

Please note the following response to Speak to City Council has been submitted at Friday September 5th 2025 6:20 PM with reference number 2025-09-05-027.

- **What would you like to speak to Council about:**
A proposed cogeneration power project known as Central Ave. Generating Facility being proposed by Versorium Energy Ltd. in east Thunder Bay.
- **Is this an item scheduled on a current agenda?:**
No
- **Provide as much information as you can about the matter you would like to speak to:**
Versorium Energy Ltd. (“Versorium”) is proposing to develop, construct, own and operate the Central Ave. Generating Facility (the “Project”). The Project is located on private land currently owned by Canada Malting Co. Ltd. The land is currently zoned for industrial use and is a good fit for a development of this nature.

The Project is capable of generating up to 31 MW of electricity while also supply thermal energy to Canada Malting Co. Ltd.

The Project is being designed using up to eight Jenbacher natural gas-fired engines, which will include four J620 model engines with a nominal capacity of 3.3 MW each, and four J624 model engines with a nominal capacity of 4.5 MW each, two electrical switchgear buildings and two step-up transformers. In addition, the Project will include two overhead distribution lines connecting to the existing Synergy North distribution system, a tie-in to the existing Enbridge natural gas system, a thermal hot water storage tank and pipeline to deliver thermal energy to Canada Malting Co. Ltd, and finally an access and approach to accommodate facility access. The Project’s engines and electrical switchgear will be housed in sound attenuated modules to ensure compliance with provincial noise guidelines at nearby receptors.

Versorium is working with Enerflex Ltd. (“Enerflex”). Enerflex advanced early-stage development activities, including engagement with Indigenous communities and other key stakeholders, and laid important groundwork for the Project’s progression. Enerflex will continue to play a central role as the Project’s Engineering, Procurement, and Construction (“EPC”) contractor. This structure provides continuity from the Project’s inception through to commercial operation, while ensuring efficient execution and long-term operational certainty.

Versorium is developing the Project to compete in the Independent Electricity System Operator’s (IESO) Long-Term Procurement process, known as LT2. This procurement, issued under the direction of the Minister of Energy and Electrification, is designed to secure new energy and capacity resources to meet future system needs. The LT2 procurement consists of two streams: Energy and

Capacity, with each serving distinct purposes. The Energy Stream is focused on procuring primarily intermittent, non-emitting resources such as wind and solar. The Capacity Stream, by contrast, is intended to secure battery storage and natural gas resources that are available as needed to ensure a reliable electricity grid.

With electricity demand in Ontario projected to increase by 75% by 2050, the IESO plans to award contracts under both streams of LT2 through four separate procurement windows between 2025 and 2028. Versorium intends to participate in the Capacity Stream's first window, with a bid submission due in December 2025. If the Project is successful and the IESO awards Versorium a contract, the Project will advance through the required municipal, provincial, and federal regulatory processes, with operations targeted to begin by 2030.

Additional information regarding the Project and Versorium's plan for consultation and engagement activities are included with this submission, and include:

- Consultation and Engagement Plan ("CEP")
- Project Brochure
- Project Map

- **Upload any addition images and/or documents about the matter (upload to 5 files):**

1. [Consultation Engagement Plan Central Ave Generating Facility.pdf](#) [1.1 MB]
2. [Appendix 1 Project Brochure.pdf](#) [453.8 KB]
3. [Appendix 1 Project Map.pdf](#) [842.9 KB]

- **Provide specific actions you would like Council to take:**

Versorium has developed a Consultation and Engagement Plan ("CEP") to meet the requirements of the IESO LT2 procurement process and to support its request for a municipal support resolution for the Project, which is required for the LT2 bid submission.

In coordination with the City of Thunder Bay's Planning Services, Versorium has established a path forward to obtain the required municipal support resolution. The process includes the following activities:

Growth Standing Committee Meeting

On September 23, Versorium will attend the Growth Standing Committee Meeting as a deputant, provide an overview of the Project and the proposed CEP, and respond to questions from committee members.

Public Open House

On September 24, Versorium will host a public open house to engage with indirectly affected stakeholders and the broader public.

Reporting

Versorium will compile all consultation and engagement feedback and submit a final CEP report to the City of Thunder Bay's Planning Services.

Council Meeting – Support Resolution

Planning Services will prepare a report summarizing the results of Versorium's CEP and recommend that the municipal support resolution be added to the October 7 City Council agenda.

- **Have you already been in contact with City staff in regards to the subject matter of your deputation request?**

Yes

- **Who did you speak to in City Administration? What was the outcome?**

Versorium has been working primarily with Devon McCloskey, Manager of Planning Services. Together, we have coordinated the proposed approach for Versorium's CEP and confirmed the appropriate internal City processes and activities for pursuing the municipal support resolution.

- **Please select the date of the meeting:**

Standing Committee - Tuesday, September 23 2025

- **Please choose**

Deputant

- **First name:**

Chris

- **Last name:**

Codd

- **Email:**

chris@versoriumenergy.com

- **Phone:**

(587) 534-5008

- **Organization you represent: (optional)**

Versorium Energy Ltd.

- **Please note the names of the presenters that will be attending with you:**

Jeff Trynchy (Versorium Energy), Frederic Lebel and Giorgio Spagarino (Enerflex)

- **Please indicate how you intend to participate in the meeting.**

In Person