



AGENDA MATERIAL

COMMITTEE OF THE WHOLE

MEETING DATE: MONDAY, OCTOBER 19, 2020

LOCATION: S. H. BLAKE MEMORIAL AUDITORIUM
(Council Chambers)

TIME: IMMEDIATELY FOLLOWING CITY
COUNCIL (PUBLIC MEETING)



MEETING: Committee of the Whole

DATE: Monday, October 19, 2020

Reference No. COW - 38/51

**OPEN SESSION in S.H. Blake Memorial Auditorium, immediately following City Council
(Public Meeting)**

Committee of the Whole - Planning Session

Chair: Councillor T. Giertuga

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda – October 19, 2020 (Page 4)

With respect to the October 19, 2020 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

REPORTS OF COMMITTEES

Lakehead Region Conservation Authority (Page 5-11)

Minutes of Meeting No. 06-2020 of the Lakehead Region Conservation Authority held on August 26, 2020, for information

Heritage Advisory Committee Minutes (Page 12-18)

Minutes of Meeting No. 04-2020 of the Heritage Advisory Committee held on August 27, 2020, for information.

REPORTS OF MUNICIPAL OFFICERS

Report No. R 106/2020 (Development & Emergency Services - Realty Services) Victoriaville Centre Options Analysis– Reimagine Victoriaville - Re-presented (Page 19-34)

At the September 21, 2020 Committee of the Whole Meeting Report No. R 106/2020 (Development & Emergency Services - Realty Services) Victoriaville Centre Options Analysis– Reimagine Victoriaville including Urban Systems' evaluation of development options for Victoriaville Centre was received.

Report No. R 106/2020 (Development & Emergency Services - Realty Services) Victoriaville Centre Options Analysis– Reimagine Victoriaville, re-presented.

Attachment A - Reimagine Victoriaville Study - Consultant Report distributed separately on Thursday, September 17, 2020.

Memorandum from Mr. P. Olsen, Property Agent, Realty Services Division dated October 12, 2020 relative to the above noted, for information.

With respect to Report No. R 106/2020 (Development & Emergency Services – Realty Services) Victoriaville Centre Options Analysis– Reimagine Victoriaville, we recommend that the City demolish Victoriaville Centre and restore Victoria Avenue as a through street be approved as the preferred option;

AND THAT Administration proceed with the steps required to demolish Victoriaville and reconstruct Victoria Avenue seeking Council direction and approvals as required;

AND THAT Appropriation No. 19 be approved (Attachment C);

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

PETITIONS AND COMMUNICATIONS

Creation of a South Core Renewal Committee – Report Request (Page 35-37)

Memorandum from Councillor M. Bentz dated October 6, 2020 relative to the above noted.

With respect to the development of a Council advisory committee relative to South Core renewal and the Reimagine Victoriaville strategy approved by Council, we recommend that Administration report back to Council with a draft terms of reference for a committee of this nature;

AND THAT the City Clerk and Manager of Realty Services include in this report the administrative impact and any financial considerations;

AND THAT the report be received on or before January 25, 2021;

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

NEW BUSINESS

ADJOURNMENT

MEETING DATE 10/19/2020 (mm/dd/yyyy)

SUBJECT Confirmation of Agenda

SUMMARY

Confirmation of Agenda - October 19, 2020 - Committee of the Whole

RECOMMENDATION

With respect to the October 19, 2020 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

MEETING DATE 10/19/2020 (mm/dd/yyyy)

SUBJECT Lakehead Region Conservation Authority

SUMMARY

Minutes of Meeting No. 06-2020 of the Lakehead Region Conservation Authority held on August 26, 2020, for information

ATTACHMENTS

1. LRCA 08-26-20 MINUTES



LAKEHEAD REGION

CONSERVATION AUTHORITY

Minutes of the Sixth Regular Meeting of the Lakehead Region Conservation Authority held on Wednesday, August 26, 2020, via teleconference. The Chair called the Meeting to order at 4:30 p.m.

PRESENT: Donna Blunt, Chair
Grant Arnold, Vice-Chair
Joel Brown
Erwin Butikofer
Andrew Foulds
Trevor Giertuga
Andrea Goold
Umed Panu
Allan Vis

REGRETS: Rudy Buitenhuis
Jim Vezina

**ALSO
PRESENT:** Tammy Cook, Chief Administrative Officer
Mark Ambrose, Finance Manager
Gail Willis, Watershed Manager
Ryan Mackett, Communications Manager
Ryne Gilliam, Lands Manager
Melanie O'Riley, Receptionist/Admin Clerk, recorder of Minutes

1. ADOPTION OF AGENDA

Resolution #68/20

Moved by Grant Arnold, Seconded by Joel Brown

"THAT: the Agenda is adopted as published." CARRIED.

2. DISCLOSURE OF INTEREST

None.

3. MINUTES OF PREVIOUS MEETING

Resolution #69/20

Moved by Umed Panu, Seconded by Andrew Foulds

“THAT: the Minutes of the Lakehead Region Conservation Authority Fifth Regular Meeting held on Wednesday, June 24, 2020, together with the In-Camera portion are adopted as published.” CARRIED.

4. IN-CAMERA AGENDA

Resolution #70/20

Moved by Trevor Giertuga, Seconded by Andrew Foulds

“THAT: we now go into Committee of the Whole (In-Camera) at 4:32 p.m.” CARRIED.

Resolution #71/20

Moved by Erwin Butikofer, Seconded by Andrea Goold

“THAT: we go into Open Meeting at 4:45 p.m.” CARRIED.

The purpose of the In-Camera Meeting pertained to property and legal matters.

5. BUSINESS ARISING FROM PREVIOUS MINUTES

None.

6. CORRESPONDENCE

(a) File: Lakehead Conservation Foundation – Lakehead University Bursary

Correspondence was received from Lakehead University advising that the Lakehead Conservation Foundation Bursary was awarded to Robin Timms, who is in the final year for a Bachelor of Forestry degree.

7. STAFF REPORTS

Members reviewed and discussed Staff Report CORP-03-2020 related to LRCA's preferred Sediment Management Option for the North Harbour site.

Resolution #72/20

Moved by Allan Vis, Seconded by Erwin Butikofer

“THAT: the Lakehead Region Conservation Authority advise the Thunder Bay North Harbour Working Group that Sediment Management Option A (SMO-A): dredging and disposal at an on-site confined disposal facility, is the Authority’s preferred option for management.” CARRIED.

