



**Growth Standing Committee Meeting
Agenda**

**Monday, December 1, 2025, 4:30 p.m.
S.H. Blake Memorial Auditorium**

Pages

- 1. Growth Standing Committee in the S.H. Blake Memorial Auditorium (Council Chambers) at 4:30 p.m.**
Chair: Councillor Trevor Giertuga

- 2. Land Acknowledgement**

- 3. Disclosures of Interest**

- 4. Confirmation of Agenda**
WITH RESPECT to the Monday, December 1, 2025 Growth Standing Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

- 5. Reports of Administration**
 - 5.1 Surplus Declaration - Call for Proposals – 4 Opportunity Sites**
Report 387-2025 - Growth - Development Services - Realty Services seeking endorsement from the Standing Committee - Growth to declare the Opportunity Sites surplus for potential future residential development.

WITH RESPECT to Report 387-2025, we request endorsement of the Standing Committee to forward the following recommendations to City Council:

WE RECOMMEND THAT the City’s interest in the vacant property, being PCL BLOCK-1 SEC M325; BLK L PL M325 MCINTYRE; THUNDER BAY (B25), municipally known as 144 Fanshaw Street, be declared surplus to the City’s requirements pursuant to the City’s policies and be designated as an area of site plan control;

AND THAT the City’s interest in the vacant property, being PT LT 4, CON A, BEING PT OF PTS 1, 2, & 3 55R-10186, PT OF PICTON AVENUE PL

4 - 28

M37 BEING PTS 7 & 8 55R-9082 CLOSED BY LT135107, LTS 81-107 PL M37, LTS 113 – 125 PL M37, PT LT 108 PL M37 EXCEPT PT 13 55R-9082, PT LT 109 PL M37 EXCEPT PT 12 55R-9082, PT LTS 110 & 111 PL M37 EXCEPT PT 11 55R-9082, PT LT 112 PL M37 EXCEPT PT 10 55R-9082, PT OF JUNOT AVENUE PL M37, BEING PTS 5, 6 & 13 55R-2984 CLOSED BY LT135107, PT OF PICTON AVE PL M37, BEING PT 2 55R-2984 PT LT 112 PL M37 EXCEPT PT 10 55R-9082, PT OF JUNOT AVENUE PL M37, BEING PTS 5, 6 & 13 55R-2984 CLOSED BY LT135107, PT OF PICTON AVE PL M37, BEING PT 2 55R-2984 CLOSED BY LT135107, PT OF TOKIO STREET PL M37, BEING PT OF PT 14 55R-2984 CLOSED BY LT135107, PT OF TOKIO STREET PL M37, BEING PT OF PT 15 55R-2984 CLOSED BY F53897, PT OF LANES PL M37, BEING PTS 3 & 4 55R-2984 CLOSED BY LT135107, PT OF JUNOT AVENUE PL M37, BEING PT 12 55R-2984 CLOSED BY F53897; CITY OF THUNDER BAY (D79), municipally known as 300 Tokio Street be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

AND THAT the City's interest in the vacant property, being PT LT 2 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE AS IN TBR395999 EXCEPT ROW THEREIN; THUNDER BAY, PT LT 2 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE PT 1 & 2, 55R4011; THUNDER BAY, PT LT 3 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE AS IN TBR308776; THUNDER BAY, PT LT 3 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE AS IN TBR245426 & TBR264692; THUNDER BAY (E103), municipally known as 211-223 Tupper Street & 224 Camelot Street, be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

AND THAT the City's interest in the vacant property, being PT LT C, PL PA59, S OF ARUNDEL ST, E OF 55R3639 EXCEPT PL 818; THUNDER BAY (E104), municipally known as 791 Arundel Street, be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

AND THAT any necessary by-laws be presented to City Council for ratification.

5.1.1 Surplus Declaration - Call for Proposals - 4 Opportunity Sites - Deputation Requests

29 - 48

Correspondence received from Connor MacLeod on November 13, 2025 requesting to appear before Standing Committee.

Correspondence received from Lori Santink on November 14, 2025 requesting to appear before Standing Committee.

Correspondence received from Carol Prince on November 14, 2025 requesting to appear before Standing Committee.

Correspondence received from Ivan Bakk on November 14, 2025 requesting to appear before Standing Committee.

Correspondence received from Stephanie Petroni on November 16, 2025 requesting to appear before Standing Committee.

Correspondence received from Cody Lane on November 19, 2025 requesting to appear before Standing Committee.

Correspondence received from Zack White on November 19, 2025 requesting to appear before Standing Committee.

Correspondence received from Rod Seabrook on November 20, 2025 requesting to appear before Standing Committee.

Correspondence received from Catherine Courtine on November 20, 2025 requesting to appear before Standing Committee.

Written deputation received from Brittney Huston on November 27, 2025 requesting to appear before Standing Committee.

6. New Business

7. Adjournment

Standing Committee Report

REPORT NUMBER 387-2025-Growth-Development Services-Realty Services

DATE

PREPARED

November 24, 2025

FILE

25 504394

STANDING

COMMITTEE

December 1, 2025

MEETING DATE

SUBJECT

Surplus Declaration - Call for Proposals – 4 Opportunity Sites

PURPOSE – To seek endorsement of the Standing Committee on Growth

WITH RESPECT to Report 387-2025, we request endorsement of the Standing Committee to forward the following recommendations to City Council:

WE RECOMMEND THAT the City’s interest in the vacant property, being PCL BLOCK-1 SEC M325; BLK L PL M325 MCINTYRE; THUNDER BAY (B25), municipally known as 144 Fanshaw Street, be declared surplus to the City’s requirements pursuant to the City’s policies and be designated as an area of site plan control;

AND THAT the City’s interest in the vacant property, being PT LT 4, CON A, BEING PT OF PTS 1, 2, & 3 55R-10186, PT OF PICTON AVENUE PL M37 BEING PTS 7 & 8 55R-9082 CLOSED BY LT135107, LTS 81-107 PL M37, LTS 113 – 125 PL M37, PT LT 108 PL M37 EXCEPT PT 13 55R-9082, PT LT 109 PL M37 EXCEPT PT 12 55R-9082, PT LTS 110 & 111 PL M37 EXCEPT PT 11 55R-9082, PT LT 112 PL M37 EXCEPT PT 10 55R-9082, PT OF JUNOT AVENUE PL M37, BEING PTS 5, 6 & 13 55R-2984 CLOSED BY LT135107, PT OF PICTON AVE PL M37, BEING PT 2 55R-2984 PT LT 112 PL M37 EXCEPT PT 10 55R-9082, PT OF JUNOT AVENUE PL M37, BEING PTS 5, 6 & 13 55R-2984 CLOSED BY LT135107, PT OF PICTON AVE PL M37, BEING PT 2 55R-2984 CLOSED BY LT135107, PT OF TOKIO STREET PL M37, BEING PT OF PT 14 55R-2984 CLOSED BY LT135107, PT OF TOKIO STREET PL M37, BEING PT OF PT 15 55R-2984 CLOSED BY F53897, PT OF LANES PL M37, BEING PTS 3 & 4 55R-2984 CLOSED BY LT135107, PT OF JUNOT AVENUE PL M37, BEING PT 12 55R-2984 CLOSED BY F53897; CITY OF THUNDER BAY (D79), municipally known as 300 Tokio Street be declared surplus to the City’s requirements pursuant to the City’s policies and be designated as an area of site plan control;

AND THAT the City’s interest in the vacant property, being PT LT 2 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE AS IN TBR395999 EXCEPT ROW THEREIN; THUNDER BAY, PT LT 2 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE PT 1 & 2, 55R4011; THUNDER BAY, PT LT 3 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE AS IN TBR308776; THUNDER BAY,

PT LT 3 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING MCINTYRE AS IN TBR245426 & TBR264692; THUNDER BAY (E103), municipally known as 211-223 Tupper Street & 224 Camelot Street, be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

AND THAT the City's interest in the vacant property, being PT LT C, PL PA59, S OF ARUNDEL ST, E OF 55R3639 EXCEPT PL 818; THUNDER BAY (E104), municipally known as 791 Arundel Street, be declared surplus to the City's requirements pursuant to the City's policies and be designated as an area of site plan control;

AND THAT any necessary by-laws be presented to City Council for ratification.

