

DATE: MONDAY, SEPTEMBER 21, 2015

MEETING NO. 04-2015

TIME: 12:07 P.M.

PLACE: MCNAUGHTON ROOM, 3RD FLOOR, CITY HALL

CHAIR: COUNCILLOR I. ANGUS

PRESENT:

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

OFFICIALS:

Mr. T. Commisso, City Manager
Ms. K. Dixon, Director – Engineering
Mr. M. Smith, General Manager – Development & Emergency Services
Mr. P. Fayrick, Manager – Parks Division
Mr. L. Morrow, Corporate Project Manager – Facilities, Fleet & Transit Services
Ms. L. Douglas, Committee Coordinator – Office of the City Clerk

REGRETS:

Mr. D. Fisk
Ms. A. Ostrom
Mr. J. Susin
Mr. M. Tenander

GUESTS:

Mr. C. Brook, Principal – Brook McIlroy
Ms. J. Hawes, Senior Associate - Brook McIlroy
Mr. M. Herrman, Moffatt & Nichol
Ms. A. Grieve, Arcadis

1.0 CALL TO ORDER & DISCLOSURES OF INTEREST

Councillor I. Angus, Chair, called the meeting to order at 12:07 p.m. No disclosures of interest were declared at this time.

2.0 AGENDA APPROVAL

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

With respect to Meeting No. 04-2015 of the Waterfront Development Committee, held on September 21, 2015, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

3.0 PRESENTATION

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.

Ms. J. Hawes, Senior Associate – Brook McIlroy, Mr. C. Brook, Principal – Brook McIlroy, and Mr. M. Herrman, Moffatt & Nichol, used a PowerPoint slideshow to provide the following information:

- Overview provided of the Consultation Summary, which included 205 online comments to the Master Plan Update (which was available online), and comments from the September 15, 2015 Public Open House; a portion of the feedback will be used as part of the implementation plan, and will provide input into the final version of Phase II;
- Overview of the Moffatt & Nichol marina study of 9 potential sites; it was noted that 12 scenarios were tested;
- The original marina project at Tug Boat Basin included an environmental assessment (EA); a preliminary archeological study was required as part of the terms of reference for the EA.
- Criteria for the marina study, conducted as part of the Phase II Master Plan Update, included the number of slips, full service capacity, cost per slip, the cost escalation risk, catalytic potential, and land site impacts.
- Using a map of the waterfront, Mr. Herrman indicated where the 9 potential sites were located, the number of slips per location, the overall costs of each location, and the estimated range of costs per slip.
- Mr. Herrman reviewed the MAC proposal; their expectation is that the expansion of the marine facilities would be publicly funded with a possible private partnership.
- There is a potential cost savings of \$4.5M if a floating break wall was used instead of a rubble break wall. A wave study would have to occur to determine if a floating break wall could be used in this area.

Mr. C. Brook stated that Brook McIlroy is not recommending marina expansion in Pool 6/Tug Boat Basin. BMI is recommending that Tug Boat Basin be used for smaller craft and for a non-motorized boating centre. Other marina sites would have better potential to revitalize the waterfront with public and private development.

Next steps include a wave study, environmental assessment, and archeological costs.

Ms. J. Hawes presented the Pool 6/Tug Boat Basin Master Plan.

- The key theme is to bring the land back to health.
- The time lines for the Master Plan are 15 to 20 years.
- Expansion of the trail system will connect all of the experiences on the waterfront;
- Overview provided of the roads, parking and access to various venues at the waterfront;
- Overview provided of naturalization areas and heritage areas;

- The cultural campus with ties to the culture of Thunder Bay (i.e. Aboriginal) will be important;
- Overview provided of plans for the Pool 6 wharf and railway trestle;
- Overview provided of proposed improvements to the functionality of the festival area, which incorporated feedback from the Public Open House;
- Consultation with Ministry of the Environment required to determine next steps.

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 meeting.

Mr. Morrow noted that the amendment to the resolution being presented was located on the last page of the memorandum. Mr. Morrow, Mr. T. Commisso, City Manager, Mr. Mark Smith, General Manager – Development & Emergency Services, Mr. Brook and Ms. Hawes responded to questions.

It was noted that the current waiting list for boat slips is about 150 names.

Mr. L. Morrow responded to questions relative to the current location and possible relocation of the Bandshell washroom facilities.

Several members of the WDC stated their own personal preferred site for expansion of the marina.

Ms. A. Grieve provided background information and clarification on the marine archaeological study. There is an approved terms of reference for the environmental analysis (EA). An overview of the archaeological study, including potential problem areas, was provided.

Mr. M. Smith provided an overview of the City's consultation with the Marina Advisory Committee. It was noted that MAC is not an advisory committee of Council.

Mr. C. Brook reminded the WDC about the potential of Site #5 – the Iron Ore Dock, with 144 potential slips.

Discussion was held relative to further revisions to the resolution being presented to Council tonight.

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 meeting, and prior to presentation to Council tonight.

Mr. M. Smith noted that approval of this Master Plan is time sensitive for many reasons. The Art Gallery needs assurances from the City as soon as possible about their proposed relocation to the waterfront.

At 2:22, the consultants were thanked for their presentation and they left the meeting.

4.0 MINUTES OF PREVIOUS MEETING

The Minutes of the Information Session of the Waterfront Development Committee, held on June 4, 2015, were provided for information.

The Minutes of Meeting No. 03-2015 of the Waterfront Development Committee held on June 10, 2015, to be approved.

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

THAT the Minutes of Meeting No. 03-2015 of the Waterfront Development Committee, held on June 10, 2015, be approved.

CARRIED

5.0 BUSINESS ARISING FROM PREVIOUS MINUTES

There was no business arising from previous minutes.

6.0 PARK MASTER PLAN PROJECTS – Deferred to next meeting

7.0 PRIVATE DEVELOPMENT UPDATE – Deferred to next meeting

8.0 NEW BUSINESS

There was no new business presented.

9.0 NEXT MEETING

Meetings of the WDC are scheduled on the first Thursday of every second month, except in July and August, from 4:30 – 6:30 p.m. in the McNaughton Room, 3rd Floor of City Hall (unless otherwise notified), as follows:

- Thursday, November 5, 2015

10.0 ADJOURNMENT

The meeting adjourned at 2:24 p.m.