



**Growth Standing Committee Meeting
Agenda**

**Tuesday, April 28, 2026, 7:00 p.m.
S.H. Blake Memorial Auditorium**

	Pages
1. Growth Standing Committee in the S.H. Blake Memorial Auditorium (Council Chambers) at 7:00 p.m. Chair: Councillor Trevor Giertuga	
2. Land Acknowledgement	
3. Disclosures of Interest	
4. Confirmation of Agenda WITH RESPECT to the Tuesday, April 28, 2026 Growth Standing Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.	
5. Minutes of Previous Meetings Minutes of the Growth Standing Committee, held on Tuesday, March 24, 2026, for information.	3 - 10
6. Reports of Administration	
6.1 Housing Accelerator Fund – 2026 Annual Report Report 143-2026 - Growth - Development Services providing an overview of the second Annual Report of Thunder Bay’s Housing Accelerator Fund Program submitted to the Canada Mortgage and Housing Corporation (CMHC) on March 3, 2026, for information only. Summer Stevenson, Project Manager – Development Services to provide a presentation.	11 - 28
6.2 Pool 6 Visioning Concept for Master Plan Update Report 177-2026 - Growth - Development Services providing an overview of the Pool 6 / Tug Boat Basin Waterfront Vision and Master Plan Update and seeking feedback from the Standing Committee on Growth prior to its presentation to Council for adoption.	29 - 111

Joel DePeuter, Director-Development Services to provide a presentation.

WITH RESPECT to Report 177-2026-Growth-Development Services, endorsement of the Standing Committee - Growth is requested to forward the following recommendations to City Council:

WE RECOMMEND THAT Council adopt the Pool 6 / Tug Boat Basin Waterfront Master Plan Update;

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

6.3 Heritage Property Designations – 281 Ray Court, 27 Cumberland Street South, 277 Camelot Street, 1017 Isabella Street East, and 716 Pacific Avenue 112 - 344

Report 175-2026 - City Manager's Office - Office of the City Clerk seeking endorsement from the Growth Standing Committee to recommend to City Council the Heritage Designation of the identified properties.

Christina Wakefield, City Archivist & Chief Heritage Resource Officer to provide a presentation.

WITH RESPECT to Report 175-2026 – City Manager's Office – Office of the City Clerk, we request endorsement of the Standing Committee - Growth to forward the following recommendations to City Council:

WE RECOMMEND THAT the properties known as the Doctor's Cottage, located at 281 Ray Court, the Bank of Montreal, located at 27 Cumberland St S, the Thunder Bay District Court House, located at 277 Camelot St, the McIntyre House located at 1017 Isabella Street East, and the Ukrainian Orthodox Church of the Assumption of the Blessed Virgin Mary located at 716 Pacific Avenue, be designated as City of Thunder Bay heritage properties for their design, historical, and contextual value as defined by Part IV of the *Ontario Heritage Act*;

AND THAT the properties be listed on the City of Thunder Bay's heritage register as designated properties;

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

7. New Business

8. Adjournment



Growth Standing Committee Meeting Minutes

Tuesday, March 24, 2026, 4:30 p.m.

S.H. Blake Memorial Auditorium

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etrene
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
John Collin, City Manager
Cynthia Cline, Deputy City Solicitor
Keri Greaves, Commissioner - Corporate Services & City Treasurer
Kerri Marshall, Commissioner - Growth
Kelly Robertson, Commissioner - Community Services
Jamie Taylor, CEO - Thunder Bay Community Economic Development Commission
Joel DePeuter, Director, Development Services - Infrastructure & Operations
Yvonne Opoku, Council & Committee Clerk

1. Growth Standing Committee in the S.H. Blake Memorial Auditorium (Council Chambers) at 4:32 p.m.

Vice Chair: Councillor Kasey Etrene

2. Land Acknowledgement

Councillor Dominic Pasqualino provided a land acknowledgement.

3. Disclosures of Interest

4. Confirmation of Agenda

MOVED BY: Mayor Ken Boshcoff
SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to the Tuesday, March 24, 2026 Growth Standing Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

5. Presentations

5.1 Welcoming Community for Newcomers

Jamie Taylor, CEO, Thunder Bay Community Economic Development Commission (CEDC) and Kelly Robertson, Commissioner- Community Services, City of Thunder Bay, appeared before committee, provided a PowerPoint presentation, and responded to questions.

6. Minutes of Previous Meetings

Minutes of Growth Standing Committee, held on Tuesday, February 24, 2026, for information.

7. Reports of Administration

7.1 Property Related Matters - Land Sale - 545 Algoma Street North; Potential Land Sale - 144 Fanshaw Street, 300 Tokio Street and 791 Arundel Street

Confidential report 2026CLS.004 (Realty Services) was distributed separately to all Members of Council, City Manager, City Solicitor, Commissioner - Corporate Services & City Treasurer and Commissioner - Growth only on Friday, March 20, 2026.

Confidential report 2026CLS.010 (Realty Services) was distributed separately to all Members of Council, City Manager, City Solicitor, Commissioner- Corporate Services & City Treasurer and Commissioner - Growth only on Friday, March 20, 2026.

MOVED BY: Mayor Ken Boshcoff
SECONDED BY: Councillor Dominic Pasqualino

Resolution to Recess and Resolve Into Closed Session

THAT we resolve into Closed Session in order to receive information that is relative to confidential reports 2026CLS.004 and 2026CLS.010 (Realty Services) pursuant to the Municipal Act (Section 239 (2)):

(c) a proposed or pending acquisition or disposition of land by the municipality or local board;

(j) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value;

(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

CARRIED

Growth Standing Committee - Closed Session in the McNaughton Room at 5:10 p.m.

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etreni
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
John Collin, City Manager
Cynthia Cline, Deputy City Solicitor
Keri Greaves, Commissioner - Corporate Services & City Treasurer
Kerri Marshall, Commissioner - Growth
Joel DePeuter, Director- Development Services - Infrastructure & Operations
Mariah Maunula, Property Agent - Growth
Aaron Ward, Project Manager - Growth
Gillian Matson, Solicitor II

Guests: Councillor Brian Hamilton
Councillor Shelby Ch'ng

7.1.1 Growth Standing Committee - Closed Session

Vice Chair: Councillor Kasey Etreni

7.1.2 Disclosures of Interest

7.1.3 Reports of Municipal Officers

Property Related Matter - Land Sale - 545 Algoma Street North

Confidential Report 2026CLS.004 (Realty Services) was distributed separately to all Members of Council, City Manager, City Solicitor, Commissioner-Corporate Services & City Treasurer and Commissioner - Growth only on Friday, March 20, 2026.

Mariah Maunula, Property Agent, provided an overview and responded to questions.

Joel DePeuter, Director - Development Services and Aaron Ward, Project Manager, provided an overview and responded to questions.

It was the consensus of Committee that the Closed Session portion of the meeting recess and then reconvene following an amendment to establish the Closed Session meeting.

Growth Standing Committee - Open Session in the McNaughton Room at 5:18 p.m.

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etreni
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
John Collin, City Manager
Cynthia Cline, Deputy City Solicitor
Keri Greaves, Commissioner - Corporate Services & City Treasurer
Kerri Marshall, Commissioner - Growth
Joel DePeuter, Director - Development Services - Infrastructure & Operations
Mariah Maunula, Property Agent - Growth
Aaron Ward, Project Manager - Growth
Gillian Matson, Solicitor II

Guests: Councillor Brian Hamilton
Councillor Shelby Ch'ng

7.1.4 Growth Standing Committee - Open Session

Vice Chair: Kasey Etreani

7.1.5 Establishment of Growth Standing Committee - Closed Session

At the March 24, 2026 Growth Standing Committee meeting, the following resolution was presented to establish the Growth Standing Committee Closed Session Meeting:

MOVED BY: Mayor Ken Boshcoff
SECONDED BY: Councillor Dominic Pasqualino

THAT a Growth Standing Committee - Closed Session meeting be scheduled for Tuesday, March 24, 2026 at 4:30 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- (j) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value; and
- (k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

7.1.5.1 Amendment - Establishment of Growth Standing Committee - Closed Session

The following resolution is presented to amend the purpose of the March 24, 2026 Growth Standing Committee - Closed Session meeting:

MOVED BY: Mayor Ken Boshcoff
SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to the resolution to establish the Tuesday, March 24, 2026 Growth Standing Committee - Closed Session, we recommend that the following reason be added:

- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

7.1.5.2 Amended - Establishment of Growth Standing Committee - Closed Session

MOVED BY: Mayor Ken Boshcoff
SECONDED BY: Councillor Dominic Pasqualino

THAT the Growth Standing Committee - Closed Session meeting be scheduled for Tuesday, March 24, 2026 at 4:30p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (j) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value;
- (k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

CARRIED

Committee reconvened Closed Session to continue with the business at hand.

Growth Standing Committee - Closed Session in the McNaughton Room at 5:18 p.m.

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etrene
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
John Collin, City Manager
Cynthia Cline, Deputy City Solicitor
Keri Greaves, Commissioner - Corporate Services & City Treasurer
Kerri Marshall, Commissioner - Growth

Joel DePeuter, Director, Development Services - Infrastructure
& Operations
Mariah Maunula, Property Agent - Growth
Aaron Ward, Project Manager - Growth
Gillian Matson, Solicitor II

Guests: Councillor Brian Hamilton
Councillor Shelby Ch'ng

7.1.6 Growth Standing Committee - Closed Session

Vice Chair: Councillor Kasey Etreni

7.1.7 Reports of Municipal Officers

7.1.7.1 Property Related Matter - Land Sale - 545 Algoma Street North

Cynthia Cline - Deputy City Solicitor, responded to questions.

It was the consensus of the Committee to proceed as directed.

7.1.7.2 Property Related Matter - Potential Land Sale - 144 Fanshaw Street, 300 Tokio Street and 791 Arundel Street.

Confidential report 2026CLS.010 (Realty Services) was distributed separately to all Members of Council, City Manager, City Solicitor, Commissioner - Corporate Services & City Treasurer and Commissioner - Growth only on Friday, March 20, 2026.

Joel DePeuter, Director- Development Services and Mariah Maunula, Property Agent provided an overview and responded to questions.

It was the consensus of the Committee to proceed as directed.

At 6:21 p.m. the Closed Session concluded.

Growth Standing Committee - Open Session in the S.H. Blake Memorial Auditorium (Council Chambers) at 6:21p.m.

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etrene
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
John Collin, City Manager
Cynthia Olsen, Director - Strategy & Engagement
Yvonne Opoku, Council & Committee Clerk

7.2 Growth Standing Committee - Open Session

Vice Chair: Councillor Kasey Etrene

The Deputy City Clerk advised that there were no further items.

8. Adjournment

The meeting adjourned at 6:23 p.m.

Standing Committee Report

REPORT NUMBER 143-2026-Growth-Development Services

DATE

PREPARED April 10, 2026

FILE

STANDING

COMMITTEE April 28, 2026

MEETING DATE

SUBJECT Housing Accelerator Fund – 2026 Annual Report

PURPOSE

For information.

EXECUTIVE SUMMARY

This Report provides an overview of the second Annual Report of Thunder Bay’s Housing Accelerator Fund Program submitted to the Canada Mortgage and Housing Corporation (CMHC) on March 3, 2026.

During the second reporting period, Thunder Bay issued permits for 546 new units (530 net units), achieving 86% of the first two targets, and 50% of the three-year Housing Supply Growth Target. Significant progress was made on implementing the Approved Action Plan, with all initiatives complete or on track.

Since 2024 the City has approved 90 grant applications, committing over \$10.4 million to support 566 residential units. An additional \$1.7 million has been earmarked for grants in 2026.

Thunder Bay’s report was approved by CMHC on March 19, 2026, and the third advance of \$5,888,348.21 was received on March 31, 2026. Following receipt of the third advance, release of the Renew Thunder Bay Reserve Fund commitment of \$4,060,000 towards the Affordable Rental Housing Funding Program was initiated.

KEY CONSIDERATIONS

The City of Thunder Bay has been awarded up to \$22.9 million in funding from the Canada Mortgage and Housing Corporation (CMHC) through the Housing Accelerator Fund (HAF) to reach a total of 1,755 new permitted homes by February 28, 2027.

The purpose of this Report is to provide Council with an Annual Report that highlights the progress made on achieving the goals of the HAF Program. This Report provides a summary of the Annual Attestation that was submitted to CMHC on March 3, 2026, per the Contribution Agreement, and captures the period between February 5, 2025, and February 4, 2026.

The Annual Attestation is composed of four parts: permit data report, action plan report, capital projects report, and use of HAF funding report. Attachment A includes the permit data report summary and action plan report submitted to CMHC.

Permit Data Report

The Permit Data Report validates building permits issued during the reporting period to determine progress towards achieving the Housing Supply Growth Target. Thunder Bay has selected to report permit data using the whole month reporting period (March 1, 2025, to February 28, 2026).

The three-year Housing Supply Growth Target of 1,755 is broken down into three annual targets: 339 (year one), 676 (year two), and 740 (year three). The three sub-targets – missing middle, other multi-unit, and affordable units – do not have annual targets associated with them.

During the reporting period, Building Services issued permits for 546 new units. During the same period, 16 units were lost through demolition, resulting in 530 new units. This means that Thunder Bay achieved 78% of the year two target. When added to the results from the first reporting period, **Thunder Bay achieved 86% of the combined year one and two targets** (table 1).

Table 1. Net permitted units from March 1, 2024, to February 28, 2026, by target type.

Target Type	Target	Net	Remain	Progress
Total Units	1,015	875	140	86%
Missing Middle	429	460	0	107%
Other Multi-unit	328	341	0	104%
Affordable Units	362	135	227	37%

From January 1, 2024, to March 25, 2026, Building Services issued permits for 911 units. 425 of those units (47%) are from HAF grant supported projects (table 2). The four major grant programs listed in table 2 are the Affordable Rental Housing Funding Program (ARHFP), Additional Dwelling Unit Grant Program (ADU), Construction Assistance Grant Program (CAG), and Multi-Unit Residential Grant Program (MUR).

In 2024 and 2025, 33-35% of units were supported by HAF, with the remaining 65-67% of units not receiving grant support. The majority of units issued permits this year have

been a result of HAF grant funded projects. However, this ratio will change as more permits are issued throughout the year.

Table 2. Units in receipt of HAF grant funding by program and calendar year, compared to all units permitted per calendar year (gross).

Year	ARHFP	ADU	CAG	MUR	HAF Total	All Units	% HAF
2024	0	14	4	94	112	343	33%
2025	44	33	38	14	129	374	35%
2026	101	3	0	80	184	194	95%

Action Plan Report

The City has made significant progress implementing the Approved Action Plan and is considered “On Track” by CMHC. A status update on all milestones is provided in Attachment A.

Highlights include:

- Receiving and processing 119 applications across the four grant programs, for a total of 210 applications processed in two years. Application volume demonstrates a high demand for funding to support more units.
- Approving 35 applications, committing over \$2.5 million in funding to support 173 new residential units. For a total of 90 applications, \$10.4 million in funding, and 566 residential units in two years. This does not include projects that were awarded funding and later cancelled.
- Conducting a review of the ADU Grant Program which supported a 425% increase in ADU permits in 2025 compared to the 10-year average.
- Designating 4 large parcels of municipally owned land as surplus to support 1,100 units over the next three years.
- Initiating the creation of a Vacant & Dilapidated Buildings Program.
- Completing development studies on high potential parcels of land to reduce barriers to development.

Capital Projects Report

HAF funding will be used to support three capital projects in 2026. These projects were included in the 2025 Annual Report. No new projects have been added.

1. **Empire Avenue Road Extension.** Design and construction of 100m road extension to an existing urban street. Will support a minimum of 60 units.
2. **Burwood Extension Phase II & III.** Design and construction of municipal sanitary sewer and water extension along Burwood Road to Oliver Road. The private and public lands can accommodate over 3,000 units.
3. **Central Avenue Servicing Project Phase I.** Design and construction of 650m of new watermain, storm, and sanitary sewers from Amber Drive west then north to Central Avenue. Will enable the development of 1,260 units.

Use of HAF Funding Report

The City is required to report on the funding advanced during the reporting period, by category. The categories are: (1) initiatives included in the approved action plan or (2) investments in affordable housing, (3) housing-related infrastructure, and (4) community-related infrastructure that supports housing.

As of February 4, 2026, the City has advanced \$3,063,248 on initiatives included in the Approved Action Plan. This does not include committed funds, nor invoices which have been approved but not paid.

Looking Ahead – HAF Year Three

After a successful Year One and Two, work is underway to continue to build momentum and accelerate development in Year Three. This is the final year of the Approved Action Plan. Priorities include:

- Completing the 7 remaining milestones due in 2026.
 - Initiative 1, Milestone 3 – Multi-Unit & Affordable Housing Initiative: Program Evaluation – due June 1
 - Initiative 3, Milestone 3 – Affordable Housing Navigator: Publicize Services – due December 31
 - Initiative 6, Milestone 3 – Secondary Planning & Infrastructure Planning in Support of Housing Strategy: Undertake Secondary/Neighbourhood Planning – due December 31
 - Initiative 7, Milestone 3 – Vacant Industrial land Assessment & Conversion Program: Long-Term Industrial Land Assessments – due December 31
 - Initiative 8, Milestone 2 – Archaeological Management Plan: Undertake Archaeological Management Plan – due April 30
 - Initiative 9 & 10, Milestone 2 – Enhanced Vacant & Dilapidated Buildings Program: Develop and Launch Program – due June 30
 - Initiative 9 & 10, Milestone 3 – Enhanced Vacant & Dilapidated Buildings Program: Acquire and Address Priority Buildings – due August 31

- Administering the Additional Dwelling Unit Grant Program, Affordable Rental Housing Funding Program, Construction Assistance Grant Program, and the Multi-Unit Residential Grant Program.
- Administering the Surplus Land Strategy and sale of lands for housing.
- Working with the Mayor's Taskforce on Building More Homes Advisory Committee to finalize the Housing Affordability Action Plan, which will guide the City's work on housing following the end of the Approved Action Plan.

In 2026, Thunder Bay will need an ambitious 880 net new units to meet the assigned Housing Supply Growth Target. This volume of development has not been experienced in Thunder Bay since the early 1990s.

Should all projects awarded grant funding to date proceed, we can expect 141 incentivized units in 2026. Should the four projects on the surplus large opportunity sites proceed on schedule, an additional 600 units will be permitted before the next reporting period. In addition, a total of \$1.7 million has been earmarked for grants in 2026 to further accelerate housing development.

FINANCIAL IMPLICATION

There are no direct financial implications associated with this update.

The City has received three HAF advances totalling \$16,972,711.29. The final advance (March 2027) is contingent on the City completing all initiatives in the Approved Action Plan and meeting the Housing Supply Growth Target.

Per Report 368-2024 – Affordable Rental Housing Funding Program Funding Advance, the Renew Thunder Bay Reserve Fund commitment of \$4,060,000 towards the Affordable Rental Housing Funding Program was released following receipt of the third HAF advance.

BACKGROUND

On December 2, 2025, the 2026-2027 Capital Budget was approved, establishing the 2026 budget for the Program at \$5,388,300.00

On March 20, 2025, the City of Thunder Bay and Canada Mortgage and Housing Corporation entered into an amended Contribution Agreement to add the Vacant & Dilapidated Building Program Initiative to the City's Approved Action Plan, increase the total potential funding amount to \$22.9 million, and revise the Housing Supply Growth Target and sub-targets. The new targets are as follows:

Corporate Report 143-2026-Growth-Development Services

- By February 28, 2027:
 - 1,755 permitted housing units (net).
 - 429 missing middle housing units.
 - 328 other multi-unit housing units.
 - 20.61% of the Housing Supply Growth Target are affordable units.

At the March 17, 2025, Committee of the Whole Meeting, Report 84-2025 – Housing Accelerator Fund Annual Report was presented for information.

On March 7, 2025, administration submitted the first Annual Report of Thunder Bay's Housing Accelerator Fund Program to Canada Mortgage and Housing Corporation. This report included a proposal and funding request to create a Vacant & Dilapidated Buildings Program Initiative.

On November 25, 2024, the 2025 Capital Budget was approved, establishing the 2025 budget for the Program at \$5,196,000.00.

At the October 7, 2024, Committee of the Whole Meeting, Report 368-2024 – Affordable Rental Housing Funding Program Funding Advance was approved, thereby increasing the 2024 funding allocation for the Affordable Rental Housing Funding Program from \$1,520,000 to \$5,580,000. The Renew Thunder Bay Reserve Fund committed \$4,060,000 towards to backstop the funding increase until receipt of the third advance.

At the March 11, 2024, Committee of the Whole Meeting, Report 64-2024 – Housing Accelerator Initiatives was approved, thereby approving the administrative requirements to support the Housing Accelerator Program and establishing the 2024 budget for the Program at \$5,196,014.87.

On February 5, 2024, the City of Thunder Bay and Canada Mortgage and Housing Corporation entered into a Contribution Agreement for up to \$20.7 million in Housing Accelerator Fund funding.

At the August 11, 2023, Committee of the Whole Meeting, additional information was provided, and Council approved the City's application to the Housing Accelerator Fund.

At the July 24, 2023, Committee of the Whole Meeting, Report 203-2023 – Application to the Federal Housing Accelerator Fund was presented and Council referred the report back to Administration requesting additional information.

REFERENCE MATERIAL ATTACHED

Attachment A – HAF-CMHC 2026 Annual Attestation Text Copy

REPORT PREPARED BY

Corporate Report 143-2026-Growth-Development Services

Summer Stevenson, Project Manager – Development Services

REPORT SIGNED AND VERIFIED BY

Joel DePeuter, Acting Commissioner- Growth Department

Date 04/20/2026

HAF-CMHC Annual Attestation Text Copy

Attestation Type: Annual Attestation

Due Date: March 9, 2026

Reporting Period: February 4, 2025 – February 5, 2026 (Financials); March 1, 2025 – February 28, 2026 (Action Plan & Building Permits).

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Agreement Report

Question	Answer
How many net new units were permitted in the reporting period?	530
Of the net new units that were permitted in the reporting period, how many were single detached homes?	35
Of the net new units that were permitted in the reporting period, how many were multi-unit housing in close proximity to rapid transit?	0
Of the net new units that were permitted in the reporting period, how many were missing middle housing?	336
Of the net new units that were permitted in the reporting period, how many were other multi-unit housing?	160
Of the net new units that were permitted in the reporting period, how many were affordable units?	108
Are you on pace to surpass your housing supply growth target?	No
Are there any additional initiatives that you would like to implement that will increase your housing supply growth target, should additional funding become available?	No
What is the amount of HAF spent in the reporting period?	\$ 2,294,938
What is the total amount of HAF funding spent for all reporting periods, based on all advance(s) to date?	\$ 3,063,248
Have you provided an update to all the initiatives and milestones within this attestation?	Yes
If behind on unit targets, explain why, share recovery plan, pipeline, and extra efforts beyond the approved action plan.	See Below

If behind on unit targets, explain why, share recovery plan, pipeline, and extra efforts beyond the approved action plan.

Thunder Bay's housing supply growth target is 1,755 units by February 28, 2027, with the annual targets as follows: 339 (year one), 676 (year two), and 740 (year three). Thunder Bay exceeded the first reporting period target by 6 units and fell short of the second reporting period target by 146 units. Therefore, a total of 880 units is needed in the third reporting period to meet the housing supply growth target. Despite being slightly behind on the overall housing supply growth target, Thunder Bay has already achieved the Missing Middle and Other Multi-Unit sub-targets.

Thunder Bay is experiencing a labour shortage that is creating delays in development processes and increasing the cost of construction. This shortage includes registered designers, environmental consultants, project coordinators, electricians, plumbers, and labourers. For example, individuals looking to construct an Additional Dwelling Unit are being placed on 5-month waitlists for design drawings and contractors are already booked through to fall 2026.

There are 88 registered vacant lots in approved plans of subdivision, 78 non-registered vacant lots in approved plans of subdivision, and 620 vacant lots in draft approved plans of subdivision, illustrating that there is suitable and available land for constructing single detached and missing middle housing.

Recovery Plan & Pipeline:

In 2025, the City issued a Call for Proposals for 10 large parcels of municipally owned land. Submitted proposals were evaluated and City Council declared four parcels surplus in January 2026 to support 1,300 units. Should these projects proceed on schedule, 600 units are expected to be permitted within the third reporting period.

In addition, 24 of the 90 projects that have been awarded funding through the City’s approved action plan grant programs are still progressing to the permit stage (156 units). The third and final grant program intake closed on February 27, 2026, which will incentivize an additional 50-80 units before the end of the reporting period.

Efforts Beyond the Approved Action Plan:

The City has developed a Smart Growth Action Plan, adopted by Council in December 2025, that is built around three core goals: expanding Thunder Bay’s tax base, strengthening the local workforce, and attracting new residents. The actions contained within this plan will help address the capacity issues faced by the housing sector.

However, building additional capacity will take time as businesses navigate the increase in development activity. We anticipate that Thunder Bay will continue to experience capacity shortages throughout the life of the Housing Accelerator Fund. To reduce delays at the municipal level, the City launched its “One Stop Development Shop” in July 2025 to provide dedicated concierge services to large development projects to help navigate approvals processes.

Approved Initiatives and Milestones

Initiatives Overview

Initiative Name	Start Date	Completion Date	Estimated # of Units the Initiative will Incent	Status
Multi-Unit & Affordable Housing Initiative	2024-02-05	2026-06-01	80	On Track
Encouraging Additional Dwelling Units	2024-02-05	2025-06-01	187	Completed
Affordable Housing Navigator	2024-02-05	2026-12-31	0	On Track
Vacant Commercial Development Incentive	2024-02-05	2024-09-19	60	Completed
Core Areas “CIP” Grants for Residential Infill	2024-02-05	2024-07-22	40	Completed
Secondary Planning & Infrastructure Planning	2024-02-05	2026-12-31	151	On Track

in Support of Housing Strategy				
Vacant Industrial Land Assessment & Conversion Program	2024-02-05	2026-12-31	100	On Track
Archaeological Management Plan	2024-02-05	2026-04-30	30	On Track
Enhanced Vacant & Dilapidated Buildings Program	2025-06-01	2026-08-31	64	On Track

Milestone Summaries

Initiative 1: Multi-Unit & Affordable Housing Initiative

Milestone Name	Start Date	Completion Date	Status
Develop and Implement the Grant Program	2024-02-05	2024-09-30	Completed

Reported in 2025 Annual Attestation.

