



City Council Meeting Minutes

Monday, April 14, 2025, 10:01 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
- Matthew Miedema, Director – Engineering
- Crystal DePeuter, Council & Committee Clerk

1. City Council

Chair: Mayor Ken Boshcoff

2. Opening Ceremonies

One Minute of Silence.

3. Disclosures of Interest

Aside from those disclosures already recorded in the previous minutes as presented here, no additional disclosures of interest were announced.

4. Confirmation of Agenda

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Greg Johnsen

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

CARRIED

5. Minutes of Previous Meetings

5.1 City Council

The Minutes of the following Meetings of the Thunder Bay City Council, to be confirmed:

1. The Thunder Bay City Council held on March 24, 2025.

MOVED BY: Councillor Brian Hamilton
SECONDED BY: Councillor Albert Aiello

THAT the Minutes of the following Meetings of the Thunder Bay City Council, be confirmed:

1. The Thunder Bay City Council meeting held on March 24, 2025.

CARRIED

6. Reports of Committees, Boards, and Outside Agencies

6.1 Committee of the Whole Minutes

The Minutes of the following Committee of the Whole meeting, to be adopted:

1. March 24, 2025 Committee of the Whole;
2. April 7, 2025 Committee of the Whole. Distributed separately on Friday, April 11, 2025.

Memorandum from Director - Strategy & Engagement Cynthia Olsen, relative to Report 57-2025 Report Back-Temporary Village Initiative - Site Location.

Administration requested this item be withdrawn from the agenda.

Memorandum from Councillor Kasey Etrene dated April 14, 2025 relative to site selection for the Temporary Village Initiative was distributed separately Monday, April 14, 2025.

MOVED BY: Councillor Michael Zussino
SECONDED BY: Councillor Shelby Ch'ng

THAT the Minutes of the following Committee of the Whole meeting, be adopted:

1. March 24, 2025 Committee of the Whole;
2. April 7, 2025 Committee of the Whole.

Report 2025 – Council Composition Review Committee – Final Report

A request to vote on the following item from the April 7, 2025 Committee of the Whole minutes separately.

MOVED BY: Councillor Andrew Foulds
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Report 2025 –Council Composition Review Committee, we recommend that the Council Composition model outlined in this report be approved. This would change the composition of City Council to 11 members, 1 Mayor, 2 members elected At Large and 8 members elected in 4 wards;

AND THAT the existing ward boundaries be repealed and replaced with the 4 ward model that reflects the structure outlined in this report;

AND THAT Administration be directed to bring forward the associated by-law to enact this change in Council composition in advance of the 2026 Municipal Election;

AND THAT the Special Purpose Committee – City Council Composition Review Committee be dissolved with gratitude for their task;

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

Amendment - Report 2025 - Council Composition Review Committee - Final Report

A recorded vote was requested on the following resolution, the results of which are as follows:

YEA	NAY
Mayor Ken Boshcoff	
Councillor Rajni Agarwal	
Councillor Albert Aiello	
Councillor Mark Bentz	
	Councillor Shelby Ch'ng
Councillor Kasey Etrene	
	Councillor Andrew Foulds
Councillor Trevor Giertuga	
	Councillor Brian Hamilton
	Councillor Greg Johnsen
	Councillor Kristen Oliver
	Councillor Dominic Pasqualino
	Councillor Michael Zussino

MOVED BY: Councillor Mark Bentz
SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to the Resolution as presented in Report 2025 - Council Composition Review Committee, we recommend that the number of Ward Councillors be amended from 11 members, 1 Mayor, 2 members elected At Large and 8 members elected in 4 wards to 11 members, 1 Mayor, 6 members elected At Large and 4 members elected, 1 per ward

LOST

Report 2025 - Council Composition Review Committee - Final Report

MOVED BY: Councillor Andrew Foulds
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Report 2025 –Council Composition Review Committee, we recommend that the Council Composition model outlined in this report be approved. This would change the composition of City Council to 11 members, 1 Mayor, 2 members elected At Large and 8 members elected in 4 wards;

AND THAT the existing ward boundaries be repealed and replaced with the 4 ward model that reflects the structure outlined in this report;

AND THAT Administration be directed to bring forward the associated by-law to enact this change in Council composition in advance of the 2026 Municipal Election;

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

Amendment - Report 2025 - Council Composition Review Committee - Final Report

A recorded vote was requested on the following resolution, the results of which are as follows:

YEA	NAY
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

MOVED BY: Councillor Trevor Giertuga

SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to the Resolution as presented in Report 2025 - Council Composition Review Committee, we recommend that the number of Ward Councillors be amended from 11 members, 1 Mayor, 2 members elected At Large and 8 members elected in 4 wards to 11 members, 1 Mayor, 1 Deputy Mayor, and 9 members elected At Large.

