

**DATE:** THURSDAY, FEBRUARY 5, 2015

**MEETING NO. 01-2015**

**TIME:** 4:30 P.M.

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

**CHAIRMAN:** COUNCILLOR I. ANGUS

**PRESENT:**

Mayor K. Hobbs (ex-officio)  
Councillor I. Angus  
Mr. D. Fisk  
Ms. D. Gilhooly  
Councillor B. McKinnon  
Ms. A. Ostrom  
Councillor A. Ruberto  
Mr. J. Susin  
Councillor J. Virdiramo

**OFFICIALS:**

Mr. T. Commisso, City Manager  
Mr. D. Matson, General Manager – Infrastructure & Operations  
Ms. K. Ball, Operations Coordinator – Marina Park  
Ms. L. Douglas, Committee Coordinator – Office of the City Clerk

**REGRETS:**

Mr. M. Tenander

1. CALL TO ORDER & DISCLOSURES OF INTEREST

In the absence of a Chair, Mr. D. Matson, General Manager – Infrastructure & Operations, called the meeting to order at 4:40 p.m.

New members, including Councillors Angus and Virdiramo, Mr. D. Fisk, Ms. D. Gilhooly, and Mr. J. Susin, were welcomed to the meeting.

A roundtable of introductions followed. Each member provided some background information about themselves.

Councillor I. Angus declared that he was the secretary for Friends of Chippewa Park. There were no other disclosures declared at this time.

Mayor K. Hobbs recognized the contributions of Mark Bentz to the development of the waterfront, and thanked him for his many years of work on this Committee.

2.0 REVIEW OF TERMS OF REFERENCE

Mr. D. Matson facilitated a review of the Terms of Reference, as part of the orientation for new members. It was noted that this was not a formal review to update the Terms of Reference.

Mr. T. Commisso, City Manager, advised that other members of Administration will attend WDC meetings from time to time, including:

- Mark Smith, General Manager – Development & Emergency Services;
- Nadia Koltun, City Solicitor & Corporate Counsel;
- Lou Morrow, Corporate Project Manager – Facilities, Fleet & Transit Services; and
- Michael Smith, General Manager – Community Services.

Team leads are:

- Mark Smith for the Master Plan Update;
- Michael Smith for the Event Centre;
- Darrell Matson for the T14 - Market Square Improvement Tender 14; and
- Carol Pollard for the Art Gallery.

Agenda items need to be requested through the Chair and Darrell Matson, with a cc to Linda Douglas, the Committee Coordinator.

### 3.0 AGENDA APPROVAL

MOVED BY: Mayor K. Hobbs  
SECONDED BY: Councillor A. Ruberto

With respect to Meeting No. 01-2015 of the Waterfront Development Committee held on February 5, 2015, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

### 4.0 APPOINTMENT OF CHAIR & VICE CHAIR

Mr. D. Matson explained the process for nomination. He then called for nominations for the position of Chair.

Further to a nomination by Councillor B. McKinnon, Councillor Iain Angus agreed to let his name stand for the position of Chair. There were no other nominations.

It was the consensus of the Waterfront Development Committee that Councillor Iain Angus be appointed as Chair of the Waterfront Development Committee for the remainder of the 2015 calendar year, and until such time a replacement has been appointed, as required annually.

Ms. D. Gilhooly and Ms. A. Ostrom were nominated for the position of Vice Chair of the Waterfront Development Committee. It was the consensus of the Committee that a vote be conducted by secret ballot.

By a majority of votes, the Waterfront Development Committee elected Anne Ostrom as Vice Chair of the Waterfront Development Committee for the remainder of the 2015 calendar year, and until such time a replacement has been appointed, as required annually.

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

THAT the ballots be destroyed.

CARRIED

At 5:15 p.m., the newly-appointed Chair, Councillor Iain Angus, assumed the position of Chair for the remainder of the meeting.

## 5.0 PROGRAM UPDATES

### Private Development

Mr. T. Commisso reported that, in keeping with the requirements of a very detailed development agreement, the second condominium is completing construction.

The construction of the hotel will be starting this spring, with an obligation to finish in July, 2016.

Discussion was held relative to development of the CN Station. It was noted that the CN Station does have a heritage designation on the exterior of the building. Mr. Commisso will provide an update on the building at the next WDC meeting.

### Market Square Improvement Tender 14 (T14)

Mr. D. Matson reported that the project is progressing well, and provided an overview of what has been completed to date. Regular updates will be standing items on the WDC agenda.

Mr. Matson and Ms. K. Ball, Operations Coordinator – Marina Park, responded to questions.

### Event Centre

Mr. T. Commisso reported that the Phase 3 Feasibility Study Report was adopted by City Council in September, 2014; authority was given to Administration to proceed with the Phase 4 funding phase of the project. Administration is currently in discussions with the federal and provincial governments.

A brief discussion was held relative to cost overruns with this year's Pan Am Games in Toronto, and if they will impact Thunder Bay's funding request with the Province. It was noted that the Mayor and Administration had a positive meeting with Ontario Finance Minister Charles Sousa.

