



McIntyre Ward Meeting Minutes

Wednesday, February 26, 2025, 6:58 p.m.

Castlegreen Community Centre

213 Castlegreen Dr.

1. McIntyre Ward Meeting 01-2025

Chair: Councillor Albert Aiello

2. Resource Persons

John Collin, City Manager

Lori Wiitala, Committee Clerk/Legislative Specialist

3. Welcome and Opening Remarks

The Chair welcomed those in attendance, introduced Administration and provided introductory comments.

There were approximately 25 people in attendance.

4. Minutes of Previous Meeting

Minutes of the McIntyre Ward meeting held on October 24, 2024, were provided, for information.

5. Growth Discussion with the City Manager

City Manager John Collin provided information on Growth in Thunder Bay.

According to the 2016 and 2021 census, the city of Thunder Bay has only grown by 1.3%, the provincial and national averages are significantly higher with Ontario at 5.8% and Canada at 5.2%. As a result of lack of growth and inflation, the city's spending power is decreased and tax rates and user fees increased.

The current state is not appealing for people to transfer to Thunder Bay and the

city requires people to grow. The goal is smart growth, not growth at all costs, the city requires a growth rate of 3% and population rate at 1%, annually.

Task Force Growth was created and includes a variety of professionals to assist with developing the plan.

Soccer Plex

Why was the Chapples location chosen for the Soccer Plex, the constituent noted they believe it is the wrong location.

Most cities with a population of 100,000 or more have a facility such as the Soccer Plex or Multi-Use Indoor Turf Facility; the cap for the project is \$42 million with a loan of \$20 million. The contract is out for Request for Proposal (RFP) and Council will have the final decision.

Mission Island Transaction

Is a Mineral Company scheduled to take over the generation station?

There was a private transaction regarding Mission Island, which is an example of the type of growth the City is seeking.

CTB Growth

What strategies are in place to safeguard and for environmental sustainability issues.

Task Force Growth was created to write the Growth Plan and to include environmental greening considerations, public transit, families seeking diverse culture, parks, schools, public activities, etc., focusing on densification and revitalization of urban cores.

Hydro Generating Station

It was noted that Frontier Lithium publicly announced the purchase of the Ontario Power Generation (OPG) property.

Parking at Marina Park

Is the City saving money with the new parking rates at Marina Park?

Parking rates are reasonable and comparable to other cities, a report back to council with a parking strategy will be presented in the future and the plan is to make parking self sustaining.

Northwest Arterial

What is the likelihood that the Northwest arterial will come to fruition?

The traffic safety risks are recognized; however, it is a Provincial decision to properly twin the Trans Canada Highway. The project is in design phase with a potential of 3-5 years for construction to start. Safety challenges posed are access points, crossovers and speed and traffic lights.

Concern was noted that Wardrope Ave is preferred by truckers and the arterial would potentially see trucks using more residential streets.

County Fair - Truck Rest Stop

Concern was raised regarding trucks resting at all hours in the privately owned County Park parking lot located in a residential area.

The file was presented at a Non Business meeting on Monday, March 3, 2025, to address practical solutions. It was noted that the city has 3-Municipal Enforcement Officers that can issue fines, however, fines are less expensive than a hotel stay and drivers are using the parking lot and accepting the fine.

Wardrope Ave - Traffic Calming

Transport trucks are using Wardrope as a short route and residents are seeing drivers speeding. The constituent requested traffic calming measures.

Traffic calming measures are costly and radar signs have been proven to only work for 30 or so days before speeding resumes, and signs are only effective if moved around to different locations. It is recommended to report all concerns to collect data on the city's website, Report a Problem page.

Red-Light and Speed Cameras

What happened with the red-light cameras?

Legislation allows both red light and speed cameras; a report on red Light cameras is being prepared for a future Council meeting.

6. 2025 Budget Review

An update was provided on the 2025 City of Thunder Bay Budget.

The Chair provided an update on the budget process and the 2025 budget. It was noted that the 2025 process was smooth compared to previous years, and consideration for 2-year budgets was discussed. Council tasked Administration to present a budget of 3.8%-4% and the budget was submitted at 3.7%, the 2nd lowest in Ontario; no employment reductions were made as a result.

Housing had a growth of \$1.6 million.

7. Ward & City Issues

Multi-Use Indoor Sport Facility

How does the tender process work if contractors know the project value upfront?

The project requires pre-approval, and the maximum design build amount is \$42 million. It was mentioned that the proposed tariffs will pose challenges.

Toms Road - Surface Treatment

When was Toms Road surface treated?

Approximately 10-yrs ago. It was noted that Granite Road also requires repairs.

Valley Street - Crosswalk

The lines for the crosswalk on Valley St are fading, will this be fixed?

The project isn't complete, and the lines will be repainted.

Budget - Public Engagement

It was noted that the public engagement regarding the 2025 Budget was held at the Italian Cultural Centre was not well attended.

City of Thunder Bay - Report a Problem

It is advised to report all instances on the city's Report a Problem webpage:

[Report a Problem](#)

City of Thunder Bay - Customer Service One-Stop-Shop

The Chair explained a new customer service one-stop-shop initiative: one number, email, and location will be developed for all city inquiries.

8. Adjournment

The meeting adjourned at 8:57 p.m.