Milestone Name	Start Date	Completion Date	Status
Develop the Community Improvement Plan	2024-02-05	2024-08-31	Completed

Reported in 2025 Annual Attestation.

Milestone Name	Start Date	Completion Date	Status
Program Evaluation and Potential Extension	2026-03-01	2026-06-01	On Track

Evaluation initiated early March, on track to complete before June deadline.

To date:

- 22 projects have been awarded funding through the Multi-Unit Residential Grant Program, supporting 235 new units. 12 projects (55%) have received a building permit, with 10 projects remaining.
- 6 projects have been awarded funding through the Affordable Rental Housing Funding Program, supporting 221 new units. 2 projects (33%) have received a building permit, with 4 projects remaining.
- \$6.8 million in funding has been allocated to these programs.

Initiative 2: Encouraging Additional Dwelling Units

Milestone Name	Start Date	Completion Date	Status
Promotional Materials and Outreach	2024-02-05	2024-09-30	Completed

Reported in 2025 Annual Attestation.

Milestone Name	Start Date	Completion Date	Status
Implement ADU Incentive Program	2024-09-09	2024-12-19	Completed

Reported in 2025 Annual Attestation.

Milestone Name	Start Date	Completion Date	Status
Monitoring and Evaluation	2024-02-03	2025-06-01	Completed

The Additional Dwelling Unit (ADU) Grant Midway Program Review was completed by June 1, 2025. The results from the review were presented to the Mayor's Taskforce on Building More Homes Advisory Committee on June 18, 2025.

The Midway Program Review assessed program uptake and evaluated if the ADU Grant Program was meeting expectations. The Review concluded that the ADU Grant Program was meeting the goals set out in the Housing Accelerator Fund Action Plan and Housing Community Improvement Plan. No changes to the program were recommended at the time of the review.

From 2010-2024, the average number of ADUs permitted per year was 12 (building codes 110, 210, and 310). 2011 saw the lowest year with 3 permitted ADUs, and 2015 and 2024 saw the highest years with 19 permitted ADUs. In 2024, 14 of the 19 permitted ADUs were grant supported (74%). At the time of the review, it was unclear whether the grant supported ADUs were a result of the program. However, after a full calendar year with an active program, the results are much clearer. In 2025, 63 ADUs were permitted representing a 425% increase above the 10-year average. 33 of these ADUs were grant supported (52%)

The results from 2025 suggest that the ADU Grant Program has spurred an increase in non-funded, and funded, ADU projects.

Initiative 3: Affordable Housing Navigator

Milestone Name	Start Date	Completion Date	Status
Hire Affordable Housing Navigator	2024-02-05	2024-04-22	Completed

Reported in 2025 Annual Attestation.

Milestone Name	Start Date	Completion Date	Status
Performance Review of Navigator Position	2026-01-01	2026-02-01	Completed.

Performance review of the Navigator position was completed through the City of Thunder Bay's Performance Assessment program. The Navigator position has supported capacity building in the not-for-profit building sector by guiding organizations through the development process, from ideation to completion. Two projects supported by the Navigator have received building permits (44 units), two projects have applied for building permits (101 units), and two projects are working towards the building permit stage (78 units).

The position is funded through to 2028. These services are being further evaluated through the completion of the Housing Affordability Strategy & Action Plan to determine the best use of limited municipal resources.

Milestone Name	Start Date	Completion Date	Status
Publicize Services and Initiate Outreach	2024-05-06	2026-12-31	On Track

Information about the Navigator position was shared on the City website in May 2024.

The Navigator continues to support successful Affordable Rental Housing Funding Program applicants through the development process and provides additional assistance by identifying other funding opportunities and supporting grant applications. In addition, the Navigator maintains connections with community organizations and agencies to gain an understanding of upcoming projects that may require support.

In 2026, further formalization of Navigator services will take place through the build out of the City’s One Stop Development Shop concierge service, launched in 2025.

Initiative 4: Vacant Commercial Development Incentive

Milestone Name	Start Date	Completion Date	Status
Review and Amend Zoning By-Law	2024-02-05	2024-08-26	Completed

Reported in 2025 Annual Attestation.

Milestone Name	Start Date	Completion Date	Status
Develop and Launch Implementation Program	2024-02-05	2024-09-30	Completed

Reported in 2025 Annual Attestation.

Initiative 5: Core Areas “CIP” Grants for Residential Infill

Milestone Name	Start Date	Completion Date	Status
Amend the Core Areas Community Improvement Plan	2024-02-05	2024-07-22	Completed

Reported in 2025 Annual Attestation.

Milestone Name	Start Date	Completion Date	Status
Develop and Implement Incentive Program	2024-02-05	2024-07-22	Completed

Reported in 2025 Annual Attestation.

Initiative 6: Secondary Planning & Infrastructure Planning in Support of Housing Strategy

Milestone Name	Start Date	Completion Date	Status
Conduct Infrastructure Planning	2024-02-05	2025-12-31	Complete

There are two components to this milestone: (1) studies to support Surplus Lands Initiative; and (2) studies to support Infrastructure Projects.

1. Studies to support Surplus Lands Initiative. To support housing development within the urban area, a review of municipal lands was completed to determine optimal municipally owned lands to surplus for residential development. Over the course of 2024, 14 properties were declared surplus by City Council. A development proposal and review matrix process were introduced which requires interested buyers to submit a residential development proposal along with the request to purchase these lands. All proposals are evaluated against a matrix to determine alignment with HAF objectives and project readiness to ensure housing development.

In 2025, the City expanded on work completed in 2024 and launched a Call for Proposals for 10 large opportunity sites. More than a dozen submissions were received for 6 of the 10 properties. The four highest scoring proposals were selected to proceed. Administration initiated the surplus process for the four parcels in December 2025, with Council voting in favour and ratifying their decision early January 2026. Administration has now entered the negotiation process to advance the purchase and sale of these properties, with will result in the creation of 1,100 new units.

The City initiated and completed studies on several parcels of land to reduce the burden on future development projects. These studies include Surplus Lands Concepts & Best Use Plans, Archaeological Assessments, Scoped EIS, Geotech/Rock Depth, Noise & Vibration Studies, and Traffic Studies. These studies will support both future residential development and required infrastructure work to service underserviced parcels.

2. Studies to support Infrastructure Projects. There are three infrastructure projects planned for 2025/2026, with preparation completed in 2025. These projects include a road extension to unlock a parcel of municipal land (Empire Ave West), a trunk sewer extension to unlock public and private lands (Burwood Road), and phase 1 of the Central Avenue Development Lands Servicing Project that will extend municipal services to support 100 acres of public and private lands. These projects will support over 2,500 units when complete.

The Burwood Extension Phase II began in July 2025 and will be complete July 2026. The Empire Avenue Road Extension is ready for tender and will be constructed from July to October 2026. The Central Avenue (Interocean) Development Servicing Project Phase I will begin construction July 2026 and be completed in 2027.

Milestone Name	Start Date	Completion Date	Status
First Permits Issued	2024-07-29	2025-06-06	Complete

The first parcels of land designated surplus under the Surplus Lands Initiative were listed on the City website and MLS in 2024. Since 2024, 9 properties have sold and 4 permits have been issued resulting in 16 new missing middle units. The first permit was issued on June 6, 2025.

Additionally, 4 properties have submitted a building permit application and are in the review stage (17 missing middle units).

Purchase and sale negotiations are underway on the 4 large opportunity sites declared surplus by Council in January 2026. Should these projects advance, they will result in 1,100 units over the next three years. Permits for 600 units are anticipated by the end of the next HAF reporting period (February 28, 2027).

Two of the three infrastructure projects are expected to be completed this year, which will allow for more permits to be issued in the medium- to long-term, supporting the City's 10-year housing goals to be completed this year, which will allow for more permits to be issued late 2025, early 2026.

Milestone Name	Start Date	Completion Date	Status
Undertake Secondary/Neighbourhood Planning	2024-02-05	2025-12-31	Delayed

Details regarding the Surplus Lands Initiative can be found in Milestone 1: Conduct Infrastructure Planning and Milestone 2: First Permits Issued.

Infrastructure planning and associated studies are informing the creation of a Development Plan (neighbourhood plan) for the Central Avenue (Interocean) Development Lands Servicing Project. The creation of this plan has been delayed due to two factors outside of the municipality's control

1. Presence of an endangered species in the study area. During the Environmental Impact Study, the presence of black ash trees (<250) was confirmed, with black ash trees being added to the Endangered Species List (ESL) in 2024. As a new addition to the ESL, a framework for the mitigation requirements relating to black ash removal is still pending from the Ontario Ministry of Environment, Conservation, and Parks (MECP). Based on the City's initial discussion with MECP staff, it may take up to 1-year to obtain approvals from the MECP to work within the 30m radius habitat protection zone or to remove certain black ash trees. This has caused delays in the technical site servicing plan, which impacts the development planning process. The potential impacts of the black ash trees may be reduced through the proposed Species Conservation Act; however, this regulation has yet to receive Provincial approval and is not yet in force and effect.

2. Presence of archaeological resources in the study area. During the Archaeological Assessments, significant archaeological resources were discovered and reported to the Ontario Ministry of Municipal Affairs and Housing in July 2025. The results of these findings have been evaluated, and a further Stage 3 and Stage 4 Archaeological Assessment will be required. While this work has commenced, the field work is on hold due to winter conditions (frozen ground) and will continue in the late spring of 2026. It is anticipated the Stage 3 and 4 field work will extend into the later summer 2026, with the actual schedule to be confirmed.

Due to these factors, the timeline for the neighbourhood plan was revised. The planning process will be re-initiated in spring 2026. Until the City receives the results approvals from MECP regarding the black ash tree, and results from the Stage 3 and 4 Archaeological Assessment, a completion timeline cannot be determined. However, the intention is that the development plan

will be ready in draft form by the fall of 2026. While this milestone is facing a delay, the City is still on track to meet the overall initiative deadline of December 31, 2026.

Initiative 7: Vacant Industrial Land Assessment & Conversion Program

Milestone Name	Start Date	Completion Date	Status
Undertake Industrial Land Assessment	2024-02-05	2024-12-20	Completed

Reported in 2025 Annual Attestation.

Milestone Name	Start Date	Completion Date	Status
Environmental Assessments and Records	2024-02-05	2025-07-01	Completed

Five properties/areas were identified as high potential sites at the onset of the Initiative: Jasper Drive, 1000 Athabasca, 530 High Street West, Simpson Street, 114 Miles Street. The following studies have been completed:

- Jasper Drive: Phase 1 Archaeological, Phase 1 Environmental Site Assessment, Land Use Compatibility, and Noise Study. In 2025, Council approved the surplus of lands, sale, and development plan for 210+ units in the Jasper Lands area (former industrial, rezoned).
- 1000 Athabasca Street: Phase 1 & 2 Environmental Site Assessment, Land Use Compatibility Study, and Noise & Vibration Study
- 530 High Street South: Phase 1 & 2 Environmental Site Assessment and Reference Plan.
- Simpson Street: Land Use Compatibility Study and Noise & Vibration Study.
- 114 Miles Street East: Phase 1 & 2 Environmental Site Assessment and Reference Plan. Identified as a large opportunity site and the City is continuing to accept development proposals for this parcel.

Milestone Name	Start Date	Completion Date	Status
Long-Term Industrial Land Assessments	2025-04-01	2026-12-31	On Track

The former industrial lands along the waterfront area, specifically the Pool 6 Lands, have been identified as the focus of the Long-Term Industrial Land Assessments initiative. Two studies are underway:

1. Land Use Compatibility Assessment. An assessment is underway to determine how multi-unit residential developments may be impacted by, and may in turn impact, local industry in the area. The assessment will evaluate the land use compatibility between multi-unit residential and the neighbouring land uses utilizing guidance provided by the Ontario Ministry of Environment, Conservation, and Parks Guideline D-6 Compatibility.

2. Visioning Exercise. The City has retained an architecture/urban design firm to lead a comprehensive visioning exercise including a series of conceptual development scenarios to guide the future redevelopment of the Pool 6 waterfront lands. The process is informed by an extensive review of technical studies, environmental assessments, land use compatibility analysis, archaeological work, identified constraints, and prior planning initiatives, alongside public input and collaborative engagement with City staff and the Thunder Bay Community Economic Development Commission. The initial concepts were presented to the Growth Standing Committee of Council in January 2026.

Initiative 8: Archaeological Management Plan

Milestone Name	Start Date	Completion Date	Status
Public Engagement Process	2024-07-08	2024-12-20	Completed

Reported in 2025 Annual Attestation.

Milestone Name	Start Date	Completion Date	Status
Undertake Archaeological Management Plan	2024-02-05	2026-04-30	On Track

Woodland Heritage Northwest has been hired to prepare a city-wide Archaeological Management Plan. Work is progressing on the Plan, with the latest update provided to the Indigenous Advisory Council on February 5, 2026.

Initiative 9 & 10: Enhanced Vacant & Dilapidated Buildings Program

Milestone Name	Start Date	Completion Date	Status
Undertake Property Standards By-law Review and Assessment	2025-06-01	2025-12-31	Completed

A review of the City's existing tools and "business as usual" action on vacant buildings was completed, including a comprehensive review of the Municipal Standards for Property By-law (BL 95/2022) and the Vacant Building Security By-law (BL 96/2022). The City retained a planning firm to complete an existing policy review, comparator analysis, and gap analysis. A review of five comparator municipalities was conducted to examine the strategies employed by other municipalities of similar size and objectives. Thunder Bay is in line with comparators for standards within the respective By-laws, and consistent with identified best practices.

Findings from the policy review, comparator analysis, and gap analysis were combined with an internal review of existing processes for implementation, as well as data collection on known vacant buildings, to inform the creation of a Vacant Building Response Plan. The Response Plan is broken down into three phases and includes 12 actions, many of which have already begun (Milestone 2: Develop and Launch Program).

Milestone Name	Start Date	Completion Date	Status
Develop and Launch Program	2026-01-01	2026-06-30	On Track

The Vacant Building Response Plan was presented to the Growth Standing Committee of Council in November 2025. The City has begun implementing the Plan and is on track to launch the formal Vacant & Dilapidated Building Program in June 2026. The Program will include two dedicated staff to support program coordination and inspections.

In addition, Corporate Information Technology is developing an online Vacant Building Registry application form, digitizing internal processes, and creating an online vacant building complaint form. These digital resources are essential to operationalizing the existing Vacant Building Security By-law and will provide the foundation of the response program. Education campaigns will be developed and launched following the completion of the digital toolkit.

Milestone Name	Start Date	Completion Date	Status
Acquire and Address Priority Buildings	2026-01-01	2026-08-31	On Track

Data collection to inform this work is underway, this includes determining the number of known vacant buildings, completing exterior inspections to determine building condition, and identifying additional sources of data to support prioritization. An internal Steering Committee is being established to guide this work and create a priority response matrix to rank the list of known vacant buildings to initiate remediation work. These actions are expected to be completed by the end of March. Actions to address priority buildings will begin April and continue through to the end of this milestone and beyond.

Standing Committee Report

REPORT NUMBER 177-2026-Growth-Development Services

DATE

PREPARED

April 20, 2026

FILE

STANDING

COMMITTEE

April 28, 2026

MEETING DATE

SUBJECT

Pool 6 Visioning Concept for Master Plan Update

PURPOSE

WITH RESPECT to Report 177-2026-Growth-Development Services, endorsement of the Standing Committee - Growth is requested to forward the following recommendations to City Council;

WE RECOMMEND THAT Council adopt the Pool 6 / Tug Boat Basin Waterfront Master Plan Update;

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

EXECUTIVE SUMMARY

This report provides an overview of the Pool 6 / Tug Boat Basin Waterfront Vision and Master Plan Update and seeks feedback from the Standing Committee on Growth prior to its presentation to Council for adoption.

The purpose of the Update is to reflect opportunities realized since the original 2015 Waterfront Master Plan, as well as evolving community priorities, market conditions, and economic development opportunities. The Vision is intended to be a flexible framework, enabling the City to respond to market interest and development concepts brought forward through a future Call for Proposals process. Accordingly, future adjustments may occur, provided they substantially align with the Design Objectives outlined in the Waterfront Master Plan Update.

The Waterfront Master Plan Update and framework balances public access, environmental stewardship, and strategic economic development opportunities; supporting year-round activity and long-term economic sustainability. The conceptual plan envisions the site as a connected, vibrant, mixed-use waterfront destination organized around a central main street and connected public realm. This Vision contributes to the continued evolution of Thunder Bay's waterfront and supports the

objectives of the Smart Growth Action Plan by advancing a destination that strengthens economic activity, enhances livability, and attracts investment

The Vision features and preserves the site's unique natural attributes, with over 60 percent of the land as publicly accessible open space; protecting key views of Lake Superior and the Sleeping Giant. At the same time, it introduces carefully scaled opportunities for complementary development to add vibrancy to the area and support public and private sector partnerships. Active and alternative transportation modes will be prioritized, with parking provided at levels that support planned use while managing peak demand through complementary transportation and parking strategies.

Following consideration of Committee feedback, the Pool 6 / Tug Boat Basin Waterfront Vision and Master Plan Update will be presented to Council for adoption. Ongoing technical studies will inform future cost considerations and development strategies in advance of a Call for Proposals process to seek out development interest.

KEY CONSIDERATIONS

The Pool 6 Waterfront Vision and Master Plan Update is a key action in the City Manager's Workplan and the Smart Growth Action Plan.

Through a comprehensive and iterative design and engagement process, four development scenarios were explored. Following public and stakeholder consultation, a preferred concept (Scenario 2B) was further refined as the conceptual vision for the site shown in Attachment 1. This concept reflects a balanced approach that sets an appropriate development footprint supporting a mix of uses that enhance the site's function as a year-round destination, highlighting opportunities for cultural, recreational, tourism and commercial activities.

The Pool 6 lands represent a highly visible and strategically important waterfront site and a once-in-a-generation opportunity to shape the next phase of Thunder Bay's waterfront. The preferred concept is not intended to prescribe a fixed end result, but rather to establish a flexible, market-responsive vision that can attract investment and guide future development by public and private partners. The Master Plan Update provides a clear framework and conceptual vision to guide future decision-making, investment and implementation.

The key considerations informing the preferred Waterfront Master Plan Update framework include:

- **Waterfront as a destination:** The lands have the potential to function as a major cultural, recreational, and tourism destination within the City and the broader region.

- **Balance of public and private interests:** The framework prioritizes maintaining significant publicly accessible open space and waterfront access while introducing carefully scaled opportunities for complementary development.
- **Economic opportunity:** The introduction of mixed-use development supports increased tourism activity, private investment, and long-term economic growth.
- **Environmental sensitivity:** The presence of wetlands, habitat features, and shoreline conditions requires a thoughtful and integrated approach to design and development.
- **Flexibility and phasing:** The framework is designed to be adaptable, allowing the City to respond to changing market conditions and partnership opportunities over time.

CONSULTATION

On January 27, 2026, the Growth Standing Committee was presented with an update on the Pool 6 lands Vision project, outlining a proposed framework for the next phase of public consultation and engagement. Areas of feedback included consideration of adequate parking, transit accessibility and continuing the partnership with the Transportation Museum of Thunder Bay. The Vision includes parking to facilitate increased development and waterfront activity but does not intend to accommodate peak event parking demand on-site; peak demand is anticipated to be managed through alternative approaches such as transit and utilization of surrounding parking facilities. The Transportation Museum partnership continues to be reflected within the waterfront vision.

Public and stakeholder input has been undertaken as part of the Pool 6 Waterfront Master Plan Update process, including two online surveys and a public open house session.

Online Survey 1 – February/March 2025

An initial survey was conducted to gather input on which components of the 2015 Waterfront Master Plan the public would like to see retained, and to assess community priorities, desired amenities, and the overall vision for the Pool 6 waterfront lands. A total of 364 responses were received.

The survey results indicated strong support for retaining key elements of the 2015 Master Plan, particularly water-based and passive recreational amenities. Approximately 66.5% of respondents supported the inclusion of a canoe/kayak dock, and 63.5% supported passive recreational uses such as walking and cycling, as well as a fishing/picnic dock. In addition, 57.7% of respondents supported extending Sleeping Giant Parkway to the Central Avenue overpass.

In terms of future development, respondents expressed interest in a mix of uses that balance recreation and economic activity. Passive recreational uses were the most

supported (63.5%), followed by commercial and retail opportunities (53.6%), and hospitality-related uses such as hotels or spas (37.6%).

Overall, the results reinforced the importance of maintaining public access, supporting recreational opportunities, and introducing complementary development that enhances the site's function as a year-round destination. These findings helped inform the development of the four conceptual scenarios evaluated in the next phase of engagement.

Online Survey 2 – February/March 2026

A second survey was conducted to evaluate public preferences related to four conceptual development scenarios and to further refine the Vision for the Pool 6 lands. The survey received 417 responses, providing a broad range of community input on the proposed concepts and future direction of the site.

Survey results indicate a strong preference for a balanced approach to development that values public access, natural features, and community-oriented amenities, while accommodating economic development opportunities. Respondents consistently supported maintaining a significant portion of the site as publicly accessible open space, with an emphasis on continuous waterfront access, walking and cycling trails, and the preservation and enhancement of natural features.

In terms of programming, the survey identified strong interest in uses that contribute to an active and vibrant public realm. A public market emerged as one of the most supported features, particularly as a flexible indoor-outdoor space capable of operating year-round. Additional support was expressed for smaller scale food and beverage uses, including cafés and waterfront dining.

While there was some support for hospitality uses such as hotels, this support was strongest when integrated with complementary public facing uses. Residential uses and larger-scale private development received more limited support, particularly where these were perceived to reduce publicly accessible space.

Public Open House Session – March 1, 2026

An in-person Public Open House was held on March 1, 2026, at the Baggage Arts Building at Prince Arthur's Landing, with approximately 100 participants in attendance. The event provided an opportunity for attendees to review the Framework Plan and four development scenarios and to provide direct feedback to the project team.

Feedback from the open house reinforced the importance of achieving a careful balance between public access, community amenities, and economic development opportunities. Most participants expressed support for minimizing the overall development footprint while maintaining a high-quality, publicly accessible waterfront.

Participants placed significant emphasis on the importance of natural features and ecological integration, including the preservation of green space, habitat areas, and

shoreline access. There was also strong support for enhancing the public realm through trails, seating areas, and gathering spaces that encourage social activity and community use.

In addition, participants highlighted the value of incorporating cultural and educational elements into the site, including Indigenous cultural representation, heritage interpretation, and opportunities to reflect the history and identity of the waterfront.

Summary of Engagement Findings

Overall, both the online surveys and the Public Open House demonstrated a strong and consistent desire for a publicly accessible waterfront that prioritizes natural features, recreation, and community use, while accommodating carefully considered development that supports long term economic sustainability.

A key theme across all engagement activities was the importance of balancing public access and open space with opportunities for economic development, while limiting the overall development footprint. There was strong support for enhancing the public realm through trails, gathering spaces, and year-round programming, as well as incorporating destination-oriented uses such as a cultural amenities, public market and complementary food and beverage offerings.

Based on the feedback received through this process, Scenario 2B emerged as the preferred development concept and formed the basis of the conceptual rendered drawings in the Master Plan Update.

In addition to public engagement, consultation has been undertaken with internal departments, external agencies, and stakeholders, including the Community Economic Development Commission (CEDC), to ensure alignment with economic development objectives and technical considerations.

Overall, engagement completed to date has helped to shape the conceptual Vision that reflects community priorities, balances public and private interests, and supports the long-term development of the waterfront.

FINANCIAL IMPLICATION

The Waterfront Master Plan Update establishes a long-term conceptual framework for development. One of the Guiding Financial Principles approved by City Council through the Long Range Financial Plan is Supporting Growth and Economic Development: The alignment of financial strategies with economic opportunities to foster a thriving community.

While detailed cost estimates have not yet been prepared, the Vision is informed by the 2025 Highest and Best Use Study completed by the CEDC which includes high level

cost and revenue projections. Additional technical studies will inform future cost considerations, revenue projections and development strategies.

Future financial implications may be associated with:

- Detailed design and engineering work
- Infrastructure investment
- Environmental remediation and site preparation
- Potential partnership and development facilitation

These costs will be further defined through subsequent phases of the project and brought forward for Council consideration through future reports and budget processes.

BACKGROUND

In 2015, Council adopted the Pool 6 / Tug Boat Basin Waterfront master plan, envisioning the development of the former industrial Pool 6 lands into a public, nature focussed waterfront area and extension of Prince Arthur's Landing. The plan emphasized public access, connected trails, naturalized landscapes and open spaces, along with recognition of the site's industrial and cultural heritage.

Since that time, the City has made meaningful progress toward implementing the original vision, including investment in waterfront infrastructure, expansion of the trail network, improvements to the cruise ship terminal, and the advancement of major cultural projects, including the Thunder Bay Art Gallery under construction and the proposed 'Science North' new science centre. These investments have helped establish the waterfront as an important civic destination and have created momentum for further transformation.

Evolving market conditions, increased tourism activity and a growing emphasis on economic development have highlighted the need to revisit and update the 2015 Waterfront Master Plan.

NEXT STEPS

Following consideration of Committee feedback, the Waterfront Master Plan Update will be brought forward to Council for adoption.

Advancing the framework plan toward implementation will require a series of technical studies to further explore site conditions, assess development viability and inform future decision making related to land use, infrastructure, and potential partnerships.

A timeline for a Call for Proposals process to identify potential private sector partners and innovative development ideas that align with the vision and objectives of the Master Plan will be established following completion of the required technical studies.

Further updates will be brought forward to Committee and Council as additional information becomes available and as the project progresses toward implementation.

