

**DATE:** THURSDAY, APRIL 7, 2016

**MEETING NO. 02-2016**

**TIME:** 4:04 P.M.

**PLACE:** MCNAUGHTON ROOM, 3<sup>RD</sup> FLOOR, CITY HALL

**CHAIR:** COUNCILLOR I. ANGUS

**PRESENT:**

Councillor I. Angus  
Mr. D. Fisk  
Ms. D. Gilhooly  
Mayor K. Hobbs  
Ms. A. Ostrom  
Mr. M. Tenander  
Councillor J. Virdiramo

**REGRETS:**

Mr. E. Cameron  
Councillor B. McKinnon  
Councillor A. Ruberto

**OFFICIALS:**

Ms. K. Marshall, General Manager – Infrastructure & Operations  
Mr. G. Broere, (Acting) General Manager – Community Services  
Mr. M. Smith, General Manager – Development & Emergency Services  
Mr. L. Morrow, Corporate Project Manager – Community Services  
Ms. L. Douglas, Committee Coordinator – Office of the City Clerk

**GUESTS:**

Ms. S. Godwin, Director – Thunder Bay Art Gallery  
Ms. H. Uhlig, Chair – Board of Directors, Thunder Bay Art Gallery  
Mr. P. Capon, Chair – Canadian Lighthouses of Lake Superior Inc.  
Mr. P. Morrilee, Secretary – Canadian Lighthouses of Lake Superior Inc.

1.0 CALL TO ORDER & DISCLOSURES OF INTEREST

The Chair called the meeting to order at 4:04 p.m. Roundtable of introductions followed.

There were no disclosures of interest declared at this time.

2.0 AGENDA APPROVAL

Councillor I. Angus added Collaboration Workshop with all Waterfront Stakeholders under Business Arising from Previous Minutes, and Water Street vehicle and pedestrian traffic and parking under New Business.

MOVED BY: Mr. M. Tenander

SECONDED BY: Ms. A. Ostrom

With respect to Meeting No. 02-2016 of the Waterfront Development Committee held on April

7, 2016, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

### 3.0 PRESENTATION

#### 3.1 Update from Thunder Bay Art Gallery

Sharon Godwin, Executive Director – Thunder Bay Art Gallery, and Heidi Uhlig, Chair – Board of Directors for the Thunder Bay Art Gallery, provided an update and responded to questions relative to the proposed relocation of the Art Gallery to the waterfront.

Copies of the Update – Thunder Bay Art Gallery *Waterfront Relocation Project* were distributed separately on desks at the meeting.

Ms. Godwin noted that the update was a follow-up to their last presentation at the June, 2015 meeting of the Waterfront Development Committee.

- An architect and Project Manager have been selected but cannot be announced until funding has been confirmed.
- The timelines have changed since the June 2015 presentation.
- The design phase is estimated at \$2.6 million.
- The project budget is estimated at \$25 million.

An overview of the revenues and expenses was provided.

Mr. M. Smith, General Manager – Development & Emergency Services, also responded to questions.

The Waterfront Development Committee will provide support for this project upon request.

At 4:24 p.m., Ms. Godwin and Ms. Uhlig were thanked for their presentation, and they left the meeting room.

#### 3.2 Canadian Lighthouses of Lake Superior

Paul Capon, Chair – Canadian Lighthouses of Lake Superior Inc., and Paul Morralee, Secretary, reported on the work being undertaken by the Canadian Lighthouses of Lake Superior Inc. (CLLS) on the four lighthouse operations they are managing.

Using PowerPoint, Mr. P. Capon provided an overview of the mandate and history of the lighthouses and the lighthouse group. It was noted that the Canadian Lighthouses of Lake Superior Inc. is a not-for-profit organization with charitable status, and it is a member of the Ontario Heritage Society.

The group's objectives include seeking support, partnerships and input from the wider community. Next steps include the completion of an agreement with the Thunder Bay Port Authority and completion of a lease agreement with the Department of Fisheries & Oceans (DFO).

The Waterfront Development Committee can assist with communication and engagement. It was noted that Tourism Thunder Bay has been very supportive.

