

**DATE:** THURSDAY, SEPTEMBER 8, 2016

**MEETING NO. 05-2016**

**TIME:** 4:00 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  
Councillor A. Ruberto  
Mr. M. Tenander  
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. L. Morrow, Corporate Project Manager – Community Services  
Ms. L. Douglas, Committee Coordinator – Office of the City Clerk

**GUEST:**

Ms. L. McEachern, Director - Planning Services Division

**REGRETS:**

Ms. A. Ostrom

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 following items were added to the agenda under New Business:

- A report from the Friends of Grain Elevators; and
- Pool 8 demolition.

Councillor I. Angus provided notice of the following agenda items for the next meeting:

- 2-year Work Plan; and
- Policies.

MOVED BY: Mr. D. Fisk

SECONDED BY: Mr. E. Cameron

With respect to Meeting No. 05-2016 of the Waterfront Development Committee held on September 8, 2016, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

### 3.0 PRESENTATION – OFFICIAL PLAN

Ms. Leslie McEachern, Director - Planning Services Division, provided an overview and responded to questions relative to the status of the draft Official Plan. Discussion was held relative to the process for updating the Official Plan, how the Planning Services Division is addressing the comments received to date, and what they can expect to see in the next version of the Official Plan. Mr. M. Smith, General Manager – Development & Emergency Services, also responded to questions.

Using a PowerPoint presentation, Ms. McEachern reported that the process to update the Official Plan was started in 2012. Public consultation included open houses, workshops, and presentations to committees and public agencies. These public consultations helped form the first draft of the next Official Plan. The first draft was presented at additional open houses and public events for further feedback.

The Official Plan is a land use planning policy document (commercial, residential, etc.) with a 20-year time frame. It will guide Administration and City Council with future land use and infrastructure. It reflects provincial legislation and other community planning documents, including the EarthCare Sustainability Plan, Climate Adaptation, the City's Corporate Strategic Plan, etc.

The Ministry of Municipal Affairs will be reviewing this document and providing their comments before it is finalized. Presentation of the next version of the Official Plan is anticipated for early 2017. The next draft document will be presented to the WDC before it is presented to Council. Changes in land use will be tracked and highlighted. The current draft document and other relative information can be found on-line at:  
[http://www.thunderbay.ca/City\\_Government/Departments/Development\\_Emergency\\_Services/Planning\\_Division/Official\\_Plan\\_Review/OPR\\_Documents.htm](http://www.thunderbay.ca/City_Government/Departments/Development_Emergency_Services/Planning_Division/Official_Plan_Review/OPR_Documents.htm)

In terms of the waterfront, there is a broad range of complex uses along the 52 kilometers of shoreline, which needs to be addressed to ensure that there is a balance and compatibility of uses.

Discussion was held relative to the importance of zoning for future development.

It was noted that there will be a section in the Official Plan designated to heritage buildings and preserving them. Individual buildings will not be specified; this is a broader document.

At 4:28 p.m., the presentation ended and Ms. McEachern was thanked for appearing before the Waterfront Development Committee.

### 4.0 MINUTES OF PREVIOUS MEETING

The Minutes of Meeting No. 04-2016 of the Waterfront Development Committee, held on June 29, 2016, to be approved.

MOVED BY: Councillor B. McKinnon  
SECONDED BY: Councillor A. Ruberto

THAT the Minutes of Meeting No. 04-2016 of the Waterfront Development Committee, held on June 29, 2016, be approved.

CARRIED

## 5.0 BUSINESS ARISING FROM PREVIOUS MINUTES

### 5.1 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 an inspection will have to be completed before the City can consider if they are taking over this facility. An inspection is planned for later this month.

Ms. Marshall will provide a report at the next meeting.

### 5.2 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, 2016 meeting.

Ms. K. Marshall, General Manager - Infrastructure & Operations, reported that Engineering has reviewed records and is collecting the requested documents. A representative from Engineering will be invited to a meeting later this fall to provide an overview of these documents.

### 5.3 Market Square

At the June 2, 2016 meeting of the Waterfront Development Committee, Mr. M. Smith responded to questions about plans for the Market Square.

Administration was asked to present renderings of the Market Square at the next regularly scheduled meeting of the Waterfront Development Committee.

Copies of the Waterfront Market Concept were distributed separately on desks by Mr. M. Smith,

General Manager – Development & Emergency Services at the meeting.

Mr. M. Smith and Mr. N. Gale, City Manager, responded to questions. There currently is no confirmed tenant for this building. The developer has final approval of a tenant; however, the developer's attention is currently on the hotel being built.

## 6.0 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.

Mr. M. Smith, General Manager – Development & Emergency Services, and Councillor I. Angus to provide updates relative to the above noted.

More information will be provided at the next WDC meeting.

## 7.0 PARK PLANNING PROJECTS

### 7.1 Chapples Recreation Area – Redevelopment Plan

Mr. L. Morrow, Corporate Project Manager, reported that the visioning exercise with the public, which is working in concert with the Recreational & Facilities Master Plan, has been completed. It does not include the operational aspects of golf and the Conservatory.

The Redevelopment Plan will be presented again to the public in late October. The final report will be presented to Council in fall 2016 when the Recreation & Facilities Master Plan is presented to Council.

### 7.2 Boulevard Lake Area Improvement Plan

The planning exercise is complete. There will be no further improvements to the area until an environmental assessment has been completed.

### 7.3 Chippewa Park Visioning

The visioning exercise continues; a meeting with the Aboriginal community is planned for later this month.