EXECUTIVE SUMMARY

The City of Thunder Bay continues to make meaningful progress in expanding its housing supply and reaching its early goals for the Housing Accelerator Fund Program (HAF). To sustain this momentum and advance broader smart growth objectives, it is important to increase the supply of high-potential infill lands ready for development. Additional housing is urgently required to address the current demand and improve affordability.

In response to this need, the City issued a "Call for Proposals" identifying ten (10) high-potential opportunity sites and invited proposals that align with the City's development vision for smart, sustainable, and inclusive growth. Several promising proposals were received, demonstrating strong interest and confidence in the City's direction. Together, the leading proposals represent the potential for approximately 1,385 new units.

In accordance with Council's policies, Administration issued public notice of the intent to declare four opportunity sites, being 144 Fanshaw Street, 300 Tokio Street, 211-223 Tupper Street & 224 Camelot Street, and 791 Arundel Street (the "**Opportunity Sites**"), as surplus. Public input is summarized in this report. The broader response was supportive of new housing development, with most site-specific concerns raised by neighbouring residents. Feedback for 791 Arundel Street focused strongly on development scale, greenspace, and neighbourhood fit. These matters will be considered as the conceptual development proposals are refined with the proponent, and Administration anticipates that modifications to the current concept will be required. The extent of these refinements will be evaluated during negotiations and through the rezoning process. Administration has heard the public's input, including that the developer's proposal is too large. Although a significant build is appropriate, the current plan will be reduced in scope, to a degree.

The purpose of this report is to seek endorsement from the Standing Committee - Growth to declare the Opportunity Sites surplus for potential future residential development. Declaring the lands surplus does not approve any specific density, layout,

or design. It enables Administration to begin more detailed discussions and negotiations with the proponents.

If Council declares the lands surplus, Administration will work with the proponents to refine the concepts based on key themes raised through the consultation, including neighbourhood compatibility, scale, and site layout. Administration will then negotiate agreements of purchase and sale for Council's approval. For 144 Fanshaw Street and 791 Arundel Street, rezoning will also be required, providing an additional public process and further opportunities for public input.

Developing the Opportunity Sites will make a meaningful contribution to addressing Thunder Bay's housing shortage by increasing the supply of homes across a range of affordability levels. These homes will support diverse needs, including residents who wish to age in place, new families and newcomers, and individuals moving along the housing continuum.

KEY CONSIDERATIONS

On June 2, 2025, the City of Thunder Bay issued a Call for Proposals which invited development proposals for ten infill Opportunity Sites to advance housing, growth and sustainability goals. This approach proactively makes public lands available for development. Focusing on strategic infill opportunities supports the City's readiness for growth, encourages complete and compact communities, and provides additional information on the intended use of the surplus lands.

The response to the Call for Proposals was strong, with more than a dozen submissions received for six (6) of the ten (10) properties, with several attracting multiple proposals. High scoring proposals were identified for the Opportunity Sites. Administration has provided surplus declaration notice process to advance the potential development of the following sites:

- 300 Tokio Street, approximately 400 units proposed
- 144 Fanshaw Street, approximately 200 units proposed
- 791 Arundel Street, approximately 600 units proposed
- 211-223 Tupper Street & 224 Camelot Street, approximately 185 units proposed

Developing these sites would significantly expand housing options across a range of affordability levels. Should the lands be declared surplus, development milestones would be negotiated as part of the sale process to reflect the planned timing of each development. Public feedback on 791 Arundel Street focused strongly on development scale and neighbourhood fit, which will be considered as the concepts are refined.

On November 19th, the intent to surplus the Opportunity Sites and the conceptual development proposals were presented to and, subject refinement, were endorsed by

the Mayor's Taskforce on Building More Homes. The Mayor's Taskforce will continue to be engaged as the conceptual development proposals are refined.

Next Steps

Administration will report to Council in January 2026 summarizing feedback from Standing Committee – Growth and making a recommendation regarding the declaration of the Opportunity Sites as surplus.

Should Council declare the lands surplus, Administration will work with the proponents to refine the conceptual development proposals considering the feedback received by the neighbourhood. This includes reviewing matters such as neighbourhood compatibility, site layout, and, for 791 Arundel Street, potential adjustments to development scale consistent with the consultation feedback. Negotiated agreements of purchase and sale will require Council approval. For 144 Fanshaw Street and 791 Arundel Street, rezoning is required, which provides an additional public process and invites public feedback through a Public Meeting.

CONSULTATION

In late October and early November, public notice was provided of the intent to surplus the four Opportunity Sites and public feedback was invited. Signs were posted at each property including direction to the City's website where additional information was available including renderings of the conceptual proposals. Residents within 100 m of each property were mailed a notification letter that provided information and invited questions and feedback.

Specific opportunities to speak directly to City staff were provided at the Current River Ward meeting on November 5, 2025, and at two (2) open houses held on November 19, 2025. Additionally, to facilitate further public engagement, a survey was launched on the City's Get Involved page on November 12th.

The consultation generated strong public engagement, with responses from 89 individuals received as a result of the neighbourhood notices and 142 survey responses received. Responses ranged from general support for increased housing and density to site-specific concerns from neighbourhood residents.

Public input was collected until November 21, 2025, and is summarized as follows:

Broader Public Comments

The broader public response was largely positive, with remarks highlighting the initiative's potential to expand housing, revitalize underutilized municipal lands, and strengthen the local economy. The City's proactive efforts to accelerate the construction of new multi-unit homes to address Thunder Bay housing shortage is acknowledged.

The survey on the City's Get Involved page, resulted in the following information:

When asked how important it is for the City to support infill development considering Thunder Bay's housing shortage, participants responded:

- Very Important – 43.2%
- Important – 24%
- Somewhat Important – 19.2%
- Not Important – 12.3%
- Not Sure – 1.4%

When asked how supportive they were of the conceptual development proposals for each site, participants responded:

300 Tokio St.

- Very Supportive - 35%
- Supportive – 25.9%
- Neutral/Not Sure – 25.9%
- Not Supportive – 13.3%

211-223 Tupper St. & 224 Camelot St.

- Very Supportive – 39.4%
- Supportive – 25.4%
- Neutral/Not Sure – 23.2%
- Not Supportive – 12%

144 Fanshaw St.

- Very Supportive – 34.2%
- Supportive – 24.7%
- Neutral/Not Sure – 17.8%
- Not Supportive – 23.3%

791 Arundel St.

- Very Supportive – 29.7%
- Supportive – 20%
- Neutral/Not Sure – 15.9%
- Not Supportive – 34.5%

It is concluded that most of the survey respondents were supportive of the development of the Opportunity Sites for housing development.

