



Committee of the Whole Meeting Minutes

Monday, May 12, 2025, 5:01 p.m.
McNaughton Room

Present:

- Mayor Ken Boshcoff
- Councillor Rajni Agarwal
- Councillor Albert Aiello
- 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:

- Krista Power, Director - Legislative Services & City Clerk
- John Collin, City Manager

1. Closed Session

Closed Session Agendas were distributed separately to Members of Council and ELT only.

City Solicitor Patty Robinet, Commissioner – Corporate Services & City Treasurer Keri Greaves, Acting Commissioner - Growth Cynthia Olsen, Director – Development Services Joel DePeuter, and Manager - Engineering Division Aaron Ward entered the meeting room.

2. Disclosures of Interest

None.

3. Reports of Municipal Officers

3.1 Property Related Matter - Surplus Property Declaration – 635 Fulton Boulevard

2025CLS.018 (Realty Services - Development Services - Growth) relative to the above noted was distributed to Members of Council, City Manager, Commissioner – Corporate Services & City Treasurer, Commissioner – Growth, and City Solicitor only.

Director – Development Services Joel DePeuter provided an overview relative to the report and responded to questions.

Manager - Engineering Division Aaron Ward responded to questions.

City Manager John Collin responded to questions.

It was the consensus of Committee that Administration proceed as directed.

The City Clerk advised that the resolution will be presented to Committee of the Whole to be held later in the evening.

At 5:20 p.m. it was the consensus of Committee that Committee of the Whole Open Session reconvene immediately following the City Council (Public Meeting).

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

Present:

- Mayor Ken Boshcoff
- Councillor Rajni Agarwal
- Councillor Albert Aiello
- 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

Officials:

- Krista Power, Director - Legislative Services & City Clerk
- John Collin, City Manager
- Patty Robinet, City Solicitor
- Kayla Dixon, Commissioner - Infrastructure & Operations

Keri Greaves, Commissioner - Corporate Services & City
Treasurer
Cynthia Olsen, Acting Commissioner - Growth
Kelly Robertson, Commissioner - Community Services
Kerri Bernardi, Acting Director - Human Resources
Joel DePeuter, Director – Development Services
Andrea Morrison, Director - Finance
Jonathon Paske, Supervisor - Municipal Parking Services
Flo-Ann Track, Council & Committee Clerk

Chair: Councillor Andrew Foulds

5. Disclosures of Interest

None.

6. Confirmation of Agenda - Committee of the Whole - May 12, 2025

MOVED BY: Councillor Trevor Giertuga

SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to the May 12, 2025 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

7. Presentations

7.1 Victoriaville Centre Demolition and Victoria Avenue Reconstruction - Project Update

Memorandum dated April 24, 2025 from Aaron Ward, Manager – Engineering requesting an opportunity to provide a presentation relative to the Victoriaville Centre Demolition and Victoria Avenue Reconstruction project, for information.

Assistant Structural Department Head - KGS Group Adam Ruberto appeared before Committee electronically, provided a PowerPoint Presentation relative to the Victoriaville Centre Demolition and Victoria Avenue Reconstruction Project and responded to questions.

Municipal Engineer & Project Manager Alison Barrett - KGS Group responded to questions.

Landscape Architect Eric Conway - Scatliff + Miller + Murray responded to questions.

8. Items Arising from Closed Session

8.1 Property Related Matter - Surplus Property Declaration – 635 Fulton Boulevard

2025CLS.018 (Realty Services) relative to the above noted was previously presented in Closed Session held earlier in the evening.

MOVED BY: Councillor Kasey Etreni

SECONDED BY: Councillor Michael Zussino

WITH RESPECT to Report 2025CLS.018 (Growth, Development Services – Realty Services), we recommend that the property 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-owned lands described as

Firstly: Part of the South West ¼ Section 51, being Part 13 on Reference Plan 55R-9670, Parts 1 & 2 on Reference Plan 55R-10074, Part of Right of Way for Spur on Registered Plan M-177, South and East Part 2 on Reference Plan 55R-12102, Part of Block 58 Registered Plan 55M-446, Part 1 on Reference Plan 55R-10033; Lots 2630, 2631, 2632 & 2633 Registered Plan M42; Part of Lane Registered Plan M42, Parts 2 & 3 on Reference Plan 55R10033; (Part of PIN 62122-0403 (LT))

Secondly: Parcel Block 1-, Section M321, Part of Block L Registered Plan M321; (PIN 62122-0018 (LT))

Thirdly: Part of Parcel Blocks M-1 Section M321; Block M, Registered Plan M321, (Part of PIN 62122-0019 (LT))

Fourthly: Blocks J & K, Registered Plan M321 Save and Except Part 1 on Reference Plan 55R11602 and Save and Except Parts 1 & 2 on Reference Plan 55R13801;(PIN 62122-0435 (LT))

be sold to 1000012406 Ontario Inc. (or its permitted assignee(s)) for the total sum of \$995,000.00 subject to the terms and conditions recommended in this Report;

AND THAT the sale of the lands be made conditional upon the necessary rezoning of the property;

AND THAT the property be designated as an area of Site Plan Control;

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

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

CARRIED

9. Reports of Committees, Boards and Outside Agencies

9.1 Mayor's Taskforce on Building More Homes Advisory Committee

Minutes of Meeting 03-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee held on March 19, 2025, for information.