Members reviewed and discussed Staff Report WM-01-2020 regarding the Wetland Delineation Project.

Resolution #73/20

Moved by Joel Brown, Seconded by Grant Arnold

“THAT: Staff Report WM-01-2020 be received AND FURTHER THAT the Lakehead Region Conservation Authority use available deferred funds for the Wetland Delineation Project.” CARRIED.

8. CHIEF ADMINISTRATIVE OFFICER REPORT

Members were provided with the monthly Treasurer’s Report for June and July’s Administration and Capital.

Members were provided with Staff Report CORP-04-2020: a summary of LRCA actions from March 17 to August 17, 2020 related to COVID-19.

Member were provided with a summary of the impacts of COVID-19 to Conservation Authorities, as summarized by Conservation Ontario.

Members reviewed and discussed Staff Report CORP-05-2020 related to proposed amendments to the Administrative By-Law to allow for electronic participation outside of a declared emergency.

Resolution #74/20

Moved by Trevor Giertuga, Seconded by Allan Vis

“THAT: Staff Report CORP-05-2020 is received AND FURTHER THAT the Administrative By-Law version 2.0 be amended to permit electronic open and closed Board of Director, Source Protection Authority and Section 28 Hearings meeting participation if warranted, provided quorum and public participation in open meetings when required can be met.” CARRIED.

A subsequent report will be brought back to the Board regarding Board Member responsibilities related to electronic in-camera meetings.

Members reviewed and discussed the 2021 Draft Budget. It was noted that the 2021 Current Value Assessment (CVA) numbers had not been provided from MECP at the time of writing.

As required by the City of Thunder Bay, the Draft 2021 Capital Budget was submitted on July 24, 2020. It was noted that the Operating Budget is due on September 4, 2020 with a meeting with the Executive Management team to be scheduled to discuss the Capital and Operating portions of the budget.

Members were requested to advise if their Township/Municipality would like a visit to a Council Meeting during September/October related to the 2021 Draft Budget.

The final 2021 budget will be presented to the Board at the November Meeting for approval.

9. PASSING OF ACCOUNTS

Resolution #75/20

Moved by Andrea Goold, Seconded by Umed Panu

"THAT: having examined the accounts for the period of June 1, 2020 to June 30, 2020 cheque #1983 to #2019 for \$120,064.99 and preauthorized payments of \$72,089.47 for a total of \$192,154.46 we approve their payment." CARRIED.

Resolution #76/20

Moved by Andrew Foulds, Seconded by Allan Vis

"THAT: having examined the accounts for the period of July 1, 2020 to July 31, 2020 cheque #2020 to #2038 for \$33,078.44 and preauthorized payments of \$64,922.94 for a total of \$98,001.38, we approve their payment." CARRIED.

10. REGULATORY ROLE

Members were provided with the Plan Input and Review Summary for the Period of June to August 17, 2020 and a summary of Section 28 Permits issued in 2020 to date.

11. PROJECTS UPDATE

It was noted that the LRCA was successful in securing funding from TC Energy for two different programs: \$5,000.00 towards the LRCA environmental education program and \$1,500.00 for emergency COVID-19 PPE funds to purchase masks, gloves, hand sanitizer, etc.

It was noted that Staff have applied to the Federal Enabling Accessibility Fund – Small Component program with a request for \$100,000.00 to enhance accessibility at Cascades Conservation Area. The project, if successfully funded, will complete the re-paving of the existing paved trail (which will be brought up to modern AODA wheelchair accessibility compliance), as well as the installation of a new wheelchair accessible concrete vault toilet.

It was noted that both the Hazelwood Lake Family Fun Day/Little Trout Day by the Bay were cancelled due to COVID-19.

Members were provided with a Geocaching update.

It was noted that the Fall Mushroom hike will occur on Sunday, September 13. Group size will be limited for demonstration and identification purposes and for physical distancing purposes.

It was noted that on July 19, 2020, Dan Fulton and volunteers from his Urban Greenscapes group, volunteered their time to weed and maintain the pollinator garden located at that LRCA Administrative Office. Dan is a local monarch butterfly and pollinator garden expert.

It was noted that on July 14, 2020 members from Enbridge Gas completed repairs on the damaged pedestrian bridge at Mills Block Forest which had been vandalized in March.

It was noted that Staff had been contacted by the Canadian Coast Guard in regards to their Vessels of Concern Program, in which they are gathering information related to wrecked, abandoned or hazardous vessels in the Lake Superior Area, that may present a potential threat to individuals or the environment. They are reviewing the vessels located adjacent to the LRCA's Hurkett Cove Conservation Area north of the property located on the MNRF Shoreline Reserve.

It was noted that staff anticipate a contract with Environment and Climate Change Canada (ECCC) to carry out wetland, riparian, and nearshore wildlife habitat mapping and assessment within the Thunder Bay Area of Concern (AOC).

It was noted that staff anticipate a transfer payment agreement from the Ministry of Natural Resources and Forestry to implement a shoreline restoration and stewardship program (i.e., Superior Stewards). The program will provide landowners with professional consultation and planting plans to identify and implement on-the-ground projects that will improve water quality and shoreline/streambank erosion issues and environmental impairments. The LRCA's greenhouse will be utilized to cultivate and grow native plants for this program. The total project cost to be received from MNRF is \$40,000.00, including HST.

It was noted that staff will be working in partnership with the Thunder Bay Stewardship Council and the City of Thunder Bay to develop and implement shoreline restoration plan and demonstration site that will incorporate shoreline naturalization and bioengineering techniques along the shoreline of Lake Superior at Fisherman's Park West. The shoreline restoration demonstration site will be used to cultivate an awareness of the LRCA's new Shoreline Restoration Program (i.e. Superior Stewards). The total project cost to be received from the Thunder Bay Stewardship Council is \$25,000.00, including HST.

It was noted the Lake Superior water levels continue to be above average.

It was noted that the declared Level II Low Water Condition on June 1, 2020 has extended into the month of August due to below average precipitation received in July.

It was noted that the Ministry of Environment, Conservation and Parks is proposing to update the technical rules for assessing source water protection vulnerability and risk under the *Clean*
Sixth Regular LRCA Meeting Minutes – August 26, 2020

Water Act, 2006. These proposed updates would help ensure that source water protection efforts are supported by current science and that the quality of Ontario's drinking water continues to be protected, as committed to in the Made-in-Ontario Environment Plan.

