

**DATE:** THURSDAY, NOVEMBER 3, 2016

**MEETING NO. 06-2016**

**TIME:** 4:05 P.M.

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

**CHAIR:** COUNCILLOR I. ANGUS

**PRESENT:**

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  
Mr. W. Schwar, Supervisor – Parks & Open Space Planning  
Mr. R. Harms, Project Engineer  
Ms. L. Douglas, Committee Coordinator – Office of the City Clerk

GUESTS

Ms. S. Godwin, Director – Thunder Bay Art Gallery  
Ms. H. Uhlig, President – Thunder Bay Art Gallery Board of Directors  
Mr. J. Patkau, Principal - Patkau Architects  
Mr. C. Brook, Principal – Brook McIlroy  
Mr. F. Edgson, North Shore Steelhead Association  
Mr. F. Brown, Kinsmen (K-40) Club of Thunder Bay  
Ms. S. Allard and Mr. B. Allard

1.0 CALL TO ORDER & DISCLOSURES OF INTEREST

The Chair called the meeting to order at 4:05 p.m. There were no disclosures of interest declared at this time.

2.0 AGENDA APPROVAL

The Chair moved Agenda Item. 7.0 – Renaming Municipal Property before the Art Gallery presentation.

MOVED BY: Mayor K. Hobbs

SECONDED BY: Mr. D. Fisk

With respect to Meeting No. 06-2016 of the Waterfront Development Committee held on November 3, 2016, we recommend that the agenda, including any additional information and new business, be confirmed as amended.

CARRIED

2.1 RENAMING MUNICIPAL PROPERTY

At the June 29, 2016 meeting of the Waterfront Development Committee, discussion was held relative to renaming a municipal property after a former City Councillor. Mr. M. Smith advised that he would check on the policy for renaming municipal facilities and properties. Councillor Angus advised that he would contact the family about consenting to this proposal, and would contact the organization that was involved with developing the subject municipal property.

Following that meeting, Councillor A. Angus contacted the North Shore Steelhead Association (NSSA), and the matter was presented to their board. They advised Councillor Angus that they were supportive of a name change.

On October 31, 2016, Mr. F. Brown, Secretary – Kinsmen (K-40) Club, made a deputation to City Council, requesting that the City consider naming Fisherman’s Park in memory of Lorne Allard, a former City Councillor and 50+ year member of the Kinsmen Club.

The following resolution was carried at the October 31, 2016 Committee of the Whole meeting:

With respect to the deputation requesting to rename a park in memory of Lorne Allard, we recommend that this request be referred to the Waterfront Development Committee for consideration and for consultation with the Kinsmen K40 Club and the North Shore Steelhead Association.

Mr. Frank Brown, Kinsmen Club of Thunder Bay, Ms. Sandra Allard and Mr. Bernie Allard (Lorne Allard’s siblings) were in attendance. Mr. Brown provided an overview of his deputation to City Council on October 31, 2016. He advised that the Kinsmen were in consensus that Mr. Allard needed to be recognized as a builder in Thunder Bay. The family was thankful and pleased with this initiative.

At the November 3, 2016 meeting of the Waterfront Development Committee, Mr. Frank Edgson, North Shore Steelhead Association (NSSA), was also in attendance. He reported that the NSSA, at the request of the WDC, considered the naming of the park after Lorne Allard and is in full support of the naming proposal. The NSSA suggested “Lorne Allard Fisherman’s Park” as the new name for the park. The K-40 representative and the Allard family agreed that the name, as presented, was acceptable to them. Mr. Edgson noted that they are also considering putting up a memorial plaque for Mr. Allard at the park.

MOVED BY: Councillor A. Ruberto  
SECONDED BY: Ms. D. Gilhooly

With respect to the deputation made by Mr. F. Brown, Secretary – Kinsmen (K-40) Club, to City Council on October 31, 2016, requesting to rename a park in memory of Lorne Allard;

THAT the Waterfront Development Committee recommends to City Council to rename Fisherman’s Park to Lorne Allard Fisherman’s Park.