REFERENCE MATERIAL ATTACHED

Attachment A: Pool 6 Visioning Rendering

Attachment B: Draft Pool 6 Tugboat Basin Master Plan Update

REPORT PREPARED BY

Brent Bigford, Project Manager/Lead Mapping Technician, Growth Department

REPORT SIGNED AND VERIFIED BY

Joel DePeuter, Acting Commissioner – Growth Department

Date 04/20/2026





CN Rail Yard

Sleeping Giant Pkwy

Thunder Bay Art Gallery

Science North

Tugboat Basin

Habitat Pond

Boathouse & Dock

Block B Nordic Spa

Block A Hotel

Lookout

Forest

Urban Beach

Block F Public Pavilion

Wetland

Drop-off

Main Street

Block C Waterpark & Hotel

Block D Residential

Block E Market

Forest

Wetland

Drop-off

Service Path

Alexander Henry Museum

Cruise Ship Terminal

Jetty

WATERFRONT MASTER PLAN UPDATE POOL 6 / TUG BOAT BASIN





Figure 1. Artist's aerial rendering of Pool 6 Waterfront as envisioned in the Master Plan Update



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Figure 2. Artist's rendering of the Boathouse and Waterfront Trail as envisioned in the Master Plan Update

EXECUTIVE SUMMARY

Building on the vision established through the 2015 Waterfront Master Plan and informed by a decade of implementation, investment, and community momentum, this update re-imagines Thunder Bay's Waterfront as a continuous, connected, vibrant, mixed-use destination. As a highly visible and irreplaceable site on Lake Superior, Pool 6 has the potential to become a signature recreational, cultural, and tourism destination—anchoring the next chapter of Thunder Bay's waterfront evolution (see **Figure 2**).

This Plan positions the site as a place for year-round activity, gathering, and discovery—serving residents, attracting visitors, and strengthening the City's economy through a flexible design that supports strategic partnerships, incremental growth development and economic development.

The Pool 6 Tug Boat Basin lands represent a once-in-a-generation opportunity to create a defining waterfront destination for Thunder Bay—one that celebrates the waterfront's cultural identity, elevates its national and international profile, and optimizes its land value.

Focused on City-owned lands south of Pearl Street, the Plan responds to evolving market realities, environmental considerations, and ever-changing community priorities. It puts forward a flexible, implementation-ready Framework Plan that balances generous public open space, ecological restoration, and continuous public access with carefully scaled opportunities for economic development. In particular, the Framework Plan is intended to

preserve more than 60 percent as public open space, protects iconic views of Lake Superior and the Sleeping Giant, and supports significant development opportunities that can be implemented with public and private sectors partners, injecting significant investment into the Thunder Bay economy.

The Master Plan Update explores two primary scenarios, each with two associated variations, illustrating a total of four possible pathways for realizing the Pool 6 Framework Plan. These scenarios showcase the breadth of possibilities and the inherent flexibility of the Framework Plan, allowing the City to respond nimbly to evolving community needs, market conditions, and emerging funding and partnership opportunities, while maintaining the core vision of a vibrant mixed-use waterfront district.

In summary, the Master Plan Update positions Pool 6 as a transformative waterfront investment: a resilient, inclusive, and economically catalytic destination that enhances quality of life, strengthens tourism, and establishes a lasting civic legacy for Thunder Bay.



Figure 3. Thunder Bay Waterfront at Pool 6 / Tug Boat Basin Existing Conditions



1.0

Site Location & Boundary

1.1 SITE LOCATION & BOUNDARY

The subject lands are located to the east of South Water St, and south of the Sleeping Giant Parkway. The lands are bound by the railway corridor to the west, Pearl Street to the north, the former Pool 6 site and wharf to the south, and the Tug Boat Basin to the east. Further east, and south is Lake Superior. The lands are irregular in shape, with an area of approximately 12.19ha. The lands currently contain two wetlands, one being provincially significant – which is referred to as the Habitat Pond. The Transportation Museum and a municipal building are adjacent to the cruiseship wharf (See **Figure 3,4, 5**).



Figure 4. Thunder Bay Waterfront at Pool 6 / Tug Boat Basin looking East

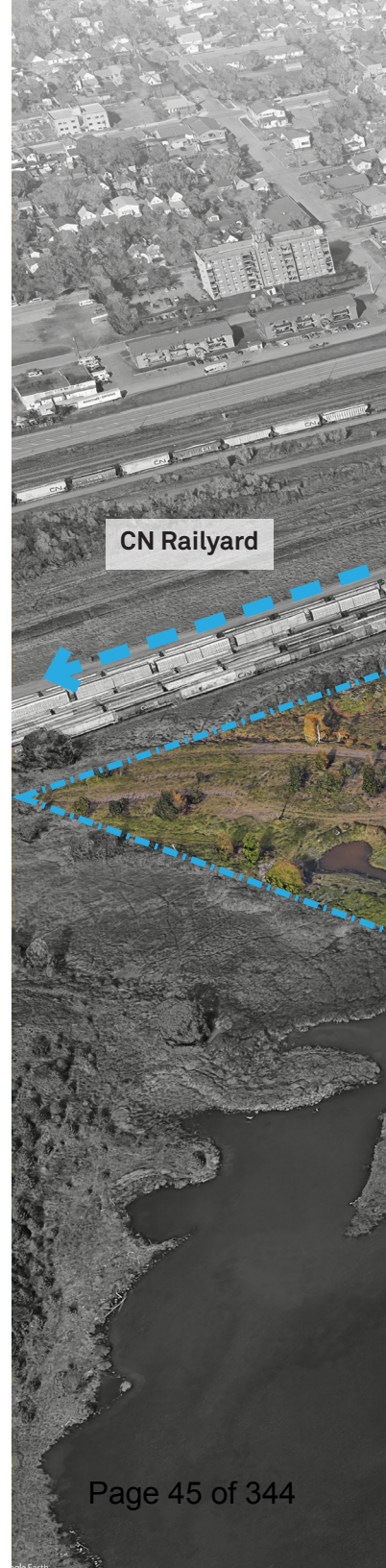




Figure 5. Site Boundary and Current Context

1.2 SCOPE OF WORK & PROCESS

The City of Thunder Bay intends to advance the development of the City-owned Pool 6 Waterfront Lands, representing Phase 2 of the Waterfront Master Plan update. The Pool 6/Tug Boat Basin Master Plan, originally prepared and updated by Brook McIlroy in 2015, forms the foundation for the scope of this project.

Since the 2015 Master Plan, the City has identified the need for a realistic implementation strategy that balances public amenities with complementary uses developed in partnership with the private sector. As a result, this project aims to deliver a comprehensive update to the previous 2015 Master Plan, integrating the City's evolving goals for economic development, tourism, recreation and community placemaking. Brook McIlroy (BMc) is retained by the City to deliver an updated Master Plan that reflects these evolving needs.

The process has been divided into three phases, each phase being approximately three (3) months in length. Phase 1 commenced in June and focused on background review and establishing the design objectives. It included a review of the following background documents:

1. The 2015 Waterfront Master Plan Update Pool 6/Tug Boat Basin by Brook McIlroy for the City of Thunder Bay
2. The 2022 Wildlife Habitat Strategy for the Thunder Bay Area of Concern by North Shore of Lake Superior Remedial Action Plans for the City of Thunder Bay.
3. The 2023 Phase 2 Waterfront Master Plan Update presentation by the City of Thunder Bay.
4. The 2024 Pool 6 Wetland Evaluation Summary by Jessie McFadden and Michelle Willows for the City of Thunder Bay.
5. The 2024 Stage 1 Archaeological Assessment for Pool 6 by Woodland Heritage Northwest for the City of Thunder Bay.
6. The 2024 Project Report on the Waterfront Master Plan Update (Survey) by the City of Thunder Bay.
7. The 2025 Pool 6 Property Best Use Study and Additional Housing Analysis by Bain Smith Consulting Inc. for the City of Thunder Bay Community Economic Development Commission (CEDC).
8. The 2022 Draft Phase 1 Environmental Site Assessment by Stantec for the City of Thunder Bay.
9. The 2024 Draft Phase 2 Environmental Site Assessment by Stantec for the City of Thunder Bay CEDC.

Lidar information has also been provided by the City, as well as a Draft Land Use Compatibility Assessment completed by Stantec in August 2025, which the City shared for review in October 2025. A thorough site visit was conducted on September 3, 2025.

Phase 2 began around the end of September. This phase is categorized by drafting four (4) design scenarios. The draft scenarios were provided to the City's project team for feedback and review, followed by an in-person Workshop with City Staff on November 18th to gather input from various experts and establish a strong framework plan. The working session with the City provided valuable

insight into the preferred concepts, programs, overall design and design objectives.

Phase 3 began in December and represents the final phase in this process. This phase included refinement of the preferred concept, with accompanying 3D renderings and a fly-through, the preparation of a report and presentation for the Growth Standing Committee, a public open house, and concluded with a final report and presentation to Council.

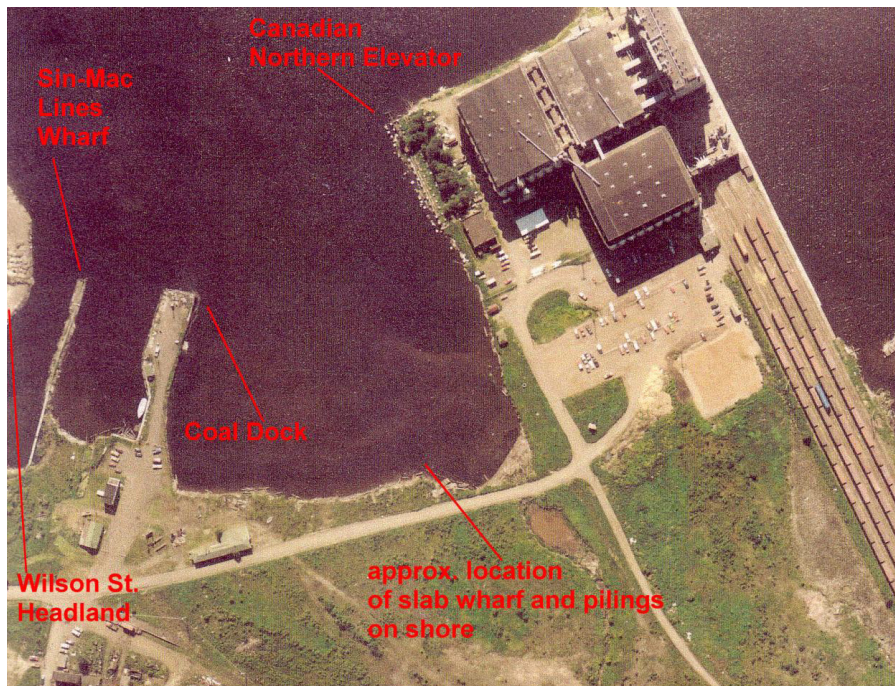


Figure 6. Image showing location of the CNR Elevator Complex, Sin-Mac Wharf and Coal Dock

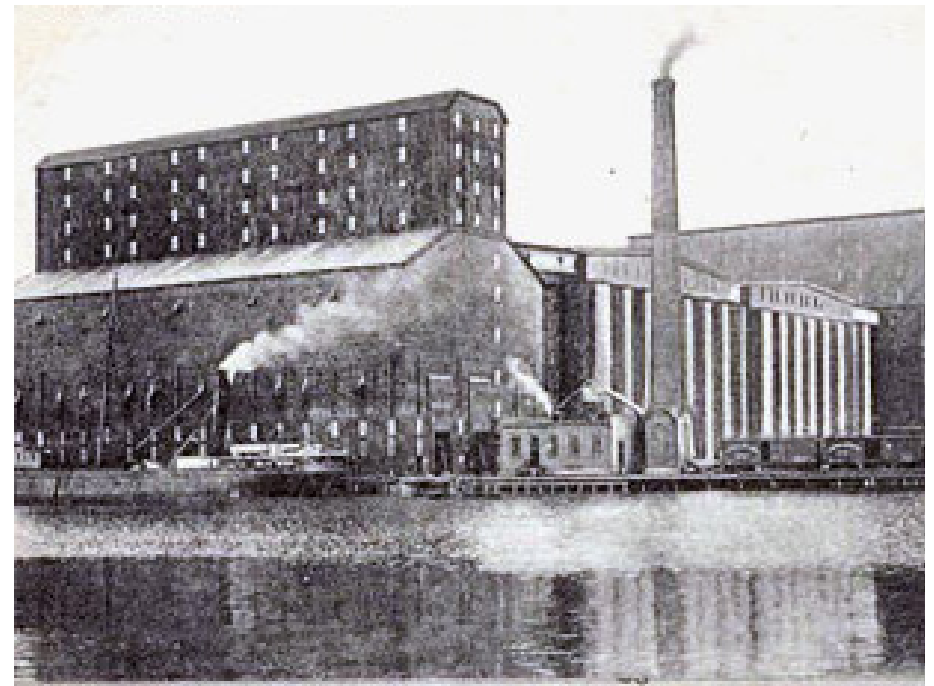


Figure 7. Image showing location of the CNR Elevator Complex and Elevator B



Figure 8. Image showing location of the existing site looking north



2.0

Overview of the 2015 Master Plan

2.1 OVERVIEW OF THE CONCEPT PLAN (2015)

The concept plan from 2015 incorporated 22 different features into the site design - See **Figure 9**. Key elements and components of this Plan is summarized below:

Trails: The 2015 concept included an extensive trail network design for various activities, levels of ability, and accessibility.

Cultural Areas¹: The 2015 plan recognized the importance of preserving and celebrating the site's cultural and industrial heritage. Indigenous place names were incorporated, as well as the protection of archaeological features. Facilities such as a roundhouse and an Indigenous sweat lodge were proposed to enhance community engagement.

Cultural Campus Development Plans: The 2015 concept included a vision for a cultural campus that integrated recreational and artistic activities. This included the Thunder Bay Art Gallery, an apple orchard and community garden, a wide naturalized public space, and a roundhouse /arts workshop.

Tug Boat Basin: This was proposed for non-motorized boating activities and preserving archaeological resources. It included a naturalized shoreline to protect ecosystems and educate the public. Limited public access to Sin-Mac Jetty to protect archaeological resources. A paved trail was also proposed to connect the Pool 6 parking lot to the fishing and canoe/kayak dock.

Three Hills Forest: This was an area to feature regraded hills and a wetland channel for recreational activities. This site area was proposed at 1.8ha, and three regraded hills. It included a BMX trail system, and a 500m wetland channel that would double as a skating circuit during the winter. The wetland channel was intended to contribute to storm water management and filtration. Extensive reforestation was also being proposed and included plantings of silver maple and other native species.

Nordic Springs: A Nordic-themed public spa was proposed to celebrate Thunder Bay's Finnish heritage and promote health and wellness. The facility included outdoor hot and cold pools, saunas and a café. It was intended to be compatible with the proposed/ existing trail network. The design was intended to be sustainable, small in scale and well-integrated into the natural setting.

The Field: The 2015 concept showed a large open field. This was intended to be a flexible open space for various recreational activities and gatherings. It was originally designed to have a trail encircling it, with a sculpted landscape for seating and shelter. An adjacent public beach to the east was also proposed.

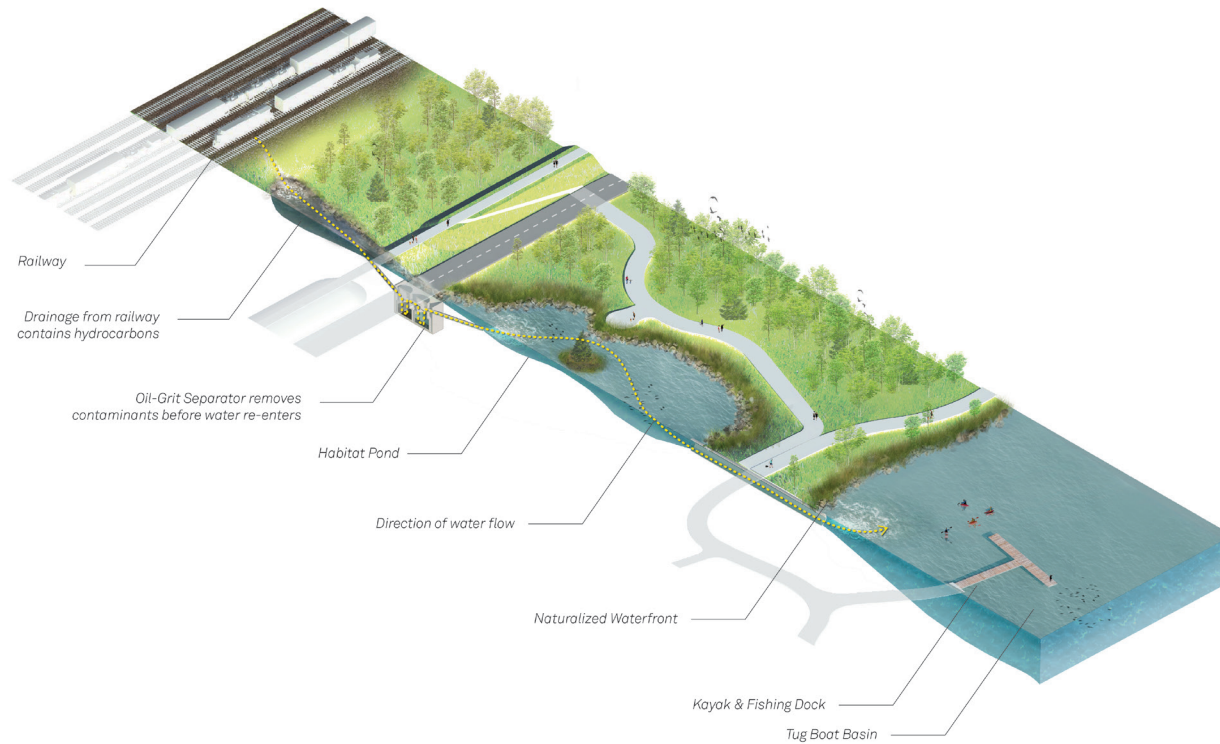
Pool 6 Park Pavilion: This was the re-configuration/repurposing of the existing Pool 6 building. It was originally envisioned to enhance public services and amenities, with the addition of food concessions and visitor amenities for cruise ship passengers.

¹ The Indigenous components of the cultural campus and cultural areas were informed through an Indigenous Workshop, and consultation with Fort William First Nation community members.



- | | |
|--|---|
| 1. SPIRIT GARDEN | 12. THREE HILLS FOREST TRAILS |
| 2. SIN-MAC JETTY | 13. NORDIC SPRINGS |
| 3. COAL DOCK | 14. DOCKSIDE ALLEE |
| 4. TUGBOAT BASIN | 15. POOL 6 PARK PAVILION |
| 5. PICNIC DOCK | 16. WILDFLOWER HILL |
| 6. FISHING, CANOE/KAYAK DOCK | 17. THE FIELD |
| 7. PARKS MAINTENANCE AREA | 18. DOCK 5 HERITAGE GARDEN |
| 8. CULTURAL CAMPUS INCLUDING THUNDER BAY ART GALLERY | 19. CRUISE SHIP WHARF |
| 9. RIDGE LINE TRAIL | 20. RAILWAY TRESTLE |
| 10. APPLE ORCHARD | 21. WAABINONG (EAST) LOOKOUT |
| 11. HABITAT POND | 22. EXTENSION OF SLEEPING GIANT PARKWAY TO CENTRAL AVE OVERPASS |

Figure 9. Original Tug Boat Basin Concept Plan (2015)



Naturalization Areas: There was a considerable amount of environmental restoration included in the 2015 concept. This included things such as soil aeration and phytoremediation. There were stormwater management facilities proposed to improve water quality and protect habitats. Reforestation of native species to enhance biodiversity and ecological health, habitat protection and improvements. It also prioritized the re-use of existing fill, water quality enhancement, and opportunities for active and passive recreation.

Pool 6 Wharf : The wharf was intended to continue to provide public access and accommodate large vessels. The railway trestle was proposed to be retrofitted for public access and seating areas. A Waabinong (east) lookout was also incorporated to provide scenic views and interpretive signage about Indigenous history.

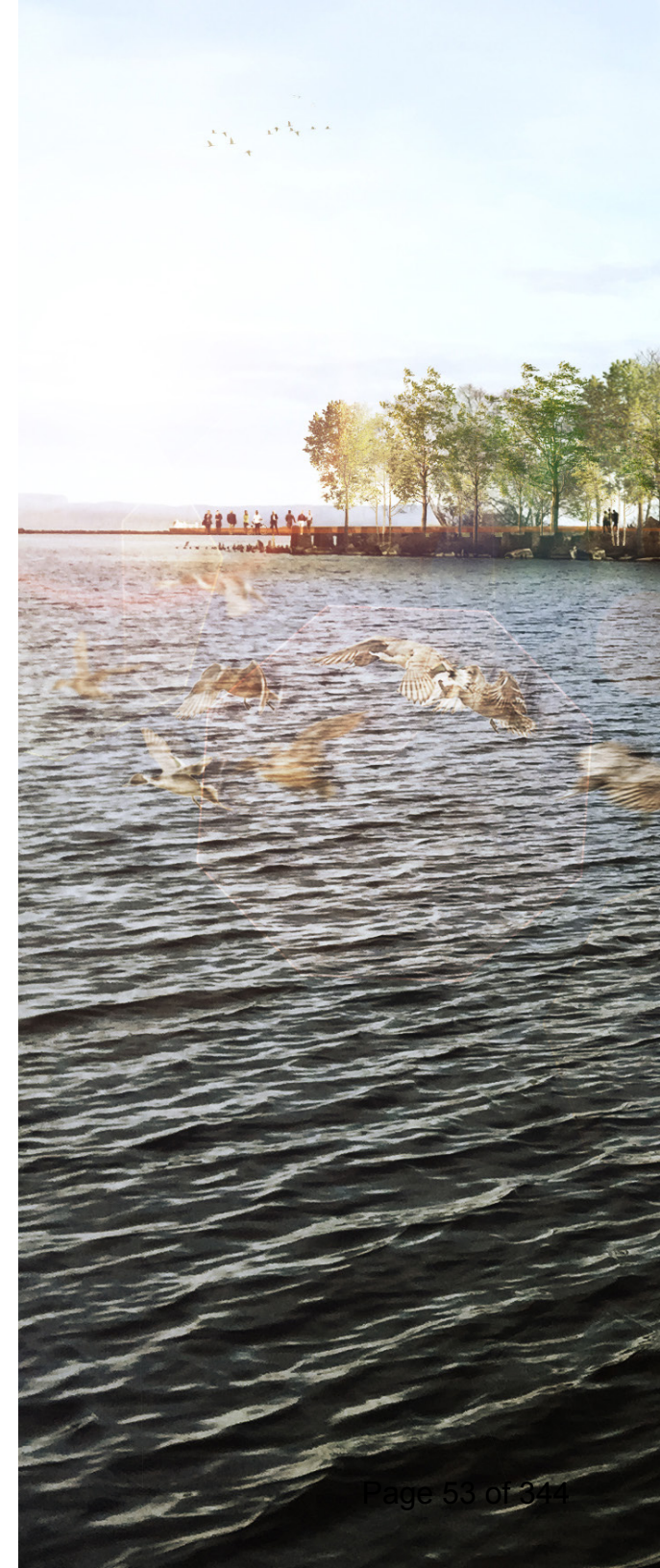




Figure 10. View of Wildflower Hill, Pavilion and Dock 5 Heritage Garden (2015)

2.2 SUMMARY OF VISION AND GUIDING PRINCIPLES (2015)

The original vision statement from the 2015 Master Plan was: “year-round, connected, and ours to celebrate.” This vision strongly reflected the intention to improve and maintain year-round access to the site, and to revitalize the area to celebrate and highlight the rich culture, heritage and landscape of Thunder Bay.

The guiding principles that were originally established have been reviewed and incorporated into the proposed concepts and are intended to be carried forward into the final design of the site. Minor changes are expected as the context of the site and development climate has changed since 2015. As demonstrated in the Framework Plan and the scenarios provided in the following sections, the Update still emphasizes prioritization of the natural environment, providing land and water-based activities, providing public access to the site and water’s edge, celebrating and highlighting Thunder Bay’s heritage and culture, and linking the waterfront to economic renewal.

Overview of 2015 Master Plan - Guiding Principles

The following ten guiding principles were incorporated into the 2015 Master Plan and remain fully relevant to this Update:



Prioritize the creation of a natural setting



Integrate Thunder Bay's heritage



Provide land and water-based activities



Extend the network of public art and Interpretive installations



Provide continuous public access along the water's edge



Improve access for all transportation modes and transit using low-impact development design



Provide new publicly accessible cultural destinations on the waterfront



Provide access for low-impact marine uses in Tug Boat Basin



Provide a large green multi-purpose outdoor space with views to the water



Link waterfront initiatives to economic renewal

2.3 OVERVIEW OF KEY DESIGN RECOMMENDATIONS (2015)

The following key design recommendations from the original 2015 Master Plan were reviewed, validated, and carried forward in this Update (**Figure 11**):

- 1. A year-round cultural landscape:** year-round access is still being shown to Tug Boat Basin through non-motorized water crafts. A wildflower hill is still being proposed along with uninterrupted green space along the waterfront (See **Figure 10**).
- 2. Restored habitat and environmental sustainability:** the current concepts incorporate the treatment of railway run-off. The existing habitat pond remains an important feature that is being maintained for both educational and design purposes.
- 3. Extended public access and trail network:** the concept of a continuous trail network is carried forward from the 2015 Plan. Recently, the City has built segments of the trail network parallel to the shoreline flanking Tug Boat Basin and on the Pool 6 site.
- 4. A mixed-use district and economic development:** a site that maintains a mix of uses for year-round enjoyment is still applicable. This will help to attract visitors, while serving the broader community.
- 5. Cultural heritage and Indigeneity:** this site is particularly rich in both industrial and Indigenous history. This is intended to be reflected in the programming, design, and naming of facilities and features.





Figure 11. Aerial View with the Key Recommendations of the 2015 Master Plan

2.4 WHAT HAS BEEN IMPLEMENTED SINCE 2015

Since the original 2015 Master Plan, several proposed initiatives have been realized, including:

- Extension of the existing trail network- **Figure 12** and **Figure 15**.
- Construction of the first southerly leg of the Sleeping Giant Parkway - **Figure 13**
- The Thunder Bay Art Gallery (currently under construction)- **Figure 14**
- Improvements to the cruise ship wharf- **Figure 16**

After the completion of the Thunder Bay Art Gallery, and with the future establishment of Science North, a cultural corridor will begin to take shape, woven together by a connected trail network.