It was noted that an Environmental Officer from MECP sent a sample from Amethyst Harbour that was suspect of a blue green algae bloom. The sample was sent to the ministry lab for algae identification and toxins analysis. The results were non-detect for algae/toxins. Amethyst Harbour is in the Lakehead source water protection area and is located approximately 24 kilometers upstream of the City of Thunder Bay Bare Point Water Treatment Plant. As a precaution, MECP Safe Drinking Water staff have contacted the Manager of Compliance and Quality Control from the Bare Point Plant.

12. NEW BUSINESS

None.

13. NEXT MEETING

Wednesday, September 30, 2020, at 4:30 p.m. via Microsoft Teams.

14. ADJOURNMENT

Resolution #77/20

Moved by Erwin Butikofer, Seconded by Trevor Giertuga

"THAT: the time being 5:27 p.m. AND FURTHER THAT there being no further business we adjourn." CARRIED.


Chair


Chief Administrative Officer

MEETING DATE 10/19/2020 (mm/dd/yyyy)

SUBJECT Heritage Advisory Committee Minutes

SUMMARY

Minutes of Meeting No. 04-2020 of the Heritage Advisory Committee held on August 27, 2020, for information.

ATTACHMENTS

1. HAC minutes Aug 27 2020

DATE: THURSDAY, AUGUST 27, 2020 **MEETING NO. 04-2020**

TIME: 5:04 P.M.

PLACE: VIA MS TEAMS

CHAIR: MR. A. COTTER

MEMBERS – ELECTRONIC PARTICIPATION:

Ms. J. Bonazzo
Ms. K. Costa
Mr. A. Cotter, Chair
Ms. H. Strobl
Ms. J. Waite
Ms. S. Walker
Mr. D. Yahn, Vice Chair

OFFICIALS – ELECTRONIC PARTICIPATION:

Mr. M. Szybalski, Corporate Records Manager & City Archivist
Ms. L. Lavoie, Committee Coordinator

RESOURCE PERSONS – ELECTRONIC PARTICIPATION:

Ms. L. Abthorpe, Heritage Researcher
Ms. L. Costanzo, Supervisor – Cultural Development & Events
Mr. J. Kirychuk, Planner II
Ms. P. Mader, Arts & Cultural Development Coordinator

GUESTS – ELECTRONIC PARTICIPATION:

Mr. S. Bell, Edwards Bell Law Offices – 329 Waverley Street
Mr. C. Stechyshyn, President & Architect – i4 architecture
Mr. P. Boyle, General Manager – Magnus Theatre

1.0 LAND ACKNOWLEDGEMENT

The Chair, Mr. A. Cotter, acknowledged that we are meeting on the traditional territory of the Ojibwa Anishnaabe people of Fort William First Nation, signatory to the Robinson Superior Treaty of 1850, and recognized the contributions made to our community by the Métis people.

2.0 DISCLOSURES OF INTEREST

Ms. S. Walker disclosed a conflict relative to items 4.2 Whalen Building and 4.3 Magnus Theatre as these properties are owned by her employer, the City of Thunder Bay.

3.0 AGENDA APPROVAL

MOVED BY: Mr. D. Yahn
SECONDED BY: Ms. S. Walker

With respect to the August 27, 2020 Heritage Advisory Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

4.0 PRESENTATIONS

4.1 329 Waverley Street

Mr. S. Bell, Edwards Bell Law Offices appeared before the committee on behalf of the property owner and provided information relative to roof repairs at 329 Waverley Street. The house, built in 1906 and known as McNulty House is located across from Waverley Park in the Waverley Park Heritage Conservation District.

Photographs of the house were distributed with the agenda.

Mr. S. Bell informed the committee that planned roof repairs include new shingles and eavestrough. The shingles will be as close as possible to the current colour.

Members of the committee noted the importance of maintaining the significant heritage features of the home, including dentil detailing on the roof ridgeline, cornice details at the soffit, and the roof brackets. The committee requested confirmation from the property owner that these heritage features will be kept.

MOVED BY: Ms. J. Bonazzo

SECONDED BY: Mr. D. Yahn

THAT the Heritage Advisory Committee approves shingle and eavestrough replacement at 329 Waverley Street, located in the Waverley Park Heritage Conservation District, as presented by Ms. S. Bell on behalf of the property owner, at the August 27, 2020 Committee meeting;

AND THAT the significant heritage features, including dentil detailing on the roof ridgeline, cornice details at the soffit, and the roof brackets must remain;

AND THAT the Heritage Advisory Committee confirms that the plans as presented do not conflict with the significant heritage features of the building;

AND THAT a copy of this resolution be forwarded to The City of Thunder Bay's Building Division, if required.

CARRIED

4.2 Whalen Building – Henderson Family Law Office

Ms. S. Walker, having disclosed a conflict of interest, refrained from discussing or voting on the resolution relative to the Whalen Building.

Mr. C. Stechyshyn, President & Architect – i4 architecture provided a presentation relative to renovations to office space for Henderson Family Law in the Whalen Building, 34 Cumberland Street North.

Drawing by Teknion Corporation, dated July 26, 2020, relative to the above-noted was distributed with the agenda.

Mr. C. Stechyshyn informed the committee that Henderson Family Law requires additional office space, and are expanding into another location on the 6th floor of the Whalen Building. Planned work includes the addition of demountable partitions with floor-to-ceiling glass. The partitions allow views through the office and do not change the character of the space. One column will be wrapped with wood paneling to match the rest of the space.

There will be no alteration to any of the historically significant aspects of the office and no impact to exterior of the building.

MOVED BY: Mr. D. Yahn
SECONDED BY: Ms. H. Strobl

THAT the Heritage Advisory Committee approves installation of demountable partitions and other work in the Henderson Family Law office located in the Whalen Building, 34 Cumberland Street North, as shown in drawings by Teknion Corporation, dated July 26, 2020 and as presented by Mr. C. Stechyshyn at the August 27, 2020 Committee meeting;

AND THAT the Heritage Advisory Committee confirms that the plans as presented do not conflict with the significant heritage features of the building.

AND THAT a copy of this resolution be forwarded to The City of Thunder Bay's Building Division, if required.