9.2 Community Safety and Well-Being advisory Committee

Minutes of Meeting 01-2025 of the Community Safety and Well-Being Committee held on February 26, 2025, for information.

9.3 Community Economic Development Commission Minutes

Minutes of Meeting 02-2025 of the Community Economic Development Commission Board of Directors, held on February 26, 2025, for information.

9.4 Lakehead Region Conservation Authority Minutes

Minutes of Meeting 03-2025 of Lakehead Region Conservation Authority held on March 26, 2025, for information.

9.5 Lakehead Source Protection Authority Minutes

Minutes of Meeting 01-2025 of Lakehead Source Protection Authority held on April 24, 2025, for information.

10. Reports of Municipal Officers

10.1 2024 Annual Safety Review

At the April 28, 2025 Committee of the Whole meeting, Report 125-2025 - City Manager's Office-Human Resources was deferred to the May 12, 2025 Committee of the Whole meeting.

Report 125-2025-City Manager's Office-Human Resources providing an annual report on the corporation's safety performance and initiatives. This report provides an overview of corporate injury statistics, safety programming and claim cost information for 2024, for information.

Memorandum from Acting Director - Human Resources Kerri Bernardi, dated April 24, 2025 requesting to provide a presentation relative to the 2024 Annual Safety Review.

Acting Director - Human Resources Kerri Bernardi appeared before Committee, provided a PowerPoint Presentation of the 2024 Annual Safety Review report and responded to questions.

10.2 Guiding Financial Principles

At the April 28, 2025 Committee of the Whole meeting, Report 107-2025–Corporate Services was deferred to the May 12, 2025 Committee of the Whole meeting.

Report 107-2025–Corporate Services recommending that the Guiding Financial Principles as outlined in the Report be approved.

Memorandum from Commissioner-Corporate Services & City Treasurer Keri Greaves dated April 11, 2025 requesting to provide a presentation relative to the City of Thunder Bay's Guiding Financial Principles.

Commissioner – Corporate Services & City Treasurer Keri Greaves appeared before Committee, provided a PowerPoint Presentation relative to Guiding Financial Principals Report and responded to questions.

MOVED BY: Councillor Rajni Agarwal

SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to Report 107-2025 – Corporate Services, we recommend that the Guiding Financial Principles as outlined in this Report be approved;

AND THAT, the Guiding Financial Principles, as outlined in this Report be embedded in the City of Thunder Bay's Long-Term Financial Plan;

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

CARRIED

10.3 Assessment Growth Funds Policy

At the April 28, 2025 Committee of the Whole meeting, Report 110-2025-Corporate Services-Finance was deferred to the May 12, 2025 Committee of the Whole meeting.

Report 110-2025-Corporate Services-Finance recommending that City Council approve the Assessment Growth Funds Policy as attached to this Report.

Memorandum from Commissioner-Corporate Services & City Treasurer Keri Greaves dated April 11, 2025 requesting to provide a presentation relative to the City of Thunder Bay's Assessment Growth Funds Policy.

Commissioner – Corporate Services & City Treasurer Keri Greaves appeared before Committee, provided a PowerPoint Presentation relative to Assessment Growth Funds Policy and responded to questions.

At the request of the Chair Councillor Brian Hamilton assumed the Chair during the discussion of the above noted item

Councillor Andrew Foulds resumed the Chair.

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to Report 110-2025-Corporate Services-Finance, we recommend that City Council approve the Assessment Growth Funds Policy as attached to this Report;

AND THAT the Assessment Growth Funds Policy be included in the Corporate Policy Manual;

AND THAT the necessary by-law be presented to City Council for ratification.

CARRIED

10.4 Parking Update

Report 152-2025-Corporate Services-Licensing & Enforcement providing a summary of the key parking trends observed since the implementation of the Parking Authority Financial Plan (2023–2033), for information.

11. Outstanding Items

Memorandum from Director - Legislative Services & City Clerk Krista Power dated April 29, 2025, providing the Planning Services- Growth Outstanding List, for information.

12. New Business

12.1 Establishment of Committee of the Whole - Closed Session Meeting - Monday, May 26, 2025

The following resolution will be presented to establish Committee of the Whole – Closed Session Meeting on May 26, 2025.

MOVED BY: Mayor Ken Boshcoff

SECONDED BY: Councillor Dominic Pasqualino

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, May 26, 2025 at 5:30 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and

(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

13. Adjournment

The meeting adjourned at 10:30 p.m.