LOST

Report 2025 - Council Composition Review Committee - Final Report

A recorded vote was requested on the following resolution, the results of which are as follows:

YEA	NAY
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

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Report 2025 –Council Composition Review Committee, we recommend that the Council Composition model outlined in this report be approved. This would change the composition of City Council to 11 members, 1 Mayor, 2 members elected At Large and 8 members elected in 4 wards;

AND THAT the existing ward boundaries be repealed and replaced with the 4 ward model that reflects the structure outlined in this report;

AND THAT Administration be directed to bring forward the associated by-law to enact this change in Council composition in advance of the 2026 Municipal Election;

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

LOST

Motion to Dissolve the Council Composition Review Committee

MOVED BY: Councillor Shelby Ch'ng
SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to Report 2025 - Council Composition Review Committee, we recommend that the Council Composition Review Committee be dissolved with gratitude for their work.

CARRIED

Amended - Report Back - Temporary Village Initiative - Site Location

A request to vote on the following item from the April 7, 2025 Committee of the Whole minutes separately.

MOVED BY: Councillor Andrew Foulds
SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to Report 057-2025-Growth-Strategy & Engagement, we recommend that a portion of the Municipally owned land adjacent and North of the Salvation Army on Cumberland Street, Thunder Bay, be approved as the site for the Temporary Village Initiative;

AND THAT the Director, Strategy & Engagement have delegated authority to make decisions regarding operationalizing the Temporary Shelter Village Initiative;

AND THAT the Director, Strategy & Engagement be authorized to execute documents for the Temporary Shelter Village Initiative and for the duration of the project, on terms satisfactory to the City Solicitor and City Manager;

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

11:00 p.m. Resolution

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

We recommend that the hour being 11:00 p.m. we continue with the business at hand.

CARRIED

Amended - Report Back - Temporary Village Initiative - Site Location

A recorded vote was requested on the following resolution, the results of which are as follows:

YEA	NAY
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

MOVED BY: Councillor Andrew Foulds
SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to Report 057-2025-Growth-Strategy & Engagement, we recommend that a portion of the Municipally owned land adjacent and

North of the Salvation Army on Cumberland Street, Thunder Bay, be approved as the site for the Temporary Village Initiative;

AND THAT the Director, Strategy & Engagement have delegated authority to make decisions regarding operationalizing the Temporary Shelter Village Initiative;

AND THAT the Director, Strategy & Engagement be authorized to execute documents for the Temporary Shelter Village Initiative and for the duration of the project, on terms satisfactory to the City Solicitor and City Manager;

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

LOST

Report Back - Temporary Village Initiative - Site Location

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to Report 057-2025-Growth-Strategy & Engagement, we recommend that a portion of the lands owned by the Lakehead Region Conservation Authority (LRCA) and municipally known as 1111 Fort William Rd., Thunder Bay, be approved as the site for the Temporary Village Initiative, subject to the execution of an acceptable lease agreement, approval from the Minister of the Environment, Conservation and Parks if required, and final approval of the LRCA's Board of Directors;

AND THAT Administration proceed to negotiate the required lease agreement with the LRCA;

AND THAT the Director, Strategy & Engagement have delegated authority to make decisions regarding operationalizing the Temporary Shelter Village Initiative;

AND THAT the Director, Strategy & Engagement be authorized to execute documents for the Temporary Shelter Village Initiative and for the duration of the project, on terms satisfactory to the City Solicitor and City Manager;

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

Temporary Village Initiative - Site Location – Referral

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

WITH RESPECT to Report 57-2025-Growth-Strategy & Engagement, we recommend that the report referred to Administration to conduct a relative comparison of the LRCA site and the Kam River Heritage Park site as the location for the temporary village;

AND THAT Administration provide a final recommendation on April 28, 2025;

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

12:00 a.m. Resolution

MOVED BY: Councillor Dominic Pasqualino
SECONDED BY: Councillor Kasey Etreni

We recommend that the hour being 12:00 a.m. we continue with the business at hand.