CARRIED

4.3 Magnus Theatre

Ms. S. Walker, having disclosed a conflict of interest, refrained from discussion relative to Magnus Theatre.

Mr. P. Boyle, General Manager – Magnus Theatre provided a PowerPoint presentation relative to long-term development plans for Magnus Theatre, 10 Algoma Street South. Development plans include a studio theatre, lounge and box office upgrades, production shop expansion and building systems/components retrofitting.

Before work begins, there will be an inventory of cultural heritage features and mandate to protect them. It was the consensus of committee to form a subcommittee to provide guidance to Magnus Theatre relative to the protection of the building's significant heritage features. The subcommittee will include Mr. D. Yahn and Ms. K. Costa, with assistance from Ms. L. Abthorpe as a resource, if required.

Mr. P. Boyle informed those present that he will return to a future committee meeting for approval before work begins on the above-noted projects.

Mr. P. Boyle provided an update on previously approved cupola work, which will be moving forward in fall.

Mr. P. Boyle presented samples of proposed alternatives for an exterior sign on the property. He informed the committee that the proposed digital exterior sign would allow for advertisement of Magnus events and acknowledgment of sponsors. The sign would also be available for use by members of the Thunder Bay Arts and Heritage Alliance. Committee members provided feedback, noting that the exterior sign should be a subdued, simple design so it will not distract from key heritage elements of building.

5.0 HERITAGE REGISTRY

The above-noted item was deferred to a later meeting at the request of Ms. K. Coreau, property owner, 95 Machar Avenue, as she was unable to attend.

6.0 CONFIRMATION OF PREVIOUS MINUTES

The Minutes of the Heritage Advisory Committee Meeting No. 03-2020 held on June 25, 2020 to be confirmed.

MOVED BY: Ms. S. Walker
SECONDED BY: Ms. H. Strobl

THAT the Minutes of Meeting No. 03-2020 held on June 25, 2020 be confirmed, as amended.

CARRIED

7.0 DOORS OPEN UPDATE

Ms. L. Abthorpe, Heritage Researcher, provided an update relative to Doors Open Thunder Bay.

Digital Doors Open Thunder Bay 2020 will launch on September 1, 2020 with a pre-recorded video featuring Mr. A. Cotter, Chair and Ms. L. Abthorpe. The event will run September 1 through November 30, 2020. There will be eleven participating sites, plus bonus content including Thunder Bay's self-guided heritage walking tours and Sleeping Giant Provincial Park. The eleven participating Digital Doors Open Thunder Bay 2020 sites are:

- Thunder Bay City Hall
- Harry Kirk Archives and Records Centre
- Thunder Bay Tourist Pagoda
- Open Mind Interiors (Former Mary J. L. Black Library)
- Mary J. L. Black Community Hub, Thunder Bay Public Library
- Fort William National Historic Site
- Courthouse Hotel
- Saint Joseph's Indian Residential School Memorial
- Masonic Hall - Shuniah Lodge No. 287
- Thunder Bay Museum
- Sleeping Giant Brewing Company

The Digital Doors Open Thunder Bay 2020 event page on the City of Thunder Bay website will link to Thunder Bay's section on the Doors Open Ontario website. Each participating site will feature photographs, a video vignette and a site description with hyperlinks to additional content. Ms. L. Abthorpe played two video vignettes for committee members.

Advertising is mostly online, using social media such as Facebook and Instagram. Committee members were encouraged to share Doors Opens posts to help promote the event. Some Facebook posts have been boosted for a small fee of approximately \$20 per post, resulting in a significant increase in traffic on the Facebook page.

Ms. L. Abthorpe has reached out to local print and radio media and she is working on a public service announcement. The September Walleye will feature an article about Doors Open.

Keystone sponsors of Doors Open 2020 are Vince Mirabelli, Broker, RE/MAX First Choice Realty, and TBT Engineering.

Ms. L. Abthorpe noted that the digital content produced for Doors Open Thunder Bay is valuable and will be kept for future use. She also noted that future Doors Open events

may include a combination of in-person and digital tours. A digital tour option may increase the likelihood for participation of owners of historical homes.

Mr. M. Szybalski, Corporate Records Manager & City Archivist thanked Ms. L. Abthorpe for her exceptional work on the Digital Doors Open event.

8.0 HERITAGE RESEARCHER UPDATE

Ms. L. Abthorpe, Heritage Researcher provided an update relative to the above-noted.

Boulevard Lake Dam was featured in the Walleye in August. Ms. L. Abthorpe has also been photo documenting the dam for the City's engineering division. Mr. N. Duplessis will write Walleye articles for September and October. The September article will feature the Terry Fox Visitor Centre.

Printed copies of the self-guided walking tours have launched. The launch received good media coverage. Printed copies of the walking tours are available at the Terry Fox Visitor Centre.

9.0 NEW BUSINESS

9.1 Kuhl Interiors

Ms. K. Costa noted that the main floor of Kuhl Interiors in the CN Station is now open to the public. Work continues on second floor.

9.2 Thunder Bay Arts and Heritage Awards

Ms. P. Mader, Arts & Cultural Development Coordinator noted that the 2020 Arts and Heritage Awards have been postponed to 2021.

10.0 NEXT MEETING DATE

The next meeting is scheduled for Wednesday, September 23, 2020 at 5:00 p.m. via MS Teams.

11.0 ADJOURNMENT

The meeting was adjourned at 6:31 p.m.

MEETING DATE 10/19/2020 (mm/dd/yyyy)

SUBJECT Report No. R 106/2020 (Development & Emergency Services - Realty Services) Victoriaville Centre Options Analysis– Reimagine Victoriaville - Re-presented

SUMMARY

At the September 21, 2020 Committee of the Whole Meeting Report No. R 106/2020 (Development & Emergency Services - Realty Services) Victoriaville Centre Options Analysis– Reimagine Victoriaville including Urban Systems’ evaluation of development options for Victoriaville Centre was received.

Report No. R 106/2020 (Development & Emergency Services - Realty Services) Victoriaville Centre Options Analysis– Reimagine Victoriaville, re-presented.

Attachment A - Reimagine Victoriaville Study - Consultant Report distributed separately on Thursday, September 17, 2020.

Memorandum from Mr. P. Olsen, Property Agent, Realty Services Division dated October 12, 2020 relative to the above noted, for information.

