

DATE: THURSDAY, FEBRUARY 4, 2016

MEETING NO. 01-2016

TIME: 4:00 P.M.

PLACE: MCNAUGHTON ROOM, 3RD FLOOR, CITY HALL

CHAIR: COUNCILLOR I. ANGUS

MEMBERS:

Councillor I. Angus
Mr. E. Cameron
Mr. D. Fisk
Ms. D. Gilhooly
Mayor K. Hobbs
Councillor B. McKinnon
Ms. A. Ostrom
Councillor A. Ruberto
Mr. M. Tenander
Councillor J. Virdiramo

OFFICIALS:

Ms. K. Marshall, General Manager – Infrastructure & Operations
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:

Mr. C. Brown, Chair – Thunder Bay Historical Transportation Committee
Mr. Craig Symington, Chair – Thunder Bay Railway Historical Society
Mr. E. Hansen, Thunder Bay Community Boating Centre
Mr. P. Hansen, Thunder Bay Community Boating Centre
Mr. T. Cano, Thunder Bay Community Boating Centre

1.0 CALL TO ORDER & DISCLOSURES OF INTEREST

Councillor I. Angus called the meeting to order at 4:00 p.m. There were no disclosures of interest declared at this time.

New member, Mr. Ed Cameron, was welcomed to the meeting.

2.0 APPOINTMENT OF A CHAIR & VICE CHAIR

Ms. Linda Douglas, Committee Coordinator – Office of the City Clerk, administered the nominations for Chair.

Mayor K. Hobbs nominated Councillor I. Angus for the position of Chair. There were no other nominations. Nominations were closed. Councillor I. Angus agreed to let his name stand for the position of Chair.

Councillor I. Angus was acclaimed Chair of the Waterfront Development Committee, and administered the nominations for Vice Chair.

Ms. D. Gilhooly nominated Ms. A. Ostrom for the position of Vice Chair. There were no other nominations. Nominations were closed. Ms. A. Ostrom agreed to let her name stand for the position of Vice Chair.

Ms. A. Ostrom was acclaimed Vice Chair of the Waterfront Development Committee.

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

WITH RESPECT TO the positions of Chair and Vice Chair of the Waterfront Development Committee, we recommend that Councillor I. Angus be appointed Chair of the Committee and that Ms. Anne Ostrom be appointed Vice Chair of the Committee for the remainder of the 2016 calendar year, and until such time a replacement has been appointed, as required annually.

CARRIED

Councillor I. Angus assumed the position of Chair for the remainder of the meeting.

3.0 AGENDA APPROVAL

Ms. D. Gilhooly added two items under New Business:

- Inviting more presenters for updates to the next meeting;
- Organizing a community roundtable/forum for stakeholders at the waterfront.

MOVED BY: Councillor B. McKinnon
SECONDED BY: Mayor K. Hobbs

With respect to Meeting No. 01-2016 of the Waterfront Development Committee held on February 4, 2016, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

4.0 PRESENTATION – TRANSPORTATION MUSEUM

Mr. Charlie Brown, Chair – Thunder Bay Historical Transportation Committee, and Mr. Craig Symington, Chair – Thunder Bay Railway Historical Society, appeared before the Waterfront Development Committee to provide information and respond to questions relative to a proposed Transportation Museum in Thunder Bay.

Background information on the group's deputation to City Council was provided. It was noted

that the Lakehead Transportation Museum (LTM) Board of Directors has been formed; they will be holding their first meeting next week.

A slideshow of pictures of City artifacts, including Brill buses, the caboose at Marina Park, the Via Train, and the James Whalen Tug, was shown as a backdrop to their presentation.

An overview of the proposed Lakehead Transportation Museum was provided. The Heritage Transportation Committee would like to preserve Thunder Bay's transportation heritage with a world-class interactive museum. The Committee is hoping the museum will fit into the Phase 2 plans for the waterfront.

