



## **City Council (Public Meeting) Minutes**

**Monday, May 12, 2025, 6:30 p.m.**

**S.H. Blake Memorial Auditorium**

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
- 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
- Joel DePeuter, Director – Development Services
- Aaron Ward, Manager - Engineering Division
- Shannon Labelle, Acting Senior Planner - Growth
- Flo-Ann Track, Council & Committee Clerk

### **1. City Council (Public Meeting) 6:36 p.m.**

Chair: Mayor Ken Boshcoff

**2. Disclosures of Interest**

None.

**3. Confirmation of Agenda - City Council (Public Meeting) - May 12, 2025**

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Andrew Foulds

WITH RESPECT to the May 12, 2025 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

**4. Public Meeting Procedures**

Public Meeting procedures were read to Members of Council and those in attendance.

**5. City Council (Public Meeting)**

**5.1 Proposed Official Plan and Zoning By-law Amendment - 1151 John Street Road**

Report 145-2025 Growth-Development Services-Planning Services providing a recommendation to approve an Official Plan and Zoning By-law Amendment at 1151 John Street Road to allow for the establishment of two 45-unit apartment buildings, for Council's consideration.

Acting Senior Planner Shannon Labelle provided a PowerPoint presentation and overview of the report and responded to questions.

The Chair asked whether the applicant was in attendance and wished to be heard.

Applicant Marco Vallelunga appeared before Council and responded to questions.

The Chair asked if there were any speakers to the application who wished to be heard.

Tony Andreacchi appeared before Council and responded to questions.

Michael Pilley appeared before Council and responded to questions.

Jason Arnold and Amy Parker appeared before Council and responded to questions.

There were no further speakers to the application.

The Chair asked Members of Council if they wished to ask any further questions of the applicant.

MOVED BY: Councillor Trevor Giertuga

SECONDED BY: Councillor Kasey Etrene

WITH RESPECT to Report 145-2025 – Growth – Development Services – Planning Services, we recommend that Official Plan Amendment 20 be adopted;

AND THAT the Zoning By-law be amended on the subject lands being Registered Plan 547, Part of Lots 52 & 53, City of Thunder Bay, municipally known as 1151 John Street Road from Service Commercial (SC) Zone to Urban Mid-rise (UM) Zone;

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

CARRIED

## 6. By-Laws

### 6.1 By-law 144-2025 - Site Plan Control Designation - 135-137 Fredrica Street West

By-law 144-2025 Growth-Development Services-Planning Services, a By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (135-137 Frederica Street West).

### 6.2 By-law 146-2025 - Official Plan Amendment By-law - 1151 John Street Road

By-law 146-2025 Growth-Development Services-Planning Services, a By-law to adopt Amendment 20 to the City of Thunder Bay Official Plan (1151 John Street Road).

**6.3 By-law 147-2025 - Zoning By-law Amendment - 1151 John Street Road**

By-law 147-2025 Growth-Development Services-Planning Services, a By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1151 John Street Road).

**7. By-Law Resolution - City Council - May 12, 2025**

MOVED BY: Councillor Albert Aiello  
SECONDED BY: Councillor Trevor Giertuga

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

1. Site Plan Control Designation - 135-137 Fredrica Street West

By-law Number: 144-2025

2. Official Plan Amendment - 1151 John Street Road

By-law Number: 146-2025

3. Zoning By-law Amendment - 1151 John Street Road

By-law Number: 147-2025

CARRIED

**8. Adjournment**

The meeting adjourned at 7:52 p.m.

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Mayor

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City Clerk