RECOMMENDATION

With respect to Report No. R 106/2020 (Development & Emergency Services – Realty Services) Victoriaville Centre Options Analysis– Reimagine Victoriaville, we recommend that the City demolish Victoriaville Centre and restore Victoria Avenue as a through street be approved as the preferred option;

AND THAT Administration proceed with the steps required to demolish Victoriaville and reconstruct Victoria Avenue seeking Council direction and approvals as required;

AND THAT Appropriation No. 19 be approved (Attachment C);

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

ATTACHMENTS

1. CORPORATE REPORT NO. R 106/2020

2. ATTACHMENT B TO REPORT NO. R 106 2020
3. ATTACHMENT C TO REPORT NO. R 106 2020
4. MEMORANDUM FROM MR. P. OLSEN DATED OCTOBER 12, 2020

Corporate Report

DEPARTMENT/ DIVISION	Development & Emergency Services - Realty Services	REPORT NO.	R 106/2020
DATE PREPARED	09/04/2020	FILE NO.	19 900717
MEETING DATE	09/21/2020 (mm/dd/yyyy)		
SUBJECT	Victoriaville Centre Options Analysis– Reimagine Victoriaville – First Report		

RECOMMENDATION

With respect to Report No. R 106/2020 (Development & Emergency Services – Realty Services) Victoriaville Centre Options Analysis - Reimagine Victoriaville, we recommend that the City demolish Victoriaville Centre and restore Victoria Avenue as a through street be approved as the preferred option;

AND THAT Administration proceed with the steps required to demolish Victoriaville and reconstruct Victoria Avenue seeking Council direction and approvals as required;

AND THAT Appropriation No. 19 be approved (Attachment C);

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

LINK TO STRATEGIC PLAN

The City of Thunder Bay’s “One City, Growing Together” 2019 – 2022, Strategic Plan details a vision of the City that will act to Lead, Serve, Grow, and Renew. The Reimagine Victoriaville Report supports these goals particularly as it relates to core area renewal.

Renew: Goal 2. Revitalize the downtown cores in partnership with stakeholders, with special focus on strategic investment such as addressing the future of Victoriaville and initiatives that further community safety and well-being. The Reimagine Victoriaville report addresses a key component of the revitalization of the downtown South Core.

EXECUTIVE SUMMARY

The study by Urban Systems ‘Reimagine Victoriaville’, presents options for Victoriaville Centre.

This study details the consultant’s evaluation of development options for Victoriaville Centre and identifies, as a preferred option, the removal of Victoriaville Centre and re-establishment of Victoria Avenue as a through street. Administration is in support of this recommendation.

If Council approves this staff report, Administration will proceed with the steps necessary to advance design and cost estimation. Future reports and budget processes will address required approvals and project financing which is currently estimated at \$10.75 M +/- 25% as a class “D” estimate. The expense will be offset by operational and capital savings over the longer term.

DISCUSSION

Council requested that an evaluation of options be completed with respect to the future of Victoriaville Centre. Urban Systems was retained to provide professional planning services and complete the study requested by Council.

The terms of reference for the Reimagine Victoriaville study included that the preferred option:

- Be achievable in the short to medium term;
- Be cost effective;
- Be environmentally, economically and culturally sustainable;
- Represent good value for money invested;
- Result in positive economic and social impact;
- Benefit the downtown and by extension the entire Thunder Bay community;
- Balance the needs of business, residents and the general public; and,
- Be based on sound urban planning, community development and retail development principles.

The Reimagine VictoriaVille study sets out:

- Background information and history;
- Best practices and literature review of similar facilities and retail trends;
- Stakeholder consultations and public engagement;
- Identification and analysis of three options for Victoriaville Centre;
- Evaluation of the options;
- Estimate of costs for each option;
- Final recommendation addressing the viability/sustainability of the preferred option; and,
- Recommended operational model for the preferred option.

The report evaluated development options for Victoriaville Centre that included:

- 1A: Revitalize Victoriaville Centre;

- 1B: Repurpose Victoriaville Centre;
- 2: Reconfigure Victoriaville Centre; and,
- 3: Remove Victoriaville Centre.

The study recommends Option 3 – Removal of Victoriaville Centre and to restore Victoria Avenue as a through street. The recommendation is based on a number of factors including:

- The ongoing operating cost of Victoriaville Centre is eliminated;
- The lack of economic viability of Victoriaville Centre even with significant investments;
- Connectivity is restored along Victoria Avenue which is expected to benefit the entire downtown neighbourhood;
- Adjacent property owners support this option; and,
- Any public plazas created will have the potential to become significant assets.

Administration is in agreement with the consultant's methods and the recommended option.

Next Steps

If Council approves this staff report, Administration will proceed with the steps necessary to advance the project.

Broadly speaking, the steps are to:

- 1) Obtain consulting services for project management;
- 2) Urban Systems will refine the conceptual streetscape design and neighbourhood integration plan;
- 3) Obtain consulting and engineering services to advance project design and cost estimation and contract administration;
- 4) Tender and award construction contract; and
- 5) Project construction.

Council approvals and direction will be sought at various points including steps 3) and 4).

FINANCIAL IMPLICATION

The estimates provided in the consultant's study are order of magnitude estimates for the purpose of evaluating options. Cost estimates will need to be further refined should the recommended option to demolish Victoriaville and restore the street be approved by Council.

Future reports and budgets will address project financing should this report be approved. Ultimately project funding would likely be drawn from a combinations of sources including future capital budgets (as is typical for road infrastructure projects), special debenture and/or reserve funds and the Land Development Fund.

Staff are also exploring and monitoring for potential sources of grant funding.

If this report is approved, the contract project management expense of \$300,000, is recommended to be funded by the Land Development Account in accordance with the attached appropriation (Attachment “C”). Normally Administration would not recommend the Land Development Account as a source of funding, however timing is such that the expense is not included in the 2020 capital budget.

CONCLUSION

It is concluded that the Victoriaville Centre Options Analysis Report – ‘Reimagine Victoriaville’ should be received as a First Report.

Should Council approve the recommendation of the consultant report Reimagine Victoriaville, to remove Victoriaville Centre and restore Victoria Avenue as a through street, Administration would proceed with the steps necessary to advance the project seeking Council direction and approvals as required.

BACKGROUND

Council was presented with Report 31/2017 on March 20, 2017 regarding the proposed demolition of Victoriaville Centre. Council passed a resolution that Administration proceed with a Municipal Class Environmental Assessment relative to the options for the future of Victoriaville Centre.