Due to the rail and water artifacts, the Committee feels that the waterfront would be the most appropriate location for the proposed museum; however, other potential sites are actively being studied. The proposed museum does have the potential to become a major attraction for tourism.

Discussion was held relative to the impact of a low Loonie on tourism. It was noted that, since the City is being promoted as a transportation hub, the Transportation Museum would be a good fit at the waterfront.

An overview of the valuable role of museums was provided.

Ms. D. Gilhooly spoke about a possible promotion of the museum through the Historic Sites and Monuments Board of Canada.

She felt that a feasibility study on the proposed museum was critical before the Board proceeded any further.

Mr. C. Brown and Mr. C. Symington responded to questions about the proposed size of the museum (35,000 – 40,000 sq. ft.) and the preferred locations at the waterfront (as part of the proposed Cultural Campus element of the Phase II Master Plan).

Mr. Brown advised that he hopes to come back to City Council by the end of this year with an all-encompassing report that would include a business plan, projections, preferred site, and the size of the building.

Discussion was held relative to possible funding options. Mr. Brown indicated that he planned to finance the project independent of City funding. It was suggested that City of Thunder Bay funding for the addition of utility services to a proposed site might be in order.

The Mayor asked about plans for accessibility. The Committee is aware of legislative requirements for accessibility.

A brief discussion was held about the railway museum in Duluth, MN.

It was noted that the museum could include artifacts from other forms of transportation,

including aircraft, ambulances, snow mobiles, etc.

At 4:49 p.m., Mr. Brown and Mr. Symington were thanked for their presentation. It was suggested that they meet with the WDC prior to reporting back to City Council on this proposal.

5.0 PRESENTATION – BOATING CENTRE

Mr. Eric Hansen, Past Commodore – Thunder Bay Yacht Club, appeared before the WDC with Mr. T. Cano and Mr. P. Hansen to provide an update on the Thunder Bay Community Boating Centre initiative.

Copies of their slideshow presentation and their speaking notes, dated February 4, 2016, were distributed separately on desks at the meeting.

The Thunder Bay Yacht Club and the Temple Reef Sailing Club created the Thunder Bay Community Boating Centre, which represents approximately 260 boat owners.

Their Vision is to build a multi-use, year-round facility on Lake Superior. Three location options were presented, as well as the rationale for these locations.

1. Tugboat Basin (preferred location for today and into the future): greenfield development in conjunction with marina expansion in that area; **this location would only be feasible** if there is complimentary on-water marina expansion (in the Tugboat Basin).
2. End of Pier 1: rebuild on the existing Temple Reef Sailing Club site.
3. End of Pier 1 plus the Marina Services Building. Split facility.

It was noted that the Thunder Bay Yacht Club is scheduled to exit the CN Station building at the end of August, 2016.

The Community Boating Centre indicated they had \$250,000 seed money for their project. They added that they cannot pursue funding opportunities without a confirmed site. Accordingly, they asked the WDC for support of the project and support for preferred site location.

Discussion took place relative to the timing of their requirement for WDC support of their preferred site location relative to its dependence on confirmation for future expansion of the Marina into Tug Boat Basin. It was noted that Marina expansion will likely not be decided in the near term.

Mr. L. Morrow, Corporate Project Manager, advised that Administration has recommended to City Council that a wave study be conducted to investigate the viability of a floating break-wall as a first step towards possible marina expansion at Tug Boat Basin. Mr. Morrow added that an individual environmental assessment would also be required and that the advancement of the Archeological study that was associated with the previous environmental assessment would be included as part of that process. He noted that the Archeological investigation relative to the reduced footprint associated with the 180 slip MAC proposal for Tug Boat Basin was estimated

at the time of the report to Council to be well over \$100,000 in cost and that there was no funding set aside in the 2016 budget for either of these items. Mr. Morrow further advised that the estimated time frame for completing the environmental assessment was 2 - 3 years.