Figure 12. Existing Waterfront Trail



Figure 13. Construction of the first southerly leg of the Sleeping Giant Parkway



Figure 14. The Thunder Bay Art Gallery (currently under construction)



Figure 15. Extension of the existing trail network



Figure 16. Improvements to the cruise ship wharf



Figure 17. View of the Habitat Pond and the Extension of the Sleeping Giant Parkway



3.0

Context & Site Analysis

3.1 LAND USE DESIGNATION AND ZONING BY-LAW

The subject lands are partially designated Natural Heritage and partially designated Commercial as per Schedule A of the Official Plan. The portion that is designated Natural Heritage is further designated Natural Corridor, and Provincially Significant Coastal Wetland as per Schedule B of the Official Plan. The portion that is designated Commercial is further designated Waterfront Commercial as per Schedule E of the Official Plan. **See Figure 17 and Figure 18.**

The subject lands are zoned “WC” – Waterfront Commercial Zone and maintain an environmental overlay. The environmental overlay is to indicate that the lands are within the Lakehead Region Conservation Authority regulated area, and may require review, approval and a permit by the associated conservation authority prior to development taking place. Permitted uses and development standards associated with the “WC” Zone can be found in Section 4 of the City of Thunder Bay Zoning By-law 1-2022. The “WC” Zone permits the following uses:

- Building supply outlet
- Furniture store
- Hotel
- Indoor recreation use*

- Microbrewery
- Restaurant
- Retail commercial use
- Service commercial use
- Water-related use
- Health centre
- Office

(Indoor recreation use** – a **building** used for commercial indoor leisure activities, cultural or social promotion, or entertainment. The term includes museum, art gallery, movie theatre, social club, public hall, fitness centre, convention centre, theatre for the performing arts, covered arena or field, gymnasium, billiard hall, bowling alley, miniature golf course, driving range, ice or roller skating or curling rink, swimming pool, sauna or a similar **use**. The term excludes **outdoor recreation uses**.)*



Figure 18. Land Use Designation from the Official Plan. The lands are designated Natural Heritage (green) and Commercial (red)



Figure 19. Land Use Designation from the Official Plan. The lands are further designated Natural Corridor (light green), and Provincially Significant Coastal Wetland (teal) and Waterfront Commercial (space without colour)

3.2 LAND USE COMPATIBILITY AND D-6 GUIDELINES

If any of the above permitted uses were to be established, this could be accomplished without the need for any planning approvals. However, if a use that is not currently permitted within the “WC” Zone were to be established, this would require planning approval, and a decision from Council. If planning approval is required, this would include a review of the applicable planning policies and regulations: Provincial Planning Statement (PPS), 2024, Growth Plan for Northern Ontario, Official Plan and Zoning By-law. This review would need to ensure the proposed use and land use change is consistent with the PPS, conforms to or does not conflict with the Growth Plan for Northern Ontario, and meets the general intent and purpose of the City of Thunder Bay Official Plan and Zoning By-law. If a use that is considered sensitive (i.e. residential) were to be established, in addition to the planning review, this would also require a land use compatibility analysis and an assessment of the **D-6 guidelines**.



Figure 20. WC Zone

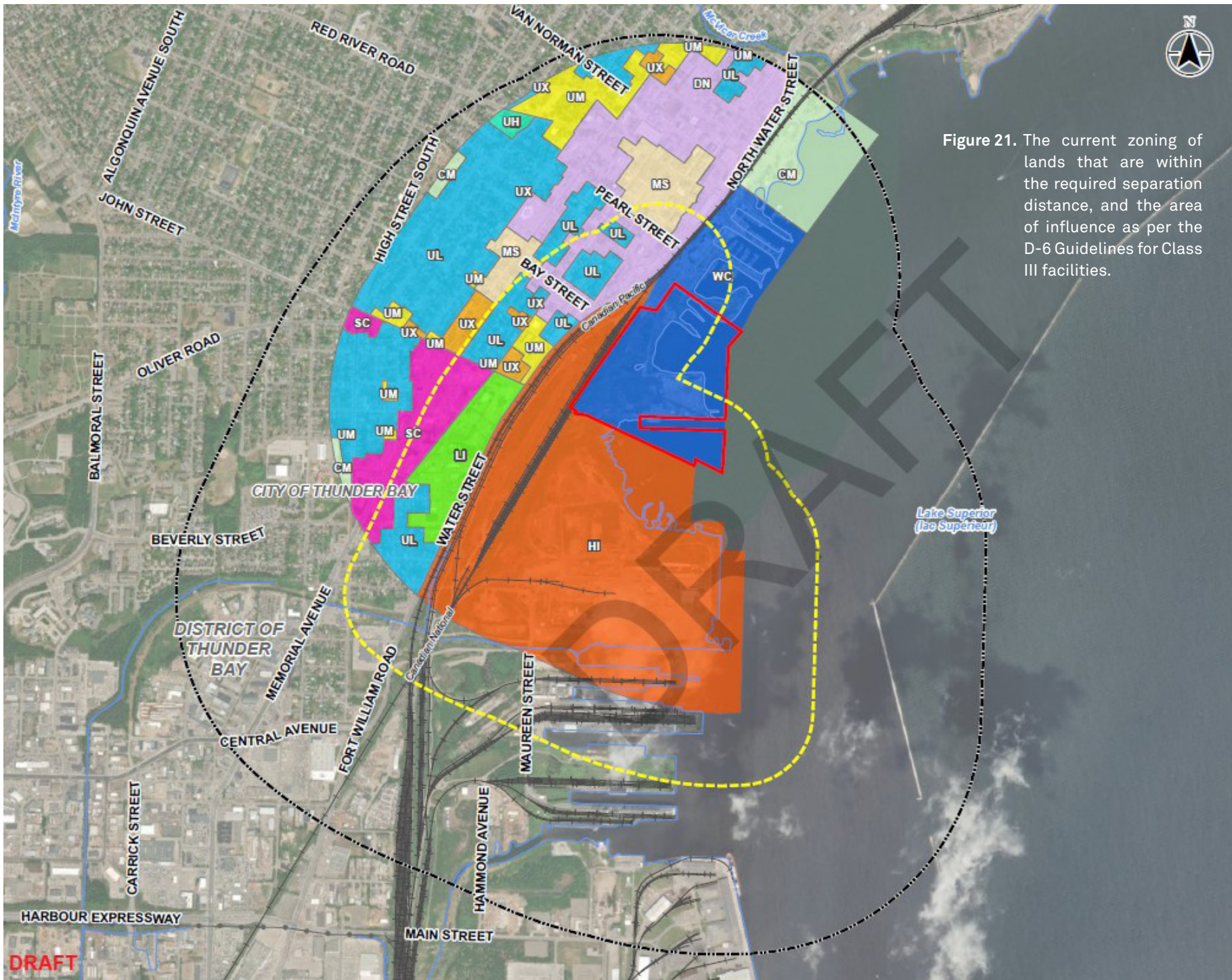


Figure 21. The current zoning of lands that are within the required separation distance, and the area of influence as per the D-6 Guidelines for Class III facilities.

DRAFT

3.3 CHALLENGES AND OPPORTUNITIES

The site presents many unique challenges and opportunities. The subject lands contain a habitat pond, varying degrees of **ecological sensitivity** throughout, as identified by the 2024 Pool 6 Wetland Evaluation, and the need to improve wildlife habitat as identified by the 2022 Wildlife Habitat Strategy for the Thunder Bay Area of Concern, making development more challenging in certain areas.

Despite these challenges, the natural features can be enhanced and leveraged as a defining asset, creating a unique ecological draw for the site. For example, the pond is currently treating stormwater runoff from the railyard and will require expansion southerly. This is an opportunity to naturalize the site, which has environmental and ecological benefits, but also benefits its users. It provides wildlife habitat ideal for bird watching, which could also be improved. Strengthening habitat along the shoreline can create continuous waterfront green spaces and a connected network of naturalized areas.

Pool 6 has retained many elements from its industrial past, including its **railway trestle and jetty structures**. This remnant infrastructure is fixed as removal is laborious and costly. As with most former industrial sites, environmental and soil conditions must be investigated and managed accordingly; this site would be no different. However, these elements reference the site's history and provide an opportunity to be incorporated as a design element to highlight and educate visitors and community members on the site's interesting past.

A grove of birch trees has been retained along the northeast corner of the site. These trees provide crucial habitat and should be retained and augmented in association with a broader reforestation strategy throughout the Pool 6 site. These trees can be used as the foundation for establishing a renewed ecology along the water.

The **Cruise Ship Terminal** and **Transportation Museum** along the southern shore of the Pool 6 lands have specific functional and security requirements which must be maintained. The Cruise Ship area is a secured site with customs clearance operations, fencing, and a tarmac area that can accommodate large trucks for servicing the ships. These requirements will be maintained and enhanced through improvements recommended in the plan that also ensure a more appropriate integration with the public and mixed-use operations proposed for the surrounding lands.

The re-grading of the site has created uneven terrain. The existing hill located in the northeast portion of the site has created challenging conditions for redevelopment. Removing the potentially contaminated substrates could be costly if a proper foundation is required to support future development. However, this hill provides incredible views across the bay to Sleeping Giant and Pie Island and is proposed to be enhanced as a wildflower landscape feature, consistent with the 2015 recommendation.

The CN Railyard, located along the western portion of the site, produces runoff that drains into the adjacent wetlands. The

proposed concepts suggest careful design and grading to visually and acoustically screen the railyard while providing seamless pedestrian and cycling connections to the water. For example, the proposed constructed wetlands can effectively capture and treat the runoff.

Lands zoned “HI” – Heavy Industrial Zone are located south of the site, although the actual uses currently in operation are not heavy industrial in nature. However, the existing zoning places the Pool 6 lands within the area of influence (AOI) of this designation. This adjacent designation, as well as proximity to the railyard creates potential conflicts with sensitive uses, such as residential. In order to permit residential uses, a revised zoning designation will be required for Pool 6, which will need to consider mitigating strategies that consider the influence of both the industrial designation to the south and the railyard to the west.



POOL 6 FRAMEWORK PLAN

The Pool 6 Tug Boat Basin lands represent a once-in-a-generation opportunity to create a defining waterfront destination for Thunder Bay—one that celebrates the waterfront's cultural identity, elevates its national and international profile, and optimizes its land value.

Focused on City-owned lands south of Paul Street, the Plan responds to evolving market realities, environmental considerations, and ever-changing community priorities. It puts forward a flexible, implementation-ready Framework Plan that balances generous public open space, ecological restoration, and continued public access with carefully scaled opportunities for economic development.

In particular, the Framework Plan is intended to preserve more than 50 percent of the site for public use, protect iconic views of Lake Superior and the Sleeping Giant, and supports up to one million square feet of development, representing approximately \$850 million in construction value.



WHAT WE'VE HEARD SO FAR

What have people said about the Pool 6 waterfront development? It's important to listen to the community and to the public. Here are some of the key themes that have emerged from our public survey.

Public Survey 2024 Options Summary

The Pool 6 Public Survey for the Pool 6 Framework Plan (2024) was conducted from October 15 to November 15, 2024. The survey received 1,234 responses, with 67% of respondents being local residents and 33% being visitors or business owners.

- Open Space:** 78% of respondents support maintaining or increasing open space and green areas.
- Public Access:** 85% of respondents support providing public access to the waterfront.
- Waterfront Development:** 62% of respondents support a mix of residential, commercial, and recreational uses.
- Infrastructure:** 71% of respondents support improving infrastructure, including trails and parking.
- Views and Landmarks:** 89% of respondents support preserving iconic views and landmarks.

Which waterfront amenities would you like to see explored in the updated Master Plan for Pool 6?

- Public Art
- Waterfront Plaza
- Public Market
- Community Garden
- Waterfront Cafe
- Public Library
- Waterfront Park
- Public Restrooms
- Waterfront Museum
- Public Art Installation
- Waterfront Plaza
- Public Market
- Community Garden
- Waterfront Cafe
- Public Library
- Waterfront Park
- Public Restrooms
- Waterfront Museum

WHY AN UPDATE IS NEEDED NOW



The background features a light blue wavy pattern. In the upper left, a hand is shown holding a pencil and a ruler, positioned as if measuring a map of the United States. The map is rendered in a darker shade of blue.

4.0

What We Heard

4.1 PUBLIC SURVEY SUMMARY (MARCH 2024)

From February to March of 2024, a survey was undertaken by the City of Thunder Bay to regain public interest in the 2015 Master Plan, and to gather feedback on what components of the 2015 Master Plan the public would still like to see, and what type of development would be desirable for the area. There was a total of 364 respondents. Of those that responded, 66.5% noted they would still like to see a canoe/kayak dock in the update, 63.5% noted they would still like to see a fishing/picnic dock, and 57.7% noted they would still like to see Sleeping Giant Parkway extended to the Central Avenue overpass. In terms of preferred development, 63.5% of the respondents indicated they would like to see passive recreation uses such as biking or walking, 53.6% indicated they would like to see commercial and retail opportunities, and 37.6% indicated they would like to see Pool 6 be used for hospitality services, such as a hotel, spa or resort.

Public Survey Summary (February- March 2024)

Engaged Participants: 364

What components of the 2015 Master Plan would you like to remain consistent?



Canoe/Kayak Dock

66.5% of respondents indicated that they would like to see a canoe/kayak dock in the master plan update.



Fishing/Picnic Dock

63.5% of respondents indicated that they would like to see a fishing/picnic dock in the master plan update.



Extension of Sleeping Giant Parkway

57.7% of respondents indicated that they would like to see Sleeping Giant Parkway extended to the Central Avenue overpass.

What types of development would you like to see the Pool 6 lands used for?



Passive Recreation

63.5% of respondents indicated that they would like to see passive recreation uses such as biking or walking.



Commercial & Retail

53.6% of respondents indicated that they would like to see commercial and retail opportunities.



Hospitality

37.6% of respondents indicated that they would like to see Pool 6 be used for hospitality services like hotels, spas, or resorts.

4.2 WORKSHOP WITH THE CITY STAFF (NOVEMBER 2025)

On November 18th, 2025, BMC and the Project Team at the City of Thunder Bay met to go over the draft concepts and come up with a framework plan to move forward, and ultimately present to the Growth Standing Committee. This framework plan was intended to continue to inform the three concepts, with one concept eventually taking precedence. This one concept will be refined and presented to Council.

At the November workshop BMC received valuable feedback specifically; flexibility of on-site uses is important for the economic viability of the site, to adjust the road configuration based on security requirements of the cruise ship wharf, to explore concepts that feature development closer to the eastern shoreline while maintaining the views and vistas for development to the west, to ensure the block sizes are of sufficient size and scale to be viable for development and economic return, maintain sufficient programmable outdoor space, create a balance between the natural and built environment, allow for equal access to the water's edge, and expressed overall support for the proposed concepts and design. There was also considerable discussion on remediation of the site.



4.3 PUBLIC OPEN HOUSE & SURVEY (MARCH 2026)

On March 1, 2026, the City hosted a well-attended Public Open House at the Baggage Arts Building, bringing together nearly 100 participants to review and provide feedback on the framework plan and four proposed development scenarios. This in-person engagement was followed by an online public survey that remained open for a few weeks, allowing for broader community participation. In total, approximately 420 participants responded to the survey, offering additional input and a wide range of perspectives on the proposed mix of programs and uses.

A consistent theme emerging from both the open house and survey responses is the importance of striking a careful balance between public access, community amenities, and the site's economic development potential. Participants expressed strong support for an approach that minimizes the overall development footprint while preserving and enhancing high-quality public realm experiences. Within this context, there was notable interest in incorporating a public market as a key destination feature.

Feedback on specific program elements further reinforces these priorities. Participants demonstrated a strong preference for uses that enhance the site's natural character and public accessibility. The preservation and integration of natural green spaces and habitats were identified as essential, alongside the creation of waterfront walking trails and active transportation connections that support both recreational and everyday use. There was also clear

support for incorporating comfortable and well-designed public amenities, including seating areas, picnic spaces, washrooms, and intuitive signage and wayfinding.

Respondents favoured the inclusion of a public market—ideally a flexible indoor-outdoor space—as well as smaller-scale cafés, food vendors, or a waterfront restaurant that could take advantage of views and contribute to the vibrancy of the site. Cultural and educational programming was also highly valued, with interest in elements such as a marine museum, Indigenous cultural spaces, and opportunities for historical interpretation that reflect the site's identity and heritage.

Family-friendly and community-oriented uses were strongly supported, including spaces and activities for children, informal recreation opportunities, and features such as skating paths or beach access. Participants also emphasized the importance of flexible community gathering spaces and event areas that can host a range of activities throughout the year. In this regard, year-round programming emerged as a key priority, with interest in winter amenities such as maintained walking paths and seasonal activities that ensure the site remains active in all seasons. While opinions on accommodations were generally positive, support for a hotel was strongest when it was integrated with complementary uses that enhance the overall visitor experience.

Some ideas generated more mixed or divided responses. Concepts such as a Nordic spa or sauna elicited varying levels of interest, suggesting they may appeal to a more niche audience. Similarly, convention-related uses were viewed with caution, with concerns about their scale, accessibility, and alignment with broader public priorities.

The least favoured uses were those perceived to limit public access or prioritize private development over community benefit. Residential uses, particularly condominiums, received limited support, as did large-scale private developments that could reduce the amount or quality of publicly accessible open space.

Overall, the engagement process underscores a strong public preference for a people-focused, publicly accessible waterfront that prioritizes nature, community, and year-round vibrancy, while accommodating carefully considered, context-sensitive development that supports long-term economic sustainability.

Following a careful analysis of the feedback received, Scenario 2B (as presented in Section 7) emerged as the most preferred option overall.





HOW YOU CAN REMAIN INVOLVED!

Next Steps:
 Next steps include national and commercial financing, ID development, and other related activities to support the City's ongoing and future development efforts.

Finalizing the Preferred Option
 • Conduct the development process...

Preliminary Costing and Funding Strategy
 • Conduct a preliminary costing and funding strategy...

Council Presentation and Endorsement
 • Present the preferred option to the City Council...

Finalizing the Master Plan Update Report
 • Complete the final report...

Communications and Marketing Materials
 • Develop and launch marketing materials...

Complete the Public Survey!
 Scan the QR code to access the public survey and provide your input for the future of the West Side.

#MYPOLLS

DEVELOPMENT SCENARIOS

SCENARIO 1A

SCENARIO 1B

SCENARIO 2A

SCENARIO 2B

Figure 22. Public Open House, March 1, 2026



Figure 23. Residual pilings from former rail line on CNR Elevator Dock



5.0

**Vision & Design Objectives for Pool 6
Master Plan Update (2026)**

5.1 RENEWED VISION: CONNECTING NATURE, COMMUNITY, AND DESTINATION

The original vision from the 2015 Master Plan – “year-round, connected, and ours to celebrate” – continues to be a foundational element of the Master Plan Update and is reflected in the design scenarios explored by BMC. Building on this foundation, the Vision has evolved to reflect the City’s and community’s growing aspirations, imagining a waterfront that is not only connected and accessible but also dynamic, resilient, and celebrated by all. The following statement envisions the future of the Pool 6 lands.



Figure 25. Artist’s aerial rendering of Pool 6 Waterfront as envisioned in the Master Plan Update



RENEWED VISION STATEMENT

The Pool 6 lands will emerge as a transformative anchor for Thunder Bay’s waterfront, completing its connectivity and extending the vitality of the larger waterfront system. This site will thoughtfully integrate with existing environmental networks and trail systems, supporting both active and passive recreation, enhancing waterfront attractions, and connecting seamlessly with the extension of the Sleeping Giant Parkway. It will become a resilient, long-lasting destination that celebrates Thunder Bay’s unique identity and natural beauty.

Designed to foster a ‘village’ character, the site will feature an internal network of roads and interconnected pathways that ensure safe, continuous circulation for pedestrians, cyclists and vehicles alike. Anchored by a vibrant ‘main street’, its 4-5 development parcels—nestled within a naturalized setting—will cluster a mix of complementary uses, creating a lively, 24/7, all-season and complete community.

Guided by a flexible spatial framework, Pool 6 is poised to evolve as a cultural and civic destination, providing opportunities for partnerships with all levels of government and the private sector, and offering a rich, engaging experience for residents and visitors alike.



5.2 MASTER PLAN UPDATE DESIGN OBJECTIVES

The following are design objectives that have informed the Master Plan Update:



1. Attract direct and indirect economic benefits.



2. Diversify and expand the activities available at the waterfront, and the City of Thunder Bay.



3. Enhance the City's waterfront and develop the area as the City's premier tourism attraction.



4. Establish a vibrant, year-round destination that attracts residents, visitors and new investment.



5. Preserve, enhance and showcase natural environmental features, local identity and design excellence.



6. Apply a natural systems approach to site development planning and stormwater management.



7. Celebrate Indigenous culture and advance reconciliation.



8. Maintain and continue the waterfront trail along the water's edge.



9. Integrate parking solutions into new developments while limiting surface parking to short-term public use.



10. Ensure the proposed scenarios are feasible.



11. Establish a plausible development strategy to facilitate interest in the site to create a vibrant mixed-use destination and neighbourhood.



Figure 27. Artist's rendering of Pool 6 Waterfront as envisioned in the Master Plan Update



6.0

The Framework Plan

6.1 A FLEXIBLE AND ADAPTABLE FRAMEWORK PLAN

Focused on City-owned lands south of Pearl Street, the Framework Plan positions Pool 6 as a key component of a broader, continuous waterfront experience—linking north to the Water Garden Pavilion and Prince Arthur’s Landing, as well as the Thunder Bay Art Gallery and the future Science North development, and extending south via the extension of Sleeping Giant Parkway to the Central Avenue Bridge. This connected system is structured around a network of public open spaces and a diverse mix of uses that support gathering, recreation, and discovery along the shoreline.

A core component of the Framework Plan is an extensive, continuous trail network that is maintained along the perimeter, through the interior, and within each development parcel. This network integrates the phased multi-use recreational Waterfront Trail plan (approved by City Council in July 2021 ¹) as an important continuous public link along the waterfront. This ensures an accessible, safe, continuous pedestrian connection and public access along the waterfront edge.

Recognizing that the success of a waterfront—particularly as a year-round destination—relies on a dynamic and well-balanced mix of uses, the Plan promotes a thoughtful combination of regional attractions and local amenities designed to appeal to a wide range of users and interests. To enable this, the Framework Plan is intentionally flexible and adaptable, allowing development

to evolve over time in response to emerging partnerships, funding opportunities, and shifting community needs. This approach supports the creation of a critical mass of activity capable of attracting and sustaining both residents and visitors throughout the year.

The following pages details the concepts explored for the Pool 6 Waterfront lands as core components of the Framework Plan.

¹ <https://www.thunderbay.ca/en/city-hall/resources/Documents/Mayor-and-Council/aJune-14-2021-Committee-of-the-Whole-Agenda.pdf>



1. Water Garden Pavilion



2. Science North



3. Habitat Pond



Figure 28. A flexible Framework Plan re-imagines Thunder Bay's Waterfront as a continuous, connected, vibrant, mixed-use destination.



4. Spirit Gardens



5. Art Gallery



6. Heritage

KEY CONCEPTS

DIVERSE LANDSCAPES AND ECOLOGY

A defining feature of the Framework Plan is a cohesive green infrastructure system that integrates recreation, ecological restoration, cultural interpretation, and everyday public life. Rather than isolated landscapes, the waterfront is envisioned as a sequence of distinct yet interconnected public realm types, each offering a unique spatial character, ecological role, and visitor experience:

1. Existing Habitat Pond – A Protected Ecological Core

The existing habitat pond is preserved and enhanced as a foundational ecological asset within the site. It functions as a living system supporting biodiversity, water filtration, and stormwater management while also offering opportunities for passive observation and environmental education. Its edges are carefully shaped to balance ecological sensitivity with limited public access and viewing moments.

2. Extended, Connected Trail Network – A Continuous Public Spine

A comprehensive and continuous trail network is established as the organizing framework for the entire waterfront. This system connects all landscape types, program areas, and shoreline edges into a unified public realm experience. It ensures uninterrupted pedestrian access, reinforces inclusivity, and creates a resilient mobility structure that supports walking, cycling, and year-round recreational use.

3. Meadows – Open, Living Fields of Ecology and Gathering

The meadow landscapes provide expansive, open spaces defined by native grasses and seasonal wildflowers. These areas support pollinator habitats while maintaining visual openness across the waterfront. Designed for flexibility, they accommodate informal recreation, passive enjoyment, and occasional community events while reinforcing the site's ecological identity.

4. Boathouse and Dock – Active Waterfront Recreation Node

Tug Boat Basin is envisioned as a low-impact, culturally sensitive waterfront hub supporting non-motorized boating activities such as canoeing and kayaking. A modest boathouse and dock infrastructure enable access to the water while maintaining ecological integrity and shoreline sensitivity. The design carefully integrates interpretive opportunities related to the site's cultural and natural history, reinforcing a balance between recreation and preservation.

5. Urban Beach – A Social Edge to the Lake

A small urban beach introduces a vibrant, soft-edged public waterfront experience inspired by contemporary urban precedents. This sandy shoreline creates a welcoming civic space for relaxation, informal play, and seasonal gathering. Framed by landscape planting and adjacent amenities, it becomes a key social destination within the broader waterfront system.

6. Forest Grove – A Shaded Immersive Retreat

Located at the tip of the Peninsula, the Forest Grove preserves existing mature trees as a calm, restorative counterpoint to the more active waterfront landscapes. Native canopy and understory planting enhance biodiversity, create a shaded microclimate, and support immersive natural experiences. The Waterfront Trail is gently woven through the grove, encouraging slow movement, quiet reflection, and a deeper connection to nature.