Specific Comments Received

Inquiries/Comments received directly by Administration were largely site specific from neighbourhood residents. Each submission was acknowledged and responses to questions provided where possible. Inquiries/comments for each of the Opportunity Sites are summarized below:

144 Fanshaw Street

Total Number of Inquiries/Comments: 34

- **Traffic** - Twenty-nine (29) residents expressed concern that additional traffic from the proposed conceptual development and other planned development in the area would lead to higher levels of traffic congestion, particularly at and around the intersection of Fanshaw St. & Golf Links Rd.
- **Sewer/Stormwater Management** - Sixteen (16) residents expressed concern about the impact that the proposed conceptual development could have on flooding and sewer backups in the area and capacity of existing sewer and water infrastructure to support the increased demand.
- **Loss of Greenspace/Wildlife Displacement** – Sixteen (16) residents expressed concerns regarding loss of greenspace/trees, wildlife displacement and other negative environmental impacts.
- **Loss of Privacy/Increase in Noise Pollution** – Twelve (12) residents expressed concerns they would suffer a loss of privacy and/or an increase in noise pollution.
- **Impact to Property Values**- Five (5) residents expressed concern their property values would be negatively impacted.
- **Neighbourhood Safety** – Two (2) residents expressed concern the proposed conceptual development would lead to a decrease in neighbourhood safety.

300 Tokio Street

Total Number of Inquiries/Comments: 3

- **Loss of Greenspace/Wildlife Displacement** – Three (3) residents expressed concerns regarding loss of greenspace/trees, wildlife displacement/loss of habitat.
- **Traffic/Noise** – Two (2) residents expressed concern that additional traffic from the proposed conceptual development would lead to an increase in traffic and related noise.

211-223 Tupper Street & 224 Camelot Street

Total Number of Inquiries/Comments: None.

791 Arundel Street

Total Number of Inquiries/Comments: 52

- **Importance of Recreational Trails/Greenspace/Wildlife Displacement** – Forty-one (41) residents expressed the importance of the recreational trails and greenspace to the community and concerns about the displacement of wildlife and other potential environmental impacts due to the loss of trees.
- **Traffic** – Thirty-Three (33) residents expressed concern about increased traffic and questioned the ability of existing infrastructure to handle increased demand, poor walkability and public transit in the area and general concerns about pedestrian safety.
- **Development Density** – Twenty-Three (23) residents expressed concerns that the proposed conceptual development density is too great for the area. Several residents expressed general support for growth and development but at a lower density and with assurances that a natural buffer remain between neighbouring properties and any potential development.
- **Support for Increased Housing** – Eight (8) residents expressed support for increased housing development in the area.
- **Infrastructure Capacity** – Eight (8) residents expressed concern over the capacity of existing infrastructure (e.g. Sewers, water pressures)
- **Loss of Privacy/Increased Noise** – Seven (7) residents expressed concerns regarding the loss of privacy and/or increased noise pollution.
- **Impact to Property Values** – Five (5) residents expressed concern their property values would be negatively impacted.
- **Additional Comments** – Additional comments included a desire to see the LPH Lands developed, a preference for single family dwellings and concerns about school capacity and increase in crime.

Where applicable, concerns were addressed directly with the residents, by providing additional information about development processes. When considering concerns such as development scale, traffic, infrastructure capacity and landscape buffers etc., these considerations are part of the development approval process. All Opportunity Sites would be designated as an area of site plan control and any required pre-development studies would be undertaken prior development.

Additionally, 144 Fanshaw Street and 791 Arundel Street require rezoning to facilitate the proposed conceptual developments. The rezoning process is a public process which provides further opportunity for public feedback and an additional opportunity to address scale of development and compatibility with the surrounding neighbourhood.

FINANCIAL IMPLICATION

There are no direct financial implications associated with this report.

The surplus declaration and sale of the Opportunity Sites would, however, support long-term economic benefits through an estimated at \$2-3 million in land sale revenue,

approximately \$400 million in construction investment and estimated new annual property tax assessment growth of \$1.4 to \$2.8 million.

BACKGROUND

Council approved Report 203-2023 (Development Services) “Application to 2023 Federal Housing Accelerator Fund” recommended a Housing Accelerator Action Plan and authorized the submission of the Housing Accelerator Fund application. The approved Housing Accelerator Action Plan outlines the City’s initiatives to increase the supply of housing with funding from the federal government. A fundamental item within the approved Housing Accelerator Action Plan is to identify City owned lands to declare as surplus and sell to support housing.

On February 29, 2024, the federal government announced that the City of Thunder Bay was successful in its application and awarded up to \$20.7M in Housing Accelerator Funding.

On March 6, 2023, Council directed Administration to bring forward City-owned lands, including parkland, available for surplus and sale and that Administration provide recommendations on the top potential parcels of land that would bring the City the highest financial benefit.

Since Council has provided this direction, Administration has brought forward a number of reports recommending surplus declarations for residential development. To date, 14 properties have been successfully declared as surplus, 9 of which have been sold, and permits have been issued on 3 properties with a total of 31 units permitted. All of the previously surplus properties have been of modest size and zoned as Urban Low-Rise, meaning they have limited potential for larger scale residential or mixed-use development. At related Council meetings, Council members requested that Administration bring forward larger, more impactful properties for development.

On October 9, 2024, ten (10) potential opportunity sites were presented to the Development Community at the Build Thunder Bay Stakeholder Roundtable chaired by the City Manager.

The Call for Proposals was issued in June 2025. The public was invited to submit development proposals on the ten (10) sites. Many exciting proposals were received that will help to accelerate the housing supply while enabling economic growth. Proposals were evaluated based on alignment with housing and growth objectives, developer capacity and track record and addressing community and neighbourhood need.

At the October 28th meeting of the Growth Standing Committee, Administration presented Report 330-2025 *Call for Proposals Update*, which provided an update to the Committee on the result of the Call for Proposals and set out the next steps that would be taken by Administration. The report identified that successful proposals had been

received on four (4) of the ten (10) sites which could collectively deliver approximately 1,385 new housing units, 709 of which are targeted to be permitted prior to the end of 2026, directly contributing to meeting the HAF target as well as providing sustained economic benefits to the City.

In accordance with this Report, Administration provided notice to the public of the intent to declare the four (4) Opportunity Sites as surplus and received questions and comments from the public related to the proposed conceptual developments.

REFERENCE MATERIAL ATTACHED

- A. Fact Sheet – 144 Fanshaw St.(B25)
- B. Property Map- 144 Fanshaw St. (B25)
- C. Concept – 144 Fanshaw St.
- D. Fact Sheet – 300 Tokio St. (D79)
- E. Property Map- 300 Tokio St. (D79)
- F. Concept – 300 Tokio St.
- G. Fact Sheet – 211-223 Tupper St. & 224 Camelot St. (E103)
- H. Property Map- 211-223 Tupper St. & 224 Camelot St. (E103)
- I. Concept – 211-223 Tupper St. & 224 Camelot St.
- J. Fact Sheet – 791 Arundel St. (E104)
- K. Property Map- 791 Arundel St. (E104)
- L. Concept – 791 Arundel St.

