



## Committee of the Whole Meeting Minutes

**Monday, June 16, 2025**

**S.H. Blake Memorial Auditorium**

Present:

- Mayor Ken Boshcoff
- Councillor Rajni Agarwal
- Councillor Albert Aiello
- Councillor Mark Bentz
- 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
- Krista Power, Director – Legislative Services & City Clerk
- Matthew Miedema, Director - Engineering
- Kathleen Cannon, Director - Revenue
- Decio Lopes, Supervisor – Planning Services
- Danielle Thom, Climate Action Specialist
- Amy Coomes, Program Lead – Asset Management
- Gordon Stover, Committee & Meeting Management System Coordinator

**1. Open Session (Planning Services/Growth) in the S.H. Blake Memorial Auditorium at 7:52 p.m.**

Chair: Councillor Andrew Foulds

**2. Disclosures of Interest**

**3. Confirmation of Agenda**

MOVED BY: Councillor Albert Aiello

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the June 16, 2025 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

**4. Reports of Committees, Boards and Outside Agencies**

**4.1 Mayor's Taskforce on Building More Homes Advisory Committee Minutes**

Minutes of Meeting 04-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on April 29, 2025, for information.

**4.2 Lakehead Region Conservation Authority Minutes**

Minutes of Meeting 03-2025 and 04-2025 of the Lakehead Region Conservation Authority held on March 26, 2025 and April 4, 2025, respectively, for information.

**4.3 Lakehead Source Protection Authority Minutes**

Minutes of Meeting 01-2024 of the Lakehead Source Protection Authority held on April 24, 2024, respectively, for information.

**5. Reports of Municipal Officers**

**5.1 Housing Accelerator Fund – Affordable Rental Housing Funding Program Results & Adjustments**

At the May 6, 2024 Committee of the Whole meeting, a resolution was passed recommending that the Affordable Rental Housing Funding Program policy be

approved and that Administration report back on the results of the program and any potential adjustments in Q2 2025.

Report 178-2025 - Growth - Development Services recommending that Policy 02-06-01, Affordable Rental Housing Funding Program (the “Program”), as amended, be approved.

Memorandum from Mayor Ken Boshcoff – Chair, Mayor’s Taskforce on Building More Homes Advisory Committee, dated May 21, 2025, containing a resolution passed in support.

MOVED BY: Councillor Albert Aiello

SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to Report 178-2025-Growth-Development Services we recommend that Policy 02-06-01 (Affordable Rental Housing Funding Program), as amended, be approved;

AND THAT Outstanding Item 2024-002-DEV – Housing Accelerator Fund – Affordable Rental Housing Funding Program – Results of Program & Potential Adjustments be removed from the Outstanding List;

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

CARRIED

## **5.2 Community Efficiency Financing Capital Funding Grant Application**

Report 205-2025 - Growth - Strategy & Engagement recommending Council's approval for Administration to apply for \$1.2 million in grant funding through the Federation of Canadian Municipalities Green Municipal Fund Community Efficiency Financing Program to advance this initiative.

MOVED BY: Mayor Ken Boshcoff

SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to Report 205-2025-Growth-Strategy & Engagement, we recommend that Administration submit a Community Efficiency Financing Program application to the Federation of Canadian Municipalities Green Municipal Fund Community Efficiency Financing Program;

AND THAT the City endorse the associated budget implications, allocating staff resources, through the Climate Action Specialist, to support both the application

process and program implementation;

AND THAT the Commissioner of Corporate Services be authorized to sign the required Integrity Declaration and Attestation Letter in support of the application;

AND THAT if the City is successful with the Federation of Canadian Municipalities Green Municipal Fund Community Efficiency Financing Program application, the Director, Strategy & Engagement be authorized to execute all required documentation on terms and forms satisfactory to the City Manager, City Solicitor, and Commissioner of Corporate Services;

AND THAT Administration be directed to report back to Council with the finalized program design study, contingent upon a successful application under the Federation of Canadian Municipalities Green Municipal Fund Community Efficiency Financing Program;

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

CARRIED

### **5.3 Extend Draft Approval of Plan of Subdivision – 2139 15th Side Road**

Report 204-2025 - Growth - Development Services - Planning Services recommending that the request by BK6 Developments Ltd. to extend draft plan approval (58T-15503), be approved.

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to Report 204-2025 (Development Services - Planning), we recommend that the request by BK6 Developments Ltd. to extend draft plan approval (58T-15503) to June 20, 2027, subject to the conditions outlined in Attachment "B" as it applies to Part of Lot 16, Concession 2, S.K.R., 2139 15<sup>th</sup> Side Road, be approved;

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

CARRIED

#### **5.4 Extend Draft Approval of Plan of Subdivision – Lacewood South**

Report 203-2025 - Growth - Development Services - Planning Services recommending that the request by 1698293 Ontario Inc. to extend draft plan approval (58T-17501) as it applies to Lacewood South Draft Plan of Subdivision, be approved;

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to Report 203-2025-Growth-Development Services-Planning Services, we recommend that the request by 1698293 Ontario Inc. to extend draft plan approval (58T-17501) as it applies to Lacewood South Draft Plan of Subdivision, as it applies to Concession 3 NKR, Neebing, Part of Lot 21, PART 1 on Plan 55R7116, PARTS 1 and 2 on Plan 55R14232, municipally known as 3052 20<sup>th</sup> Side Road to June 30, 2027 subject to the conditions outlined in Attachment B and on the redlined plan dated May 10, 2016 Draft Plan of Subdivision prepared by Schollen & Company Inc. in Attachment C appended to this report, be approved;

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

CARRIED

#### **5.5 Asset Management Plan - Phase Three**

At the June 2, 2025 Committee of the Whole meeting, Asset Management Plan - Phase Three was presented as a First Report to allow Committee of the Whole and the general public time to consider the implications of the report before its recommendations are considered by Committee of the Whole on June 16, 2025.