7. Wildflower Hill and Lookout – A Seasonal Landmark in the Landscape

Wildflower Hill is a signature landscape feature that celebrates seasonality, biodiversity, and elevated public experience. Native wildflower plantings create a continuously changing tapestry of colour, texture, and scent throughout the year. At its summit, a carefully integrated lookout provides panoramic views over Lake Superior and the surrounding waterfront, transforming the hill into

KEY CONCEPTS

1. Existing Habitat Pond
2. Extended Trail Network
3. Meadows
4. Boathouse and Dock
5. Urban Beach
6. Forest Groves
7. Wildflower Hill and Lookout
8. Regenerative Landscapes
9. Wetland Chain
10. Cruiseship Wharf Terminal
11. Transportation Museum
12. Trestle Dock and Jetty
13. Main Street
14. Parking
15. Service Lane



Continuous Waterfront Trail



Main Street with Active Frontages



Urban Beach

both a destination and a navigational landmark. The landform also functions as a restored ecological system supporting pollinators and encouraging informal exploration and play.

8. Regenerative Landscapes – A System of Ecological Renewal

Regenerative landscape areas are designated for ecological restoration and long-term environmental healing. These zones prioritize soil regeneration, native planting, and natural succession processes to rebuild ecological function over time. They represent a dynamic and evolving landscape strategy that strengthens resilience while improving habitat quality and environmental performance.

9. Wetland Chain – Blue-Green Infrastructure Network

A connected chain of wetlands extends through the site, forming a continuous ecological corridor linking upland landscapes to the lake. These systems manage stormwater, improve water quality, and support aquatic biodiversity. Integrated boardwalks and interpretive moments allow for close public engagement with wetland processes, reinforcing the relationship between ecological function and public experience.

10. Cruise Ship Wharf Terminal – Managed Arrival and Interface

At the southeastern terminus of the site, the cruise ship wharf terminal and welcome pavilion is carefully organized to manage visitor arrivals and operational demands. A turnaround facilitates efficient circulation within the gated terminal area, ensuring clarity between public and operational zones.

11. Transportation Museum – A Cultural Anchor of Maritime Heritage

The Transportation Museum is envisioned as a cultural institution that celebrates the site's industrial, maritime, and rail history. It serves as an interpretive anchor within the waterfront, offering exhibitions and programming that connect past and present.

Integrated with surrounding public spaces and trails, it strengthens the site's identity as both a working waterfront and a place of memory.

12. Trestle Dock and Jetty – Preserved Industrial Heritage

The railway trestle, dock, and jetty structures are preserved in place as significant remnants of the site's maritime and industrial past. These features are not accessible to the public and remain fenced for safety and conservation. However, their presence is interpreted through carefully located signage along adjacent public trails, where designated viewing points allow visitors to understand their historical significance and relationship to the waterfront's evolution.

13. Main Street – The Civic and Social Spine

The main street is envisioned as the central organizing corridor of the waterfront, linking key destinations and shaping a vibrant, walkable public realm. Lined with active uses at grade, it supports retail, dining, and community activity while establishing a strong sense of place. Its design prioritizes pedestrians, with a fine-grained urban character that transitions seamlessly between built form and landscape.

14. Parking – Integrated and Discreet Mobility Support

Parking is accommodated through a layered strategy that includes on-street spaces, surface lots, and below-grade structures. This approach ensures adequate supply while minimizing visual and spatial impact on the public realm. Parking is carefully distributed to support walkability, reduce conflicts, and maintain the primacy of pedestrian movement throughout the site.

15. Service Lane – Hidden Infrastructure for Operational Efficiency

A dedicated service lane is located south of the main street to accommodate service vehicles, buses, and trucks. This separation of functions ensures that operational traffic does not interfere with

pedestrian activity or the quality of the main street experience. By discreetly managing servicing requirements, the plan maintains a high-quality, animated, and pedestrian-first waterfront environment.

PROTECTED VISTAS

At the heart of the Framework Plan is a strong commitment to preserving the site’s most irreplaceable asset: its uninterrupted views. The easterly portion of the Pool 6 peninsula, with its magnificent waterfront views, is envisioned as a protected landscape reserve, remaining free from development. Instead, it is maintained as open space or gently programmed public facilities that reinforce public access while safeguarding critical sightlines from the west. This approach ensures that the visual connection between land, lake, and horizon remains a permanent and defining experience for future generations. See **Figure 26**.

INCREMENTAL URBAN GROWTH AND VALUE CREATION

The Framework Plan enables a highly strategic, phased development approach that unlocks long-term value while preserving the integrity of the landscape. The site is organized into four distinct yet connected at-grade and adaptable development blocks, each designed to respond to changing market conditions, environmental considerations, and community aspirations over time.

This outcome delivers up to five times the developable area of Prince Arthur’s Landing while still protecting more than 60% of the site as public open space. See **Figure 27**.

A west-to-east sequencing strategy allows each phase to build momentum and value over time, culminating in the most iconic eastern parcels as the final stage of development. This structure ensures that early investment strengthens, rather than compromises, the long-term vision.



Figure 29. Diagram shows the protected views from the development blocks towards natural features surrounding the site.

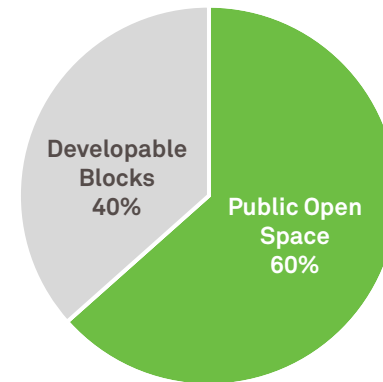


Figure 30. Pie chart showing the approximate percentage of developable area vs. proposed public open space in the Framework Plan

PROGRAMMING THE WATERFRONT: ALL-SEASON ENERGY AND ECONOMIC RETURN

By layering diverse programming opportunities across the landscape—from summer waterfront recreation and cultural events to winter activities such as skating, light installations, and seasonal markets—the Framework Plan transforms the site into a year-round destination. This continuous activation could support a steady flow of visitors and creates multiple revenue streams through events, rentals, partnerships, and destination-oriented amenities. Strategically integrated mixed-use development, complemented by curated public amenities, Indigenous cultural facilities and enterprises, and cultural anchors, further strengthens the site’s economic resilience. Opportunities for cafés, wellness experiences, small-scale retail, and event programming should be embedded within the landscape, reinforcing both daily use and destination appeal. Together, these elements position the waterfront as an active economic engine—one that balances public access with revenue generation while maintaining a strong commitment to ecological stewardship and cultural expression.



Figure 31. Artist's rendering of the proposed Main Street (Winter)





Figure 32. Artist's rendering of the proposed Main Street (Summer)



Figure 33. Artist's rendering of the envisioned long-term build-out and one potential massing of development sites



7.0

Potential Development Scenarios



Figure 34. Aerial view of Nordic Spa nestled within a pristine natural landscape, overlooking mountains and the lake



The following two primary scenarios, along with their associated variations, illustrate **four potential approaches** for realizing the Pool 6 Framework Plan. They are not intended to identify **a single preferred option**, but rather to demonstrate **the range of possibilities** and the **flexibility inherent in the Framework Plan**.

This approach allows the City to **remain nimble and responsive** to evolving community needs, market conditions, funding opportunities, and emerging partnerships, while maintaining a clear vision for Pool 6 as a vibrant, cultural waterfront destination.

Collectively, the scenarios show how different mixes of uses can animate the site, support the emerging Cultural Corridor, and create a lively, walkable waterfront village that celebrates Lake Superior, strengthens tourism, and delivers long-term civic and economic value.

To illustrate one possible built-out version of the scenarios, Scenario 2B has been selected as the basis for the illustrative plan, informed by public feedback received through the public engagement process. The following pages present this indicative design scenario to help visualize one potential way in which the Framework Plan could be realized.

SCENARIO 1(A)

Scenario 1(a) envisions Pool 6 as a premier conference, hospitality, and wellness destination, complemented by a residential development that ensures year-round, 24/7 activation. This vision positions Pool 6 as a dynamic hub for visitors and residents alike, combining cultural, recreational, and commercial experiences in a cohesive waterfront setting. The design leverages strategic opportunities across five key blocks, each supporting complementary uses that enhance the overall vibrancy and economic sustainability of the site. **See Figure 30.**

OPPORTUNITIES AND CONSIDERATIONS:

Block A: Hotel & Convention Centre

- A convention centre on Block A could host up to 4,000 delegates which will drive the viability of the connected hotel and adjacent nordic spa use.
- A convention centre could make food, beverage and retail uses economically viable and sustainable on a year-round basis for all 5 Blocks.
- Visitors to the convention centre could also increase visitations to the Art Gallery, Science North and Prince Arthur's Landing.
- The convention centre would require funding from 3 levels of Government.

Block B: Nordic Spa

- Nestled within the landscape, a stand-alone nordic spa on this site would provide beautiful views towards the lake and mountains while creating complementary synergies with the other proposed uses directly connected to the public trail system, reinforcing its role as a restorative, walkable destination grounded in sustainability and landscape harmony.
- Springs are envisioned as a signature wellness destination that celebrates Thunder Bay's heritage while embracing contemporary health and wellness culture.

Block C: Hotel

- Directly adjacent to the Convention Centre with restaurants and retail on ground floor - great views make this a great site for a hotel.

Block D: Residential

- This site could accommodate a residential building, with street level retail facing the main street.
- Most of the block falls within the 'WC' zone, allowing for a simpler rezoning process compared with the adjacent 'HI' zone.

Block E: Public Pavilion

- A small park pavilion at the terminus of Main Street hosts diverse programming and provides ancillary facilities for park programs such as public washrooms.

Figure 36. Scenario 1(a)

	PROGRAM	POTENTIAL HEIGHT (Storeys)	BLOCK AREAS
Block A	Hotel & Convention Center	6-8	5,050 m ² (54,360 ft ²)
Block B	Nordic Spa	2	2,510 m ² (27,020 ft ²)
Block C	Hotel	6-8	4,920 m ² (52,950 ft ²)
Block D	Residential	6-8	4,150 m ² (44,670 ft ²)
Block E	Public Pavilion	1-2	1,250 m ² (13,450 ft ²)

Pool 6 Legend

- Subject Site
- Proposed Blocks
- Proposed Semi-UG Parking
- Proposed Surface Parking
- P Accessible Parking
- G Gate
- Existing Trail
- Proposed Multi-use Trail
- Proposed Open Space
- Landscape
- Proposed Streets
- Licensed Area
- Water Feature
- Proposed Dock
- P Bus Parking
- Proposed Fence
- Proposed Retail at Grade



SCENARIO 1(B)

Scenario 1(b) also emphasizes residential life, wellness, and cultural synergies, while continuing to support major event programming and recreational play. Similar to Scenario 1(a), this concept organizes development across five key blocks, but with a distinct mix of uses and a strong focus on street-level retail and vibrant residential communities.

OPPORTUNITIES AND CONSIDERATIONS:

Block A: Hotel

- A large hotel here would be viable because of the proximity to the cruise ship terminal and the current market needs.
- Directly north of the water park with restaurants and retail on ground floor and great views of the mountains, habitat pond and beyond.

Block B: Nordic Spa

- Nestled within the landscape, a stand-alone nordic spa on this site would provide beautiful views towards the lake and mountains while creating complementary synergies with the other proposed uses directly connected to the public trail system, reinforcing its role as a restorative, walkable destination grounded in sustainability and landscape harmony.
- Springs are envisioned as a signature wellness destination that celebrates Thunder Bay's heritage while embracing contemporary health and wellness culture.

Block C: Hotel & Water Park

- Block C suggests a hotel and water park, broadening the site's programming to attract a wider range of visitors and residents like families with younger children. The integrated hotel could also support the viability of the other uses.

Block D: Residential

- This site could accommodate a residential building, with street level retail facing the main street.
- Most of the block falls within the 'WC' zone, allowing for a simpler rezoning process compared with the adjacent 'HI' zone.

Block E: Public Pavilion

- A small park pavilion at the terminus of Main Street hosts diverse programming and provides ancillary facilities for park programs such as public washrooms.

Figure 37. Scenario 1(b)

	PROGRAM	POTENTIAL HEIGHT (Storeys)	BLOCK AREAS
Block A	Hotel	6-8	5,050 m ² (54,360 ft ²)
Block B	Nordic Spa	2	2,510 m ² (27,020 ft ²)
Block C	Hotel & Water Park	6-8	4,920 m ² (52,950 ft ²)
Block D	Residential	6-8	4,150 m ² (44,670 ft ²)
Block E	Public Pavilion	1-2	1,250 m ² (13,450 ft ²)

Pool 6 Legend

- Subject Site
- Proposed Blocks
- Proposed Semi-UG Parking
- Proposed Surface Parking
- Accessible Parking
- Gate
- Existing Trail
- Proposed Multi-use Trail
- Proposed Open Space
- Landscape
- Proposed Streets
- Licensed Area
- Water Feature
- Proposed Dock
- Bus Parking
- Proposed Fence
- Proposed Retail at Grade



SCENARIO 2(A)

Scenario 2(a) envisions Pool 6 as a dynamic, mixed-use waterfront destination that combines hospitality, cultural experiences, and wellness with active residential life. This scenario organizes development across six blocks, each designed to complement and activate the public realm. By integrating a mix of hotel, market, convention, residential, and wellness uses, Pool 6 becomes a vibrant, year-round neighbourhood that attracts visitors, supports local businesses, and creates strong connections to Lake Superior and the surrounding landscape. **See Figure 32.**

OPPORTUNITIES AND CONSIDERATIONS:

Block A: Hotel

- This significant size site could accommodate a large hotel with street level retail facing the main street.

Block B: Market

- A market on this block offers a flexible space for multiple 1-2 storey structures with food and beverage vendors.
- The market supports economic development and draws visitors from the convention centre and hotel, enhancing activation.

Block C: Hotel & Convention Centre

- This site accommodates a convention centre with an integrated hotel, creating a combined destination that optimizes site use.
- The convention centre is further supported by a large parking lot to the west.

Block D: Residential

- This site could accommodate a residential building, with street level retail facing the main street.
- Most of the block falls within the 'WC' zone, allowing for a simpler rezoning process compared with the adjacent 'HI' zone.

Block E: Nordic Spa

- Nestled within the landscape, a stand-alone nordic spa on this site would provide beautiful views towards the lake and mountains while creating complementary synergies with the other proposed uses directly connected to the public trail system, reinforcing its role as a restorative, walkable destination grounded in sustainability and landscape harmony.
- Springs are envisioned as a signature wellness destination that celebrates Thunder Bay's heritage while embracing contemporary health and wellness culture.

Block F: Public Pavilion

- A small park pavilion at the terminus of Main Street hosts diverse programming and provides ancillary facilities for park programs such as public washrooms.

Figure 38. Scenario 2(a)

	PROGRAM	POTENTIAL HEIGHT (Storeys)	BLOCK AREAS
Block A	Hotel	6-8	5,050 m ² (54,360 ft ²)
Block B	Market	2	2,510 m ² (27,020 ft ²)
Block C	Hotel & Convention Centre	6-8	4,920 m ² (52,950 ft ²)
Block D	Residential	6-8	4,150 m ² (44,670 ft ²)
Block E	Nordic Spa	1-2	1,815 m ² (19,535 ft ²)
Block F	Public Pavilion	1-2	1,250 m ² (13,450 ft ²)

Pool 6 Legend

- Subject Site
- Proposed Blocks
- Proposed Semi-UG Parking
- Proposed Surface Parking
- Accessible Parking
- Gate
- Existing Trail
- Proposed Multi-use Trail
- Proposed Open Space
- Landscape
- Proposed Streets
- Licensed Area
- Water Feature
- Proposed Dock
- Bus Parking
- Proposed Fence
- Proposed Retail at Grade



SCENARIO 2(B)

Similar to the previous one, this scenario also envisions Pool 6 as a vibrant, mixed-use waterfront destination that balances hospitality, wellness, cultural experiences, and residential life. By integrating two hotels, a convention centre, wellness amenities, residential units, a flexible market, and public programming, the site becomes an even more dynamic, year-round neighbourhood that attracts visitors, supports local businesses, and activates the public realm. Each block has been strategically planned to complement surrounding uses and maximize both economic and social activity along the waterfront. **See Figure 33.**

OPPORTUNITIES AND CONSIDERATIONS:

Block A: Hotel

- A large hotel here would be viable because of the block's proximity to the Convention Centre. The great views make this a highly valuable site.

Block B: Nordic Spa

- Nestled within the landscape, a stand-alone nordic spa on this site would provide beautiful views towards the lake and mountains while creating complementary synergies with the other proposed uses directly connected to the public trail system, reinforcing its role as a restorative, walkable destination grounded in sustainability and landscape harmony.
- Springs are envisioned as a signature wellness destination that celebrates Thunder Bay's heritage while embracing contemporary health and wellness culture.

Block C: Hotel & Water Park

- Suggests a hotel and water park, broadening the site's programming to attract a wider range of visitors and residents like families with younger children. The integrated hotel could also support the viability of the other uses.

Block D: Residential

- A significant size to accommodate a residential building with retail and commercial uses at street level.

Block E: Market

- A market on this block offers a flexible space for multiple 1-2 storey structures with food and beverage vendors.
- The market draws visitors from the convention centre, cruise ship wharf, Transportation Museum, and the hotel, enhancing site activation and supporting year-round economic development.

Block F: Public Pavilion

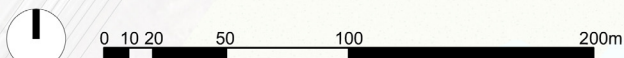
- A small park pavilion at the terminus of Main Street hosts diverse programming and provides ancillary facilities for park programs such as public washrooms.

Figure 39. Scenario 2(b)

	PROGRAM	POTENTIAL HEIGHT (Storeys)	BLOCK AREAS
Block A	Hotel	6-8	5,050 m ² (54,360 ft ²)
Block B	Nordic Spa	2	2,510 m ² (27,020 ft ²)
Block C	Hotel & Water Park	6-8	4,920 m ² (52,950 ft ²)
Block D	Residential	6-8	4,150 m ² (44,670 ft ²)
Block E	Market	1-2	1,200 m ² (12,910 ft ²)
Block F	Public Pavilion	1-2	1,250 m ² (13,450 ft ²)

Pool 6 Legend

- Subject Site
- Proposed Blocks
- Proposed Semi-UG Parking
- Proposed Surface Parking
- Accessible Parking
- Gate
- Existing Trail
- Proposed Multi-use Trail
- Proposed Open Space
- Landscape
- Proposed Streets
- Licensed Area
- Water Feature
- Proposed Dock
- Bus Parking
- Proposed Fence
- Proposed Retail at Grade



ILLUSTRATIVE CONCEPT PLAN FOR SCENARIO 2(B)

To help visualize one possible long-term build-out concept, an illustrative plan was developed based on Scenario 2B, which emerged as the preferred option through the Public Open House and survey process due to its program mix aligning most closely with community priorities. It is important to emphasize that this illustrative plan is intended as one possible scenario rather than a fixed outcome. The framework plan is deliberately designed to remain flexible and adaptable, allowing for future iterations as funding opportunities evolve, partnerships are established, and community needs continue to change over time.

To support a vibrant, all-season, and economically resilient waterfront, the following architectural considerations establish a clear and cohesive design framework that is responsive to Thunder Bay's climate, landscape, and cultural identity:

- **Ensure context-sensitive building massing, forms and heights:** Respond to adjacent landscapes and open spaces by stepping and transitioning building heights to maintain a comfortable human scale while allowing for appropriate intensification.
- **Integrate sustainable building strategies:** Incorporate green roofs, photovoltaic systems, and high-performance building envelopes to improve environmental performance and support long-term operational efficiency.
- **Protect and frame key view corridors:** Locate and mass buildings to preserve and enhance views toward the Sleeping Giant, Lake Superior, and key destinations such as the art gallery. Incorporate thoughtful setbacks and spacing to ensure views remain accessible and celebrated from public spaces and streets.
- **Adopt a warm, durable material palette:** Utilize wood as a primary material, complemented by stone, metal, and high-performance glazing to create a human-scaled, inviting character that responds to northern conditions and ages gracefully over time. In addition, establish a cohesive architectural language through consistent material palettes and design principles, while allowing for diversity and innovation across individual buildings.
- **Establish a continuous and active main street frontage:** Design a fine-grained, pedestrian-oriented streetscape with frequent entrances, transparent façades, and a diverse mix of ground-floor uses that support daily activity and year-round vibrancy.
- **Prioritize activated corner conditions:** Incorporate highly visible, glazed corner units at key intersections to accommodate cafés, retail, and community-oriented uses, enhancing animation, wayfinding, and the overall street experience.
- **Design for all-season comfort and use:** Consider solar orientation, wind mitigation, and weather protection in building design to support year-round activation of both indoor and outdoor spaces.



Figure 40. Artist's rendering of Pool 6 Waterfront as envisioned in the Master Plan Update



Figure 41. Artist's rendering of the Wildflower Hill's Look Out and the Market in the background as envisioned in the Master Plan Update



8.0

Implementation

IMPLEMENTATION STRATEGY

Following formal approval and adoption of the master plan by Council, the implementation strategy establishes a clear, coordinated framework to guide the phased realization of the waterfront vision. It translates the plan from a conceptual framework into a structured delivery program that aligns infrastructure investment, development sequencing, and partnership opportunities over time. In summary, the following actions may be taken as the next steps in advancing implementation of the master plan:

1. Phasing and Implementation Framework

The first step in implementation is translating the master plan into a detailed, actionable, and phased framework. This includes confirming sequencing across the site, identifying catalyst parcels, and aligning development with infrastructure readiness, market demand, and partnership opportunities.

Phasing should be structured to:

- Build momentum over time through early visible success
- Prioritize catalyst sites that activate the waterfront experience
- Ensure infrastructure investment precedes or aligns with development delivery

- Enhance the value and feasibility of subsequent phases through early activation

This sequencing approach ensures that early investments establish identity and confidence, while supporting long-term, incremental build-out.

2. Enabling Infrastructure and Servicing Coordination

In parallel with early implementation planning, detailed infrastructure and servicing strategies must be advanced to support phased development. This includes coordinated planning for roads, utilities, stormwater systems, and shoreline infrastructure.

- Infrastructure planning should:
- Ensure early catalyst parcels can proceed without delay
- Deliver fully serviced development blocks aligned with phasing priorities
- Support long-term flexibility for future growth and adaptation
- Integrate environmental performance and resilience objectives

This coordination is essential to ensuring that infrastructure enables, rather than constrains, the staged delivery of the waterfront.

3. Parcel-Level Development Briefs

The master plan should be translated into detailed parcel-level development briefs that provide clear direction for future development while maintaining design flexibility. Each parcel brief should define:

- Built form envelopes, including heights, setbacks, and massing transitions
- Preferred program mixes, balancing scenarios explored in this document with the evolving community and market needs
- Public realm and interface requirements, including continuous active ground-floor frontage
- Opportunities for spill-out patios and seasonal outdoor commercial activity
- Provision for public art as a key element of identity, wayfinding, and place-making
- Distribution of seating, rest areas, and comfort amenities to support inclusivity and dwell time
- Barrier-free and universal accessibility standards across all streets, buildings, and open spaces
- Sustainability and high-performance design expectations aligned with the master plan vision

4. Delivery and Partnership Strategy

A coordinated delivery and partnership strategy should be established by the City to guide procurement, investment, and sequencing of development parcels. This strategy should position the waterfront as a collaborative, investment-ready opportunity. Key elements include:

- Sequencing aligned with infrastructure readiness and public realm delivery
- Identification of catalyst projects and quick win opportunities
- Transparent procurement processes to engage private sector partners
- Strategic partnerships with provincial and federal governments to support infrastructure and climate resilience investment
- Leveraging funding programs and grants to reduce upfront infrastructure costs and enable early activation

5. Ongoing Stakeholder Engagement and Communication

Ongoing engagement with community members, Indigenous partners, institutional stakeholders, and other key groups should continue throughout implementation to support transparency, collaboration, and shared ownership. A proactive communication program should:

- Provide clear updates on phasing plans, timelines, and project delivery
- Communicate how each phase contributes to the long-term vision
- Build understanding of construction impacts and upcoming opportunities

As implementation progresses, feedback from stakeholders and market partners should be actively integrated to refine design and delivery approaches, ensuring responsiveness to evolving conditions while maintaining overall vision integrity.

6. Early Activation and Catalyst Projects

Early activation is essential to establishing momentum, identity, and public confidence in the waterfront. Catalyst projects should be prioritized to ensure the area is experienced as an evolving and active destination from the outset. The main street spine should be treated as the foundational structuring element of the entire waterfront. Its early delivery will define the character, organization, and experience of all subsequent development. As such the main street must:

- Establish a continuous, tree-lined, shaded, and all-season public realm
- Prioritize pedestrians as the primary users of the space
- Integrate active ground-floor uses and vibrant corner conditions
- Incorporate coordinated streetscape elements such as lighting, seating, planting, and weather protection
- Embed climate-responsive and year-round design strategies
- Seamlessly integrate servicing and multi-modal mobility without compromising the pedestrian experience

7. Environmental, Cultural, and Technical Approvals

All required environmental, cultural, and technical approvals must be secured to ensure responsible and compliant implementation of the master plan. This includes but is not limited to:

- Environmental assessments and impact studies to protect ecological systems and manage risk
- Archaeological and heritage assessments to identify and conserve cultural resources
- Regulatory approvals for zoning, shoreline, and ecological interventions
- Refinement of mitigation and enhancement strategies to improve environmental outcomes and resilience

8. Monitoring, Governance, and Plan Evolution

A formal governance structure should be established to oversee implementation, provide coordination, and ensure alignment with the master plan vision over time. This should include:

- A dedicated steering committee or oversight body
- Regular monitoring of market conditions, phasing progress, and infrastructure delivery
- Evaluation of public realm performance and development outcomes

An adaptive management approach should be embedded into implementation, allowing the plan to evolve in response to market shifts, stakeholder feedback, and lessons learned. Continuous documentation of outcomes will support iterative refinement, improving efficiency, design quality, and delivery success across all phases.