Mr. E. Hansen, Mr. T. Cano and Mr. P. Hansen responded to questions about the proposed size of the building. Mr. E. Hansen confirmed that their group has consulted with the Marina Advisory Committee (MAC).

Mr. L. Krawchuk, a member of the Marina Advisory Committee (and sitting in the Gallery), responded to questions from the WDC. He advised that MAC would like to move the slips from North Pier 3 to Tugboat Basin due to issues during inclement weather. Boats have sunk in this area during storms.

It was noted that there is a waiting list for approximately 150 boat slips.

Mr. P. Hansen and Mr. E. Hansen responded to questions about Location Option #2. The footprint for this option could be expanded; however, there are limited options for future expansion at this location. The group would prefer to hold classes for youth and younger children near the water (at either Location Option #1 or Location Option #2), thereby eliminating the need to cross streets and watch for traffic.

There are problems with access to vehicles at the end of Pier 1 (Location Option #2). Mr. L. Morrow noted that year-round service to this location is not feasible; only seasonal service can be provided.

It was noted that the back-up plan is status quo; however, the Boating Centre would like to see Tugboat Basin developed.

Mr. L. Morrow responded to questions about a wave study, floating break walls, environmental assessments, and the archaeological studies in Tugboat Basin.

At 5:48 p.m., the presentation ended, the members of the Thunder Bay Community Boating Centre were thanked for their deputation, and they left the meeting room.

Discussion was held relative to confirming the priority items at the waterfront.

The Chair asked Administration to provide a list of priority items at the waterfront at the April 7, 2015 WDC meeting. He added that this request would not have any impact on the 2016 Budget.

6.0 MINUTES OF PREVIOUS MEETING

The Minutes of Meeting No. 05-2015 (Open) of the Waterfront Development Committee, held on November 5, 2015, to be approved.

The Minutes of Meeting No. 05-2015 (Closed) of the Waterfront Development Committee, held on November 5, 2015, which were distributed separately on desks at the meeting, to be approved.

MOVED BY: Councillor B. McKinnon
SECONDED BY: Ms. A. Ostrom

THAT the Minutes of Meeting No. 05-2015 (Open & Closed) of the Waterfront Development Committee, held on November 5, 2015, be approved.

CARRIED

7.0 BUSINESS ARISING FROM PREVIOUS MINUTES

7.1 Thunder Bay Port Authority

At the November 5, 2015 meeting of the Waterfront Development Committee, representatives from the Thunder Bay Port Authority were in attendance to discuss the broader strategy for waterfront lands beyond Marina Park and to provide an update on port activities.

Administration was asked to establish a WDC Working Group of key participants and stakeholders who can tie together all aspects of waterfront development to determine mutually strategic objectives and to determine how to move forward.

MOVED BY: Ms. D. Gilhooly
SECONDED BY: Councillor B. McKinnon

THAT Administration forms a WDC Working Group, consisting of key department and external stakeholders, as well as a representative from the Waterfront Development Committee, to identify mutually strategic objectives for future industrial, commercial and public development within the Thunder Bay waterfront;

AND THAT these objectives reflect the guiding principles of the existing waterfront development vision;

AND THAT a key deliverable of the group will be to develop a means to evaluate potential initiatives against these objectives and to develop a clear process to cultivate and coordinate projects that meet the identified goals;

AND THAT the WDC Working Group reports regularly to the Waterfront Development Committee, with a preliminary report submitted at their June 2, 2016 meeting.

Amending Resolution

MOVED BY: Ms. D. Gilhooly
SECONDED BY: Ms. A. Ostrom

With respect to the WDC Working Group, we recommend that it consist of key department and external stakeholders, as well as two representatives from the Waterfront Development Committee.