## 8.0 PHASE 2 UPDATE

Mr. N. Gale, City Manager, reported that the City faces significant funding and budget challenges. Plans to move the bandshell will be presented in 2017. The Intergovernmental Affairs Committee continues to petition the provincial and the federal governments for funding.

Mr. L. Morrow, Corporate Project Manager, provided the following update:

### Pearl Street Parking Lot:

- Infrastructure changes completed, including removal of overhead hydro, relocation of gas line, communications lines, addition of sewer, water for Art Gallery and addition of catch basins and storm sewer manholes for the lot. Bioswale, SGP base and curb are next to be completed.
- Infrastructure work was significant (1/3 of project cost). Completion date – end of October 2016.

### Festival Area Improvements:

- Project brief submitted to EMT for budget review for municipal funding contribution
- Estimated total cost of \$5.5 million with CTB contribution at \$1.5 million, NOHFC tourism funding at \$1.0 million, Cultural Spaces funding at \$2.5 million and private sector sponsorship funding at \$.5 million.

### Planning (2015 – Q1, 2017):

- Conceptual design, order of magnitude pricing, consultation - complete
- Financial Plan - complete
- Municipal budget process – Q3 – Q4, 2016
- Funding applications – Q3 - Q4, 2016
- Detailed Design – Q1, 2017
- Final public consultation – Q1, 2017

### Phase 1 Construction (Q3, 2017):

- Relocation of the Playground
- Construction of North Festival Lot
- Re-purposing of Saul Laskin Drive as a pedestrian/cycling trail
- Relocation of trail network through the Festival Area

### Phase 2 Construction (Q2 – Q3, 2018):

- Below-grade servicing relocation to accommodate new stage placement
- Relocation of Bandshell and Stage, with electrical upgrades
- New back-of-stage area
- Re-purposing the Festival Storage Building as a new Washroom Building
- Existing washroom retrofit
- General landscape improvements

Mr. Morrow noted that the costs of moving the bandshell will be phased in over a 2-year period. Construction on infrastructure is scheduled to begin immediately after Canada Day 2017. Bandshell construction is scheduled for 2018. The City will do its best to work around the other regular activities in the area during construction.

Mr. Morrow responded to questions about the event centre, ice use in the arenas, and allocation of ice time.

Mr. Morrow advised that he will be meeting with the Marina Advisory Committee (MAC) about the Tugboat Basin.

## 9.0 PRIVATE DEVELOPMENT UPDATE

Mr. M. Smith advised that the City will be issuing a building permit for the waterfront hotel in the near future. The site plan has been received and meets the needs of the City. An amending agreement has been sent to the developer for them to sign off; once they have signed off on the agreement, the building permit will be issued.

Mr. M. Smith was asked to provide an update on the Northern Wood property, and the decision by the architect to abandon the project that would see the City providing incentives for people to develop brownfield/derelict properties or provide support for remediation.

Mr. Smith reported that the architect never asked for support from the City for remediation; she came to the conclusion that the project she was working on for future development was not commercial viable.

Mr. Smith confirmed that the City does not have a formal policy for developing brownfield properties.

## 10.0 NEW BUSINESS

### 10.1 Friends of Grain Elevators

Ms. D. Gilhooly reported that Kerry Lee Birchill, Director General - Museum of Food and Agriculture, and Dr. Gary Polonsky, Chair – Board of Canada Science and Technology Museum, are working with the local Friends of Grain Elevators on the development of an interactive display and digital interactive exhibit about the grain industry and its impact on Canada. The exhibit would be used in the National Museum in Ottawa and in Thunder Bay (location to be determined).

Friends of Grain Elevators and Science North have partnered to present “Grain Days” on September 11, 2016 at the Superior CVI High School. Ms. Gilhooly provided an overview of events being held on Grain Days.

It was noted that Science North is looking for a greater presence in Thunder Bay.

#### 10.2 Pool 8 Demolition

Ms. D. Gilhooly reported that Pool 8, near the Jackknife Bridge, is scheduled to be demolished.

She noted that one of the first commercial sites for the former City of Fort William was built on that property. The McLaurin Family is trying to protect the artifacts on that site.

Discussion was held about the possibility of the Heritage Advisory Committee working with the Province to protect the artifacts on the site of Pool 8. It was noted that Pool 8 is not a designated heritage site. It was suggested that a pictorial display be produced prior to demolition.

MOVED BY: Ms. D. Gilhooly  
SECONDED BY: Mr. E. Cameron

THAT conditions be included in the demolition permit for Pool 8 to preserve artifacts on the property prior to demolition.

CARRIED

#### 10.3 2-Year Work Plan & Policies

Councillor I. Angus noted that there are two years left in the Committee's mandate before the next election when City Council might change.

Committee members were asked to think about a Work Plan for the remaining two years as it relates to the 52 kilometers of waterfront.

It was noted that several community organizations use City-owned facilities on the waterfront. Some have come forward asking the City for special considerations. Committee members were asked to contemplate if all groups should be treated equally.

#### 10.4 Update on the Waterfront Recreation Trail

The WDC asked the General Manager of Infrastructure & Operations to provide an update on the status of the recreation trail along the waterfront. A progress report will be provided at the April, 2017 meeting.

#### 10.5 Pedestrian Crossing on Water Street

Councillor B. McKinnon requested an update on the status of the at-grade pedestrian crossing on Water Street for the next WDC meeting.

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, 3<sup>rd</sup> Floor of City Hall (unless otherwise notified), as follows:

- Thursday, November 3, 2016

12.0 ADJOURNMENT

The meeting adjourned at 5:41 p.m.