REPORT PREPARED BY

Mariah Maunula, Property Agent – Realty Services

REPORT SIGNED AND VERIFIED BY

KERRI MARSHALL, COMMISSIONER - GROWTH

Date (11/26/2025)

ATTACHMENT "A"

FACT SHEET- 144 FANSHAW ST. (B25)

Property Location: 144 Fanshaw Street
Roll Number: 5804020101732000000
Legal Description: PCL BLOCK-1 SEC M325; BLK L PL M325 MCINTYRE; THUNDER BAY ("the Lands")
Area: 12,333.19 sq. metres or 132,753.35 sq. ft.
File Number: 25 504394

EXISTING STATUS:

Present OP: Residential
Present Zoning: UL - Urban Low-rise Zone
Present Use: Vacant Lands
Services Available: Yes

RECOMMENDATIONS:

Appraised Value: To be determined
Appraisal Date: N/A
Notice Method: Post Sign/City's Web Site/ Neighbourhood mail circulation

SPECIAL CONDITIONS:

Easements to be granted and/or retained, where required.

CONSULTATION:

PUBLIC CONSULTATION:

Public notice was provided through neighbourhood letter circulation, signs posted at the property and notice on the City's website. As of November 21, the following feedback was received:

- Thirty-four (34) residents provided feedback related to the Lands, of which;
- Twenty-nine (29) residents expressed concern that additional traffic from the proposed conceptual development and other planned development in the area would lead to higher levels of traffic congestion, particularly around the intersection of Fanshaw and Golf Links Road resulting in dangerous conditions and more accidents.
- Sixteen (16) residents expressed concern about the impact that the proposed conceptual development could have on flooding and sewer backups in the area and

the capacity of existing sewer and water infrastructure to support the increased demands of the proposed conceptual development.

- Sixteen (16) residents expressed concerns about the loss of trees, greenspace, and wildlife displacement that would result from the proposed conceptual development and other negative environmental impacts.
- Twelve (12) residents conveyed they would suffer a loss of privacy and/or an increase in noise pollution as a result of the proposed conceptual development.
- Five (5) residents expressed concern their property values would be negatively impacted.
- Two (2) residents expressed concerns the proposed conceptual development would lead to a decrease in neighbourhood safety.

INTERNAL AND AGENCY CONSULTATION:

A circulation was undertaken to the various servicing departments and agencies regarding the surplus of this property, and no objections were received.

ATTACHMENT "B"

PROPERTY MAP- 144 FANSHAW ST.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

	SURPLUS CITY LAND 144 Fanshaw St LEGAL: PL M325 BLK L					
	Prepared By:	MS	Date:	2025-11-06	Scale:	1:2000
	Commissioner	Kerri Marshall	Author:	MM	File No:	NA
	LRO PIN:	621000152	Roll No:	5804020101732000000		

FILE: \\DMS\GIS\MAPS\SD22_AERIAL PHOTOGRAPHY\DIGITAL MAPPING RELATED DATASETS\REALTY SERVICES\MAPS\SPECIAL PROJECTS\CALL FOR PROPOSAL\FANSHAW_144_SL_APRX

ATTACHMENT "C"

CONCEPTUAL PROPOSAL- 144 FANSHAW ST



ATTACHMENT "D"

FACT SHEET- 300 TOKIO ST. (D79)

Property Location: 300 Tokio Street
Roll Number: 5804010029012000000
Legal Description: PT LT 4, CON A, BEING PT OF PTS 1, 2, & 3 55R-10186, PT OF PICTON AVENUE PL M37 BEING PTS 7 & 8 55R-9082 CLOSED BY LT135107, LTS 81-107 PL M37, LTS 113 – 125 PL M37, PT LT 108 PL M37 EXCEPT PT 13 55R-9082, PT LT 109 PL M37 EXCEPT PT 12 55R-9082, PT LTS 110 & 111 PL M37 EXCEPT PT 11 55R-9082, PT LT 112 PL M37 EXCEPT PT 10 55R-9082, PT OF JUNOT AVENUE PL M37, BEING PTS 5, 6 & 13 55R-2984 CLOSED BY LT135107, PT OF PICTON AVE PL M37, BEING PT 2 55R-2984 CLOSED BY LT135107, PT OF TOKIO STREET PL M37, BEING PT OF PT 14 55R-2984 CLOSED BY LT135107, PT OF TOKIO STREET PL M37, BEING PT OF PT 15 55R-2984 CLOSED BY F53897, PT OF LANES PL M37, BEING PTS 3 & 4 55R-2984 CLOSED BY LT135107, PT OF JUNOT AVENUE PL M37, BEING PT 12 55R-2984 CLOSED BY F53897; CITY OF THUNDER BAY ("the Lands")

Area: 2.60 ha or 6.44 ac
File Number: 25 504394

EXISTING STATUS:

Present OP: Residential
Present Zoning: UM - Urban Mid-rise Zone
Present Use: Vacant Lands
Services Available: Yes

RECOMMENDATIONS:

Appraised Value: To be determined
Appraisal Date: N/A
Notice Method: Post Sign/City's Web Site/ Neighbourhood mail circulation

SPECIAL CONDITIONS:

Easements to be granted and/or retained, where required.

CONSULTATION:

PUBLIC CONSULTATION:

Public notice was provided through neighbourhood letter circulation, signs posted at the property and notice on the City's website. As of November 21, the following feedback was received:

- Three (3) residents provided feedback related to the Lands, of which;
- Three (3) residents expressed concern at the loss of trees, greenspace and wildlife habitat.
- Two (2) residents expressed concern about the increase in traffic and noise.

INTERNAL AND AGENCY CONSULTATION:

A circulation was undertaken to the various servicing departments and agencies regarding the surplus of this property, and no objections were received.

ATTACHMENT "E"

PROPERTY MAP- 300 TOKIO ST.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

 <p>CITY OF Thunder Bay Superior by Nature GROWTH DEPARTMENT</p>	SURPLUS CITY LAND					
	300 Tokio Street					
	LEGAL: PL M37 LT-81-107,113-125 PT LT 108-112 PL M290 PT TOKIO ST LANES CON A PT LT 4 RP 55R10186 PT 1-3 PCL 25797 TBF					
	Prepared By:	MS	Date:	2025-11-06	Scale:	1:2000
	Commissioner:	Kerri Marshall	Author:	MM	File No:	N/A
LRO PIN:	PT OF 621500145	Roll No:	5804010029012000000			

FILE: I:\DATA\GIS\MAPS\022_AERIAL_PHOTOGRAPHY_DIGITAL_MAPPING\GIS_RELATED_DATABASES\REALTY_SERVICES\MAPS\SPECIAL_PROJECTS\CALL-FOR-PROPOSAL/TOKIO_300_SL_APRX

ATTACHMENT "F"
CONCEPTUAL PROPOSAL- 300 TOKIO ST.



ATTACHMENT "G"

FACT SHEET- 211-223 TUPPER ST. & 224 CAMELOT ST. (E103)

Property Location: 211-223 Tupper Street & 224 Camelot Street
Roll Number: 5804010039003000000, 5804010039005000000,
5804010039008000000, 5804010039007000000
Legal Description: PT LT 2 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING
MCINTYRE AS IN TBR395999 EXCEPT ROW THEREIN;
THUNDER BAY, PT LT 2 N/S CAMERON ST PL PRINCE
ARTHUR'S LANDING MCINTYRE PT 1 & 2, 55R4011; THUNDER
BAY, PT LT 3 N/S CAMERON ST PL PRINCE ARTHUR'S
LANDING MCINTYRE AS IN TBR308776; THUNDER BAY, PT LT
3 N/S CAMERON ST PL PRINCE ARTHUR'S LANDING
MCINTYRE AS IN TBR245426 & TBR264692; THUNDER BAY
("the Lands")
Area: 2,752.50 sq. metres or 29,627.58 sq. ft.
File Number: 25 504394

EXISTING STATUS:

Present OP: Commercial- Strategic Core Area
Present Zoning: DN – Downtown Neighbourhood Zone
Present Use: Vacant Lands
Services Available: Yes

RECOMMENDATIONS:

Appraised Value: To be determined
Appraisal Date: N/A
Notice Method: Post Sign/City's Web Site/ Neighbourhood mail circulation

SPECIAL CONDITIONS:

Easements to be granted and/or retained, where required.

