



## City Council (Public Meeting) Minutes

**Monday, August 25, 2025, 6:31 p.m.**

**S.H. Blake Memorial Auditorium**

Present: Councillor Rajni Agarwal  
Councillor Albert Aiello  
Councillor Shelby Ch'ng  
Councillor Kasey Etreni  
Councillor Brian Hamilton  
Councillor Greg Johnsen  
Councillor Kristen Oliver  
Councillor Dominic Pasqualino  
Councillor Michael Zussino

Officials: Jeff Walters, Manager – Legislative Services & Deputy City Clerk  
John Collin, City Manager  
Kayla Dixon, Commissioner - Infrastructure & Operations  
Keri Greaves, Commissioner - Corporate Services & City Treasurer  
Kelly Robertson, Commissioner - Community Services  
Cynthia Olsen, Acting Commissioner - Growth  
Adam Crago, Planner II  
Devon McCloskey, Manager – Planning Services  
Gordon Stover, Committee & Meeting Management System Coordinator

### **1. City Council (Public Meeting)**

Chair: Acting Mayor Greg Johnsen

### **2. Disclosures of Interest**

Councillor Kasey Etreni declared a conflict of interest relative to By-law 261-2025 - A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and BK Realty Investment Management

Inc as they reside in the neighbourhood.

**3. Confirmation of Agenda**

MOVED BY: Councillor Kasey Etrei  
SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to the Monday, August 25, 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 Zoning By-law Amendment – 33 Court Street South**

Report 236-2025 - Growth - Development Services - Planning Services presenting an application for a Zoning By-law Amendment at 33 Court Street South, that if approved, would allow for the redevelopment of an existing building in the north core for mixed-uses, specifically a ground floor commercial unit, ground floor apartments and additional apartments within upper floors for a total of 70 homes.

Adam Crago, Planner II provided a PowerPoint presentation and overview of the report and responded to questions from Members of Council.

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

Matthew Mills, FormStudio Architects appeared before Council on behalf of the applicant, provided an overview and responded to questions.

Applicant Rick Summers appeared before Council and responded to questions.

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

There were no further speakers to the application.

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to Report 236-2025 – Growth – Development Services – Planning Services, we recommend that the Zoning By-law be amended on the subject lands being Town Plot South Park Lot 5 & West 99 Feet of Lot 4, shown as “Property Location One” on Attachment “A” to Report 236-2025, and municipally known as 33 Court Street South, by adding MS<sup>SP111</sup> to Schedule “B” as follows:

SP111: Site-specific provision 111

The following applies to lands zoned MS<sup>SP111</sup>.

- Despite Section 4.1.1c, A non-barrier free home may occupy the street-facing portion of the building within a 5.5 m wide portion of the first storey at the corner of Court Street South and Park Avenue with a 0.0 m setback from the street allowance and the street facing portion of the building along Park Avenue and Lincoln Street with a setback of 0.0 m from a street allowance
- Despite Section 4.1.1c, A minimum of 40% of the first storey floor area may be occupied by street-facing tenantable commercial units
- A first storey apartment is not permitted to have windows on the exterior wall of Court Street South

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

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

CARRIED

## 6. By-Laws

### 6.1 By-law 225-2025 - Zoning By-law Amendment – 33 Court Street South

A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (33 Court Street South).

**6.2 By-law 241-2025 – Site Plan Control Designation at 33 Court Street South**

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (33 Court Street South).

**6.3 By-law 244-2025 Site Plan Control Designation – 521 Memorial Avenue**

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (521 Memorial Avenue).

**6.4 By-law 261-2025 - Subdivision Agreement - BK Realty Investment Management Inc.**

A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and BK Realty Investment Management Inc.

Councillor Kasey Etreni declared a conflict of interest relative to By-law 261-2025 and refrained from participating in debate and voting on the by-law.

**7. By-Law Resolution**

By-law Resolution - August 25, 2025 - City Council

It was requested that by-laws 225-2025, 241-2025 and 244-2025 be voted on separately, followed by 261-2025.

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Albert Aiello

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

By-law Number: 225-2025

1. A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (33 Court Street South).

By-law Number: 241-2025

2. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (33 Court Street South).

By-law Number: 244-2025

3. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (521 Memorial Avenue).

CARRIED

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Albert Aiello

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

By-law Number: 261-2025

4. A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and BK Realty Investment Management Inc.

CARRIED

## 8. **Adjournment**

The meeting adjourned at 6:53 p.m.

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Mayor

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Deputy City Clerk