Amending Resolution

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

With respect to renaming a park in memory of Lorne Allard;

THAT a commemorative plaque, in memory of Lorne Allard, be displayed at the park.

CARRIED

Amending Resolution

MOVED BY: Ms. D. Gilhooly  
SECONDED BY: Councillor A. Ruberto

With respect to renaming a park in memory of Lorne Allard;

THAT Administration works in partnership with the North Shore Steelhead Association, the Kinsmen Club of Thunder Bay, and the Allard family to rename Fisherman's Park.

CARRIED

Amended Resolution

MOVED BY: Councillor A. Ruberto  
SECONDED BY: Ms. D. Gilhooly

With respect to the deputation made by Mr. F. Brown, Secretary – Kinsmen (K-40) Club, to City Council on October 31, 2016, requesting to rename a park in memory of Lorne Allard;

THAT the Waterfront Development Committee recommends to City Council to rename Fisherman's Park to Lorne Allard Fisherman's Park.

AND THAT a commemorative plaque, in memory of Lorne Allard, be displayed at the park.

AND THAT Administration works in partnership with the North Shore Steelhead Association, the Kinsmen (K-40) Club of Thunder Bay, and the Allard family to rename Fisherman's Park.

CARRIED

Mr. F. Edgson advised that the NSSA would like to recommend that the roadway leading into the park be renamed Lorne Allard Parkway.

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

THAT the request to rename the roadway leading into Fisherman's Park to Lorne Allard Parkway be referred to Administration for a report.

CARRIED

Mr. M. Smith, General Manager – Development & Emergency Services, advised that Administration will review the policies and procedures for civic naming of municipal streets and facilities, and will report to City Council in this regard when the proposal to rename the roadway in memory of Lorne Allard is presented to City Council.

Councillor J. Virdiramo would like to see a pictorial history and identification of types of fish and flora in the area added for an educational component in this park.

At 4:18 p.m., Mr. F. Edgson, Mr. F. Brown, Ms. S. Allard, and Mr. B. Allard were thanked for appearing before the Waterfront Development Committee; upon completion of their presentation, they left the meeting room.

### 3.0 PRESENTATION

Ms. S. Godwin, Director – Thunder Bay Art Gallery, and Ms. H. Uhlig, President – Thunder Bay Art Gallery Board of Directors, Mr. J. Patkau, Principal – Patkau Architects, and Mr. C. Brook, Principal – Brook McIlroy, provided an update on the Art Gallery's Waterfront Relocation Project, including a presentation of their Schematic Design.

Using a slideshow on the projector screen, Mr. C. Brook set out the context for Mr. Patkau's presentation. Maps were provided of Tugboat Basin; the proposed location is set within the Cultural Campus. Maps of the parking requirements associated with this project were displayed. It was noted that there is potential to use stormwater in a sustainable way.

Mr. J. Patkau continued with the presentation, and responded to questions. It was noted that Ryan Gorrie, an Indigenous architect, has been collaborating on this project. Designs include the shape of a turtle coming out of Lake Superior into the hinterland. The architects want to take full advantage of this waterfront location and want to make a powerful connection to the lake. The building will take full advantage of the spectacular location.

The building will be embedded into the landscape. Room placement was reviewed. The rationale for room placement and an overview of each floor were provided. There will be a plaza for west entry; further to Aboriginal consultation, there will be a significant ceremonial entrance from the east. The building will be fully accessible. Due to the required climate control (for the art), there are no plans for a deck on the 2<sup>nd</sup> floor, as the upper level must be sealed very carefully. There will be external art around the building. Mr. Patkau responded to questions about green features and energy efficiency. Councillor J. Virdiramo asked if the lake can be

used for heating/cooling purposes. The architects will further explore that idea.

Ms. S. Godwin responded to questions about the size of the building and the budget. She also provided an update on fundraising. They are hoping to open the building in 2019. There will be revenue-generating opportunities in the building – a café, event hall, art classrooms, etc.

