

DATE: THURSDAY, NOVEMBER 5, 2015

MEETING NO. 05-2015

TIME: 4:32 P.M.

PLACE: MCNAUGHTON ROOM, 3RD FLOOR, CITY HALL

CHAIR: COUNCILLOR I. ANGUS

PRESENT:

Mayor K. Hobbs (ex-officio)
Councillor I. Angus
Mr. D. Fisk
Ms. D. Gilhooly
Councillor B. McKinnon
Mr. M. Tenander

REGRETS:

Ms. A. Ostrom
Councillor A. Ruberto
Mr. J. Susin
Councillor J. Virdiramo

OFFICIALS:

Mr. N. Gale, (Acting) City Manager
Ms. K. Marshall, General Manager – Infrastructure & Operations
Mr. M. Smith, General Manager – Development & Emergency Services
Mr. L. Morrow, Corporate Project Manager – Facilities, Fleet & Transit Services
Mr. W. Schwar, Supervisor – Parks & Open Space Planning
Ms. L. Douglas, Committee Coordinator – Office of the City Clerk

GUESTS:

Mr. T. Heney, Chief Executive Officer – Thunder Bay Port Authority
Mr. G. Jarvis, Director of Engineering & Harbour Master – Thunder Bay Port Authority
Mr. M. Parker, Comptroller & Corporate Secretary – Thunder Bay Port Authority

1.0 CALL TO ORDER & DISCLOSURES OF INTEREST

The Chair called the meeting to order at 4:32 p.m. There were no disclosures of interest declared at this time.

2.0 AGENDA APPROVAL

The following items were added to the agenda as New Business:

- CEDC Analysis of the waterfront;
- Update on Thunder Bay Historical Transportation Committee’s presentation to Council;
- Divestiture of facility at Fisherman’s Park.

MOVED BY: Mayor K. Hobbs

SECONDED BY: Councillor B. McKinnon

With respect to Meeting No. 05-2015 of the Waterfront Development Committee held on November 5, 2015, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

3.0 PRESENTATION – Thunder Bay Port Authority

Mr. Tim Heney, CEO of the Thunder Bay Port Authority, was in attendance to discuss the broader strategy for waterfront lands beyond Marina Park and to provide an update on port activities. Mr. Guy Jarvis, Director of Engineering & Harbour Master, and Mr. Mel Parker, Comptroller and Corporate Secretary of the Thunder Bay Port Authority, were also in attendance to assist Mr. Heney with the presentation and to respond to questions.

A PowerPoint slideshow, entitled Port of Thunder Bay – Canada's Gateway to the West, was presented to the WDC. An overview of their operations, including an update on the port and how the season is going, was provided.

Mr. Heney presented a map of Port Authority property holdings on the waterfront, which included underdeveloped property and property under re-development. A slide displaying other properties along the waterfront, and their owners, was also displayed. Discussion was held relative to if the WDC and the City of Thunder Bay had a strategy/vision for properties beyond Marina Park.

- Pictures of the elevators on the waterfront were presented, and Mr. Heney reported on their current condition.
- An overview of the Great Lakes – St. Lawrence Seaway, the world's largest inland waterway, was provided.
- \$7.1B in Great Lakes – Seaway investment;
- Agricultural products represent 40% of all Seaway trade;
- Thunder Bay is the largest export port on the Great Lakes – St. Lawrence Seaway.
- Strategic Objectives include Invest in Strategic Infrastructure, Raise the Port Profile and Diversify & Increase Marine Cargo.
- Most revenue for the Port Authority is generated from the Keefer Terminal operations.
- Keefer Terminal cargo includes rail transloads, wind turbines, and wood pellets from Norway for the local thermal generating plant.
- Activities at Keefer Terminal include importing, exporting and storage.
- Economic Impact of the Port of Thunder Bay: Direct Employment of 900 jobs;
- Capital Spending between 2004 – 2014 was \$14.2M.

Discussion was held relative to the history of the elevators, how to preserve the history of the elevators, how to honour the people who were accidentally killed at the elevators, opportunities for industrial interpretation, and the next phase of partnerships with the City in this area.

Mr. Heney noted that the Port Authority is responsible for the harbour: dredging when required, ice-breaking, security, and maintenance of the breakwater.

Discussion was held relative to the Confined Disposal Facility (CDF) site near Chippewa Park. Background information about the dredge disposal site was also provided.