CONSULTATION:

PUBLIC CONSULTATION:

Public notice was provided through neighbourhood letter circulation, signs posted at the property and notice on the City's website.

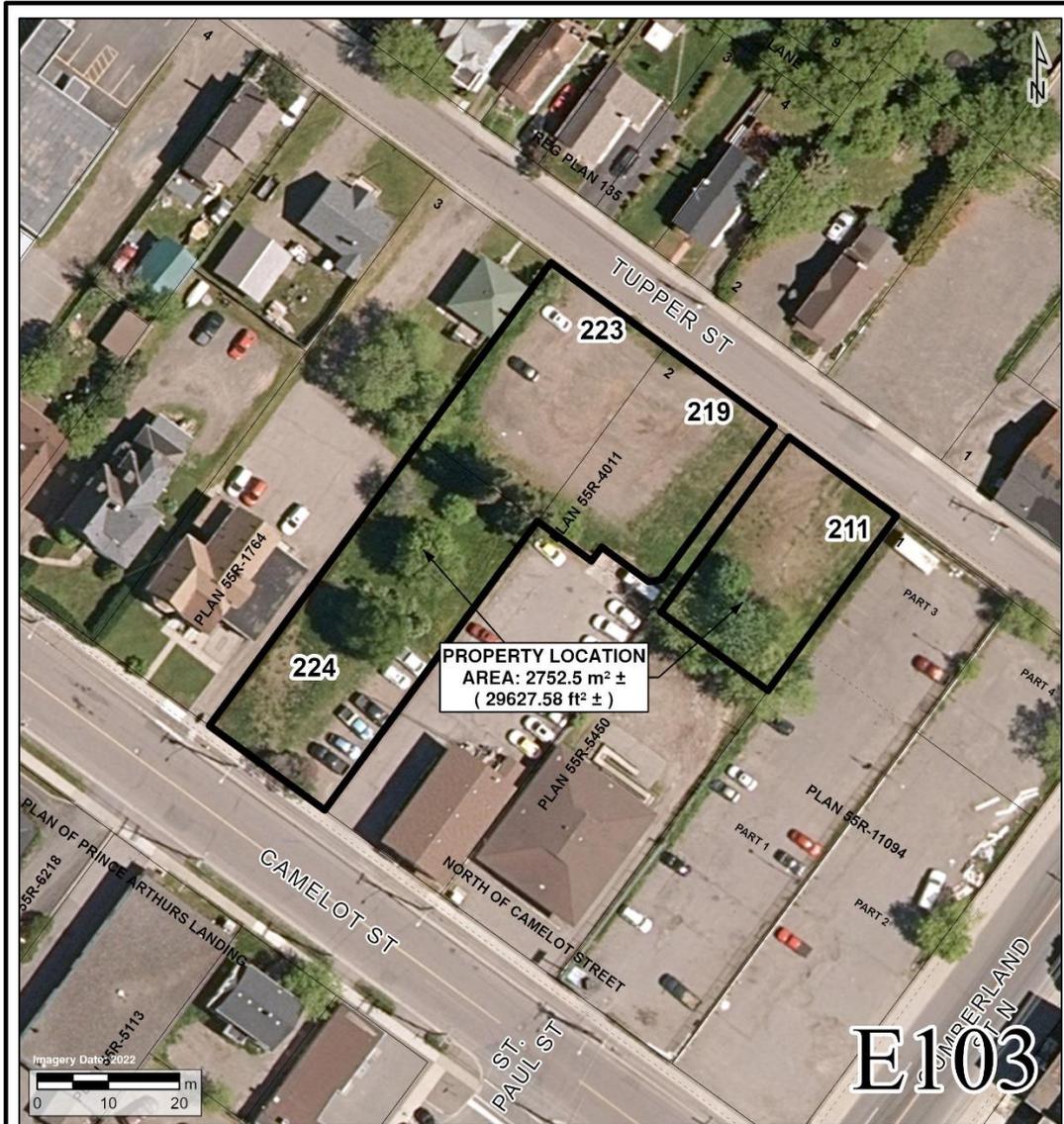
As of November 21, no public feedback was received related to the proposed surplus declaration the Lands.

INTERNAL AND AGENCY CONSULTATION:

A circulation was undertaken to the various servicing departments and agencies regarding the sale of this property, and no objections were received.

ATTACHMENT "H"

PROPERTY MAP- 211-223 TUPPER ST. & 224 CAMELOT ST.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY. DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

 <p>CITY OF Thunder Bay Superior by Nature GROWTH DEPARTMENT</p>	SURPLUS CITY LAND					
	211 - 223 Tupper St & 224 Camelot St					
	LEGAL: TP N/S CAMERON PT LT 2 INCL RP55R5450 PT 1, N PT LT 2 N CAMERON RP55R4011 PTS 1 & 2, E PT LT 3 N CAMELOT, PT LOT 3 N CAMELOT					
	Prepared By:	MS	Date:	2025-11-06	Scale:	1:750
	Commissioner:	Kerri Marshall	Author:	MM	File No.:	NA
LRO PIN:	621500150, 621500147, 621500146, 621500145	Roll No.:	5804010039003000000, 5804010039005000000, 5804010039008000000, 5804010039007000000			

FILE: \\DANSOR\MAPS\E22_AERIAL PHOTOGRAPHY DIGITAL MAPPING RELATED DATABASES\REALTY SERVICES\MAPS\SPECIAL PROJECTS\GULL FOR PROPOSAL\04_TUPPER_211\04_TUPPER_211_SL.APRX

ATTACHMENT "I"
CONCEPTUAL PROPOSAL- 211-223 TUPPPER ST. & 224 CAMELOT ST.



ATTACHMENT "J"

FACT SHEET- 791 ARUNDEL ST. (E104)

Property Location: 791 Arundel Street
Roll Number: 5804010085155000000
Legal Description: PT LT C, PL PA59, S OF ARUNDEL ST, E OF 55R3639 EXCEPT
PL 818; THUNDER BAY ("the Lands")
Area: 3.17 ha or 7.82 ac
File Number: 25 504394

EXISTING STATUS:

Present OP: Community
Present Zoning: CM - Community Zone
Present Use: Vacant Lands
Services Available: Yes

RECOMMENDATIONS:

Appraised Value: To be determined
Appraisal Date: N/A
Notice Method: Post Sign/City's Web Site/ Neighbourhood mail circulation

SPECIAL CONDITIONS:

Easements to be granted and/or retained, where required.