CARRIED

Temporary Village Initiative - Site Location – Referral

A recorded vote was requested on the following resolution, the results of which are as follows:

YEA	NAY
Mayor Ken Boshcoff	
	Councillor Rajni Agarwal
Councillor Albert Aiello	
	Councillor Mark Bentz
Councillor Shelby Ch'ng	
Councillor Kasey Etrene	
Councillor Andrew Foulds	
	Councillor Trevor Giertuga
Councillor Brian Hamilton	
Councillor Greg Johnsen	
Councillor Kristen Oliver	
Councillor Dominic Pasqualino	
Councillor Michael Zussino	

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

WITH RESPECT to Report 57-2025-Growth-Strategy & Engagement, we recommend that the report referred to Administration to conduct a relative comparison of the LRCA site and the Kam River Heritage Park site as the location for the temporary village;

AND THAT Administration provide a final recommendation on April 28, 2025;

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

CARRIED

Committee of the Whole Minutes

MOVED BY: Councillor Michael Zussino
SECONDED BY: Councillor Shelby Ch'ng

THAT the Minutes of the following Committee of the Whole meeting, be adopted:

1. March 24, 2025 Committee of the Whole;
2. April 7, 2025 Committee of the Whole.

CARRIED

6.2 Ward Meeting Minutes

The Minutes of the following Ward Meetings to be received:

1. Meetings 03-2024 and 01-2025 of the Neebing Ward held on November 27, 2024 and March 11, 2025, respectively;
2. Meeting 01-2025 of the Red River Ward held on March 27, 2025.

MOVED BY: Councillor Greg Johnsen
SECONDED BY: Councillor Michael Zussino

THAT the Minutes of the following Ward Meetings to be received:

1. Meetings 03-2024 and 01-2025 of the Neebing Ward held on November 27, 2024 and March 11, 2025, respectively;
2. Meeting 01-2025 of the Red River Ward held on March 27, 2025.

CARRIED

7. By-laws and By-law Resolution

7.1 By-law 74-2025 – Holding Symbol Removal – 211 Alton Road

A By-law to remove a Holding Symbol pursuant to Section 36 of the *Planning Act* R.S.O., as amended (211 Alton Road).

7.2 By-law 094-2025- Subdivision Agreement - DiGregorio Developments Inc. (2131 R.S. Piper Avenue)

A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and DiGregorio Developments Inc.

7.3 By-law 101-2025 – Site Plan Control Designation – 646 Hewitson Street

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended (646 Hewitson Street).

7.4 By-law 106-2025 – Appointment of Persons to Enforce Parking

A By-law to amend By-law Number 99-2005, being a By-law to appoint Municipal Law Enforcement Officers for The Corporation of the City of Thunder Bay for the enforcement of Municipal Parking By-laws.

7.5 By-law Resolution

By-law Resolution - April 14, 2025 - City Council

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Brian Hamilton

THAT the following By-laws be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

By-law Number: 074-2025

1. A By-law to remove a Holding Symbol pursuant to Section 36 of the *Planning Act* R.S.O., as amended (211 Alton Road).

By-law Number: 094-2025

2. A By-law to authorize the execution of a Subdivision Agreement

between The Corporation of the City of Thunder Bay and DiGregorio Developments Inc.

By-law Number: 101-2025

3. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended (646 Hewitson Street).

By-law Number: 106-2025

4. A By-law to amend By-law Number 99-2005, being a By-law to appoint Municipal Law Enforcement Officers for The Corporation of the City of Thunder Bay for the enforcement of Municipal Parking By-laws.

CARRIED

9. Notice of Motion

9.1 Notice of Motion – Thunder Bay Public Library - Master Facilities Plan Operating and Capital Implications

At the July 22, 2024 Committee of the Whole meeting, a resolution was passed relative to Report 253-2024 - Infrastructure, Development & Operations – Capital Facilities Construction and was ratified by City Council on August 12, 2024.

Memorandum from Councillor Michael Zussino dated March 31, 2025 requesting that a Notice of Motion to Amend, relative to Report 253-2024 - Infrastructure, Development & Operations – Capital Facilities Construction, be introduced at the April 14, 2025 City Council meeting, for debate at the April 28, 2025 City Council meeting.

10. Confirming By-law and Confirming By-law Resolution

10.1 Confirming By-law Resolution

Confirming By-law Resolution - April 14, 2025 - City Council

A By-law to confirm the proceedings of a meeting of Council, this 14th day of April 2025.

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Kristen Oliver

THAT the following By-law be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

By-law Number: 123-2025

1. A By-law to confirm the proceedings of a meeting of Council, this 14th day of April, 2025.

CARRIED

11. Adjournment

The meeting adjourned at 12:08 a.m.

Mayor

Deputy City Clerk