Discussion was held relative to a fundraising dinner being planned. Mr. P. Morralee will send more information about the dinner to Ms. L. Douglas, Committee Coordinator, for distribution to members of the Waterfront Development Committee.

The presentation ended at 4:48 p.m. Mr. Capon and Mr. Morralee were thanked for appearing before the WDC, and they left the meeting room.

#### 4.0 MINUTES OF PREVIOUS MEETING

The Minutes of Meeting No. 01-2016 of the Waterfront Development Committee, held on February 4, 2016, to be approved.

MOVED BY: Mayor K. Hobbs  
SECONDED BY: Councillor J. Virdiramo

THAT the Minutes of Meeting No. 01-2016 of the Waterfront Development Committee, held on February 4, 2016, be approved.

CARRIED

#### 5.0 BUSINESS ARISING FROM PREVIOUS MINUTES

##### 5.1 Priority List of Items at the Waterfront

At the February 4, 2016 meeting of the Waterfront Development Committee, a presentation was made by Mr. Charlie Brown, Chair – Thunder Bay Historical Transportation Committee, and Mr. Craig Symington, Chair – Thunder Bay Railway Historical Society, relative to a proposed Transportation Museum in Thunder Bay.

A presentation was also made by Mr. Eric Hansen, Past Commodore – Thunder Bay Yacht Club, and representatives from the Thunder Bay Community Boating Centre relative to an update on their initiative.

Upon completion of both presentations, the Chair asked Administration to provide a list of priority items at the waterfront for the April 7, 2015 WDC meeting.

Mr. L. Morrow - Corporate Project Manager, provided a report and responded to questions on

the waterfront priorities for 2016 to 2020. There are five priority projects, which include:

- The consolidated Pearl Street parking lot (which includes infrastructure servicing for the Thunder Bay Art Gallery);
- Expansion of the Waterfront Trail Network;
- Enhancements to the Festival Area;
- Oil grit separator for the Habitat Pond; and
- Planning for marina expansion at Tug Boat Basin.

Copies of the South of Pearl Parking Lot (PHASE 1) were distributed separately on desks at the meeting.

Consolidated Pearl St Parking Lot (including infrastructure servicing for TBAG):

- Parking stats: SGP – 13, Boaters – 53, Hotel – 90, Public – 106; Total = 262
- Detailed design now complete. Construction phased over two years.
- Updated cost estimate:
  - \$1,487,000 for public works (2016) and \$255,123 (2017)
  - \$50,000 for infrastructure to Cultural Campus (2016) and \$107,000 for streetscape (2017)
  - \$606,000 for hotel portion – fully recoverable via lease agreement over a 25 year period
- Class EA (schedule B) in progress.
- Status update (information memo) planned for April 25<sup>th</sup> Council meeting. Tender package is planned for the 2016 scope of work in late April. Award in late May.

Waterfront Trail Network Expansion:

- South of Pearl Street (estimated cost \$1,500,000).
- Construction cost and detailed design for the area south of the parking lot needs to be developed and reported to Council. A project budget does not currently exist for this work.

Festival Area Enhancements:

- Stage and bandshell relocation including infrastructure and service upgrades as well as parking and circulation improvements (estimated cost \$5,000,000).
  - Increase stage to audience radius with relocation to north end of site
  - Repurpose Saul Laskin Drive as a 4m trail
  - Construct a staging area with 100 parking spaces (vs 32) north of the new bandshell
  - Relocate the playground away from the Marina Overpass / SGP intersection

- Repurpose washroom, retrofit storage building to include washrooms, below grade servicing including electrical supply for new stage
  - Modify Camelot parking lot (100 vs 86)
  - Realign SGP to separate it from the parking area
  - Improve the separation between Camelot pedestrian entrance and parking lot
- Funding applications need to be planned strategically. Canada 150 source is not adequate.
  - Construction cost and detailed design need to be developed and reported to Council. Currently, a project budget does not exist for this work.

Oil Grit Separator for Habitat Pond:

- An application with support from RSIMN was made to the Great Lakes Guardian Community Fund for \$25,000 to design and install an OGS to remove contaminant runoff with storm water from the rail corridor into Habitat Pond and Tug Boat Basin. Work to be done in 2016.

