

DATE: TUESDAY, OCTOBER 10, 2017

MEETING NO. 04-2017

TIME: 4:01 P.M.

PLACE: MCNAUGHTON ROOM, 3RD FLOOR, CITY HALL

CHAIR: COUNCILLOR I. ANGUS

PRESENT:

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

OFFICIALS:

Mr. N. Gale, City Manager
Ms. K. Marshall, General Manager – Infrastructure & Operations
Mr. M. Smith, General Manager – Development & Emergency Services
Mr. C. Halvorsen, Manager - Parks & Open Spaces
Ms. L. Douglas, Committee Coordinator – Office of the City Clerk

GUEST:

Ms. L. Chevrette, Coordinator - Crime Prevention Council

REGRETS:

Mr. D. Fisk
Mr. C. Gaudet

1.0 CALL TO ORDER & DISCLOSURES OF INTEREST

The Chair called the meeting to order at 4:01 p.m. There were no disclosures of interest declared at this time.

2.0 AGENDA APPROVAL

Ms. D. Gilhooly added the Lease Notice at the Waterfront Train Station under Business Arising.

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

With respect to Meeting No. 04-2017 of the Waterfront Development Committee held on October 10, 2017, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

3.0 PRESENTATIONS

3.1 Overview of Watercourse/River Safety Audits

Copies of the Memorandum from Karen Lewis, Director - Corporate Strategic Services to

Councillor Iain Angus, Chair – Waterfront Development Committee, dated August 30, 2017, relative to the CPTED Assessment: Selected Watercourse & River Areas (Recommendation 115, Seven Youth Inquest), were provided for information.

Copies of the CPTED Assessment: Selection Watercourse & River Areas Report were electronically distributed with the meeting agenda package; hard copies were available upon request.

TO: THE CITY OF THUNDER BAY, TBPS, NNEC, KO, DFCHS AND MLC

Recommendation 115. The City of Thunder Bay, TBPS, NNEC, DFCHS, KO, IFNA, Shibogama and MLC should consult on the terms of reference for a safety audit of the river areas frequented by First Nation students and youth in the evenings. The consultation and resulting audit should be undertaken as soon as practicable. Subject to the findings of the audit, some possible responses to identified issues could include improved lighting, emergency button poles, under-bridge barricades, or increased police patrols.

Using a PowerPoint presentation, Ms. L. Chevrette, Coordinator - Crime Prevention Council, provided an overview and responded to questions about the Selected Watercourse & River Areas Report - Recommendation 115, related to the Verdict of the Coroner's Jury serving on the Seven Youth Inquest.

145 recommendations were made from the Seven Youth Inquest, and 31 were directed to the City of Thunder Bay. Parties named on Recommendation 115, as well as additional partners who were not named, developed a Terms of Reference to identify high risk watercourse locations.

Three high risk locations were identified as priority Study Areas:

1. McVicar Creek (from Algoma Street to Lake Superior);
2. Neebing-McIntyre Floodway (from Balmoral Street to the railroad east of Fort William Road); and
3. Kaministiquia River (from the Kam River Heritage Park to the Rowing Club).

Thunder Bay Police Service have increased foot and vehicle patrols in these areas.

An additional study area, the lower Neebing River between Northern and Southern Avenues, is another problematic area of concern and has been identified as Study Area 4. Mr. Barry Horrobin, a Professional Planner & Specialist in Crime Prevention Through Environmental Design (CPTED), was hired to coordinate the CPTED Audit.

It was determined that some of the locations had significant lighting issues, and the remote areas had safety and security deficiencies. Ten (10) recommendations resulted from the audit, and were based on the safety assessment of the Study Areas, and included physical design and social

development strategies. Ms. Chevrette provided an overview of each recommendation, and the work being done and completed to date to address each recommendation. City Council unanimously approved the report as a guiding document.

Copies of Recommendation 7. "*Celebrated*" *Pedestrian Connection to the Mouth of McVicar Creek at Lake Superior* were distributed separately on desks at the meeting. Ms. Chevrette provide an overview of the area which is another area of concern in that the area is isolated and has poor visibility from the roadway; as a result, a lot of unsafe activity occurs in this area.

Administration is hoping that there is some way of connecting this area to the waterfront, in order to bring more people to the area and reduce loitering and unlawful activity.

Discussion was held relative to the possibility of contacting Mr. Cal Brook in this regard because of his past work on waterfront projects. It was noted that there currently is no funding for McVicar Creek.

Discussion was held relative to other potential uses for the area, such as a bike and/or foot path. Ms. A. Ostrom cited the True Grit report on the proposed waterfront recreation trail. Sections 3A and 3B (in the report) intersect; the WDC may want to focus on these areas.