Subsequent review by Administration and consultation with the Province determined that the appropriate way to proceed was through the options analysis study, as presented in this report.

REFERENCE MATERIAL ATTACHED:

ATTACHMENT ‘A’ – REIMAGINE VICTORIAVILLE STUDY
ATTACHMENT ‘B’ – MEMORANDUM FROM MR. J. DEPEUTER
ATTACHMENT ‘C’ – APPROPRIATION NO. 19

PREPARED BY: PEDER OLSEN, PROPERTY AGENT, REALTY SERVICES

THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER)	DATE:
J Depeuter (Acting) Development & Emergency Services	Sept. 14, 2020

MEMORANDUM

REALTY SERVICES DIVISION
Victoriaville Civic Centre, 2nd Floor
111 Syndicate Avenue South
Thunder Bay, ON P7C 5K4
Tel: (807) 625-3199 Fax: (807) 625-2977

TO: Krista Power, City Clerk

FILE NO.: 19 900717

FROM: Joel DePeuter, Manager
Realty Services Division

DATE: August 31, 2020

RE: **Reimagine Victoriaville Report**

We request the opportunity at the September 21, 2020, Committee of the Whole Meeting to present the final Reimagine Victoriaville Report as a first report as associated with R 106/2020.

Mr. Jeff Palmer, Community Planner, Urban Systems will make the presentation.

Thank you.

		The City of Thunder Bay		DATE: September 8, 2020				
DEPARTMENT: Development & Emergency Services		REQUEST FOR APPROPRIATION CHANGE		<div>X</div>				
DIVISION: Realty Services		REQUEST FOR ADDITIONAL APPROPRIATION		<div></div>				
				<div>19</div> APPROP NO.				
WBS ELEMENT		DESCRIPTION		BUDGET AVAILABLE	INCREASE	DECREASE	ADMIN USE	
							IM Position	Fund Code
DEV-RLT-200001		Contract Project Management			300,000		4.5	55
Land Development Account						300,000		55
					300,000	300,000		
EXPLANATIONS/REASONS: Reimagine Victoriaville - Contract Project Management Expenses (Please refer to Corporate Report R106)				EFFECT ON LEVEL OF SERVICE: DECREASE <div></div> INCREASE <div></div> MAINTAINED <div>X</div>				
				DATE: September 10, 2020 RECOMMENDED/APPROVED L Evans CITY TREASURER Norm Gale CITY MANAGER				
PREPARED BY: MGallagher for J. DePeuter		VERIFIED BY			COMMITTEE OF THE WHOLE			
REVIEWED BY: M SMITH		FINANCE: M Gallagher			APPROVED <div></div> NOT APPROVED <div></div>			
General Manager of Development & Emergency Services		Moira Gallagher, CPA, CMA			DATE: _____			
Agenda - Committee of the Whole - October 19, 2020		Budget & Planning Accountant Corporate Services & Long Term Care Department						

REALTY SERVICES DIVISION

Victoriaville Civic Centre, 2nd Floor

111 Syndicate Avenue South

Thunder Bay, ON P7C 5K4

Tel: (807) 625-3199 Fax: (807) 625-2977

TO: Mayor and Members of City Council **FILE NO.:** 19 900717

FROM: Peder Olsen, Property Agent, Realty Services Division

DATE: October 12, 2020

RE: Victoriaville Centre Options Analysis– Reimagine Victoriaville (R 106/2020) Committee of the Whole, October 19, 2020

This memorandum is in response to requests from Council members following the First Report presentation of Report No. R 106/2020 Victoriaville Centre Options Analysis– Reimagine Victoriaville and the associated study which were presented on September 21, 2020.

This memo is for information only.

DISCUSSION

Following presentation of the Report No. R 106/2020 and the associated consultant study, members of Council requested additional information relative to the following:

- Comments from the Crime Prevention Council, Police Service and social service agencies;
- Property tax impact;
- Impact on tenants;
- Financing scenarios;
- Project timing; and,
- The need for external consultants.

Each of these are reviewed below.

Comments from Crime Prevention Council, Police Services and Social Service Agencies

Requests for additional comments were sent to: Thunder Bay Police Services; Thunder Bay Crime Prevention Council, Shelter House Thunder Bay, and The District of Thunder Bay Social Services Administration Board.

As of the date of this memo Thunder Bay Police Services and Thunder Bay Crime Prevention had provided additional comments. The comments do not provide a position on the recommendation. These comments are attached and summarized below.

Thunder Bay Police Services

The comments from the Thunder Bay Police Services were developed in an effort to understand the effects of each option through a police lens on crime prevention. The consultant's report was not reviewed with data but from local knowledge of the area, professional observations, previous projects and efforts to curb undesirable activities from occurring in the area.

In summary, the Thunder Bay Police Services comments suggest that the current perception of safety in Victoriaville Center and the surrounding area is negative due to a number of factors. In reviewing the options presented with the Reimagine Victoriaville study, the opening of Victoria Avenue may positively impact the neighbourhood through the opening of sightlines within the area, traffic calming design on the street will slow traffic in the area and allow for natural surveillance of all areas. Also an increase in lighting in the Victoria Avenue and Syndicate Avenue corridors is recommended.

Thunder Bay Crime Prevention Council

On October 7, 2020, eight members of the Crime Prevention Council met to discuss the consultant's report on the future of Victoriaville Mall and provide feedback. The following sectors were represented: Education, Mental Health services, Indigenous Services, Law Enforcement, Crime Prevention and Victim Services. The focus/lens was community safety and well-being.

In summary, members of the Crime Prevention Council discussed the recommendations and were split with some supporting the recommendation for Option 3, while others opposed. Those in support commented on issues such as building age, safety issues, sight lines, and negative perceptions. Those in opposition commented on issues such as the loss of safe space for vulnerable persons and the loss of an opportunity to repurpose the building for another community use or neighbourhood hub.

The members of the Crime Prevention Council provided a number of suggestions for neighbourhood improvements that may help to address impacts if the demolition option proceeds.

Potential Property Tax Losses

The potential current annual property tax losses related to the demolition of the Victoriaville Centre are as follows:

Municipal portion - \$8,657
Education portion - \$ 2,893

It is intended that the downtown renewal efforts discussed within and beyond this report will have a positive tax revenue impact.