Report 171-2025-Infrastructure & Operations-Engineering recommending that Committee of the Whole approve Phase Three of the Asset Management Plan, re-presented.

MOVED BY: Councillor Michael Zussino

SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to Report 171-2025-Infrastructure & Operations-Engineering, we recommend that City Council approve the Asset Management Plan: Phase Three;

AND THAT the Strategic Asset Management Policy as outlined in Attachment B to this Report be approved and adopted into the Corporate Policy Manual;

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

CARRIED

## **5.6 2025 Tax Policy**

Report 165-2025 - Corporate Services - Revenue providing City Council with recommendations on the tax policy options and requirements under the *Municipal Act, 2001* for the setting of tax policies, tax rates, and tax due dates in preparation for the 2025 final property tax billing.

Memorandum from Kathleen Cannon, Director - Revenue, dated June 4, 2025 requesting to provide a presentation.

MOVED BY: Mayor Ken Boshcoff

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to Report 165-2025-Corporate Services-Revenue we recommend that the tax ratios and tax rates included in Attachment 7, as appended to this report, and outlined in Option 1 be approved for the 2025 taxation year;

AND THAT the final tax levy be due in two installments on August 6 and October 1, 2025;

AND THAT By-law 194-2025 be presented at the June 23<sup>rd</sup> City Council for ratification.

### **Amendment - 2025 Tax Policy**

MOVED BY: Councillor Trevor Giertuga

SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT Report 165-2025-Corporate Services-Revenue, we recommend that the first paragraph of the resolution be amended by deleting Option 1 and replacing with Option 3 and deleting Attachment 7 and replacing with Attachment 9.

LOST

### **Re-vote - Amendment - 2025 Tax Policy**

A re-vote was requested on the following resolution:

MOVED BY: Councillor Trevor Giertuga  
SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT Report 165-2025-Corporate Services-Revenue, we recommend that the first paragraph of the resolution be amended by deleting Option 1 and replacing with Option 3 and deleting Attachment 7 and replacing with Attachment 9.

LOST

### **2025 Tax Policy**

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

WITH RESPECT to Report 165-2025-Corporate Services-Revenue we recommend that the tax ratios and tax rates included in Attachment 7, as appended to this report, and outlined in Option 1 be approved for the 2025 taxation year;

AND THAT the final tax levy be due in two installments on August 6 and October 1, 2025;

AND THAT By-law 194-2025 be presented at the June 23<sup>rd</sup> City Council for ratification.

LOST

### **Recess**

At 9:40 p.m. it was consensus to recess the Committee of the Whole meeting.

MOVED BY: Councillor Dominic Pasqualino  
SECONDED BY: Councillor Greg Johnsen

THAT Committee recess to allow Administration to review potential options for Committee's consideration relating to the 2025 Tax Policy.

CARRIED

### **Deferral - 2025 Tax Policy**

Committee of the Whole meeting reconvened at 9:55 p.m.

MOVED BY: Councillor Trevor Giertuga  
SECONDED BY: Councillor Mark Bentz

WITH RESPECT to Report 165-2025-Corporate Services-Revenue, we recommend that the Report be deferred to the Monday, June 23, 2025 Committee of the Whole Meeting when all Members of Council are present.

CARRIED

## **6. First Reports**

### **6.1 Proposed Governance Structure - City Council Procedural By-law**

Report 154-2025 - City Manager's Office - Office of the City Clerk recommending changes to the City of Thunder Bay's governance structure aimed at enhancing the efficiency, transparency, and accountability of Council operations.

Memorandum from Director - Legislative Services & City Clerk Krista Power, dated June 6, 2025 requesting to provide a presentation.

This report is being introduced as a 'first report' to allow Committee of the Whole and the general public time to consider the implications of the report before the following recommendations are considered by Committee of the Whole on June 23, 2025.

Correspondence received from Stephen Margarit on June 11, 2025 requesting to appear before Committee was distributed separately on Thursday, June 19, 2025.

Director - Legislative Services & City Clerk Krista Power appeared before Committee, provided a PowerPoint presentation and responded to questions.

Councillor Andrew Foulds left the Chair. Councillor Brian Hamilton assumed the Chair.

Stephen Margarit appeared before Committee, provided a deputation and responded to questions.

Councillor Brian Hamilton left the Chair. Councillor Andrew Foulds re-assumed the Chair.

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to Report 154-2025-City Manager's Office-Office of the City Clerk - Proposed Governance Structure - City Council Procedural By-law, we recommend that the recommendations included in this report be re-presented at the June 23,

2025 Committee of the Whole meeting for approval and include any feedback received internally and externally for information.

CARRIED

### **11:00 p.m. Resolution**

During the discussion of the above noted item the following resolution was passed.

MOVED BY: Councillor Albert Aiello

SECONDED BY: Councillor Rajni Agarwal

THAT the hour being 11:00 p.m. we continue with the business at hand.

CARRIED

## **7. Outstanding Items**

### **7.1 Outstanding Items List for Planning Services/Growth**

Memorandum from Director - Legislative Services & City Clerk Krista Power, dated June 3, 2025, for information.

## **8. New Business**

### **8.1 Establishment of Committee of the Whole - Closed Session - June 23, 2025**

The following resolution will be presented at the June 23, 2025 Committee of the Whole meeting:

MOVED BY: Councillor Mark Bentz

SECONDED BY: Councillor Brian Hamilton

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, June 23, 2025 at 5:00 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;

- (i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;
- (k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

CARRIED

## **9. Adjournment**

The meeting adjourned at 11:41 p.m.