CONSULTATION:

PUBLIC CONSULTATION:

Public notice was provided through neighbourhood letter circulation, signs posted at the property and notice on the City's website. As of November 21, the following feedback was received:

- Fifty-Two (52) residents provided feedback related to the Lands, of which;
- Forty-one (41) residents expressed the importance of the recreational trails and greenspace to the community as well as the negative effects that the proposed conceptual development would have on wildlife and the environment due to the loss of habitat and trees.
- Thirty-three (33) residents expressed concern about the increased traffic that would result from the proposed conceptual development and questioned the ability of existing infrastructure to handle increased demands. This feedback frequently

mentioned concerns about poor walkability and public transit in the area as well as concerns about the safety of pedestrians.

- Twenty-three (23) residents expressed concern that the proposed conceptual development of 600 units on the property is too great of an increase in density for the area. Several residents expressed general support for growth and development but at a lower density for the site and with assurances that a natural buffer remain between neighbouring properties and any development.
- Eight (8) residents conveyed their support for increased housing development to meet the City's needs.
- Eight (8) residents expressed concern over the capacity of infrastructure.
- Seven (7) residents submitted feedback indicating their concerns that the proposed development will decrease the privacy of their own property and/or increase noise pollution.
- Five (5) residents conveyed that the proposed conceptual development would negatively impact their property values.

In addition, comments were received relating to concerns about additional volume of garbage, the capacity of schools in the area, and a potential increase in crime/decrease in safety. Several residents inquired about the availability of LPH lands for development. A comment was received that suggested single-family residences should be built at this location and several residents felt there was inadequate public consultation throughout this process.

INTERNAL AND AGENCY CONSULTATION:

A circulation was undertaken to the various servicing departments and agencies regarding the surplus of this property, and no objections were received.

ATTACHMENT "K"

PROPERTY MAP- 791 ARUNDEL ST.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

 <p>CITY OF Thunder Bay Superior by Nature GROWTH DEPARTMENT</p>	<h3>SURPLUS CITY LAND</h3> <p>791 Arundel St</p> <p>LEGAL: PT OF PLAN 59 PT BLK C</p>					
	Prepared By:	MS	Date:	2025-11-06	Scale:	1:4000
	Commissioner:	Kerri Marshall	Author:	MM	File No:	NA
	LRO PIN:	PT OF 622210022	Roll No:	5804010085155000000, 5804010085159000000 & PT OF 5804010085154000000		

FILE: \\DANSOR\MAPS\E22_AERIAL PHOTOGRAPHY DIGITAL MAPPING RELATED DATABASES\REALTY SERVICES\MAPS\SPECIAL PROJECTS\GULLFORD\PROPOSAL\04_ARUNDEL_791\04_ARUNDEL_791_SL_A11X

ATTACHMENT "L"

CONCEPTUAL PROPOSAL- 791 ARUNDEL ST.



Hello,

Please note the following response to Speak to City Council has been submitted at Thursday November 13th 2025 2:12 PM with reference number 2025-11-13-013.

- **What would you like to speak to Council about:**
The housing project in the current river ward on 791 arundle street
- **Is this an item scheduled on a current agenda?:**
Yes
- **If yes, please provide report title or number.**
November 25th 2025
- **Provide as much information as you can about the matter you would like to speak to:**
I would like to express my concerns in regards to this project. Some of those concerns include the lack of infastructure, influx of population, environmental, community concerns and the negetive inpcat on the animals in that area.
- **Provide specific actions you would like Council to take:**
Firstly, i would like the council to hear our concerns to better understand why we feel this way. Once the council has hear our position i would appreciate and hope that they wouod take nessesary action after the fact
- **Have you already been in contact with City staff in regards to the subject matter of your deputation request?**
No
- **Please select the date of the meeting:**
Standing Committee - Tuesday, November 25 2025
- **Please choose**
Deputant
- **First name:**
Connor
- **Last name:**
MacLeod
- **Email:**
serenity3332@outlook.com
- **Phone:**
(807) 633-6907

- **Please note the names of the presenters that will be attending with you:**
I will be speaking alone but other members of the community will be present as well
- **Please indicate how you intend to participate in the meeting.**
In Person

[This is an automated email notification -- please do not respond]

Hello,

Please note the following response to Speak to City Council has been submitted at Friday November 14th 2025 10:34 AM with reference number 2025-11-14-022.

- **What would you like to speak to Council about:**
Proposed surplus of City owned land - call for proposals, with respect to 791 Arundel St.
- **Is this an item scheduled on a current agenda?:**
Yes
- **If yes, please provide report title or number.**
As per Jeff Walters, Deputy City Clerk, this information is not required.
- **Provide as much information as you can about the matter you would like to speak to:**
The City is proposing to designate 791 Arundel Street as "surplus", allowing the sale of the land to a developer pursuant to the "Call for Proposals" issued on June 2, 2025. Should this land be designated surplus and the sale proceeds, the developer, with the consent of the City, is proposing to build a 600 unit housing development.

My husband and I, as joint property owners of 420 Toledo St., are directly impacted by the proposed development as our property is adjacent to 791 Arundel. We are not against "smart" growth in the City, or even reasonable development on this particular parcel of land. However, the sheer size of this development dwarfs every other build type in the community, as well as the City of Thunder Bay itself, and is completely inappropriate for this particular location.

- **Provide specific actions you would like Council to take:**
We implore the Standing Committee on Growth to deny the endorsement of this land for surplus given the massive size of the proposed development.

We further ask the Committee to direct City Administration to reconsider the appropriateness of 791 Arundel St. for surplus or barring that, only consider smaller development proposals which would be more appropriate for this car dependent location which lacks local amenities, and would be in keeping with other build types such as the existing single family homes and much smaller apartment buildings in the community.

- **Have you already been in contact with City staff in regards to the subject matter of your deputation request?**
No
- **Please select the date of the meeting:**
Standing Committee - Tuesday, November 25 2025
- **Please choose**
Ms
- **First name:**
Lori
- **Last name:**
Santink
- **Email:**
lasantink@gmail.com
- **Phone:**
(403) 390-8924
- **Organization you represent: (optional)**
Not applicable
- **Please note the names of the presenters that will be attending with you:**
Not applicable
- **Please indicate how you intend to participate in the meeting.**
In Person

Hello,

Please note the following response to Speak to City Council has been submitted at Friday November 14th 2025 1:41 PM with reference number 2025-11-14-025.

- **What would you like to speak to Council about:**
Providing an adequate buffer between the houses on Toledo and the proposed development on 791 Arundel
- **Is this an item scheduled on a current agenda?:**
Yes
- **If yes, please provide report title or number.**
Not required
- **Provide as much information as you can about the matter you would like to speak to:**
As a homeowner on Toledo st, my house and and 10 other neighbouring houses will be directly impacted by this large development if it goes ahead. I wanted to speak about how valuable the treeline behind my and my neighbours fences provides privacy, a soothing ambient noise sound screen that helps reduce the noise pollution of the highway and Arundel, and provides a beautiful, irreplaceable visual backdrop.
- **Provide specific actions you would like Council to take:**
I am proposing that the city try to preserve some of these trees and perhaps sever part of the land to create a greenspace corridor along the back of Toledo st. The path could be moved over closer to the treeline and our properties if necessary, and then anything on the East side of the path can be sold to the developer. If this is not possible then I am requesting that the city work with the developer to ensure there is an adequate buffer zone between our homes and the new development.
- **Have you already been in contact with City staff in regards to the subject matter of your deputation request?**
No
- **Please select the date of the meeting:**
Standing Committee - Tuesday, November 25 2025
- **Please choose**
Deputant
- **First name:**
Carol

- **Last name:**
Prince
- **Email:**
carol.prince@gmail.com
- **Phone:**
(807) 621-3622
- **Please note the names of the presenters that will be attending with you:**
Just myself, Carol Prince
- **Please indicate how you intend to participate in the meeting.**
In Person

[This is an automated email notification -- please do not respond]

Hello,

Please note the following response to Speak to City Council has been submitted at Friday November 14th 2025 2:47 PM with reference number 2025-11-14-026.