A site visit was proposed to view the area and bring back recommendations to the next WDC meeting. Ms. L. Douglas will canvass the WDC members and coordinate.

Discussion was held relative to finding solutions for the social issues that are causing loitering and unlawful activity in this area.

4.0 MINUTES OF PREVIOUS MEETING

The Minutes of Meeting No. 03-2017 of the Waterfront Development Committee held on June 1, 2017, to be approved.

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

THAT the Minutes of Meeting No. 03-2017 of the Waterfront Development Committee, held on June 1, 2017, be approved.

CARRIED

5.0 BUSINESS ARISING FROM PREVIOUS MINUTES

5.1 Water Street - Vehicle and Pedestrian Traffic and Parking

At the June 1, 2017 WDC meeting, Ms. K. Marshall, General Manager - Infrastructure & Operations stated that a report has been received on the structural assessment of the overpass

completed by JML Engineering. This structure is in an advanced state of deterioration and requires rehabilitation. The report recommends the overpass be rehabilitated in-situ at an estimated construction cost of \$1.3 million + HST. Rehabilitation of the overpass is currently forecasted to take place in 2020.

Ms. Marshall was asked to research the cost of a new structure. Mr. E. Cameron would like to see the overpass moved to a better location if a new structure is built. He would like to see an open design for the structure; however, Ms. Marshall expressed concerns about railway requirements relative to the safety of an open design walkway crossing railway tracks.

Ms. A. Ostrom would like to see Administration work with the Prince Arthur Hotel to make the walkway more welcoming in its present location. Ms. Marshall will confirm who owns the area where the staircase to the overpass is located and will determine if there is an option for a staircase to the area below.

Ms. K. Marshall, General Manager - Infrastructure & Operations, reported that a new pedestrian overpass structure is estimated at \$3.5 million. There are constraints around a new structure. A new structure is not being contemplated at this time – rather rehabilitation. Both the railway and City Administration have concerns about an open structure. Users of the structure cannot be able to throw items onto either the tracks or the roadway and also cannot be able to jump from the structure. Also the structure needs to have enough coverage so that snow removal is not required. Requiring equipment access for snow removal would increase the cost of the structure significantly. Improvements to the aesthetics of the structure will be considered as part of the rehabilitation.

An aerial view of the overpass showed the ends and the properties they lie on. The south end ramp is on park land and the north end ramps/walkways are on “other City lands”.

Scheduling of the next visit by the IBI Group does not coincide with the WDC meetings. Instead, City Engineering will attend one of the fall WDC meetings to provide an update on the Transportation Master Plan (TMP). A member of the WDC will be invited to the October TMP Stakeholder Meeting to provide comments. The third and final public open house will be held on October 17th, 2017.

At this time, a new structure is not being recommended. The capital forecast for rehabilitation is 2020. However, Administration can look at opportunities for better airflow in the structure.

WDC members expressed concerns about rehabilitating the structure (as opposed to building a new structure), as there are current issues with the design and structure. There was discussion relative to concentrating efforts and funding into a grade level pedestrian crossing across the train tracks.

Councillor A. Ruberto would like to revisit discussions with CN to open up the pedestrian crossing at the end of Red River Road.

Councillor B. McKinnon advised that the Government Building (on Red River Road) incorporated a ramp into its structure in anticipation of a future overpass to the waterfront.

Discussion was held relative to conducting traffic studies on potential increases in pedestrian traffic that the new waterfront hotel will bring (i.e. conferences, commercial business, etc.).

5.2 Renaming Municipal Property

At the June 1, 2017 WDC meeting, Mr. W. Schwar, Supervisor – Parks & Open Space Planning, reported that Administration prepared a proposed version of the new sign for the Lorne Allard Fisherman’s Park. The family and the North Shore Steelhead Association were consulted and a meeting was held on site. A final version of the sign has been agreed upon by the Allard family. A picture of the proposed version of the new sign was circulated for viewing. Currently, there is no target date for the official unveiling of the sign. It was noted that members of the Waterfront Development Committee would like to be invited to the unveiling.

Councillor I. Angus advised that a community group organized an unofficial opening without collaborating with the City. Ms. D. Gilhooly attended on behalf of the WDC and Councillor A. Foulds attended on behalf of City Council. The North Shore Steelhead Association was satisfied with the event and didn’t feel any further recognition was needed from the City.

A thank you card from the Allard Family was circulated for information.

5.3 Security Concerns at the Waterfront

At the June 1, 2017 WDC meeting, Mr. E. Cameron expressed concern about the lack of security at the waterfront parking lot during certain times of the day. He was also concerned about people walking across the splash pad instead of going around it. The membrane in the splash pad is expensive and might be damaged. Security in this area might be a deterrent. Ms. K. Marshall will discuss this with security.