Planning for Marina Expansion at Tug Boat Basin:

Steps required include a Wave Study, recommencement of an Individual EA and as part of the TOR – a Marine Archeological Study (reduced scope in line with Tug Boat Basin – 180 slip option).

1. **Wave Study** – As recommended by marine engineering consultant, Moffatt & Nichol. A wave study will provide detail on the existing weather and wave conditions at Prince Arthur's Landing and Tug Boat Basin and will help determine if a floating break wall or rock break wall is required. This work is budgeted within Infrastructure and Operations for 2017 at \$50,000.
2. **Individual Environmental Assessment** – A meeting with the Ministry of Environment and Climate Change (MOECC) will be required to determine if a prior TOR from the previous Individual EA could be modified or if a new Individual EA would need to be started from the beginning. In the previous TOR, an Marine Archeological Study was requested. The timeline for an Individual EA is estimated at between 4 to 5 years. The exact scope and cost would need to be estimated based on feedback from the MOECC.
3. **Marine Archeology Study** - The proposed MAC plan including a reduced number of 180 slips allows for moderate expansion avoiding identified archeological resources. A reduced scope of work is therefore proposed for an archeological study with the objective to preserve both the Sin Mac Wharf and CNR Coal Dock structures in place. An estimate for this work was provided to the City of Thunder Bay by a licensed Marine Archeologist, Scarlett Janusan in 2015. The cost was estimated between \$300,000 and \$350,000 + HST and includes documentation, potential removal of artifacts, and creation of conservation plans for artifacts that are preserved in place. The estimate does not

include any potential cost associated with managing and preserving artifacts that may be found through this process. Specific deliverables are included below:

- a) Meeting with the Ministry of Tourism, Culture and Sport to ensure the most reasonable approach will be considered acceptable to the MTCS.
- b) Archaeological Recording of Dolphin (DcJh-51)
- c) Archaeological Recording of DcJh-52 (Canadian North Elevator Dock) – pilings to be recorded in area of breakwater.
- d) Archaeological Recording of DcJh-52 (Canadian North Elevator Dock) – accurate measurements of underwater section of cribworks.
- e) Conservation and Protection Plan for DcJh-50 (Slab Dock and Pilings)
- f) DcJh-48 – barge – archaeological excavation and recording of same OR conservation and protection plan.
- g) DcJh-47 – Sincennes McNaughton Wharf – protection and conservation plan.
- h) DcJh-49 – former CNR No. 5 dock – protection and conservation plan.
- i) Area of Breakwaters – monitor excavations in these areas for possible buried materials.
- j) Dredging between area of former CNR No. 5 wharf and DcJh-52.

## 5.2 Divestiture of Current River Facility

At the November 5, 2015 meeting of the Waterfront Development Committee, discussion was held relative to the Department of Fisheries & Oceans (DFO) - Small Craft Harbours Branch and the City-owned land at the mouth of the Current River.

At the February 4, 2016 meeting of the Waterfront Development Committee, Administration reported that Parks & Open Spaces is coordinating a meeting with the DFO, followed by discussions with local commercial fishers. Administration expects the first meeting to take place before the end of February.

Ms. K. Marshall, General Manager - Infrastructure & Operations, noted that the Parks Division is in transition due to the retirement of Paul Fayrick.

Parks & Open Spaces has been in contact with the Commercial Fisheries' Association. A follow up meeting will be scheduled with the Commercial Fisheries' Association following a scheduled meeting with the Department of Fisheries and Oceans (DFO) Canada on Wednesday April 13, 2016.

## 5.3 Expansion of the Neste Boat Dock

At the November 5, 2015 meeting of the Waterfront Development Committee, copies of an email from Mr. Terry Dean to Councillor Iain Angus, dated September 22, 2015, relative to the expansion of the Neste Boat Dock at the south end of Mountdale Avenue in Westfort, were provided for information and consideration.

At the February 4, 2016 meeting of the Waterfront Development Committee, Administration reported that Parks & Open Spaces would be looking into potential options relative to improvements to the Neste Boat Dock at the south end of Mountdale Avenue.