CARRIED

Amended Resolution

THAT Administration forms a WDC Working Group, consisting of key department and external stakeholders, as well as two representatives from the Waterfront Development Committee, to identify mutually strategic objectives for future industrial, commercial and public development within the Thunder Bay waterfront;

AND THAT these objectives reflect the guiding principles of the existing waterfront development vision;

AND THAT a key deliverable of the group will be to develop a means to evaluate potential initiatives against these objectives and to develop a clear process to cultivate and coordinate projects that meet the identified goals;

AND THAT the WDC Working Group reports regularly to the Waterfront Development Committee, with a preliminary report submitted at their June 2, 2016 meeting.

CARRIED

Ms. Donna Gilhooly and Ms. Anne Ostrom volunteered to represent the Waterfront Development Committee on the WDC Working Group.

7.2 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.

Mr. L. Morrow, Corporate Projects Manager, 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. A further update will be provided at the next meeting of the Waterfront Development Committee.

7.3 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. Administration was asked to provide options relative to the above noted for the next meeting of the Waterfront Development Committee.

Mr. L. Morrow reported that Parks & Open Spaces will be looking into potential options relative to improvements to the Neste Boat Dock at the south end of Mountdale Avenue. A further update will be provided at the next meeting of the Waterfront Development Committee.

8.0 MEMBERSHIP

At the Committee of the Whole meeting held on November 23, 2015, Mr. Ewen Cameron was appointed to the Waterfront Development Committee for a four year term, expiring on November 30, 2019. The appointment was ratified later that same evening by City Council.

9.0 PARK PLANNING PROJECTS

Mr. L. Morrow, Corporate Projects Manager, provided the following updates:

9.1 Chapples Recreation Area – Redevelopment Plan

Work on the Redevelopment Plan is being coordinated with the Recreation & Facilities Master Plan, which is currently underway. Specific to assets at Chapples Park - Integration of park fields along with planning for new indoor recreational opportunities for the Chapples area only has been added to the scope of work for the Recreation & Facilities Master Plan.

9.2 Boulevard Lake Area Improvement Plan

Work on the Area Improvement Plan is nearing completion. Implementation of plan components will be subject to further approvals including Council approval of project funding.

9.3 Chippewa Park Visioning Exercise

The Visioning Exercise is underway. The tentative timeline for project completion, including general public, stakeholder and aboriginal consultation, is September 2016. The Waterfront Development Committee is on the stakeholder list and is invited to participate in the first stakeholder session scheduled for February 16th, 2016. A further update will be provided at the June 2016 WDC meeting.

Councillor I. Angus advised that the consultants for the Visioning Exercise will be attending the April 7th meeting of the WDC to provide an update.

10.0 PHASE 2 UPDATE – No Update

11.0 PRIVATE DEVELOPMENT UPDATE – No Update

12.0 NEW BUSINESS

12.1 Updates from Waterfront Stakeholders

Ms. D. Gilhooly requested updates from the Thunder Bay Art Gallery, the Thunder Bay Friends of the Grain Elevators, and the new owner of the Pool 2 property.

The WDC requested that an update from the new owner of the Pool 2 property be a priority. Administration will follow up on this request.

12.2 Roundtable/Forum for Stakeholders

Discussion was held relative to the merit of the WDC hosting a roundtable or forum for parties that have expressed interest at the waterfront. Invaluable synergies could be created among the participants. The event would be by invitation only.

The Chair will follow up with Administration.

12.3 Governance Model

Councillor I. Angus added the Governance Model under New Business.

Councillor Angus would like members to review the Governance Model, which sets out how the Committee operates.

Councillor Angus requested that the Governance Model be presented to the WDC at either the April or June meeting.

Administration will follow up on the request.

13.0 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, 3rd Floor of City Hall (unless otherwise notified), as follows:

- Thursday, April 7, 2016
- Thursday, June 2, 2016
- Thursday, September 1, 2016
- Thursday, November 3, 2016

14.0 ADJOURNMENT

The meeting adjourned at 6:18 p.m.