He asked why the balloon art is being covered by unsightly green boxes – and is not being properly displayed for the public. Ms. K. Marshall will follow up on this matter.

Mr. Cory Halvorsen, Manager – Parks & Open Spaces, reported that the Balloon Animals Sculptures are made of granite and failed, therefore, for safety reasons, they have been covered to restrict public access. Administration has been working with representatives of the Public Art Committee to discuss options for re-installation. A report to Council by the Recreation and Culture Division is anticipated this fall.

Ms. D. Gilhooly noted that Administration needs to ensure that the boxes are stable until a permanent home is found for the balloon art.

Regarding the Splash Pad, Mr. C. Halvorsen reported that the splash pad has no membrane and its construction is of concrete and reinforced steel that can withstand the ice conditions during

the winter, plus withstand the weight of the ice cleaning machine that is used to maintain it during the winter months.

At 5:20 p.m., Councillor B. McKinnon left the meeting. Quorum continued to be present.

5.4 Market Square

At the June 1, 2017 WDC meeting, Ms. A. Ostrom commented that it was her understanding that the market square building would be managed by the developers. She would like the Waterfront Development Committee to consider the value of building that structure and if there is a better use of that space. The matter will be referred to Administration.

Ms. D. Gilhooly would like to know if the City is legally obligated to proceed with the developers on the construction of the Market Square building. Administration will respond at the next WDC meeting.

Mr. M. Smith, General Manager – Development & Emergency Services, reported that Administration is currently having discussions with the developer. **More information, particularly on land use, will be available at the November 2nd WDC meeting, including information about the leasing sign at the train station.**

6.0 2-YEAR WORK PLAN

At the April 6, 2017 WDC meeting, copies of the WDC Work Plan 2017 – 2018 were provided for information. The Work Plan was adopted as presented.

Administration provided updates on the following:

AREA OF FOCUS	REPORT from ADMINISTRATION
Draft Thunder Bay Official Plan	Presentation Update by Director – Planning Services is scheduled for the November WDC Meeting
Rental Rates for City Waterfront Tenants	Administration requested clarity from the WDC on this action items. Councillor I. Angus explained that there should be criteria and a standard rate for renting buildings/ facilities at the waterfront to ensure equitable treatment for all tenants.
Governance of Waterfront & Prince Arthur's Landing	Administration is currently reviewing internal roles/ responsibilities and expects to provide an update early in the new year.

AREA OF FOCUS	REPORT from ADMINISTRATION
Festival Area Upgrading	<p>Capital budget pressures exist. Funding will need to be considered in a future capital budget. Staff currently reviewing potential external funding options. The overall project is for total redevelopment of the festival area including relocation & enhancement of the stage to a year-round permanent structure with appropriate production infrastructure, new back-stage infrastructure, storage/washrooms, parking, site flow (roadways, pathways), etc. We anticipate being eligible for Federal Cultural Spaces funding and NOHFC tourism funding for this project as well as naming rights sponsorship for the new stage. There are also anticipated operating cost savings compared to our current operations.</p> <p>Staff is preparing a report to Council on the outcome of the 2017 events. Preliminary info is positive - attendance for the season of 'Live on the Waterfront' has exceeded 30K, a significant increase over recent years. The audience was noticeably more diverse in terms of age from previous years, which is reflective of the programming changes we have made. We also have data to support increased tourism attendance at the events, which was an objective of the Celebrate Ontario funding we received for the first time in 2017. We have received excellent feedback from sponsors, media, performers and agents and are already in demand for booking talent for 2018. Presentation will include estimated economic impact information from the events season - anticipated to be significantly higher than the 2016 amounts due to the programming changes and audience development work completed. Report requested Council endorsement of external funding applications, subject to outcome of our research regarding opportunities to support above mentioned Festival Area Upgrades.</p> <p>Discussion was held relative to the old technology/infrastructure at the Festival Area, particularly for sound and lighting. Mr. C. Halvorsen advised that Administration is fully aware of the same concerns.</p>
Art Gallery	<p>Boring as part of environmental assessment of public lands to support proposed Art Gallery is completed. Awaiting results from analysis of soils to assess requirements to remediate lands to support Record of Site Condition (required for Ministry of Environment and Climate Change). This will also inform the final scope of work for the public lands. The \$1.0M grant application to</p>

AREA OF FOCUS	REPORT from ADMINISTRATION
Art Gallery	NOHFC for the work on the public lands is complete; it is anticipated that the application will go to the Board late September in tandem with the Art Galleries application for a final decision.
Park Access:	Pedestrian Overpass is forecast to be rehabilitated in 2020. There are constraints around a new structure. Both the railway and City Administration have concerns about an open structure. Users of the structure cannot be able to throw items onto either the tracks or the roadway and also cannot be able to jump from the structure. Also the structure needs to have enough coverage so that snow removal is not required. Requiring equipment access for snow removal would increase the cost of the structure significantly. Traffic Calming measures on Water Street would be considered when reconstruction occurs including minor realignment and pedestrian facilities – as noted at a previous meeting, work is deferred pending future redevelopment decisions.
Parking	Decision has been made to not pursue at this time – completed.