Ms. K. Marshall, General Manager - Infrastructure & Operations reported that Parks & Open Spaces is looking into options relative to the expansion of the Neste Boat Dock. The option of lengthening the existing dock along the shore is being looked into. Other improvements could include access to the dock area in terms of surfacing, layout, function and overall aesthetics.

#### 5.4 Collaboration Workshop with Waterfront Stakeholders

At the February 4, 2016 meeting of the Waterfront Development Committee, discussion was held relative to organizing a roundtable of waterfront stakeholders.

A list of participants (by invitation only) will be developed and circulated to WDC members for their review and input. One or two representatives from each group will be invited.

#### 5.5 Governance Model

At the February 4, 2016 meeting of the Waterfront Development Committee, discussion was held relative to a Governance Model for the Waterfront and presentation to the WDC at the April or June meeting.

An update on the Governance Model, with timelines, will be provided at the next meeting in June.

### 6.0 PARK PLANNING PROJECTS

Ms. K. Marshall, General Manager - Infrastructure & Operations, provided the following updates:

#### 6.1 Chapples Recreation Area – Redevelopment Plan

Work is ongoing in coordination with the Recreation & Facilities Master Plan.

#### 6.2 Boulevard Lake Area Improvement Plan

The Final Report is expected to be completed by the end of May 2016.

#### 6.3 Chippewa Park Visioning

The first public open house took place on February 15, 2016. The stakeholder consultation and engagement process is ongoing. A presentation was provided to the Fort William First Nation Band Council on Wednesday April 6, 2016.

The consultants have met with the Friends of Chippewa Park, and an on-line survey will be launched next week.

The Kite Festival scheduled for June 5<sup>th</sup> is being targeted for the next public engagement.

Discussion was held relative to presenting the report to City Council.

The consultants will be invited to the June 2<sup>nd</sup> WDC meeting to provide an update on the visioning exercise.

7.0 PHASE 2 UPDATE

Update provided by Mr. L. Morrow – Corporate Project Manager, under Agenda Item 5.1.

8.0 PRIVATE DEVELOPMENT UPDATE

Mr. N. Gale, City Manager, reported that an update will be provided at the next WDC meeting.

9.0 NEW BUSINESS

9.1 Water Street - Vehicle and Pedestrian Traffic and Parking

Discussion was held relative to traffic and parking on Water Street, and the location of past studies and reports on this area of the City.

Administration was directed to research reports in this regard. This item will be followed up at the September 1<sup>st</sup>, 2016 meeting of the Waterfront Development Committee.

9.2 WDC Meetings

Discussion was held relative to the frequency of WDC meetings and if the bi-monthly meetings should be changed to monthly meetings.

It was noted that there will be an extra meeting of the waterfront stakeholders later this year. Councillor Angus suggested that subcommittees could be formed to meet separately on specific items which need to be addressed.

Administration was asked to bring a suggested schedule to the June WDC meeting.

Discussion was held relative to catering at the meetings when the meetings start at 4:00 p.m.

MOVED BY: Mayor K. Hobbs  
SECONDED BY: Mr. D. Fisk



THAT catering at meetings of the Waterfront Development Committee be changed from suppers to snacks and refreshments.

CARRIED

9.3 Railway Property at the Waterfront

Discussion was held relative to the lack of property maintenance/grass cutting near the railway tracks along Water Street.

MOVED BY: Mayor K. Hobbs

SECONDED BY: Ms. D. Gilhooly

THAT the Clean, Green & Beautiful Committee be contacted and advised of the lack of grass cutting/ property maintenance near the railway tracks along Water Street;

AND THAT a request be made to the Clean, Green & Beautiful Committee to collaborate with Railway management on improving the landscaping along the Waterfront Image Route.

CARRIED

10.0 NEXT MEETING

Meetings of the WDC are scheduled on the first Thursday of every second month, except in July and August, from 4:00 – 6:00 p.m. in the McNaughton Room, 3<sup>rd</sup> Floor of City Hall (unless otherwise notified), as follows:

- Thursday, June 2, 2016
- Thursday, September 1, 2016
- Thursday, November 3, 2016

11.0 ADJOURNMENT

The meeting adjourned at 5:53 p.m.