The Art Gallery wants to work with the City for development of the area around the Art Gallery building. City staff was commended on how helpful they have been throughout this process.

The Art Gallery will be making a presentation to City Council on November 28, 2016.

Mr. L. Morrow, Corporate Project Manager, provided an overview of outstanding Art Gallery site development issues.

MOVED BY: Councillor J. Virdiramo  
SECONDED BY: Councillor B. McKinnon

THAT the Waterfront Development Committee recommends to City Council that Administration prepares a report on the outstanding Art Gallery site development issues identified at the November 3, 2016 meeting of the Waterfront Development Committee.

CARRIED

Ms. S. Godwin noted that timing is critical. The Art Gallery needs to know by February or March, 2017 if the City's financial support has been approved, as this will be used for leverage purposes for other avenues of funding.

At 5:25 p.m., the Chair thanked the consultants and Art Gallery representatives for appearing before the Waterfront Development Committee. Upon completion of their presentation, Ms. Godwin, Ms. Uhlig, Mr. Patkau and Mr. Brook left the meeting room.

#### 4.0 ENDORSEMENT OF PLANS FOR WATERFRONT TRAIL

Copies of a memorandum from Werner Schwar, Supervisor – Parks & Open Spaces Planning, to the Waterfront Development Committee, dated October 27, 2016, relative to the Waterfront Improvement Plan – Phase 1, were provided for information.

Copies of a presentation to the WDC at their April 3, 2014 meeting, relative to key changes to the plan from the preliminary report presentation, were provided for information.

Mr. W. Schwar, Supervisor – Parks & Open Space Planning, was in attendance to respond to questions. The March 2014 report from True Grit Consulting Ltd., relative to the Waterfront Trail Improvement Plan – Phase 1, from Current River to Mission Island, was available at the meeting, for information.

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

THAT with respect to the Waterfront Trail Improvement Plan – Phase 1, we recommend that the Waterfront Development Committee formally endorses the plan.

CARRIED

#### 5.0 MINUTES OF PREVIOUS MEETING

The Minutes of Meeting No. 05-2016 of the Waterfront Development Committee, held on September 8, 2016, to be approved.

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

THAT the Minutes of Meeting No. 05-2016 of the Waterfront Development Committee, held on September 8, 2016, be approved.

CARRIED

#### 6.0 BUSINESS ARISING FROM PREVIOUS MINUTES

##### 6.1 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.

Ms. K. Marshall, General Manager - Infrastructure & Operations, reported that Administration has sent an estimate to the DFO, and are waiting for a response from them.

##### 6.2 Water Street - Vehicle and Pedestrian Traffic and Parking

At the April 7, 2016 meeting of the Waterfront Development Committee, 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 and to report back to the WDC.

At the September 8, 2016 meeting of the Waterfront Development Committee, Councillor B. McKinnon requested an update on the status of the at-grade pedestrian crossing on Water Street for the next WDC meeting.

Ms. K. Marshall, General Manager - Infrastructure & Operations introduced Mr. R. Harms, Project Engineer.

Copies of Mr. Harms' presentation, Status of Red River Road At-Grade Pedestrian Crossing, were distributed separately on desks and were provided on the overhead projector screen at the meeting.

Mr. Harms provided background information on the Red River Road At-Grade Pedestrian Crossing, and responded to questions.

It was noted that, further to discussions in 2009 with the Canadian Pacific Railway, no new crossings can be established. The pedestrian crossing at Camelot Street can be closed in exchange for a new pedestrian crossing at Red River Road. In 2014, the Railway objected to the at-grade crossing and the project was halted.

In 2016, temporary/miscellaneous repairs have been made to Water Street within budgeted funding.

The Chair, Councillor I. Angus, suggested that this item be deferred for one year, until more information has been received on the event centre. The WDC will check back in one year on the status of this project.

Ms. A. Ostrom suggested that the Waterfront BIA be kept updated with regard to the foregoing information.

Councillor I. Angus requested that Mr. R. Harms prepare a memorandum on the life expectancy of the Pedestrian Overpass at Prince Arthur's Landing.