Figure 43. Artist's aerial rendering of the envisioned long-term build-out and one potential massing of development sites

Standing Committee Report

REPORT NUMBER 175-2026-City Manager's Office-Office of the City Clerk	
DATE PREPARED	March 31, 2026
STANDING COMMITTEE MEETING DATE	April 28, 2026
SUBJECT	Heritage Property Designations – 281 Ray Court, 27 Cumberland Street South, 277 Camelot Street, 1017 Isabella Street East, and 716 Pacific Avenue

PURPOSE

WITH RESPECT to Report 175-2026 – City Manager’s Office – Office of the City Clerk, we request endorsement of the Standing Committee - Growth to forward the following recommendations to City Council:

WE RECOMMEND THAT the properties known as the Doctor’s Cottage, located at 281 Ray Court, the Bank of Montreal, located at 27 Cumberland St S, the Thunder Bay District Court House, located at 277 Camelot St, the McIntyre House located at 1017 Isabella Street East, and the Ukrainian Orthodox Church of the Assumption of the Blessed Virgin Mary located at 716 Pacific Avenue, be designated as City of Thunder Bay heritage properties for their design, historical, and contextual value as defined by Part IV of the *Ontario Heritage Act*,

AND THAT the properties be listed on the City of Thunder Bay’s heritage register as designated properties;

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

EXECUTIVE SUMMARY

Following discussion and review, the Heritage Advisory Committee (HAC) is recommending that the properties known as the Doctor’s Cottage, located at 281 Ray Court, the Bank of Montreal, located at 27 Cumberland St S, the Court House, located at 277 Camelot St, the McIntyre House located at 1017 Isabella St E, and the Ukrainian Orthodox Church of the Assumption of the Blessed Virgin Mary located at 716 Pacific Ave, be designated heritage properties under Part IV of the *Ontario Heritage Act* (the “Act”).

Designated properties are added to the municipal heritage register through Council's ratification of a designation by-law. Designation provides protection against alteration that affects heritage attributes, and against demolition. Designation of these properties is recommended primarily for their design, historical, and contextual value.

These properties were evaluated for designation by heritage consultants from Egis Group. The evaluations were based on extensive research and application of the criteria of Ontario Regulation 9/06. The Egis consultants recommend all five of these properties for designation based on their evaluation.

KEY CONSIDERATIONS

The Heritage Register

The *Ontario Heritage Act* Subsection 27(1) requires municipalities to create and maintain a heritage register. In April 2008, City Council established a Municipal Heritage Register for the City of Thunder Bay, (Report No. 2008.060 (Office of the City Clerk)).

One of the roles of the Heritage Advisory Committee is to recommend properties that are of significant historic interest to the community and to recommend their inclusion on the Heritage Register as heritage designated properties.

Inclusion on the City of Thunder Bay Heritage Register:

- Recognizes properties of cultural heritage value in the community;
- Fosters civic identity and pride by drawing attention to the heritage and historic development of the community;
- Promotes knowledge and enhances an understanding of the community's cultural heritage; and
- Provides easily accessible information about cultural heritage value for land-use planners, property owners, developers, the tourism industry, educators, and the general public.

The Designation Process

Properties are designated through a process defined by the Act. The decision to designate a property is made by Council.

The formal designation process begins with seeking feedback from the Standing Committee, which will then make a recommendation to Council. This process can be initiated by a property owner, HAC, or a Member of Council. All properties are assessed for their heritage value and potential designation under the Act, according to the nine (9) criteria of Ontario Regulation 9/06. A property must meet two (2) or more criteria to qualify for designation. Properties proposed by HAC have been assessed prior to recommendation.

In August 2025, Egis was retained by the City to complete Statements of Cultural Heritage Value or Interest and the necessary documentation to support the designation of six (6) prioritized properties. To date, HAC has reviewed and approved all six of these reports and is presenting five of the properties for designation at this time.

The property owners were alerted to the start of the designation process for their properties in October in preparation for Egis consultants to conduct site visits. No concerns about potential designation have been received from any of these five property owners to date.

The *Ontario Heritage Act* (section 27.(4)) specifies Council must consult the Municipal Heritage Committee prior to including a property on the Municipal Heritage Register. The combination of this corporate report, the HAC resolution, and the Egis reports establishes the recommendation and consultation steps of designation. The designation process is terminated if Council makes the decision to reject the recommendations to designate an individual property.

If Council ratifies the recommendations of this report, after consultation from the Standing Committee, the next step is to serve Notice of Intent to Designate (NOID) on the property owners, the public, and the Ontario Heritage Trust. The notice must also be published in a newspaper. There is a 30-day waiting period for objections to the NOID to be made. Objections and comments will be collected from property owners and the public. If no objections are made during this time, Council makes a final determination on whether to make the designation.

If the decision is in favour of the designation, Council must pass a designating by-law that is registered on the property title. Notice of designation is served on the property owner, the Ontario Heritage Trust, and published in the newspaper. The property is listed on the Municipal and Provincial Heritage Registers. It may also be listed on the Canadian Heritage Register. The Act further includes a process that allows appeals of the Designation to the Ontario Land Tribunal.

Strategic Plan

Heritage designation aligns with the Strategic Plan goals to “Create and maintain strong neighbourhoods and Indigenized spaces where people connect and engage” and to “Collaboratively create an attractive and supportive environment where people and businesses can flourish.” Heritage buildings contribute to the beauty of our neighbourhoods and downtown cores, creating visually appealing spaces where people want to live, work, and shop.

Smart Growth Action Plan

Heritage designation aligns with the Smart Growth Action Plan. The plan emphasizes strengthening neighbourhood identity, supporting reinvestment in established areas,

and enhancing quality of place. Heritage designation contributes to these objectives by preserving character assets, stabilizing long-term property value, and supporting community attractiveness - all of which are important components of sustainable growth.

The Plan also recognizes the importance of reinvesting in existing neighbourhoods and leveraging established infrastructure. Heritage designations can complement these goals by encouraging adaptive reuse, maintaining built form continuity, and reinforcing community identity while still supporting appropriate intensification where feasible.

Culture Plan

Heritage was included in the Culture Plan and heritage designation aligns with three of the five pillars of the plan. Heritage designation supports pillar 1 “Celebration & Promotion / Mamakadendan Dagoo Waabidehyawmin” by helping to promote and integrate heritage into the local culture and maintain a strong visual representation of our culture for locals and tourists alike. Preserving the natural and built heritage of Thunder Bay is objective 2.5 of pillar 2 Spaces & Places / Daawamagad Dagoo Achigmigad. Under pillar 3 Community Connection / Anakay Dinakii, heritage designation can help to build an engaged and connected community by generating pride in our landscape.

The Egis Reports and Draft Statements of Cultural Heritage Value or Interest (Reasons for Designation)

Egis’ qualified heritage professional, Tara Jenkins, recommends that:

- The property at 281 Ray Court be designated because it possesses design value as it contains a unique example in the City of Thunder Bay of a one- and- a- half- storey early twentieth century English Tudor Revival style cottage with stone and shingle cladding. The property also has historical associative value through its connections with artist Cymanthe Anne Bready, widow of T.T. William Bready whose company operated more than eighty grain elevators and contributed to the local grain industry, as well as physicians Dr. Robert Luther Harold and Dr. Evan Powell, whose lasting contributions were integral to the medical development of Port Arthur, now the City of Thunder Bay. Lastly, the property retains contextual value as it maintains and supports the early twentieth century character of the McVicar Harrington neighbourhood through retaining its original location, estate lot, and park- like setting north of McVicar Creek.
- The property at 27 Cumberland Street South be designated because it has design value as a rare example of a three-storey bank constructed between 1913 and 1914 in the style of Edwardian Classicism. The property also has design value as it displays a high degree of artistic merit shown through its quality design features, which are linked to the architect’s goal of projecting stability and

prosperity. Additionally, the property has significant historical associative value for its direct association with Port Arthur's early banking history since this building was constructed to serve as the local branch of The Molsons Bank. The property also has historical associative value as it reflects the work of Turner & Carless, Montreal-based architects responsible for designing this bank and others across Ontario and Quebec. Lastly, the property retains contextual value as a landmark within one of Thunder Bay's oldest commercial corridors. The architectural quality, scale, and prominent location of this former bank at the intersection of Cumberland Street South and Park Avenue continues to define, maintain, and support the historical commercial character of the streetscape.

- The property at 277 Camelot Street be designated because it has design value as a representative example of a three - storey early 20th century building designed in the style of Beaux-Arts Classicism. Distinguished by its symmetrical façade, monumental frontispiece with Corinthian columns, pediment, and main entrance pilasters, along with the integrity of its interior features such as the Hall of Justice, the building also has design value since it demonstrates a high degree of artistic merit. The property also has historical value as the former Thunder Bay District Courthouse as well as historical associative value since the design of the former courthouse reflects the work of Francis Riley Heakes, Chief Architect of the Ontario Department of Public Works, together with supervising architects R.B. Chandler and A.E. Angus. Lastly, the property has contextual value as it defines and supports the institutional character of the area as part of the former government plot. Its elevated siting atop the Court Street ridge visually links the courthouse to its surroundings, overlooking Lake Superior and the Sleeping Giant land formation, which reinforces its prominence and visibility. This, in conjunction with its continued presence for well over a century, makes the property a landmark in the City of Thunder Bay.
- The property at 1017 Isabella Street East in the City of Thunder Bay has design value as a rare surviving example of an Italianate style residence in Thunder Bay, constructed between 1878 and 1879 with a wood frame and clapboard siding. Its design value is expressed through its form, scale and massing, symmetrical three-bay façade, bracketed overhanging eaves, full-width verandah, and Classical pediment detailing, along with its contributing early twentieth century rear addition and carriage house. Additionally, the property has historical associative value for its direct connection to John McIntyre, a significant early Hudson's Bay Company official whose long tenure at Fort William and construction of the house as his retirement residence make it the most tangible surviving link to his life and legacy. Lastly, although the residence was relocated, the property retains contextual value as it is recognized as a landmark within the Vickers Park neighbourhood for its historical association, its rare architectural form, and enduring presence at this site for more than 115 years.
- The property at 716 Pacific Avenue in the City of Thunder Bay has design value as a representative example of Ukrainian - Canadian architectural fusion style

church which combines design sensibilities of the Ternopil nave, Bukovinian, and Cossack Baroque styles of Ukrainian architecture with Western architectural elements. The property has historical associative value through its association with St. Mary's Ukrainian Orthodox Parish, the first Ukrainian Orthodox congregation in Fort William and the first in Northwestern Ontario. Established in 1909, the parish acquired this property in 1911, and construction of the church was completed in 1912. The church served as an important spiritual and cultural centre for early Ukrainian immigrants and was rebuilt in 1937 following a major fire. The property also has historical associative value as it is linked to significant community figures, including Father Luke Solohub, who served the parish for nearly 33 years, and long-time parish leader and businessman George Ostaff, whose leadership and involvement strengthened the parish. The property also has historical value since it yields information that contributes to an understanding of the cultural development of the Ukrainian community in Thunder Bay, reflecting the experiences of early settlers who faced social marginalization and relied on their church as a centre of cultural preservation and community cohesion. Lastly, the property retains contextual value as a long-recognized landmark in the East End neighbourhood, where the presence of a Ukrainian church for more than 110 years and the continued visibility of its domes along Pacific Avenue have ensured its enduring landmark status within the neighbourhood.

FINANCIAL IMPLICATION

There are no direct financial implications associated with this report.

BACKGROUND

The *Ontario Heritage Act*, Subsection 27(1) states that "The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest."

This references properties that have been designated under the Ontario Heritage Act through a by-law passed by the local municipality in which those properties exist. The Act also allows for properties to be listed on the register but not formally designated: "27.(3) Subject to subsection (18), in addition to the property listed in the register under subsection (2), the register may include property that has not been designated under this Part if,

- (a) the council of the municipality believes the property to be of cultural heritage value or interest; and
- (b) where criteria for determining whether property is of cultural heritage value or interest have been prescribed for the purposes of this subsection, the property meets the prescribed criteria."

The Municipal Heritage Register is a planning document that is consulted by municipal decision makers, developers and property owners when development proposals or permits are being considered. Including a property on the Register may be the first step in identification and evaluation of a property that may warrant some form of conservation, recognition or protection through designation. It will also identify the location as being of significant built heritage that can be incorporated into municipal planning.

All five of these properties are currently “listed” on our Municipal Heritage Register without formal designating by-laws. 277 Camelot St was listed on the Register in 2009 (2009.110). 27 Cumberland St S was listed in 2011 (2011.058). 281 Ray Court was listed in 2022 (R 104/2022). 1017 Isabella was listed in 2009 (2009.029), and 716 Pacific was listed in 2010 (2010.034). This protects the properties against demolition and recognizes their heritage value to the community. *Bill 23, More Homes Built Faster Act, 2022* amended the *Ontario Heritage Act* so that properties can only remain on the Municipal Heritage Register for 2 years without formal designation, at which point, if not formally designated, they are removed from the register and not able to be put back on the register for 5 years. The cut off date to designate previously listed properties is January 1, 2027.

The City of Thunder Bay currently has 50 listed properties on our Municipal Heritage Register. This list was narrowed down to 32 properties that are not municipally owned or under the jurisdiction and protection of other levels of government. From these 32, an initial 6 properties were chosen by HAC for evaluation for designation. Any of the 32 properties that are not designated by January 1, 2027 will no longer be protected from demolition or significant alteration and significant aspects of the City’s heritage landscape will be at risk.

REFERENCE MATERIAL ATTACHED

- Attachment A – Egis Designation Report – 281 Ray Court
- Attachment B – Egis Designation Report – 27 Cumberland Street South
- Attachment C – Egis Designation Report – 277 Camelot Street
- Attachment D – Egis Designation Report – 1017 Isabella Street
- Attachment E – Egis Designation Report – 716 Pacific Avenue
- Attachment F – Heritage Advisory Committee Recommendation Resolutions

REPORT PREPARED BY

Christina Wakefield, City Archivist & Chief Heritage Resource Officer

REPORT SIGNED AND VERIFIED BY

John Collin, City Manager

04/20/2026 (MM/DD/YEAR)

Prepared for:



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Prepared by:



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Egis Cultural Heritage Manager
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Woodbridge, ON L4H 4G3

November 20, 2025

**SUBJECT: PART IV DESIGNATION UNDER THE ONTARIO HERITAGE
ACT OF 281 RAY COURT**

Dear Christina,

The Corporation of the City of Thunder Bay (the City) has 32 properties Listed on its Heritage Register to be considered for Part IV designation by December 31, 2026, in response to the Bill 23 amendments to the *Ontario Heritage Act*. In August 2025, Egis was retained by the City to complete Statements of Cultural Heritage Value or Interest and the necessary documentation to support the designation of six (6) prioritized properties.

The purpose of this report is to provide the City with an evaluation of the Listed property located at 281 Ray Court (see Location Map, **Attachment 1**). This report determines if the property merits designation under Part IV, Section 29 of the *Ontario Heritage Act*. The evaluation is based on comprehensive research conducted for the property (see **Attachment 2**), application of the criteria of Ontario Regulation 9/06 (in **Attachment 2**), and, if the evaluation determines the property to meet two or more of the regulation

criteria, a draft Statement of Cultural Heritage Value or Interest that can be used for the designation by-law for the property (see **Attachment 3**). If the property is eligible for designation, this report also provides draft Notices of Intention to Designate for the local newspaper, the Ontario Heritage Trust, and the property owner (**Attachment 4** and **Attachment 5**).

The following report demonstrates that the property at 281 Ray Court possesses design value as it contains a unique example in the City of Thunder Bay of a one-and-a-half-storey early 20th century English Tudor Revival style cottage with stone and shingle exterior cladding. The property also has historical associative value through its connections with artist Cymanthe Anne Bready, widow of T.T. William Bready whose company operated more than eighty grain elevators and contributed to the local grain industry, as well as physicians Dr. Robert Luther Harold and Dr. Evan Powell, whose lasting contributions were integral to the medical development of Port Arthur, now the City of Thunder Bay. Lastly, the property retains contextual value as it maintains and supports the early 20th century character of the McVicar Harrington neighbourhood through retaining its original location, estate lot, and park-like setting north of McVicar Creek (see **Attachment 3**, Reasons for Designation).

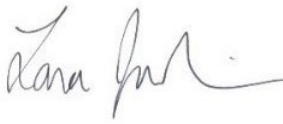
Recommendation

In my professional opinion as Egis' qualified heritage professional,¹ based on the evaluation in this designation report, the property at 281 Ray Court meets three of the nine criteria of Ontario Regulation 9/06 and merits municipal designation under Part IV, Section 29 of the *Ontario Heritage Act*. I recommend that City Council supports the designation of this property to conserve its cultural heritage value or interest. Therefore, I recommend that this designation report be forwarded to Council for consideration and approval to proceed with the Part IV designation of the property at 281 Ray Court.

The draft Statement of Cultural Heritage Value or Interest for 281 Ray Court attached as **Attachment 3** to this report comprises the Reasons for Designation, which have been summarized in the draft public Notices of Intent to Designate provided in **Attachment 4** and **Attachment 5** of this report.

¹ Egis' qualified heritage professional, Tara Jenkins, is a professional member of the Canadian Association of Heritage Professionals who is in good standing and possesses the applied and demonstrated knowledge of accepted standards in heritage conservation, historical research, and the identification and evaluation of cultural heritage value or interest.

Yours sincerely,



Tara Jenkins, MA, GPCertCHS, CAHP
Egis Cultural Heritage Manager
Water, Environment and Energy Transition

ATTACHMENTS

- Attachment 1 –** Location Map and Description, and Current Photograph
 - Attachment 2 –** Research, Evaluation & Visual Resources
 - Attachment 3 –** Draft Statement of Cultural Heritage Value or Interest (Reasons for Designation)
 - Attachment 4 –** Draft Notice of Intention to Designate to be published in a Newspaper and/or Municipal Website
 - Attachment 5 –** Draft Notice of Intention to Designate for the Ontario Heritage Trust and the Property Owner
-

1.0 ATTACHMENT 1 - LOCATION MAP AND CURRENT PHOTOGRAPH

1.1 Location Map

The location map shows the boundary of the property at 281 Ray Court and the existing building within the property (**Figure 1**, below).

In undertaking this research and evaluation, Egis acknowledges that the area now known as the City of Thunder Bay lies within the traditional territory of many First Nations, including the Anishnawbe people, and is part of the Treaty Territory of the Fort William First Nation, signatories to the Robinson-Superior Treaty of 1850. The City is now home to a diverse Indigenous community, including many First Nations and the Métis peoples.

Figure 1: Building location within 281 Ray Court, City of Thunder Bay, Ontario



1.2 Property Description

The following table provides a description of the property.

Table 1: Property Datasheet

Field	Property Data
Municipal Address	281 Ray Court
Common Name	The Doctor's Cottage
Municipality	The Corporation of the City of Thunder Bay
Registered Plan/Lot	LOT 19-21 PLAN 131 PORT ARTHUR; THUNDER BAY
LRO PIN	621510037
Ownership	Private
Location	South side of Ray Court between Harrington Avenue and Court Street North (See Location Map above)
Current Photograph	See Section 1.3 below
Neighbourhood/Community	McVicar Harrington neighbourhood, former community of Port Arthur
Date of construction of built resources (known or estimated, and source)	Built in 1906 (Collector's Roll for the Municipality of the Town of Port Arthur for 1906; Municipal Property Assessment Corporation (MPAC) Heritage Rolls)
Date of significant alterations to built resources (known or estimated, and source)	<p>One-storey sunroom addition to the east elevation in 1935 (City of Thunder Bay, Architectural Analysis).</p> <p>Porch on the north elevation (facing Ray Court) enclosed in the 1960s by the Warner Landscape Company (City of Thunder Bay, Architectural Analysis).</p> <p>Garage on the north elevation converted to bar room in 1961 (City of Thunder Bay, Architectural Analysis).</p> <p>Greenhouse addition to the sunroom in 1967 (Thunder Bay Public Library, Yellow Dot Files)</p>
Architect/designer/builder (and source)	<p><u>Architect</u> Unknown</p> <p><u>Contractor</u> Martin Garvey Kelly (estimated)</p>
Previous owner(s) or occupants (and source)	The following chronology is drawn from the Ontario Land Registry Access :

Field	Property Data
	<p>December 31, 1903 – Registered Plan 131 (Lots 1-32) made by Ontario Land Surveyor A.H. MacDougall for James Meek.</p> <p>January 2, 1904 – Lots 19-21 (north side of McVicar Creek) of Plan 131 granted to Louis Walsh by James Meek (widower) for \$4500.</p> <p>December 28, 1904 – Lot 21 and westerly half of Lot 20 granted to Martin Garvey Kelly by Louis Walsh and his wife for \$802.55(?).</p> <p>June 24, 1905 – Lot 19 and easterly ½ of Lot 20 granted to Cymanthe Anne Bready (widow) by Louis Walsh and his wife for \$1500.</p> <p>September 30, 1905 – Lot 21 and westerly ½ of Lot 20 granted to Cymanthe Anne Bready by Martin Garvey Kelly for \$1050.</p> <p>October 17, 1905 – Lot 19 and easterly ½ of Lot 20 granted to Joseph Goodwin King by Cymanthe Anne Bready.</p> <p>September 7, 1909 – Lot 19 and easterly ½ of Lot 20 granted to Cymanthe Anne Bready by Joseph Goodwin King.</p> <p>April 23, 1929 – Lots 20-21 granted to Edmund C. Tripp by Cymanthe Anne Bready.</p> <p>October 1, 1930 – Lots 20-21 granted back to Cymanthe Anne Bready by Edmund C. Tripp via quitclaim deed.</p> <p>May 28, 1935 – Lots 20-21 granted to Robert Luther Harold by Cymanthe A. Bready for \$1250 and \$6250, respectively.</p> <p>June 6, 1940 – Lot 19 granted to Robert Luther Harold by Cymanthe A. Bready for \$1000.</p> <p>September 1, 1955 – Lots 19-21 granted to Charles Evan Powell & Audrey Aldine Powell, as joint tenants, by Robert Luther Harold (unmarried) for \$33,500.</p> <p>November 15, 2000 – Lots 19-21 transferred to David Evan Powell by his father Charles Evan Powell before his death five days later.</p> <p>May 31, 2002 – David Evan Powell transferred Lots 19-21 to Robin Campbell Kennie and Jordan Delanie Kennie as joint tenants.</p>

Field	Property Data
Previous function(s)	Residential (originally built for Cymanthe Anne Bready in 1906)
Current function* <small>*This does not refer to permitted use as defined by the Zoning By-law</small>	Residential
Heritage Recognition/Protection/Date (municipal, provincial or federal)	Listed on the Municipal Heritage Register in 2022
Local Heritage Interest	Yes

1.3 Current Photograph(s)

The following photographs were taken during a field review undertaken on October 16, 2025, by Tara Jenkins, Egis’ Cultural Heritage Manager, with permission to enter granted by the property owner. Both interior and exterior photographs were taken from within the property at 281 Ray Court to support the heritage evaluation of the property. The field review documented all elevations of the house from within the property, as well as views of the surrounding area from the public right-of-way. Interior access was limited to the ground floor of the building.



Photograph 1: North elevation (current front façade) of the house (Egis, October 16, 2025).



Photograph 2: East elevation of the house (Egis, October 16, 2025).



Photograph 3: North and east elevation of the house (Egis, October 16, 2025).



Photograph 4: South elevation (former front façade) of the house (Egis, October 16, 2025).



Photograph 5: South elevation (former front façade) of the house with fallen pear tree obscuring the view (Egis, October 16, 2025).



Photograph 6: South and east elevation of the house (Egis, October 16, 2025).



Photograph 7: West Elevation of the house with row of trees obscuring the elevation (Egis, October 16, 2025).



Photograph 8: West elevation, looking north (Egis, October 16, 2025).



Photograph 8: View of manicured lawn surrounding by mature trees (Egis, October 16, 2025).



Photograph 9: Distant view of McVicar's Creek and former entrance laneway to 281 Ray Court (Egis, October 16, 2025).



Photograph 10: Current driveway marked by a field stone wall, looking north towards Ray Court (Egis, October 16, 2025).

2.0 ATTACHMENT 2 - RESEARCH, VISUAL RESOURCES, AND EVALUATION

2.1 Research

This section of the report describes the history, architecture and context of the property at 281 Ray Court and relates that information to the assessment of cultural heritage value or interest utilizing Ontario Regulation 9/06. Visual resources gathered for the report are in **Section 2.2** below. The list of sources, both primary and secondary, used to compile the discussions in this section are found in footnotes.

2.1.1 Discussion of Design or Physical Value

The discussion surrounding the design or physical value of the property centres on the three criteria set out in Ontario Regulation 9/06 as:

- Is the property a rare, unique, representative or early example of a style, type, expression, and material or construction method (criterion 1);
- Does the property display a high degree of craftsmanship or artistic merit (criterion 2); and/or,
- Does the property demonstrate a high degree of technical or scientific achievement (criterion 3)?

Based on the field review, consultation of books on Ontario architectural styles,² and professional expertise, the property at 281 Ray Court has design value as a unique example of a one-and-a-half-storey early 20th century frame cottage in the English Tudor Revival style, despite the absence of half-timbering. Constructed in 1906 as an estate house for Cymanthe Anne Bready it reflects the affluence of its original owner and stands as a unique example in the City of Thunder Bay as it is the only one of its kind that combines stone and cedar shake shingle cladding within the Tudor Revival style.

The Tudor Revival style is expressed through its form, scale and massing, most notably in the asymmetrical rooflines with multiple bell-like, steeply sloped flared gables with wide eaves supported by modillions. The exterior combines local building materials, including cedar shake shingles that lend a unified materiality to the façade,³ while the

² John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside, 1990); Robert Mikel, *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes* (Toronto: James Lorimer & Company Ltd., Publishers, 2004); Shannon Kyles, *The Story of Ontario Architecture: What We Built and Why We Built It* (Greensville: Shannon Kyles, 2025).

³ Doors Open Thunder Bay 2016. "Ray Court Doctor's Cottage, 281 Ray Court." City of Thunder Bay, Heritage Advisory Committee.

south and east elevations are adorned with Vert Island sandstone⁴ at the foundation level. A one-and-a-half storey gabled tower projects from the south elevation, clad entirely in Vert Island sandstone arranged in a mosaic pattern with quoins, which reinforces the Tudor Revival character. Wooden trim and window mouldings painted red further add to the visual consistency of the house's exterior.