WDC members discussed draft wording for a proposed motion:

The Waterfront Development Committee requests that Administration scope out the key participants and stakeholders to form a WDC Working Group to tie together all aspects of waterfront development to determine mutually strategic objectives and to determine how to move forward.

It was suggested that guiding principles be developed on how to best use the waterfront properties.

Mr. M. Smith advised that he would assist the Chair with wording the resolution, and a formal resolution was tabled until the next meeting.

Mr. T. Heney was thanked for his presentation.

4.0 NEW BUSINESS

Divestiture of Current River Facility

Ms. K. Marshall, General Manager - Infrastructure & Operations reported the following and responded to questions:

Department of Fisheries & Oceans (DFO) - Small Craft Harbours Branch entered into a second lease for City-owned land at the mouth of the Current River upon which they had previously constructed docks and other support facilities for the local commercial fishing fleet along with a publicly accessible boat launch. It had been DFO's intent to have local fishers incorporate as a not-for-profit Harbour Authority and manage the facility on behalf of the Department; however, DFO and the local fishers have advised Administration that the fishers would prefer to work directly with the City regarding ongoing use of the docks and surrounding area.

Ms. Marshall noted that Administration is planning to enter into discussions with the DFO relative to the above noted to determine whether the existing infrastructure is in good structural condition as it will become a corporate asset. Mr. W. Schwar, Supervisor – Parks & Open Space Planning, also responded to questions, as this item falls under the Parks & Open Spaces Section.

Ms. Marshall will find out if there is a deadline, and will report back to the WDC.

It was suggested that Ms. Marshall contact the North Shore Steelhead Association regarding the divestiture of the Small Craft Harbours Facility.

At 5:29 p.m., Mr. T. Heney and his colleagues left the meeting room.

5.0 MINUTES OF PREVIOUS MEETING

The Minutes of Meeting No. 04-2015 of the Waterfront Development Committee held on September 21, 2015, to be approved.

MOVED BY: Councillor B. McKinnon

SECONDED BY: Mayor K. Hobbs

THAT the Minutes of Meeting No. 04-2015 of the Waterfront Development Committee, held on September 21, 2015, be approved.

CARRIED

6.0 BUSINESS ARISING FROM PREVIOUS MINUTES

Brook McIlroy Inc. (BMI) Update

At the September 21, 2015 meeting of the Waterfront Development Committee, representatives from Brook McIlroy Inc. (BMI) and their associates from Moffatt & Nichol and Arcadis updated the Waterfront Development Committee on the Marina Advisory Committee's (MAC) proposal for marina expansion and the analysis resulting from MAC's presentation to Council on July 27, 2015.

Copies of Corporate Report No. R70/2015 – Waterfront Master Plan Update (presented to City Council on July 27, 2015) and copies of Memorandum to Members of Council from Lou Morrow, Corporate Project Manager, dated September 21, 2015, relative to Report No. R70/2015, were distributed separately on desks at the September 21st meeting.

Discussion was held relative to a resolution (on the Memorandum to Members of Council) endorsing the Waterfront Master Plan Update, scheduled to be presented to City Council later that day (September 21st). It was the consensus of the WDC members present to allow Councillor I. Angus, Mr. L Morrow, and Mr. Mark Smith to work on further revisions to the resolution after the WDC meeting, and prior to BMI's presentation to Council later that day (September 21st).

On September 22nd, the following email from Councillor I. Angus was distributed electronically to members of the Waterfront Development Committee, confirming the final wording of the resolution:

As a result of yesterday's meeting of the WDC and the consensus directing the Chair to work with Administration to craft an amendment to the Corporate Report recommendation, the following was submitted as a replacement to the final paragraph in the Corporate Report recommendation to COW and was approved:

"(3) that Administration be directed to further investigate marina expansion and improvement options both within and outside of PAL including the modified Tug Boat Basin, Pier 3, Pool 2 and the Iron Ore Dock options and that detailed scope, cost and timing of further studies be presented to Council for approval prior to advancement, and that public private partnerships continue to be considered."

Mr. L. Morrow, Corporate Projects Manager, provided a summary of next steps for the Waterfront Master Plan. A report will be going back to City Council in 2016, seeking funding to proceed.

Short term priority elements include moving forward with the consolidated Pearl Street parking lot. The Festival Area is one of the top priority items over the short term; however, there is no funding in place. Mr. Morrow noted that a funding application has been made to the Canada 150 Fund; to date, the City has not received a response to their application.