Discussion was held relative to the Official Plan. It was suggested that the WDC holds a special meeting to deal solely with the Official Plan.

## 7.0 MEMBERSHIP

The terms for Ms. Anne Ostrom and Mr. Martti Tenander will expire on November 30, 2016, or as soon after as a replacement has been appointed. Ms. Ostrom and Mr. Tenander are welcome to reapply through the public application process, which is coordinated through the Office of the City Clerk. There is no limit on the number of terms a member may hold consecutively.

An invitation to apply for a position on the Waterfront Development Committee was placed in an ad in the Chronicle Journal on Saturday, October 22, 2016. Deadline for applications is Friday, November 4, 2016. The Selection Committee will be reviewing the applications and making recommendations to City Council for their consideration. Two positions, with 4-year appointments expiring on November 30, 2020, to be filled.

Administration recommended that the Waterfront Development Committee resolve into Closed

Session to discuss the business at hand.

Ms. A. Ostrom and Mr. M. Tenander declared conflicts of interest, and left the meeting room.

MOVED BY: Mayor K. Hobbs  
SECONDED BY: Ms. D. Gilhooly

THAT the Waterfront Development Committee resolves into Closed Session in order to receive information that is relative to personal matters about identifiable individuals, and then revert back to Open Session to continue with the business at hand.

CARRIED

The meeting reconvened in Open Session at 5:52 p.m.

MOVED BY: Councillor J. Virdiramo  
SECONDED BY: Councillor A. Ruberto

THAT Mr. D. Fisk and Mr. E. Cameron be appointed to the Selection Committee to replace Ms. A. Ostrom and Mr. T. Tenander for this round of applications.

CARRIED

Chair of the Selection Committee, Councillor B. McKinnon, will contact Mr. Fisk and Mr. Cameron about a meeting to review the applications.

Ms. A. Ostrom and Mr. M. Tenander entered the meeting room.

MOVED BY: Councillor J. Virdiramo  
SECONDED BY: Councillor A. Ruberto

THAT the Selection Committee proceeds as directed in Closed Session.

CARRIED

8.0 2-YEAR WORK PLAN

Deferred to next meeting. WDC members were asked to think about priority items for the work plan, and to send them to the Chair.

9.0 POLICIES RE: RENTAL RATES FOR WATERFRONT USERS

Deferred to next meeting.



10.0 2017 MEETING DATES

WDC members to determine if meetings of the WDC will continue to be scheduled on the first Thursday of every second month, except in July and August, from 4:00 – 6:00 p.m.

The following 2017 meeting dates were proposed:

- Thursday, February 2, 2017
- Thursday, April 6, 2017
- Thursday, June 1, 2017
- Thursday, September 7, 2017
- November 2, 2017

MOVED BY: Mr. D. Fisk  
SECONDED BY: Mr. E. Cameron

THAT the regularly scheduled meetings of the Waterfront Development Committee for the year 2017 be held 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, as presented at the November 3, 2016 meeting of the Waterfront Development Committee, unless otherwise notified.

CARRIED

11.0 PARK PLANNING PROJECTS

11.1 Chapples Recreation Area – Redevelopment Plan

Ms. K. Marshall, General Manager - Infrastructure & Operations, advised that an Open House on the Chapples Park Master Plan was held on Wednesday, November 2, 2016.

11.2 Boulevard Lake Area Improvement Plan – Ongoing.

11.3 Chippewa Park Visioning – No Report

12.0 PHASE 2 UPDATE – No Update.

13.0 PRIVATE DEVELOPMENT UPDATE

Mr. M. Smith, General Manager – Development & Emergency Services, reported that work has resumed on the waterfront hotel. Administration is in contact with the developers on a monthly basis, and has asked for a current updated building schedule.

It was noted the any costs incurred by the City due to delays by the developer need to be covered by the developer.

14.0 NEW BUSINESS

There was no new business presented.

15.0 ADJOURNMENT

The meeting adjourned at 6:01 p.m.