The asymmetrical rooflines are emphasized by a gabled dormer and tower on the south elevation, as well as a flared shingled vergeboard gable end and a flared gabled wall dormer on the east elevation. There is a projecting oriel window on the south elevation containing three single-hung sash windows with wooden frames and upper sash muntins in a diamond grid pattern, which is typical of this style. Conversely, the upper-storey windows on the north elevation consist of double-hung sash windows with wooden frames and upper sash muntins. The remainder of the house features a combination of ground-floor leaded windows in diamond or square patterns, which are characteristic of the Tudor Revival style, along with sash or casement windows with wooden frames and upper sash muntins in a similar diamond pattern.

The projecting gabled tower, which is a design element of the Tudor Revival style, has a ground-floor oculus window with a red-painted wooden frame and muntins, while the upper window features a six-light leaded window in a diamond pattern with wooden muntins and a sandstone sill. Above this window, the tower roof overhang, which supports the shingled flared gable, is accentuated by a decorative carved sandstone ornament and modillions on the underside of the soffit.⁵ The west side of the tower features a side entrance sheltered by a portico with a roof that is supported by a decorative wood bracket on its south side, facing McVicar Creek. This bracket bears the numbers "286" carved in relief, denoting the property's former address on River Street and indicating that this tower once served as the main entrance.

The interior ground floor of the house consists of centre hall plan with two entryways at either end as well as a staircase to the second floor. A kitchen, laundry/washroom (newly renovated), dining room, and sunroom are on the east side of the hallway, while the Great Room and north addition are on the west side. Overall, the ground floor interior has retained its original English Tudor Revival cottage style design with its warm interior featuring wood design details including flooring, doors, window frames, decorative trim including wood panel and door mouldings, exposed wood ceiling beams, wood staircase,

⁴ The quarry on Vert Island near Thunder Bay was operated by The Superior Stone Supply and A.I. Thompson and Sons between 1903 and 1912, which is when the stone for the house would have been extracted. [Geology Ontario](#)

⁵ The same ornament appears in historical images of the house, including Image 6, believed to have been taken after 1910, suggesting it is original to the home and has endured to the present day.

and original fireplaces.

Of particular note is the interior of the tower on the south elevation, which includes the original wood door to the former front entrance and a staircase that winds to an upper storey mezzanine designed to accommodate a small orchestra.⁶ Furthermore, the Great Room is a one-and-a-half storey room featuring exposed wood ceiling beams, walls with wood panel moulding, a fireplace, large square leaded windows, and a seating area. Extending off of the Great Room to the north is the addition of Dr. Evan Powell, which contains a bar clad with zebra pelts prepared by Rowland Ward, in England.⁷ Several photographs of Powell's African safaris remain in the house to the present day which are set into the bar.

The one-storey sunroom addition to the east elevation in 1935, and the greenhouse addition to the sunroom in 1967 are complementary to the overall design of the house. The roof of the sunroom acts as the floor for an upper storey exterior balcony accessed from the main house. The porch on the north elevation facing Ray Court was enclosed in the 1960s by the Warner Landscape Company and is also sympathetic to the original design, as it continues the cedar shake shingle exterior, albeit in a slightly darker shade of shingle, and incorporates oculus and fixed-pane windows that appear elsewhere on the house. It is presumed that the entablature directly below the porch roof, which is supported by Classical pilasters with Corinthian columns, was added at the time of the porch enclosure to emphasize the new front entrance to the house. There are metal decorative elements adorning the north elevation of the house, including a rectangular panel featuring a koi fish design and a large square tile with a floral rosette and lion motif, which are believed to be more recent additions. The upper storey on the west side of the north elevation features a hipped roof and is believed to have been added as part of the 1961 conversion of the garage to a bar room.

Although the house was constructed with premium materials such as Vert Island sandstone, the house does not exhibit a high degree of craftsmanship in the quality of execution or technical skill, as its materials were assembled using standard construction methods. The design also does not display a high degree of artistic merit since it does not showcase imaginative skill in arrangement or execution beyond that which is typical of Period Revival style houses. As a result of the standard construction techniques and use of materials, the property also does not demonstrate a high degree of technical or

⁶ Doors Open Thunder Bay 2016. "Ray Court Doctor's Cottage, 281 Ray Court." City of Thunder Bay, Heritage Advisory Committee.
⁷ CBC News. "Cecil the Lion Controversy Causes Ontario Woman to Rethink Trophy Animal Collection." CBC, August 6, 2015. <https://www.cbc.ca/news/canada/thunder-bay/cecil-the-lion-controversy-causes-ontario-woman-to-rethink-trophy-animal-collection-1.3196634>.

scientific achievement.

Based on the discussion above, 281 Ray Court meets criterion 1 of Ontario Regulation 9/06.

2.1.2 Discussion of Historical or Associative Value

The discussion of the historical or associative value of a property considers three criteria set out in Ontario Regulation 9/06:

- Does the property have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community (criterion 4);
- Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture (criterion 5); and/or,
- Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community (criterion 6)?

A review of primary and secondary sources indicates that the property at 281 Ray Court has historical value through its direct associations with notable persons who are significant to the community of Port Arthur, now the City of Thunder Bay, including Cymanthe Anne Bready and Doctors Robert Luther Harold and Evan Powell. The following paragraphs highlight the significance of Bready, Harold and Powell to the community.

The property was originally part of 600 acres of land acquired in 1859 by Robert McVicar, former Chief Trader for the Hudson's Bay Company.⁸ When McVicar died in 1864, the ownership of the land transferred to his wife, followed by his daughters Christina and Victoria after the passing of their mother in 1878. Victoria McVicar became the sole benefactor following her sister's death in 1895; however, she herself passed away just four years later, in 1899.

Victoria McVicar named John Farrand Ruttan, real estate agent and former mayor of Port Arthur, the executor of her estate and directed him to sell the ten-acre block known as the McVicar homestead between Court and Algoma Streets as soon as convenient.⁹ Consequently, the McVicar homestead was sold to James Meek in 1903, who had it surveyed by A.H. MacDougall in December of that year and subdivided into thirty-two lots

⁸ Thunder Bay Museum, McVicar Family Papers, Series A 25/1/1.

⁹ Ibid.

under Registered Plan 131.¹⁰ Lots 19-21 of Plan 131 (the property) were granted to Louis Walsh on January 2, 1904.¹¹

This chain of ownership is relevant for tracing the ownership of the land containing the property and understanding how it was subdivided over time into its current boundaries. As reported in the *Fort William Times-Journal* on January 14, 1904: “Since the McVicar homestead changed hands a few weeks ago and was sub-divided into lots there has been an active demand for the lots, especially those on the hill. Among the sales recorded recently are lots to A. McComber, Louis Walsh, W.H. Nelson and T.N. Andrew. There promises to be some good residences erected on the estate this year.”¹² This article demonstrates that the construction of houses as part of the McVicar homestead subdivision commenced in 1904.

Louis Walsh, a coal magnate and prominent local businessman, granted Lots 21 and the westerly half of Lot 20 to Martin Garvey Kelly in December of 1904.¹³ Based on Census records, Kelly was a contractor in Port Arthur who worked on houses.¹⁴ However, Walsh built his residence, “McVicar Manor,” on Lot 16 two years later, in 1906.¹⁵ Furthermore, the 1905 Tax Collector’s Roll for the Town of Port Arthur records nothing in the value of buildings column for Lot 21, indicating the that the house on the property had not yet been constructed.

In June 1905, Louis Walsh granted the remainder of the property, comprising Lot 19 and the easterly half of Lot 20, to Cymanthe Anne Bready for \$1,500. A few months later, in September 1905, Martin Garvey Kelly sold Lot 21 and the westerly half of Lot 20 to Bready for \$1,050.¹⁶ Notably, the higher valuation of Walsh’s transaction compared to Kelly’s, despite the latter including Lot 21 (the site of the current residence), suggests that the house was not yet constructed at the time of sale. Since Bready acquired Lot 21 in the fall of 1905, it is therefore logical to conclude that the dwelling was erected the following year, in 1906, along the north side of McVicar Creek. This is supported by the 1906 Collector’s Roll for the Town of Port Arthur, which records a building on Lot 21, owned by

¹⁰ Land Registry Office 55, Thunder Bay, Book 178, Plan 131, 197, 198, Pages 73-80: [Ontario Land Registry Access](#)

¹¹ Ibid.

¹² *Fort William Daily Times-Journal*, January 14, 1904. “Real Estate Active.”

¹³ Land Registry Office 55, Thunder Bay, Book 178, Plan 131, 197, 198, Pages 73-80: [Ontario Land Registry Access](#)

¹⁴ FamilySearch. 2025. *Canada, Ontario, Deaths, 1869–1937 and Overseas Deaths, 1939–1947*. Entry for Martin Garvey Kelly, 29 August 1917. <https://www.familysearch.org/ark:/61903/1:1:JN56-24H>; Ancestry. *1911 Census of Canada*. Port Arthur, Thunder Bay and Rainy River, Ontario; Page 5, Family No. 40. <https://www.ancestry.ca/search/collections/8947/records/6107724>.

¹⁵ City of Thunder Bay Heritage Advisory Committee. *Self-Guided Historical Walking Tour: McVicar Creek Harrington Neighbourhood*.

¹⁶ Land Registry Office 55, Thunder Bay, Book 178, Plan 131, 197, 198, Pages 73-80: [Ontario Land Registry Access](#)

Mrs. Bradey [sic], with a value of \$3,000.¹⁷

Cymanthe Anne Bready was a talented artist and the widow of T.T. William Bready of the Bready, Love, and Tryon Grain Company of Winnipeg, later incorporated as the Winnipeg Elevator Company in 1899.¹⁸ T. T. W. Bready died suddenly in 1903 while on a business trip, passing away in his room at the Rice Hotel in Houston, Texas, at the age of 46.¹⁹ At the time of his death, Bready was president of the Winnipeg Elevator Company that owned over eighty grain elevators along the Canadian Pacific and Canadian National railroads.²⁰ Bready was considered a self-made man who came to Canada as a poor boy from Ireland, and he and his wife were well-known in Winnipeg.²¹ Following her husband's untimely death, Cymanthe Anne Bready appears to have inherited his fortune and relocated to Port Arthur, likely seeking a tranquil environment in which to pursue her artistic interests, an atmosphere reflected in historical postcards depicting the area surrounding the property. A portrait of Mrs. Bready has been passed on to each owner of the house and remains within the home today.²² Based on Henderson's Directories for Port Arthur, Cymanthe Anne Bready resided on the property from 1906 until 1929, though she also had a summer home at Silver Islet, east of Port Arthur, and was known to have rented the house to honeymooners and other residents of Port Arthur.²³ In April 1929, she granted Lots 20-21 to Edmund C. Tripp, a mining promoter; however, by October 1930 the land had been returned to her via quitclaim deed.²⁴ This suggests that Tripp merely temporarily purchased the property, or that some other arrangement existed between them. Henderson's 1931 Directory records Tripp as still residing at 286 River Street, the former address of 281 Ray Court.²⁵

In May 1935, Cymanthe A. Bready conveyed Lots 20 and 21 to Robert Luther Harold, followed in June 1940 by Lot 19, which comprised the easternmost portion of the property.²⁶ However, Henderson's 1933 Port Arthur Directory already listed Harold as a householder at 286 River Street, indicating that he occupied the residence before formally

¹⁷ City of Thunder Bay. Collector's Roll for the Municipality of the Town of Port Arthur for 1906. Hart and Riddell: Toronto.

¹⁸ Pamela Cain, "281 Ray Court: Solid Anchor Amidst McVicar-Harrington Neighborhood" Heritage Advisory Committee, City of Thunder Bay.

¹⁹ *The Houston Post*, Thursday, January 15, 1903, Page 5. [T.T.W. Bready Death - Newspapers.com™](http://www.newspapers.com)

²⁰ Ibid.

²¹ Ibid.

²² See Image 7.

²³ Pamela Cain, "281 Ray Court: Solid Anchor Amidst McVicar-Harrington Neighborhood" Heritage Advisory Committee, City of Thunder Bay.

²⁴ Land Registry Office 55, Thunder Bay, Book 178, Plan 131, 197, 198, Pages 73-80: [Ontario Land Registry Access](http://www.ontario.ca)

²⁵ Henderson's (1931) Port Arthur Directory, Page 406. City of Thunder Bay.

²⁶ Ibid.

purchasing the property from Bready.²⁷ Prior to acquiring the property and taking up residence there, Dr. Robert L. Harold, together with Doctors P.M. Ballantyne and John I. Pratt, established the first Port Arthur Clinic at 189 Arthur Street between 1923 and 1924.²⁸ In its nascent years, the practice sustained itself through the sale of alcohol by prescription and by providing radiology services to the Port Arthur General Hospital.²⁹ A new facility was completed in 1930, but the clinic continued to struggle until the mining boom of 1934, when contracts with regional mining and timber companies enabled it to expand medical coverage to the surrounding area.³⁰ During the Second World War, a shortage of doctors forced the clinic to limit its services to residents of Port Arthur. In 1951, a pharmacy was added, followed by expansions to include pediatric and x-ray departments.³¹ Although a new clinic was constructed in 1965 and is now known as the Port Arthur Health Centre, this medical institution that Dr. Harold co-founded still provides medical services and is a pillar of the community.

In September 1955, Charles Evan Powell³² and his wife, Audrey Aldine Powell, acquired the property as joint tenants from Robert Luther Harold, who at the time was unmarried.³³ Dr. Evan Powell was born in Port Arthur in 1915 and graduated from the Toronto Faculty of Medicine in 1942. He subsequently enlisted in the Canadian Army Medical Corps and, in 1944, served overseas as part of a Field Hospital unit that was an attachment to the Lake Superior Scottish Regiment during the Second World War. He had met his wife Audrey on the *Lady Nelson* during the voyage overseas to go to war.³⁴ In 1945, he remained in Europe to continue his medical studies, completing his speciality in Ophthalmology at the Bristol Eye Hospital and Oxford University, England. Following the war, he founded his medical practice in Port Arthur and served the community for 50 years, retiring in 1996.³⁵ Beyond his professional life, Dr. Powell's favourite hobbies were fishing and hunting, the latter of which leading him and his wife to embark on two African safaris

²⁷ Henderson's (1933) Port Arthur Directory, Page 331. City of Thunder Bay.

²⁸ Pamela Cain, "281 Ray Court: Solid Anchor Amidst McVicar-Harrington Neighborhood" Heritage Advisory Committee, City of Thunder Bay.

²⁹ Ibid.

³⁰ Ibid.

³¹ Ibid.

³² Although land registry records list his full name as Charles Evan Powell, he was commonly known by his middle name, Evan.

³³ Land Registry Office 55, Thunder Bay, Book 178, Plan 131, 197, 198, Pages 73-80: [Ontario Land Registry Access](#)

³⁴ CBC News. "Cecil the Lion Controversy Causes Ontario Woman to Rethink Trophy Animal Collection." CBC, August 6, 2015. <https://www.cbc.ca/news/canada/thunder-bay/cecil-the-lion-controversy-causes-ontario-woman-to-rethink-trophy-animal-collection-1.3196634>.

³⁵ "Evan Powell Obituary (2000) – The Thunder Bay Chronicle Journal." Legacy.com, November 22, 2000. <https://www.legacy.com/ca/obituaries/chroniclejournal/name/evan-powell-obituary?id=43297766>.

in 1960 and 1962.³⁶ Ultimately, Charles Evan Powell transferred Lots 19-21 to David Evan Powell, his son, five days prior to his death in November 2000. Subsequently, in May 2002, David Powell transferred the property to Robin Campbell Kennie and Jordan Delanie Kennie, as joint tenants.³⁷ The property was later sold again and remains under private ownership today. Overall, the property has historical value through its associations with artist Cymanthe Anne Bready, widow of T.T. William Bready whose company operated more than eighty grain elevators and contributed to the local grain industry, as well as with physicians Dr. Robert Luther Harold and Dr. Evan Powell, whose lasting contributions were integral to the medical development of Port Arthur, now the City of Thunder Bay.

The property does not yield, nor does it have the potential to yield, information that contributes to an understanding of a community or culture. Furthermore, the property is not known to display or present the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community. The architect associated with the property was not determined and while Martin Garvey Kelly, a contractor who worked on houses in Port Arthur, briefly owned the property prior to when the house was built in 1906, and therefore may have been involved in its construction, there is no evidence to suggest that he was a builder of significance within the community. Lastly, while Cymanthe Anne Bready has been recognized as a talented artist, the property is not known to convey her artwork or ideas in any meaningful way.

Based on the above discussion, 281 Ray Court meets criterion 4 of Ontario Regulation 9/06.

2.1.3 Discussion of Contextual Value

The discussion of the contextual value of a property focuses on the three criteria set out in Ontario Regulation 9/06:

- Is the property important in defining, maintaining or supporting the character of an area (criterion 7);
- Is the property physically, functionally, visually or historically linked to its surroundings (criterion 8); and/or,

³⁶ CBC News. "Cecil the Lion Controversy Causes Ontario Woman to Rethink Trophy Animal Collection." CBC, August 6, 2015. <https://www.cbc.ca/news/canada/thunder-bay/cecil-the-lion-controversy-causes-ontario-woman-to-rethink-trophy-animal-collection-1.3196634>.

³⁷ Land Registry Office 55, Thunder Bay, Book 178, Plan 131, 197, 198, Pages 73-80: [Ontario Land Registry Access](#)

- Is the property a landmark (criterion 9)?

The property at 281 Ray Court maintains and supports the early 20th century character of the McVicar Harrington neighbourhood since it retains its original location, estate lot, and park-like setting north of McVicar Creek. Ray Court was originally known locally as River Street, and the residence in Lot 21 was formerly identified as 286 River Street.³⁸ During the first decade of the 20th century, half a dozen estate homes were built along River Street as part of the McVicar homestead subdivision³⁹ between Algoma and Court Streets, three of which occupied lots fronting McVicar Creek.⁴⁰ An additional five houses were also built along Emerson Avenue, which continues as River Street south of Harrington Avenue, during this same period, further contributing to the early development of the subdivision.⁴¹ Among the early residences was McVicar Manor (146 Court Street North), built in 1906 for Louis Walsh.⁴² This two-and-a-half-storey Queen Anne style residence, also constructed of Vert Island sandstone, is distinguished by its three towers and Classical wraparound verandah.⁴³ In 1909, the Hodder Residence (269 Ray Court) was added on the south side of Ray Court, as a one-and-a-half-storey stone dwelling notable for its two-storey gabled tower, which like 281 Ray Court, was also built to face McVicar Creek.⁴⁴ This pattern of development in the McVicar Harrington neighbourhood demonstrates its historical character, defined by a park-like setting and substantial estate lots north of McVicar Creek.

By 1928, River Street had been renamed Ray Court, while the present-day River Street between Harrington Avenue and Argyle Street had not yet been laid out.⁴⁵ However, into the 1930s Henderson Directories continued to list the properties on the south side of Ray Court under River Street addresses, with this property still identified as 286 River Street. In 1937, a fourth residence was built on Ray Court: a Tudor Revival style home at 275 Ray Court (Lot 18), situated along the north side of McVicar Creek east of 281 Ray Court.⁴⁶ Featuring a stucco and brick exterior with modest half-timbering, it reflected a shift in the use of building materials for this block coinciding with the abandonment of the

³⁸ *Port Arthur Daily News*, September 6, 1906, Thunder Bay Museum; 1909 Henderson's Port Arthur Directory.

³⁹ This subdivision was also known historically as the McVicar Addition, now called the McVicar Harrington neighbourhood.

⁴⁰ See Image 5: *Port Arthur Fire Insurance Plan, Sheet 27, June 1911 (Extension)*. *City of Thunder Bay*.

⁴¹ *Ibid.*

⁴² Although the residence was built facing Court Street, Lot 16, north of McVicar Creek, maintains significant frontage along River Street (now Ray Court).

⁴³ *Port Arthur Daily News*, September 6, 1906, Thunder Bay Museum; City of Thunder Bay Heritage Advisory Committee. *Self-Guided Historical Walking Tour: McVicar Creek Harrington Neighbourhood*.

⁴⁴ City of Thunder Bay, Architectural Analysis, 269 Ray Court. [McVicar Creek Heritage District - 269 Ray Ct.](#)

⁴⁵ 1928 Map of McVicar Creek Area, City of Thunder Bay Archives, Series 29, TBA 2957.

⁴⁶ City of Thunder Bay, Architectural Analysis, 275 Ray Court. [McVicar Creek Heritage District - 275 Ray Ct.](#)

Vert Island quarry and a decline in the availability of local stone.⁴⁷

Today, the property's rolling landscape includes a fallen pear tree that partially obscures views of the south elevation of the house. A stone walkway, which leads from a side door on the stone tower to the former front yard facing McVicar Creek, was uncovered by the current property owner. There is also a stone wall on either side of the driveway off Ray Court that continues along the northern the perimeter of the property. Collectively, these landscape features contribute to the park-like setting and estate lot character of the property, reinforcing its overall contextual value.

Along McVicar Creek, businessman and politician Joseph Goodwin King developed what became known as "King's Garden" after purchasing part of the former McVicar property in 1899.⁴⁸ Between 1900 and 1910, coinciding with his tenure as councillor, King transformed the grounds of his property into one of Port Arthur's most attractive landscapes, featuring a Japanese-inspired garden with ornamental bridges, waterfalls, pavilions, pergolas, and manicured lawns.⁴⁹ Although the garden began as part of his private estate, it soon expanded and became a public attraction, with areas such as "Lover's Lane" becoming a popular destination for couples and even appearing on postcards. Historical images and postcards of King's Garden prominently depict the residence,⁵⁰ now located at 281 Ray Court, which was originally built to face McVicar Creek. King purchased Lot 19 and the easterly half of Lot 20 from Cymanthe Anne Bready in October 1905, likely with the intention of incorporating the land into King's Garden to beautify the landscape, before selling it back to her in September 1909.⁵¹ Following King's death in 1910, King's Garden was offered to the city for use as a public park, but the offer was declined, and both the home and gardens gradually deteriorated over time.⁵² Despite its prominence for a fleeting decade in the early 20th century, little remains of King's Garden today save for a modest walking path along McVicar Creek known as the Ravine Trail.⁵³ Therefore, although the house remains in its original location and retains elements of its park-like setting, including its estate lot (Lots 19-21) north of McVicar Creek and mature trees, as well as a minor physical connection to its surroundings through the use of Vert Island sandstone, it was once part of the broader landscape of King's Garden.

⁴⁷ Government of Ontario. "Vert Island Sandstone Quarry." [GeologyOntario](#)

⁴⁸ City of Thunder Bay Heritage Advisory Committee. *Self-Guided Historical Walking Tour: McVicar Harrington Neighbourhood*.

⁴⁹ Scollie, F. Brent. 2003-. "KING, JOSEPH GOODWIN." In *Dictionary of Canadian Biography*, vol. 13. University of Toronto/Université Laval. https://www.biographi.ca/en/bio/king_joseph_goodwin_13E.html.

⁵⁰ See Images 1 to 4.

⁵¹ Land Registry Office 55, Thunder Bay, Book 178, Plan 131, 197, 198, Pages 73-80: [Ontario Land Registry Access](#)

⁵² F. B. Scollie, "From Port Hope to Thunder Bay: Joseph Goodwin King, the Canadian Pacific Railway and Western Canada's First Grain Elevator on the Great Lakes 1883-1910," *Ontario History* 114, no. 2 (2022): 165-195.

⁵³ City of Thunder Bay Heritage Advisory Committee. *Self-Guided Historical Walking Tour: McVicar Harrington Neighbourhood*.

Over time, changes to the surrounding landscape, particularly the naturalization of King's Garden, mean that the property, originally built to face McVicar Creek as part of King's Garden, is no longer considered functionally, visually, or historically linked to its surroundings.

The property at 281 Ray Court is not considered a local landmark because the residence is not prominently visible from Ray Court or from the walking trail along the south side of McVicar Creek between Court Street North and Algoma Street, as it is concealed by trees most of the year. The property was included as part of the "Self-Guided Historical Walking Tour: McVicar/Harrington Neighbourhood" for its historical associations as The Doctor's Cottage, not due to it having landmark status.⁵⁴ While the property may once have been considered a landmark, featured in postcards and historical images as part of the landscape of King's Garden, the gradual degradation of King's Garden over time has resulted in the loss of this surrounding context over a century later, and the property is therefore no longer regarded as a local landmark.

Based on the above discussion, 281 Ray Court meets criterion 7 of Ontario Regulation 9/06.

⁵⁴ City of Thunder Bay Heritage Advisory Committee. *Self-Guided Historical Walking Tour: McVicar Harrington Neighbourhood*.