Impact on Mall Tenants

If Victoriaville Centre is demolished, the tenants within the food court and the kiosks lining the Victoria Avenue right of way will be displaced. Should Council ultimately decide to demolish the Victoriaville structure, ample communication will be provided to the tenants in addition to the notice requirement contained in the applicable leases. Staff would work with the tenants and assist to find alternate locations within the area.

Funding and Financing Options

Cost estimates will need to be further refined should the recommended option to demolish Victoriaville and restore the street be selected by Council.

Some of the options for financing this project include:

- The use of funds from the Land Development Account (between \$1.5 and \$3.0 million depending on timing of project),
- Applications to NOHFC, FEDNOR and other grant programs,
- Displacing other roads projects in the budget forecast to fund the road reconstruction,
- Renew Thunder Bay Reserve Fund (contingent on significant funding from other levels of government), and
- External Debenture.

For Council's reference a \$10 million debenture over 10 years at 4% would cost approximately \$12,580,400. A \$5 million debenture over 10 years would cost approximately \$6,290,200.

The first year of principal & interest payment would increase the tax levy by \$1.4 million or \$700,000 respectively, however this cost would be partially offset by savings from the removal of the Victoriaville operating budget estimated at \$460,000.

	\$10 Million Debenture	\$5 Million Debenture
Annual Debt Servicing	\$1,400,000	\$700,000
Operating Cost Offset	(460,000)	(460,000)
First Year Impact to the Tax Levy*	\$940,000	\$240,000

*Does not include any additional operating expenses for plaza programming

In addition, the capital budget of \$90,000 per year as well as future expected capital requirements estimated at an additional \$175,000 per year and \$1.7M for skylight replacement (in a status quo scenario) could be avoided, which reduces the infrastructure deficit and allows current spending levels to be put towards other infrastructure renewal requirements.

Cost Avoidance – Current Annual Capital Spend	(\$ 90,000)
Cost Avoidance – Additional Annual Recommended Capital **	(175,000)
Cost Avoidance – Skylights (Annualized over 10 years, no interest included) **	(170,000)
Additional Cost Avoidance	(\$425,000)

**based on 2013 condition assessment and pricing

Proposed Project Schedule

If Council approves R 106/2020 Victoriaville Centre Options Analysis– Reimagine Victoriaville, Administration will proceed with the steps necessary to advance the project. These steps as well as anticipated time frame are as follows:

- 1) Obtain consulting services for project management (Q4, 2020);
- 2) Urban Systems will refine the conceptual streetscape design and neighbourhood integration plan (2021);
- 3) Obtain consulting and engineering services to advance project design/cost estimation and contract administration (2021);
- 4) Tender and award construction contract (late 2022); and
- 5) Project construction (2022-2024).

Council approvals and direction will be sought at various points including steps 3) and 4).

The Need for Consultants

In complex projects, such as that under discussion, there is a need to retain specific professional services that the City does not have on staff or where existing staff are already fully committed. The removal of Victoriaville will require the involvement of specialized services such as structural engineering, construction quantity and cost surveying, architectural, specific planning expertise and overall project management which are all crucial to a successful project of this nature.

Reference Materials:

Attachment A: Thunder Bay Police Services - Comments

Attachment B: Thunder Bay Crime Prevention Council – Comments

Attachment A: Thunder Bay Police Services – Comments

The comments in this report were developed in an effort to understand the effects of each option through a police lens on crime prevention. The consultant's report was not reviewed with data but from local knowledge of the area, professional observations, previous projects and efforts to curb undesirable activities from occurring in the area. The report was reviewed by Inspector Derek West and Sergeant Rino Belcamino.

The following comments are being made on each proposed option as put forth in the consultant's report.

Option 1A and 1B – Leave Current Structure

- The current perception of safety in Victoriaville Center, parkade and surrounding area is diminished due to high incidents of drug use, overdose (survival supported with use of Naloxone), panhandling, mental health, addictions issues, loitering around the east entrance, dealing of drugs in several apartments in the area close to Victoriaville, street level undesirable activities including selling of stolen property or perception of employee and customers fearing marginalized populations in the area.
- Public access is allowed in the majority of the structure.
- Public restrooms are open to anyone permitted to enter the Centre. Significant numbers of overdoses have been reported to have occurred in the bathrooms. Naloxone or EMS has saved the subjects. Recommend controlled access to bathrooms if this option is selected or eliminate bathrooms.
- Fear of using the parkade due to vagrancy, people sleeping in the stairways and other perceptions noted above. Recommend controlled access to the parkade, walkway and stairwells. Lock them and put fobs in. Put in rolling door on ramp.
- Employees/business owners have a lowered perception of safety due to loitering, panhandling or people experiencing mental health, poverty and addictions in the area.
- Long-term tenants serve local or specific customers.
- The existing building does not offer good sightlines in and around the area. The closed off areas or unofficial thoroughfares offer concealment of many undesirable activities. This lends to increased opportunity for drug use, minor property crimes and other undesirable activities.
- Note for Option 1B – the mall should be controlled access only no more full public use. Tenants, users only.

Option 2 – Reconfigure Victoriaville Center – Open up Avenue

- By opening up Victoria Avenue there will be an opportunity to bring more traffic and people through the area for legitimate use. It may disburse people who loiter.
- Traffic calming barriers should be placed on as conceptualized throughout the area of Victoria and Syndicate.
- The same people who loiter may relocate into the re-designed areas on Syndicate Avenue both north and south inside the food court area. Increase lighting and open sightlines where possible.
- Sightlines will be opened up through the area but the area south in around Syndicate Avenue will still have places of concealment for undesirable activities.

- The goal is to create a higher perception of safety and increased legitimate use of the area.
- The restrooms should be eliminated or access controlled in some fashion as these will now be accessed directly from the outside.
- There will be better visibility allowing for detection of undesirable activities. Police and citizen presence are now closer to activities for it to be detected.
- Potential for more legitimate use of the area.

Option 3 – Remove Victoriaville Center

- Similar advantages to as a partial tear down in Option 2. Will remove loitering places with concealment.
- Open up space on both sides of Victoria Avenue with good sightlines down Syndicate Avenue both north and south.
- Utilize both areas to open air use. The concept of shipping containers as store front for small business may open the area to a different clientele and revitalize it similar to the Waterfront and Bay Street districts.
- Undesirable activities can be detected. Concealment areas limited and loitering would be reduced in inclement weather.
- Traffic calming design on the street will slow traffic in the area but allow for natural surveillance of all areas.
- Increase in lighting in the Victoria Avenue and Syndicate Avenue corridors would be recommended.
- Perception of safety may be increased by displacement of undesirable activities with the aim for it to dissipate altogether.
- The parkade should be redesigned for limited or controlled access to reduce vagrancy in the stairways.