Ongoing Monitoring Items by the Committee

AREA OF FOCUS	REPORT from ADMINISTRATION
Chapples Park Master Plan	Federal Funding was not made available in 2017. Project will be advertised. Federal funding announcements expected in March 2018.
Boulevard Lake Dam	Final Public Consultation meeting was held on Sept 7, 2017 at the Current River Recreation Centre from 4-8:30 p.m. Feedback was being sought on the background environmental studies, construction effects and preferred design concept.
Lakehead Transportation Museum - Alexander Henry	Council confirmed Pool Six as mooring site for Alexander Henry. Finalization of Water Lot Lease between City, Thunder Bay Port Authority, and Local Transportation Museum Society (LTMS) and License Agreement between the City and LTMS is in progress. In the interim, LTMS granted approval to prep Pool Six lands in partnership with various City departments.

Discussion was held on the status of the Waterfront Recreation Trail. Councillor A. Ruberto noted that this project was a No. 1 priority for the Waterfront Development Committee. Ms. K. Marshall noted that there is no funding for the trail at this time. Discussion followed about various avenues for funding, including contributions/sponsorships from the private sector.

For the next WDC meeting, Administration was asked to bring back recommendations on how the first stage of the project or certain sections of the project could be started.

7.0 TERMS OF REFERENCE

The Terms of Reference are to be reviewed by the Committee on an annual basis. The last updates were presented to Committee of the Whole in 2012.

Copies of the current Terms of Reference with the proposed tracked changes were provided for information. Copies of the proposed changes incorporated into the current Terms of Reference were provided for information.

Ms. A. Ostrom provided an overview of the key changes to the current Terms of Reference. She noted that the Deliverables are more specific under the proposed changes, and that the Work Plan is referenced in the Deliverables.

A notable change under Objectives is to provide advice and recommendations to City Council and City Administration concerning the planning, development **and operation** of the Thunder Bay waterfront.

WDC members and Administration were asked to review the proposed changes and forward any comments or concerns to Councillor Angus, Ms. A. Ostrom or Ms. L. Douglas, Committee Coordinator.

8.0 DONATION OF TAI CHI STATUES

In September, 2017, the Mayor and City Officials of Jiaozuo City, China presented the visiting City of Thunder Bay delegation with a gift of three large (7') statues to have installed at the Tai Chi Park at Prince Arthur's Landing in Thunder Bay. They can be seen in the pictures below in Chen Village, the birthplace of Tai Chi. Grand Master Chen, one of only 10 Grand Masters in the world of Tai Chi, said that Thunder Bay is now known as the second birthplace of Tai Chi.



Councillor J. Virdiramo reported that the statues will be shipped in 2018. The preferred location is the Tai Chi Park.

Administration asked if Council could provide as much information about this donation as possible.

Councillor A. Ruberto asked Administration to consider an appropriate location where the statues cannot be vandalized.

Ms. D. Gilhooly suggested that the City's Public Art Committee be consulted on the installation.

Administration was asked to review this matter and bring back recommendations to the November 2nd meeting for consideration by the WDC members.

9.0 MEMBERSHIP

The term for Mr. Darren Fisk will expire on November 30, 2017, or as soon after as a replacement has been appointed. Mr. Fisk is 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 will be placed in the Chronicle Journal in October 2017. The Selection Committee will be reviewing the applications and making a recommendation to City Council for their consideration. One position, with 4-year appointment expiring on November 30, 2021, will be advertised.

Councillor B. McKinnon is Chair of the Selection Committee.

MOVED BY: Councillor B. McKinnon

SECONDED BY: Councillor J. Virdiramo

THAT Ms. Anne Ostrom and Mr. Ed Cameron be appointed to the Selection Committee;

AND THAT Councillor Aldo Ruberto be appointed as Alternate on the Selection Committee.

CARRIED

10.0 NEW BUSINESS

Transportation Master Plan

Ms. D. Gilhooly recommended to Administration that the original design of the Red River Road extension into Marina Park be provided to the administration involved with the Transportation Master Plan (TMP).

Ms. K. Marshall noted that the final public consultation on the TMP is scheduled for Tuesday, October 17th and members of the WDC are invited to attend.

Ms. K. Marshall advised that she will flag the TMP relative to Ms. Gilhooly's request.

11.0 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, November 2, 2017

12.0 ADJOURNMENT

The meeting adjourned at 5:52 p.m.