



Waterfront Development Committee Meeting Minutes

Tuesday, June 17, 2025, 4:02 p.m.

McNaughton Room - 3rd Floor, City Hall

1. Waterfront Development Committee Meeting 06-2025

Chair: Timothy Hardie

2. Members

Brad DesRochers

Timothy Hardie

Warren Philp

Sean Spenrath

Councillor Michael Zussino

3. Officials

Kayla Dixon, Commissioner - Infrastructure & Operations

Flo-Ann Track, Council & Committee Clerk

4. Disclosures

None.

5. Agenda Approval

Chair Timothy Hardie requested that document entitled "Thunder Bay CEDC Priority Sectors" be added for discussion during the Work Plan update; and that Report 154-2025-City Manager's Office - Office of the City Clerk - Proposed Governance Structure - City Council Procedural By-law" be added to agenda as new business.

MOVED BY: Councillor Michael Zussino
SECONDED BY: Warren Philp

WITH RESPECT to the June 17, 2025 meeting of the Waterfront Development Committee, we recommend that the Agenda as printed, including any additional information and new business be confirmed, as amended.

CARRIED

6. Minutes of Previous Meeting

The Minutes of Meeting 05-2025 Waterfront Development Committee, held on May 20, 2025 to be confirmed.

MOVED BY: Councillor Michael Zussino
SECONDED BY: Sean Spenrath

THAT the Minutes of Meeting 05-2025 Waterfront Development Committee, held on May 20, 2025 be confirmed.

CARRIED

7. New Business

7.1 Proposed Governance Structure - City Council Procedural By-law

Council & Committee Clerk Flo-Ann Track provided an overview relative to Report 154-2025-City Manager's Office-Office of the City Clerk, presented to Committee of the Whole as a First Report on Monday, June 16, 2025, scheduled to be represented on June 23, 2025, and responded to questions.

Discussion was held relative to the above noted. Some of the items discussed as follows:

- Standing Committees
 - aims to centralize and streamline Council's decision-making process
 - more robust consultative and oversight roles previously completed by various advisory committees
- Procedural By-law - Advisory Committees of Council

- several committees are challenged to achieve quorum
- most peer Municipalities have 50% less Advisory Committees
- Consultation
 - at Standing Committees
 - Administration will work with the Public to help inform reports, future plans, and developments
 - not sure what this will look like yet
 - public consultation, surveys, or focus groups, for example
 - Administration is committed to implement a more robust volunteer management program
 - advertising
 - recruitment
 - onboarding/orientation
 - recognition
- Advisory Committees
 - Report 154-2025 recommends that only Committees which are legislated, or have legislated requirements remain
 - shift toward more progressive engagement methods; engagement becomes more open, timely, and effective
 - aligns with the City's commitment to inclusion and responsiveness
- feedback - Thunder Bay Talks Event
 - no structure
 - overwhelming experience
 - how was attendance being tracked to inform future information sessions
 - an ipad or sign in sheet could have been used to track number of attendees

- City Manager's Growth Plan
 - supportive of the plan
 - risk dissolving the Committees quickly
- what is the best way forward
 - opportunity to provide a written deputation
 - Members will work with the Chair to advise deputation
 - Deputation will be provided for distribution with the Addendum package for the June 23, 2025 Committee of the Whole meeting

8. Waterfront Master Plan Update

Commissioner, Infrastructure & Operations Kayla Dixon provided the following update relative to the Highest and Best Use Study, for information:

- The Highest and Best Use Study is now available on the City's Get Involved web page, [Waterfront Master Plan Update - Pool 6 Lands | Get Involved Thunder Bay](#)
- Next Steps
 - conceptual plans have been delayed

9. Infrastructure Project Update

Commissioner, Infrastructure & Operations Kayla Dixon provided an update relative to the Festival Area Redesign, Cumberland Street Roundabout, and Transit Terminal Reconstruction projects and responded to questions.

Discussion was held relative to the above noted. Some of the items discussed as follows:

- Public service messaging will be provided to inform the public of any service disruptions and timelines relating to the following:
 - Festival Area Project
 - no update
 - Cumberland Street Roundabout

- traffic will be impacted at Port Arthur Landing during construction
 - traffic will be required to turn right to go in and right to go out
 - Water Street will also be impacted and closed at some point through construction
- Transit Terminal construction will also impact traffic and Transit Routes

10. Work Plan Update

10.1 International Trail Days Native Species Planting and Waterfront Festival Area Renewal and Pool 6 Waterfront Trail

Member Warren Philp provided an overview of the June 6, 2025 meeting with Trans Canada Trail (TCT) Chief Program Officer Stacey Dakin, City Staff and Members of the Waterfront Development Committee to discuss multi-use trails locally and throughout the country.

Member Warren Philp provided an overview of the June 7, 2025 International Trail Day: Build the Waterfront Trail event.

Discussion was held relative to the above noted. Some of the items discussed as follows:

- Ceremony to officially open a new section of the Trans Canada Trail, funded by Parks Canada, was held
 - Chief Michelle Solomon - Fort William First Nation, Patty Hadju, Minister responsible for the Federal Economic Development Agency for Northern Ontario and Minister of Jobs and Families, Mayor Ken Boshcoff and Stacey Dakin, Chief Program Officer - (TCT) were in attendance
- International Trail Days Native Species Planting:
 - Partners included:
 - Lakehead Regional Conservation Authority
 - Waterfront Trail Rotary Community Action Team
 - City of Thunder Bay
 - Wake the Giant
 - North Shore of Lake Superior Remedial Action Plans (RAP)

- approximately 70 volunteers
- Waterfront Festival Area Redesign Info Fair
 - Renderings of the Festival Area Renewal Design and Pool 6 Waterfront Trail Additions were displayed
 - WDC Members and Administration were on hand to receive feedback and provide information
 - opportunity to share your feedback with City representatives
 - Opportunity to meet local trail and environmental groups
 - Enjoy outdoor games and activities

10.2 Work Plan

Document entitled WDC Action Timeline - WDC Focused 2024-2026 Action Plan, for information.

Document entitled "WDC Action Plan - May 2025_draft_v2, for information.

Document entitled "Thunder Bay CEDC Priority Sectors" was distributed separately on Tuesday, June 17, 2025.

Discussion was held relative to the above noted. Some of the items discussed as follows:

- Waterfront Development Committee - value proposition:
 - Industrial land development
 - Priority projects - Pool 6 development
 - Community Improvement plan
 - Tourism
 - Industrial densification

11. 2025 Meeting Schedule

Future meeting dates to be determined.

12. Adjournment

The meeting adjourned at 5:55 p.m.