Attachment B: Thunder Bay Crime Prevention Council – Comments

On October 7, 2020, eight members of the Crime Prevention Council met to discuss the consultant's report on the future of Victoriaville Mall and provide feedback. The group was split, with some supporting the recommendation for Option 3, while others opposed. The following sectors were represented: Education, Mental Health services, Indigenous Services, Law Enforcement, Crime Prevention and Victim Services. Focus/lens was community safety and well-being.

Comments in support on Option 3:

Some members present agree with the consultants' recommendation for Option 3-removal of Victoriaville Centre, as they believe that this option offers the best opportunity to improve safety and security in this neighbourhood, as well as the best chance for revitalization of the area. Some of their comments include:

- The building may have reached its life span and it makes sense to try something new, as there have been numerous attempts to revitalize this neighbourhood, without significant impact.
- The safety issues in this area have been significant for many years (see Thunder Bay Police Service submission for specifics on crime and disorder, overdoses in Victoriaville public washrooms, etc.), and the neighbourhood wants to see change for the better.
- Opening up the street will increase sight lines and natural surveillance opportunities, thus reducing the risk of crime and victimization, and increasing people's sense of safety in the area.
- One participant is an employer in the vicinity of Victoriaville Mall and they have been concerned about the ongoing safety issues for their employees.
- The area has had a negative stigma for many years, and has had several efforts at revitalization.
- Some remember how vibrant the area was prior to building Victoriaville Centre. They are hoping to restore this vitality by opening up Victoria Ave. again.
- The South Core Public Safety Task Force identified safety and security deficiencies inside Victoriaville Centre, including the washrooms, the configuration/location of the elevator, and the front entrance, which is too close to vehicular traffic.
- An example was shared from Quebec City where they re-opened a street and did a lot of innovative planning, provided subsidies for businesses to locate there, encouraged residential development. The area has done well. There are many tools that can be used to revitalize the area without Victoriaville Centre there.
- Safety issues in the neighbourhood affected the decision of a local Indigenous organization to move out of the area.

Comments expressed in opposition to Option 3:

- This could lead to the loss of safe spaces and services for vulnerable populations.

- A mental health service is located on the south side of the building and VictoriaVille is a meeting place for staff and vulnerable persons. More planning would need to be done to find alternate arrangements if the space is not available. May make services less accessible for vulnerable persons.
- Some CPC members would like to see the building repurposed for community and recreational services for the neighbourhood. For example, space could be rented out to gymnastics club, boy scouts, air cadets, or other sports/recreation groups, as well as community services.
- Some members believe it is wasteful to tear down a structure that can be repurposed for recreational and community needs within the neighbourhood.

If Option 3 is ultimately approved by City Council, there are a few items we all agree on that should be considered:

- 1) There is a significant need for public restrooms in the South Core neighbourhood. Discussions about the redesign of Paterson Park, which included public restroom facilities, appear to have stalled. We would like to see consideration given to maintaining the restroom infrastructure on the north side of Victoria Ave and have it developed into a public washroom facility. This is an identified need in the neighbourhood and, if Victoriaville Centre is removed, this need will increase.
- 2) A Recreation Plan should be developed for the neighbourhood.
- 3) The City should prioritize the placement of programs and services in the South Core neighbourhood people, given the concentration of vulnerable persons in this area who are in need of assistance and support.
- 4) There are significant safety concerns in this neighbourhood and more planning should be done to address these concerns and make the area safer for people living, working and shopping in the area.

MEETING DATE 10/19/2020 (mm/dd/yyyy)

SUBJECT Creation of a South Core Renewal Committee – Report Request

SUMMARY

Memorandum from Councillor M. Bentz dated October 6, 2020 relative to the above noted.

RECOMMENDATION

With respect to the development of a Council advisory committee relative to South Core renewal and the Reimagine Victoriaville strategy approved by Council, we recommend that Administration report back to Council with a draft terms of reference for a committee of this nature;

AND THAT the City Clerk and Manager of Realty Services include in this report the administrative impact and any financial considerations;

AND THAT the report be received on or before January 25, 2021;

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

ATTACHMENTS

1. SOUTH CORE - MOTION FOR REPORT - OCT 19

Memorandum

Office of the City Clerk
Fax: 623-5468
Telephone: 625-2230

TO: Krista Power, City Clerk

FROM: Councillor Mark Bentz

DATE: October 6, 2020

SUBJECT: Motion – Creation of South Core Renewal Committee – Report Request
Committee of the Whole – October 19, 2020

In response to the recommendation from the First Report relative to Reimagining Victoriaville and anticipated changes in the South Core of Thunder Bay, it is my request that City Council consider the creation of a committee to review and support the renewal and revitalization of the downtown South Core. While I appreciate the role of the Victoria Avenue BIA (Fort William Business District) and it would be prudent that representatives be included in this work, my position is that Council needs to provide direction to administration, the public and the business community on how we can move forward with positive change for this area of the city.

I envision a committee much like the Waterfront Development Committee that was in place previously relative to development of Prince Arthur's Landing and the overall phased approach of planning and investment of infrastructure in this area. This committee would work with administration in an advisory capacity to make recommendations to Council with respect to South Core renewal including but not limited to seeking grants and funding for initiatives. Scope of work would also include working with the consultant and or administration on details needed to reimagine Victoriaville as well as other initiatives in the South Core to renew and revitalize this neighbourhood. In order to achieve this I am seeking a report from administration on a draft terms of reference that would outline the scope of work, make recommendations on relevant committee members and the deliverables for the committee and include the administrative support and any financial impacts.

As such, I offer the following motion for Council's consideration;

With respect to the development of a Council advisory committee relative to South Core renewal and the Reimagine Victoriaville strategy approved by Council, we recommend that Administration report back to Council with a draft terms of reference for a committee of this nature;

AND THAT the City Clerk and Manager of Realty Services include in this report the administrative impact and any financial considerations;

AND THAT the report be received on or before January 25, 2021;

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