-laws to City Council for decision by November 24th, 2025.

CARRIED

7. Petitions and Communications

7.1 Funding Contributions

Memorandum from Director – Strategy & Engagement Cynthia Olsen dated March 27, 2025 recommending that funding contributions in the amount of \$51,900 be provided to the following community-based strategies: Poverty Reduction Strategy (Lakehead Social Planning Council), Food Action Network of Northwestern Ontario (Food Action Network of Northwestern Ontario), Age Friendly Thunder Bay (Age Friendly Thunder Bay), and \$15,000 for Incident Reporting & Referral Services (Lakehead Social Planning Council) to support coordination of these community-based strategies.

Councillor Kasey Etrene declared a conflict and refrained from discussion or voting on the following resolution.

MOVED BY: Councillor Greg Johnsen
SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to the Memorandum from Director – Strategy & Engagement Cynthia Olsen dated February 11, 2025, we recommend that funding contributions in the amount of \$51,900 be provided to the following community-based strategies: Poverty Reduction Strategy (Lakehead Social Planning Council), Food Action Network of Northwestern Ontario (Food Action Network of Northwestern Ontario), Age Friendly Thunder Bay (Age Friendly Thunder Bay), and \$15,000 for Incident Reporting & Referral Services (Lakehead Social Planning Council) to support coordination of these community-based strategies;

AND THAT representatives of the strategies continue to report back annually on progress in implementing their respective strategy;

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

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

CARRIED

7.2 Downtown Fort William Strategic Renewal Plan – Implementation Options Outstanding Item 2024-001-DEV

Memorandum from Property Agent Peder Olsen dated March 28, 2025 addressing Council's direction to Administration on April 22, 2024, regarding the Downtown Fort William Revitalization Committee and recommending that item 2024-001-DEV be removed from the Outstanding List.

MOVED BY: Councillor Brian Hamilton
SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to the Memorandum from Peder Olsen, Property Agent – Realty Services, dated March 19, 2025, we recommend that Outstanding Item 2024-001-DEV be removed from the Outstanding List;

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

CARRIED

7.3 Contract 4, 2025 – Cumberland Street Roundabout & Reconstruction

Memorandum from Manager – Engineering Division Aaron Ward dated April 1, 2025 recommending that the Luci Court and Yonge Street tax- and rate-supported projects, included in the 2025 Capital Budget, be cancelled, and the funds reallocated to Contract 4, 2025 – Cumberland Street Roundabout & Reconstruction was distributed separately on Friday, April 11, 2025.

MOVED BY: Councillor Shelby Ch'ng
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Memorandum from Aaron Ward, Manager – Engineering dated April 1, 2025, we recommend that the Luci Court and Yonge Street tax- and rate-supported projects, included in the 2025 Capital Budget, be cancelled, and the funds reallocated to Contract 4, 2025 – Cumberland Street Roundabout & Reconstruction;

AND THAT Budget Appropriation 5 – Contract 4-2025 Roundabout be approved;

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

CARRIED

8. Outstanding Items

Memorandum from Director - Legislative Services & City Clerk Krista Power dated April 1, 2025, providing the Planning Services- Growth Outstanding List, for information.

9. New Business

9.1 Establishment of Committee of the Whole - Closed Session - April 28, 2025

The following resolution will be presented to establish Committee of the Whole – Closed Session Meeting on April 28, 2025:

MOVED BY: Councillor Shelby Ch'ng
SECONDED BY: Councillor Kristen Oliver

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, April 28, 2025 at 4:30 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

- (b) personal matters about an identifiable individual, including municipal or local board employees;
- (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; and
- (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.

CARRIED

10. Adjournment

The meeting adjourned at 10:00 p.m.