Discussion was held relative to the Thunder Bay Art Gallery and the proposed relocation to the waterfront. It was noted that the City and the Art Gallery have entered into a Memorandum of Understanding.

7.0 MEMBERSHIP

The term for Mr. J. Susin will expire on November 30, 2015, or as soon after as a replacement has been appointed. Mr. Susin is welcome to reapply through the public application process. There is no limit on the number of terms a member may hold consecutively.

In order to ensure an overlap of terms and continuity of experience, citizens of Thunder Bay will be invited to apply to serve on the Waterfront Development Committee for a 4-year appointment, expiring on November 30, 2019.

An invitation to apply for a position on the Waterfront Development Committee was placed in an ad in the Chronicle Journal on Saturday, October 10, 2015. The Selection Committee will be reviewing the applications and making a recommendation to City Council for their consideration.

The Chair reported that Mr. Susin contacted him to advise that he would not be reapplying to the WDC due to conflicts with his personal schedule.

Administration recommended that the Waterfront Development Committee resolves into Closed Session to discuss the business at hand.

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

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

CARRIED

The meeting reconvened in Open Session at 5:46 p.m.

MOVED BY: Councillor B. McKinnon
SECONDED BY: Mr. M. Tenander

THAT the Selection Committee proceeds as directed in Closed Session.

CARRIED

8.0 2016 MEETING DATES

The Waterfront Development Committee to confirm the start time and dates of the 2016 meeting dates.

It was the consensus of the Waterfront Development Committee to start their 2016 meeting at 4:00 p.m. on the following dates:

- Thursday, February 4, 2016
- Thursday, April 7, 2016
- Thursday, June 2, 2016
- Thursday, September 1, 2016
- Thursday, November 3, 2016

9.0 EXPANSION OF NESTE BOAT DOCK

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, for information and consideration.

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

10.0 PARK PLANNING PROJECTS

10.1 Chapples Recreation Area – Redevelopment Plan

Mr. W. Schwar reported that Administration is currently writing an RFP for the Redevelopment Plan, which will be issued in December 2015.

True Grit has done a high level study of the waterfront recreation trail. Further discussion with the Richardson Elevators will have to take place before this project can proceed.

10.2 Boulevard Lake Area Improvement Plan

Ms. K. Marshall, General Manager - Infrastructure & Operations, provided an explanation on

why the Master Plan has been renamed a Visioning Exercise.

A Master Plan requires an environmental assessment by the Ministry of the Environment and Climate Change.

Ms. Marshall reported that 90% of the draft improvement plan has been completed; however, further consultations with key stakeholders are still required.

Mr. W. Schwar will provide an update when the plan is being finalized.

10.3 Chippewa Park Visioning Exercise

An RFP has been issued; the Visioning Exercise is scheduled for completion by May 2016.

The Chair advised that any further updates can be provided in a memorandum if staff is unable to attend WDC meetings.

11.0 PHASE 2 UPDATE

Mr. L. Morrow reported that the City partnered with Red Sky Métis Independent Nation to apply for provincial funding under the Great Lakes Guardian Community Fund to support an environmental remediation project South of Pearl.

It involves installation of an oil grit separator at the intake of Habitat Pond to separate oil-based contaminants from storm water originating at the railway tracks. This water eventually makes its way to the basin. The funding request was \$25,000.

12.0 PRIVATE DEVELOPMENT UPDATE

The Chair provided a brief update.

13.0 NEW BUSINESS

CEDC Analysis of the Waterfront

Information relative to the above noted was provided under the Thunder Bay Port Authority presentation.

Update on Thunder Bay Historical Transportation Committee

Ms. K. Marshall, General Manager - Infrastructure & Operations, provided an update to the Thunder Bay Historical Transportation Committee's November 2nd deputation to Council.

The Committee has identified the waterfront as the preferred location for their proposed Transportation Museum. The Committee may want to make a deputation to the WDC in this regard.

Discussion was held relative to if the proposed museum fits into the waterfront vision/Master Plan.

The Thunder Bay Historical Transportation Committee will be invited to the February 2016 meeting of the Waterfront Development Committee to make a presentation.

14.0 NEXT MEETING

In 2016, meetings of the WDC will be 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, February 4, 2016
- Thursday, April 7, 2016
- Thursday, June 2, 2016
- Thursday, September 1, 2016
- Thursday, November 3, 2016

15.0 ADJOURNMENT

The meeting adjourned at 6:06 p.m.