- **What would you like to speak to Council about:**
The rezoning of 791 Arundel Street
- **Is this an item scheduled on a current agenda?:**
Yes
- **If yes, please provide report title or number.**
City Administration will provide the public input received to the Growth Standing Committee.
- **Provide as much information as you can about the matter you would like to speak to:**
I am opposed to the endorsing of 791 Arundel Street as surplus and the consequent development of apartment buildings thus destroying the valuable natural environment enjoyed by the citizens of the Current River Ward. Furthermore the value of homes invested in by the citizens along the green belt buffer zone on Toledo will be dramatically reduced. My home is the only investment I have. Members of the Growth Standing Committee, or the City Administration or the city Councillors would be as disappointed as I am if their homes were affected by the development of apartment buildings.
- **Provide specific actions you would like Council to take:**
I would be totally grateful if the city in their insightful wisdom left the zoning bylaws as they are.
If there is a determined effort to build they would hopefully leave a significant green belt buffer zone and protect the pathway and it's tributaries from development.
- **Have you already been in contact with City staff in regards to the subject matter of your deputation request?**
No
- **Please select the date of the meeting:**
Standing Committee - Tuesday, November 25 2025
- **Please choose**
Mr
- **First name:**
Ivan

- **Last name:**
Bakk
- **Email:**
Ivan_bakk@hotmail.com
- **Phone:**
(807) 344-0711
- **Organization you represent: (optional)**
Myself
- **Please note the names of the presenters that will be attending with you:**
Ivan Bakk
- **Please indicate how you intend to participate in the meeting.**
In Person

Hello,

Please note the following response to Speak to City Council has been submitted at Sunday November 16th 2025 4:40 PM with reference number 2025-11-16-005.

- **What would you like to speak to Council about:**
791 Arundel- 600 Unit Proposed Development
- **Is this an item scheduled on a current agenda?:**
No
- **Provide as much information as you can about the matter you would like to speak to:**
I am a resident of Current River and own a home on Black Bay Crescent. I would like to address City Council regarding my concerns of such a large development in such a small space which include: population density, pressure/capacity on current city services, traffic (volume, flow, density, congestion); impact upon Arundel's Active Living Corridor including Boulevard Lake; and loss of recreational space. The nuances of these themes include accessibility-pedestrian and vehicle, safety- increases in traffic and crime, and unmanageable pressure on current city services.
- **Provide specific actions you would like Council to take:**
Reject the 600-unit proposal. Keep 791 zoned for community use. Further enhance this area to expand paved trails to increase accessibility for neighbours and community members with accessibility issues. Plant trees and beautify the area with other recreational amenities. I think it would be wonderful if the City really focused on the recreational accessibility piece. I've seen many residents from Chartwell's Retirement Home crossing Arundel towards Toledo. It would be great to create a safe access point to paved accessible trails for people in wheelchairs, using walkers, and just slower moving so that they can also enjoy the beauty of this area. The frequency of pedestrians using Arundel's Active Living corridor should raise concerns about increasing the volume of traffic on Arundel. This is a huge safety concern.
- **Have you already been in contact with City staff in regards to the subject matter of your deputation request?**
No
- **Please select the date of the meeting:**
Standing Committee - Tuesday, November 25 2025
- **Please choose**
Ms

- **First name:**
Steffanie
- **Last name:**
Petroni
- **Email:**
steffaniepetroni@gmail.com
- **Phone:**
(705) 975-0574
- **Please note the names of the presenters that will be attending with you:**
Steffanie Petroni
- **Please indicate how you intend to participate in the meeting.**
In Person

Hello,

Please note the following response to Speak to City Council has been submitted at Wednesday November 19th 2025 12:08 PM with reference number 2025-11-19-006.

- **What would you like to speak to Council about:**
Surplus Lands Proposal
- **Is this an item scheduled on a current agenda?:**
Yes
- **If yes, please provide report title or number.**
Growth Standing Committee
- **Provide as much information as you can about the matter you would like to speak to:**
I would like to voice my support for the endorsement of Administration's recommendation that lands B25, D79, E104, E103 be declared surplus by the Standing Growth Committee.

The lands mentioned are outlined at:

<https://www.thunderbay.ca/en/business/public-notice-of-surplus.aspx#What-does-Surplus-mean>

- **Provide specific actions you would like Council to take:**
I would like council to declare the lands surplus and proceed with development with considerations made for affordability, traffic, and infrastructure.
- **Have you already been in contact with City staff in regards to the subject matter of your deputation request?**
Yes
- **Who did you speak to in City Administration? What was the outcome?**
Mariah Maunula

I was recommended that giving a deputation to the Growth Standing Committee would be the most effective option to highlight my support.

- **Please select the date of the meeting:**
Standing Committee - Tuesday, November 25 2025
- **Please choose**
Mr

- **First name:**
Cody
- **Last name:**
Lane
- **Email:**
codesterproductions123@gmail.com
- **Phone:**
(807) 629-9783
- **Please note the names of the presenters that will be attending with you:**
N/A
- **Please indicate how you intend to participate in the meeting.**
In Person

Hello,

Please note the following response to Speak to City Council has been submitted at Wednesday November 19th 2025 4:20 PM with reference number 2025-11-19-016.

- **What would you like to speak to Council about:**
Proposed Development at 791 Arundle
- **Is this an item scheduled on a current agenda?:**
Yes
- **If yes, please provide report title or number.**
Growth Standing Committee Dec 1 meeting
- **Provide as much information as you can about the matter you would like to speak to:**
I live at 432 Toledo St which shares a property line with the proposed development at 791 Arundle. I'd like the opportunity to voice my concerns with the proposed development to the committee. I've attached a letter outlining my concerns as well as a summary of an online petition with over 330 signatures and comments. The actual petition file size was too large to upload.
- **Upload any addition images and/or documents about the matter (upload to 5 files):**
 1. Letter.pdf [54.6 KB]
 2. Online_Petition_Form_2025-11-16.xlsx [27.5 KB]
- **Provide specific actions you would like Council to take:**
I would like council to reconsider declaring 791 as surplus and selling to a developer. It's a well used and loved community green space. If they must develop on the property, I have several recommendations I would like them to consider.
 - 1) Leave the popular paved path as is by limiting development to the east and north sides of the path only. This would allow the community to continue to use the path and maintain privacy for the Toledo residents along the south half of the property.
 - 2) Plant mature trees or hedges between the paved path and the west property line along the north section of the property to provide those Toledo residents with a similar level of privacy as their southern neighbors.
 - 3) Maintain the existing tree line along Arundle to allow some privacy and noise barrier from Arundle traffic to both Toledo residents and residents of the potential development.
 - 4) Reduce the number of housing units down to something more reasonable and appropriate to the area. Something similar in scale and density to the existing condo and apartment buildings across the street from 791 Arundle.

- 5) Limit the number of stories of new apartment buildings to 4 stories to reduce the impact on neighboring properties and the natural beauty of the area.
- 6) Place the vehicle access for the proposed development directly across from the east entryway of Parkview Place at 790 Arundel St. This creates some distance between the intersection of Toledo and Arundel, as well as the driveway for the home at 432 Toledo. This location would improve safety by essentially creating a two-way stop intersection.