### Art Gallery

Mr. T. Commisso reported that Administration is working on a memorandum of understanding with the Art Gallery on how the City will support them.

The Art Gallery has applied for funding from FedNor and the NOHFC for the design stage of the project.

Ms. C. Pollard is the team lead on this project.

If the project proceeds, the site will be serviced by the City with possible shared parking between the City and the Art Gallery.

There is no confirmation that this project is moving forward.

Administration suggested that the Executive Director of the Art Gallery attend a future WDC meeting to provide an update on their plans.

### Other Updates

Councillor I. Angus requested that plans for Chippewa Park and Boulevard Lake be included as standing items on future WDC agendas.

## 6.0 MINUTES OF PREVIOUS MEETING

Due to the expiry of terms for several former members of the WDC, and the resulting turnover in membership, the Minutes of Meeting No. 03-2014 (Open & Closed) of the Waterfront Development Committee, held on June 5, 2014, were provided for information only.

## 7.0 BUSINESS ARISING FROM PREVIOUS MINUTES

### Pedestrian Overpass

At the June 5, 2014 meeting of the WDC, Mr. D. Matson reported that work had resumed on the pedestrian overpass at the Marina.

Mr. Matson presented several PowerPoint slides of the pedestrian overpass. The overpass has been painted in a grey colour scheme with softer wood finishes on the underside/ceiling of the walkway. There are structural repairs and architectural finishes scheduled in 2015 and 2016, dependent upon the outcome of the 2015 budget deliberations.

## 8.0 PHASE II UPDATE

Copies of the Vision Thunder Bay Waterfront Master Plan Phase 2 Project Overview were distributed electronically to members on January 28, 2015, and distributed separately on desks

at the meeting.

A short video produced by Brook McIlroy Inc. about Prince Arthur's Landing was shown to the Committee.

Ms. K. Ball, Operations Coordinator – Marina Park, provided an update and responded to questions about the Waterfront Phase II Master Plan, including enhancements to the Festival Area and the development of the area "South of Pearl".

There have been public consultations with Lakehead University, the elementary and high schools, some community groups, and the Marina Advisory Committee. Meetings are being scheduled with the Aboriginal community. More public consultations are being scheduled in April, 2015.

Administration is reviewing options for a new marina, and nine locations are currently being studied in terms of site feasibility, risks and cost.

A brief discussion was held relative to areas of concern at the waterfront where remediation is needed. Ms. Ball noted that there has been a Stage 1 and 2 Marine Archaeological Assessment completed on the proposed new marina and Pool 6 lands, and Administration does have the results of that assessment.

Mr. D. Matson responded to questions relative to the status of plans for the recreation trail. Councillor A. Ruberto requested that the report on the highest and best use be included in the next report to the WDC relative to the recreation trail. It was noted that the WDC will be involved with providing recommendations to Council on the recreation trail.

Mr. D. Matson responded to questions relative to the area at the marina which is near the railway tracks.

Discussion was held relative to other City recreation trails which connect to the waterfront.

Ms. A. Ostrom asked if there has been any integration of plans between the True Grit report on the Waterfront Trail Route and the BMI report regarding Visioning the New Waterfront Image Route for Simpson Street, Fort William Road, Water Street and Cumberland Street. Mr. D. Matson will provide a response at the next WDC meeting.

Mayor K. Hobbs left the meeting at 6:13 p.m.

## 9.0 VISIONING WORKSHOP

Discussion was held relative to two visioning workshops for members of the Waterfront Development Committee. Copies of the 2015 Calendar were provided for information. Mr. D. Matson provided an overview of timelines and proposed dates in March and April for the workshops. March 5<sup>th</sup>, 2015 was the proposed date for the first workshop.

Discussion included the following:

- Orientation for new and current WDC members should be held prior to the first workshop;
- Presentations made at the 2014 WDC meetings should be reviewed for the new members;
- Councillor A. Ruberto requested that the April workshop be held in late April to accommodate his schedule.

Mr. D. Matson will contact Brook McIlroy Inc. about providing a visioning workshop in May, 2015 about the 52 kilometers of waterfront.

#### 10.0 NEW BUSINESS

Discussion was held relative to scheduling an orientation session prior to the March 5<sup>th</sup> visioning session. WDC members requested an overview of the projects completed and studies which are currently underway.

Members will be polled for a mutually agreeable date.

#### 11.0 2015 MEETING DATES/NEXT MEETING

MOVED BY: Ms. A. Ostrom  
SECONDED BY: Mr. D. Fisk

THAT meetings of the Waterfront Development Committee be scheduled on the first Thursday of every second month (unless otherwise notified) from 4:30 – 6:30 p.m. in the McNaughton Room, 3<sup>rd</sup> Floor of City Hall, as follows:

- Thursday, April 2, 2015
- Thursday, June 4, 2015
- Thursday, September 3, 2015
- Thursday, November 5, 2015

CARRIED

#### 12.0 ADJOURNMENT

The meeting adjourned at 6:37 p.m.