- **Have you already been in contact with City staff in regards to the subject matter of your deputation request?**
Yes
- **Who did you speak to in City Administration? What was the outcome?**
City staff at the realty and planning departments have been excellent. Very professional and responsive to my questions. Ultimately the decision to move forward with this project or not is not up to administration, but up to council. That is why I would like to make a deputation directly to them to voice my concerns.
- **Please select the date of the meeting:**
Standing Committee - Monday, December 1 2025
- **Please choose**
Mr
- **First name:**
Zack
- **Last name:**
White
- **Email:**
zwhite@lakeheadu.ca
- **Phone:**
(807) 472-9225
- **Please note the names of the presenters that will be attending with you:**
None
- **Please indicate how you intend to participate in the meeting.**
In Person

Hello,

Please note the following response to Speak to City Council has been submitted at Thursday November 20th 2025 10:20 AM with reference number 2025-11-20-007.

- **What would you like to speak to Council about:**
Proposed Surplus of City Owned Land - call for proposals re: 300 Tokio Street
- **Is this an item scheduled on a current agenda?:**
Yes
- **If yes, please provide report title or number.**
Meeting of Growth Standing Committee on November 25, 2025
- **Provide as much information as you can about the matter you would like to speak to:**
A proposal has been received by the City to develop a 400 unit apartment complex at the Tokio Street location. The proposed development will have significant negative implications for the neighbourhood should it be approved as currently presented. I will speak to those impacts during my presentation. I will also be proposing changes that would address the anticipated negative impacts of the development.
- **Provide specific actions you would like Council to take:**
I will be recommending alterations to the current development proposal that will substantially reduce the anticipated negative impacts to the neighbourhood while allowing housing development to proceed. I would like Council to take seek a balance between developing these lands for housing with the interests of the existing residents in the area and for the overall benefit of the community. As such, I would like Council reject the current development proposal and direct administration to re-issue the request for proposals for the Tokio St. site in line with the recommendations for changes that I will be providing to the Growth Standing Committee.
- **Have you already been in contact with City staff in regards to the subject matter of your deputation request?**
Yes
- **Who did you speak to in City Administration? What was the outcome?**
I answered a questionnaire regarding the proposed development on Tokio St. on the Get Involved website on November 17, 2025. I did not speak to anyone directly. I attended the Open House at the Oliver Rd. Rec Centre on Nov 19, 2025 and expressed my concerns and provided my suggestions for change to a representative from Realty Services.

- **Please select the date of the meeting:**
Standing Committee - Monday, December 1 2025
- **Please choose**
Mr
- **First name:**
Rod
- **Last name:**
Seabrook
- **Email:**
rgsea@shaw.ca
- **Phone:**
(807) 630-1340
- **Please note the names of the presenters that will be attending with you:**
None
- **Please indicate how you intend to participate in the meeting.**
In Person

Hello,

Please note the following response to Speak to City Council has been submitted at Thursday November 20th 2025 12:30 PM with reference number 2025-11-20-010.

- **What would you like to speak to Council about:**
The Arundel Street proposed development
- **Is this an item scheduled on a current agenda?:**
Yes
- **If yes, please provide report title or number.**
Arundel street development
- **Provide as much information as you can about the matter you would like to speak to:**
This green space is important not just to the people in the neighbourhood, but also to ALL of Thunder Bay. Green spaces are one of the MAIN reason poeple move to Thunder Bay.

This green space is also essential for flood prevention, mental and physical health, wildlife. Mental health is a huge issue in our city, and if we start cutting down trees, where will we stop?

The proposed development also has major unresolved issues at this point: sewer, traffic, etc.

- **Provide specific actions you would like Council to take:**
 - consider other sites for development
 - consult the city-wide population about the importance of this green space in particular
 - consider adding a limit to the size of the development
 - extend the decision period so that all constituents have time to voice their concerns
- **Have you already been in contact with City staff in regards to the subject matter of your deputation request?**
Yes
- **Who did you speak to in City Administration? What was the outcome?**
I sent emails to Build Thunder Bay, to City Councilors, spoke with Ms. Etreni in person at the CR ward meeting. The outcome was that I was more informed.
- **Please select the date of the meeting:**
Standing Committee - Monday, December 1 2025

- **Please choose**
Ms
- **First name:**
Catherine
- **Last name:**
Courtine
- **Email:**
cacourtine@outlook.com
- **Phone:**
(807) 345-3914
- **Please note the names of the presenters that will be attending with you:**
Catherine Courtine
- **Please indicate how you intend to participate in the meeting.**
In Person

Hello,

My name is Brittany Huston and I am writing as a long-time resident of Current River who is deeply concerned about the proposed 600-unit development on the green space at 791 Arundel Street. I appreciate your time in reviewing my submission.

Let me be clear: I fully support expanding housing options in Thunder Bay. We need solutions. But location matters, and placing a high-density, 600-unit complex on one of the last remaining accessible green spaces in our city is not responsible planning, environmentally or economically. This proposal requires serious reconsideration.

Thunder Bay is already losing its natural spaces at an alarming rate. Mature trees have been removed across the city, and the environmental impact is visible. Choosing to clear another well-used, healthy green space when alternative sites exist is not only short-sighted — it will have permanent consequences for air quality, water flow, wildlife, neighbourhood stability, city services, and long-term property values. These impacts are real, measurable, and irreversible.

This particular green space is more than land. It is one of the very few accessible outdoor areas available to residents who cannot easily travel to other parks. It functions as free therapeutic space for families, seniors, and children. Removing it eliminates one of the last remaining supports for the holistic mental and physical well-being in this community.

Economically, this project raises even more serious questions. The City advertises Thunder Bay as a place where “world-class outdoor experiences and unforgettable northern magic connect you to nature.” Removing green space for private development contradicts the City’s own identity and tourism strategy. Short-term financial gain handed to a private company cannot outweigh the long-term loss of land that belongs to the public.

Additionally, many large multiplex developments across Canada have resulted in stalled construction sites, rising taxes, neighbourhood decline, and expensive long-term maintenance burdens. We are already seeing cost overruns and infrastructure strain in Thunder Bay. It would be irresponsible to increase that burden.

This is an extremely high density target. Given the timeline required to complete the task in order to obtain the Housing Accelerator Fund seems like wagering that may lead to insolvent issues for the citizens here.

There is also the issue of affordability. Under current Ontario legislation, any building first occupied or built after November 15, 2018 is exempt from provincial rent-increase caps. This means a development of this scale could raise rents annually with no limit. Vulnerable residents who rely on these units could face future displacement and instability — exactly the opposite of what housing investments are meant to achieve.

I have personal, firsthand knowledge of similar large complexes in this city charging over \$5,000 per month for a one-bedroom unit for seniors. Many residents in Thunder Bay simply cannot withstand additional housing instability or escalating rents. We cannot risk repeating these outcomes under the banner of “solutions.”

This is not about resisting housing. It is about insisting on responsible, sustainable, long-term planning that protects the public interest, the environment, and the future of our city.

I ask Council to reconsider the use of this specific site and prioritize:

Protection of key remaining green spaces

Identification of alternative, more suitable locations

A full environmental impact review

Assurance that any new development supports long-term affordability and stability

Thank you for taking the time to consider these concerns. I look forward to hearing your response.

Sincerely,
Brittany Huston