2.2 Select Visual Sources



Image 1: ca. 1910 photograph of the east and south elevations of the house (Source: Thunder Bay Museum)

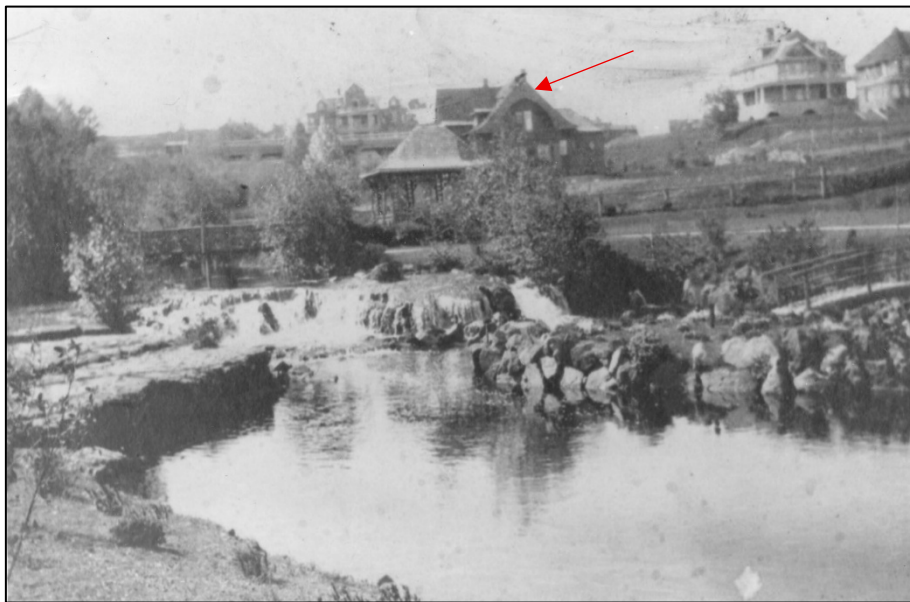


Image 2: McVicar Creek, Port Arthur, ca. 1910 (Source: [Thunder Bay Public Library](#))

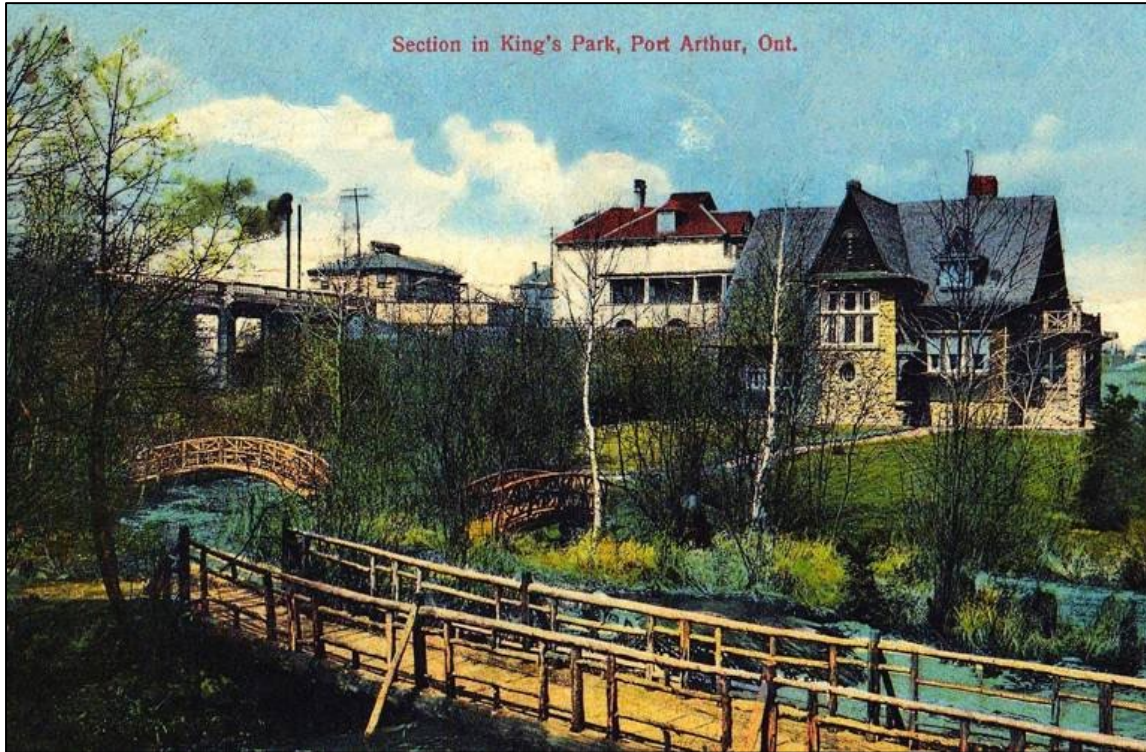


Image 3: ca. 1910 colourized postcard of "Section in King's Park, Port Arthur, Ont." showing south elevation of the house (Source: Thunder Bay Museum)

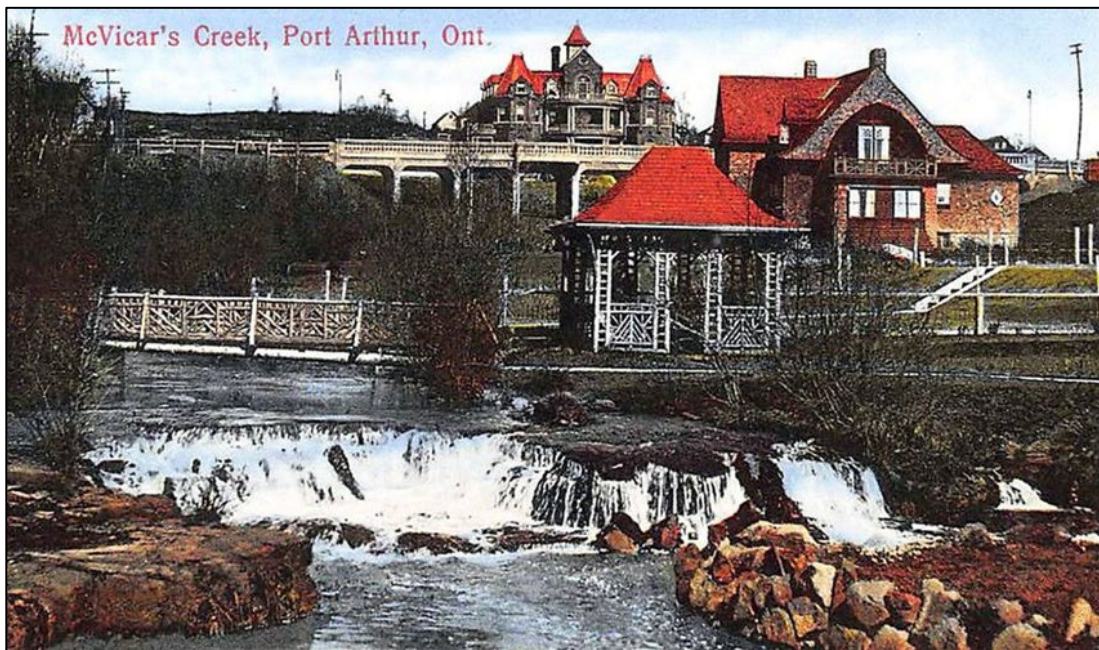


Image 4: ca. 1910 colourized postcard of "McVicar's Creek, Port Arthur, Ont." showing east elevation of the house (Source: City of Thunder Bay, Heritage Advisory Committee)

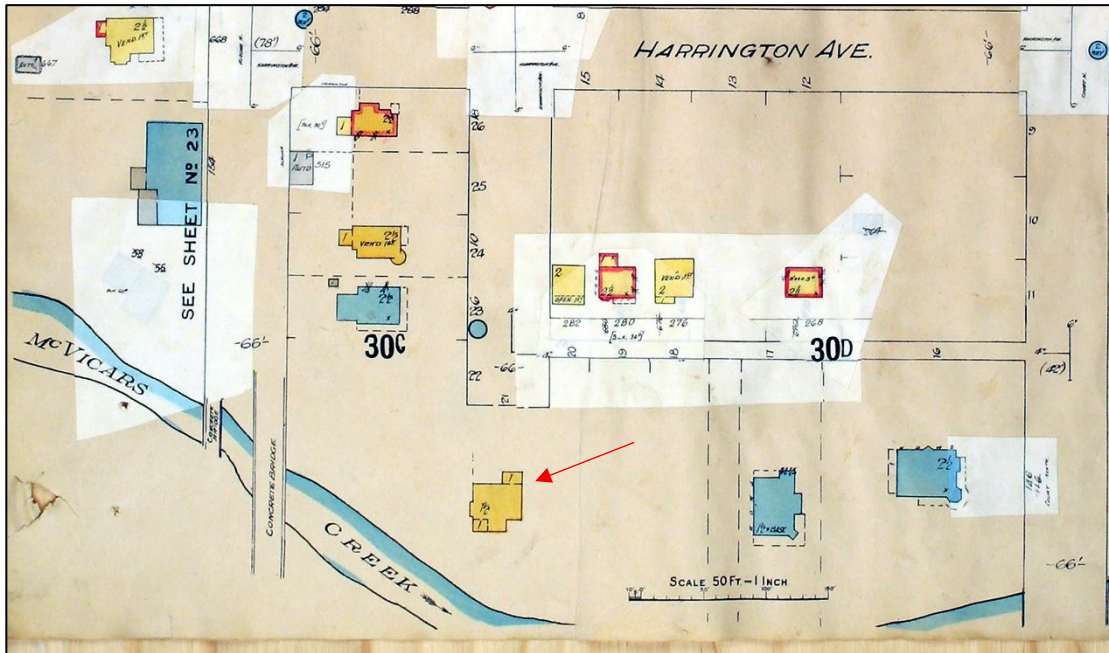


Image 5: Port Arthur Fire Insurance Plan, Sheet 27, June 1911 (Extension) showing house in Lot 21 (Source: City of Thunder Bay)



Image 6: Historical photograph of the south and west elevations hanging in the house (Egis, October 16, 2025)



Image 7: Historical photograph of Cymanthe Anne Bready standing in front of the south elevation, taken between 1906 and 1929, hanging in the house (Egis, October 16, 2025)



Image 8: Undated postcard, owned by the current property owner

2.3 Ontario Regulation 9/06 Evaluation Checklist

The following checklist identifies the prescribed criteria met by the property at 281 Ray Court for municipal designation under Part IV, Section 29 of the *Ontario Heritage Act*. There is a total of nine criteria under Ontario Regulation 9/06. A property may be designated under Part IV, Section 29 of the *Ontario Heritage Act* if the property meets two or more of the nine criteria for determining whether it is of cultural heritage value or interest. Furthermore, the “Heritage Property Evaluation” main document of the Ontario Heritage Tool Kit (2025) was used for guidance on the process of evaluating a property for cultural heritage value or interest and applying the Ontario Regulation 9/06 criteria.

Using the results of research in Section 2.1 of this report, the evaluation table below (**Table 2**) is marked “X” if the property was not determined to meet the criterion “√” if the property meets the criterion.

Table 2: Ontario Regulation 9/06 Evaluation for 281 Ray Court

Criteria	Meets Criteria
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	√
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	X
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	X
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	√
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	X
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	X
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	√
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	X

Heritage Property Designations
281 Ray Court

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Criteria	Meets Criteria
9. The property has contextual value because it is a landmark.	X

3.0 ATTACHMENT 3 - STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

This section provides the draft Statement of Cultural Heritage Value or Interest that may be considered for the designation by-law. The following presents the mandatory requirements that must be included in the designation by-law in accordance with section 3 of Ontario Regulation 385/21 (as outlined in the Ontario Heritage Tool Kit, 2025).

1. Description of property

- municipal address, if it exists;
- legal description, including the property identifier number that relates to the property;
- general description of where the property is located within the municipality; and,
- a site plan, scale drawing or a description in writing that identifies the area of the property that has cultural heritage value or interest.

2. Statement of Cultural Heritage Value or Interest

- identifies which criteria set out in Ontario Regulation 9/06 under the Ontario Heritage Act are met and explain how each criterion is met.

3. Description of Heritage Attributes

- physical features or elements of the property that must be retained to conserve the property's cultural heritage value or interest.

3.1 Reasons for Designation

The property at 281 Ray Court is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value and meets three of the nine Ontario Regulation 9/06 criteria prescribed for municipal designation under the categories of design/physical, historical/associative, and contextual value.

1. Description of Property

The property at 281 Ray Court comprises a one-and-a-half storey English Tudor Revival style cottage that was constructed in 1906 for Cymanthe Anne Bready. The property is located on the south side of Ray Court, north of McVicar Creek, between Algoma Street North and Court Street North, within the McVicar Harrington neighbourhood of the former

community of Port Arthur, now the City of Thunder Bay.

2. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The property at 281 Ray Court has design value as it contains a unique example in the City of Thunder Bay as an early twentieth century English Tudor Revival style cottage, which is evident through its form, scale and massing including its asymmetrical rooflines with multiple bell-like, steeply sloped flared gables. The design of this home stands as a unique example in the City of Thunder Bay as it is the only one of its kind that combines stone and shingle cladding within the Tudor Revival style. The combination of exterior materials including locally sourced cedar shake shingles, Vert Island sandstone, and red-painted wood trim lend to a unified materiality. The casement, sash, and oculus windows, together with leaded windows characteristic of this style, are set within wood frames. The asymmetry of the exterior façade is enhanced by the ground floor interior, which ranges from one to one-and-a-half storey room heights that are heavily accentuated with wood ceiling beams and wall panel moulding, much like an English country manor. Sympathetic additions such as the 1935 sunroom addition to the east elevation that serves as an upper-storey balcony, the 1967 greenhouse attached to the sunroom, the porch addition on the north elevation enclosed during the 1960s by the Warner Landscape Company, and the garage on the north elevation converted to a bar room with a second storey hipped roof in 1961 further contribute to the property's overall design value.

Historical/Associative Value:

The property has historical value through its direct associations with notable persons who are significant to the community of Port Arthur, now the City of Thunder Bay, including artist Cymanthe Anne Bready and Doctors Robert Luther Harold and Evan Powell. Built in 1906 as a scenic cottage retreat for Bready to pursue her art following the death of her husband, T.T. William Bready, whose company operated more than eighty grain elevators and contributed to the local grain industry. The residence later became known as The Doctor's Cottage during Dr. Harold's ownership in the 1930s, linking the property to his founding of the Port Arthur Clinic, which evolved into today's Port Arthur Health Centre. Its later association with Dr. Powell, a veteran of the Second World War and respected local ophthalmologist who practiced for over fifty years, further underscores the property's historical value through its associations with influential doctors that have made lasting contributions to the medical development of the City of Thunder Bay.

Contextual Value:

The property has contextual value as it maintains and supports the early twentieth century estate and park-like character of the McVicar Harrington neighbourhood. Constructed as part of the McVicar homestead subdivision, the residence was among the earliest homes along River Street (now Ray Court). Built in proximity to McVicar Manor (146 Court Street North) and later complemented by The Hodder Residence (269 Ray Court) and other nearby dwellings in the first decade of the twentieth century, the house maintains and supports the architectural identity of the neighbourhood. Retaining its original location, estate lot, and park-like setting with the house facing McVicar Creek similar to The Hodder Residence, the property continues to contribute to the character of the area.

3. Description of Heritage Attributes

Key exterior heritage attributes that contribute to the design value of 281 Ray Court as a unique example of an English Tudor Revival style cottage include:

- Form, scale and massing;
- Cross-gabled roof accentuated with a gable pediment on the north elevation,
- Bell-like steeply sloped flared gables on the east and south elevations, with cedar shake shingles in the gable ends, and original vergeboard clad in cedar shake shingles on the flared east-elevation gable end;
- Wide eaves with wooden soffits, modillions, rake trim, and window mouldings painted red;
- Exterior of the house, including gables and dormers clad in cedar shake shingles;
- Wall and roof dormers with flared gables and cedar shake shingles in the gable;
- Tower on the south elevation clad in Vert Island sandstone arranged in a mosaic pattern with quoins and a decorative sandstone decorative sandstone ornament in the gable;
- Fieldstone foundation with coarsely applied mortar, exposed on the west elevation and clad with Vert Island sandstone on the south and east elevations;
- Two stone interior sandstone chimneys;
- Oriel window on the south elevation consisting of three single-hung sash windows with wooden frames and upper sash muntins in a diamond grid pattern;
- Ground floor leaded windows in diamond or square patterns with wooden frames;

- Double-hung upper storey sash windows with wooden frames and upper sash muntins; and,
- Ground floor oculus windows with wooden muntins on the south and north elevations.

Key interior heritage attributes that contribute to the design value of 281 Ray Court as a unique example of an English Tudor Revival style cottage include:

- Heavy wood plank door with metal knocker, handle, and strap hinges on the south elevation;
- Wallpaper in the tower;
- Portrait of Cymanthe Ann Bready;
- Ground floor wood flooring;
- Narrow winding staircase in the tower leading to a mezzanine with metal railing;
- Wood detailing of the ground floor including panel moulding, baseboards, decorative wood embellishments, and hidden pass-through in the wood panelling (the Great Room to the hallway);
- Wood white-painted moulding on the dining room door, painted white with gold-painted accents;
- Dining room with wood ceiling beams, Parisian chandelier, and fireplace surrounded wood cabinets with leaded glass;
- Wood staircase to the second floor, featuring unpainted wood handrail and treads, white-painted decorative wood stringer accents and spindles, and a telephone closet beneath the closed staircase;
- North elevation garage conversion to Dr. Evan Powell's bar room containing safari photographs and bar counter base clad with zebra hide, and;
- The Great Room featuring one-and-a-half storey ceiling height with exposed wood ceiling beams over a seating room containing a fireplace.

Key heritage attributes that contribute to the contextual value of 281 Ray Court include:

- The property's park-like setting emphasized by its English Tudor Revival style cottage, estate lot with mature trees, and location on McVicar Creek;
- Stone wall on either side of the driveway off Ray Court and along the northern perimeter of the property.

4.0 ATTACHMENT 4 - NOTICE OF INTENTION TO DESIGNATE (NOID) TO BE PUBLISHED IN A NEWSPAPER AND/OR MUNICIPAL WEBSITE

If Council passes a motion to proceed with designation a property, the NOID must be published in a newspaper having general circulation in the municipality or otherwise stipulated by the *Ontario Heritage Act*. Under Section 26(4), the *Ontario Heritage Act*, also has a specific provision allowing municipalities to publish notices digitally (i.e., on their municipal websites) instead of a local newspaper.

- Newspaper Version-

Notice of Intention to Designate Property of Cultural Heritage Value or Interest

Take Notice that the Council of the Corporation of the City of Thunder Bay intends to designate the following property as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18

281 RAY COURT, PLAN 131, LOTS 19-21, THUNDER BAY ONTARIO

Description of Property

The property at 281 Ray Court comprises a one-and-a-half storey Tudor Revival style cottage that was constructed in 1906 for Cymanthe Anne Bready. The property is located on the south side of Ray Court, north of McVicar Creek, between Algoma Street North and Court Street North, within the McVicar Harrington neighbourhood of the former community of Port Arthur, now the City of Thunder Bay.

Summary Statement of Cultural Heritage Value or Interest and Heritage Attributes

The property at 281 Ray Court possesses design value as it contains a unique example in the City of Thunder Bay of a one-and-a-half-storey early twentieth century English Tudor Revival style cottage with stone and shingle cladding. The property also has historical associative value through its connections with artist Cymanthe Anne Bready, widow of T.T. William Bready whose company operated more than eighty grain elevators and contributed to the local grain industry, as well as physicians Dr. Robert Luther Harold and Dr. Evan Powell, whose lasting contributions were integral to the medical development of Port Arthur, now the City of Thunder Bay. Lastly, the property retains contextual value as it maintains and supports the early twentieth

century character of the McVicar Harrington neighbourhood through retaining its original location, estate lot, and park-like setting north of McVicar Creek.

A copy of the designation report, including a full statement of its cultural heritage value and heritage attributes, is available in the Office of the City Clerk at City Hall, 500 Donald Street East, in the City of Thunder Bay, from Monday to Friday between 8:30 AM and 4:30 PM, or by email at cityclerk@thunderbay.ca.

Written Notice of Objection

Any person may, within 30 days after the date of the publication of this notice, may serve written notice of objection to the proposed designation, together with a statement for the objection and all relevant facts to the Office of the City Clerk, City Hall, 500 Donald Street East, P.O. Box 800, Thunder Bay, ON P7C 5K4.

DATED at the City of Thunder Bay this 17th day of November, 2025.

Add name of City Clerk with signature here

5.0 ATTACHMENT 5 - NOTICE OF INTENTION TO DESIGNATE (NOID) FOR ONTARIO HERITAGE TRUST AND THE PROPERTY OWNER

If Council passes a motion to proceed with designation a property, the property owner as well as the Ontario Heritage Trust must be notified and provided the NOID. Under Section 29 of the *Ontario Heritage Act*, the notice of intention to designated served on the property owner and the Ontario Heritage Trust must include the following:

- An adequate description of the property so it can be readily ascertained;
- A statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and
- A statement that notice of objection to the notice of intention to designate the property may be served on the clerk of the municipality within 30 days after the date of publication of the notice of intention in a newspaper having general circulation in the municipality.

- Ontario Heritage Trust/Property Owner Version-

Notice of Intention to Designate Property of Cultural Heritage Value or Interest

Take Notice that the Council of the Corporation of the City of Thunder Bay intends to designate the following property as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18

281 RAY COURT, PLAN 131, LOTS 19-21, THUNDER BAY ONTARIO

Description of Property

The property at 281 Ray Court comprises a one-and-a-half storey English Tudor Revival style cottage that was constructed in 1906 as the residence of Cymanthe Anne Bready. The property is located on the south side of Ray Court, north of McVicar Creek, between Algoma Street North and Court Street North, within the McVicar Harrington neighbourhood of the former community of Port Arthur, now the City of Thunder Bay.

Statement of Cultural Heritage Value or Interest and Heritage Attributes

Design/Physical Value:

The property at 281 Ray Court has design value as it contains a unique example in the City of Thunder Bay as an early twentieth century English Tudor Revival style cottage, which is evident through its form, scale and massing including its asymmetrical rooflines with multiple bell-like, steeply sloped flared gables. The design of this home stands as a unique example in the City of Thunder Bay as it is the only one of its kind that combines stone and shingle cladding within the Tudor Revival style. The combination of exterior materials including locally sourced cedar shake shingles, Vert Island sandstone, and red-painted wood trim lend to a unified materiality. The casement, sash, and oculus windows, together with leaded windows characteristic of this style, are set within wood frames. The asymmetry of the exterior façade is enhanced by the ground floor interior, which ranges from one to one-and-a-half storey room heights that are heavily accentuated with wood ceiling beams and wall panel moulding, much like an English country manor. Sympathetic additions such as the 1935 sunroom addition to the east elevation that serves as an upper-storey balcony, the 1967 greenhouse attached to the sunroom, the porch addition on the north elevation enclosed during the 1960s by the Warner Landscape Company, and the garage on the north elevation converted to a bar room with a second storey hipped roof in 1961 further contribute to the property's overall design value.

Historical/Associative Value:

The property has historical value through its direct associations with notable persons who are significant to the community of Port Arthur, now the City of Thunder Bay, including artist Cymante Anne Bready and Doctors Robert Luther Harold and Evan Powell. Built in 1906 as a scenic cottage retreat for Bready to pursue her art following the death of her husband, T.T. William Bready, whose company operated more than eighty grain elevators and contributed to the local grain industry. The residence later became known as The Doctor's Cottage during Dr. Harold's ownership in the 1930s, linking the property to his founding of the Port Arthur Clinic, which evolved into today's Port Arthur Health Centre. Its later association with Dr. Powell, a veteran of the Second World War and respected local ophthalmologist who practiced for over fifty years, further underscores the property's historical value through its associations with influential doctors that have made lasting contributions to the medical development of the City of Thunder Bay.

Contextual Value:

The property has contextual value as it maintains and supports the early twentieth century estate and park-like character of the McVicar Harrington neighbourhood. Constructed as part of the McVicar homestead subdivision, the residence was among the earliest homes along River Street (now Ray Court). Built in proximity to McVicar Manor (146 Court Street North) and later complemented by The Hodder Residence (269 Ray Court) and other nearby dwellings in the first decade of the twentieth century, the house maintains and supports the architectural identity of the neighbourhood. Retaining its original location, estate lot, and park-like setting with the house facing McVicar Creek similar to The Hodder Residence, the property continues to contribute to the character of the area.

Description of Heritage Attributes:

Key exterior heritage attributes that contribute to the design value of 281 Ray Court as a unique example of an English Tudor Revival style cottage include:

- Form, scale and massing;
- Cross-gabled roof accentuated with a gable pediment on the north elevation,
- Bell-like steeply sloped flared gables on the east and south elevations, with cedar shake shingles in the gable ends, and original vergeboard clad in cedar shake shingles on the flared east-elevation gable end;
- Wide eaves with wooden soffits, modillions, rake trim, and window mouldings painted red;
- Exterior of the house, including gables and dormers clad in cedar shake shingles;
- Wall and roof dormers with flared gables and cedar shake shingles in the gable;
- Tower on the south elevation clad in Vert Island sandstone arranged in a mosaic pattern with quoins and a decorative sandstone decorative sandstone ornament in the gable;
- Fieldstone foundation with coarsely applied mortar, exposed on the west elevation and clad with Vert Island sandstone on the south and east elevations;
- Two stone interior sandstone chimneys;
- Oriel window on the south elevation consisting of three single-hung sash windows with wooden frames and upper sash muntins in a diamond grid pattern;
- Ground floor leaded windows in diamond or square patterns with wooden frames;
- Double-hung upper storey sash windows with wooden frames and upper sash muntins; and,
- Ground floor oculus windows with wooden muntins on the south and north elevations.

Key interior heritage attributes that contribute to the design value of 281 Ray Court as a unique example of an English Tudor Revival style cottage include:

- Heavy wood plank door with metal knocker, handle, and strap hinges on the south elevation;
- Wallpaper in the tower;
- Portrait of Cymanthe Ann Bready;
- Ground floor wood flooring;
- Narrow winding staircase in the tower leading to a mezzanine with metal railing;
- Wood detailing of the ground floor including panel moulding, baseboards, decorative wood embellishments, and hidden pass-through in the wood panelling (the Great Room to the hallway);
- Wood white-painted moulding on the dining room door, painted white with gold-painted accents;
- Dining room with wood ceiling beams, Parisian chandelier, and fireplace surrounded wood cabinets with leaded glass;

Heritage Property Designations 281 Ray Court

Egis Project #: CCO-26-2372-00

- Wood staircase to the second floor, featuring unpainted wood handrail and treads, white-painted decorative wood stringer accents and spindles, and a telephone closet beneath the closed staircase;
- North elevation garage conversion to Dr. Evan Powell's bar room containing safari photographs and bar counter base clad with zebra hide, and;
- The Great Room featuring one-and-a-half storey ceiling height with exposed wood ceiling beams over a seating room containing a fireplace.

Key heritage attributes that contribute to the contextual value of 281 Ray Court include:

- The property's park-like setting emphasized by its English Tudor Revival style cottage, estate lot with mature trees, and location on McVicar Creek;
- Stone wall on either side of the driveway off Ray Court and along the northern perimeter of the property.

A copy of the designation report is available in the Office of the City Clerk at City Hall, 500 Donald Street East, in the City of Thunder Bay, from Monday to Friday between 8:30 AM and 4:30 PM, or by email at cityclerk@thunderbay.ca.

Written Notice of Objection

Any person may, within 30 days after the date of the publication of this notice, may serve written notice of objection to the proposed designation, together with a statement for the objection and all relevant facts to the Office of the City Clerk, City Hall, 500 Donald Street East, P.O. Box 800, Thunder Bay, ON P7C 5K4.

DATED at the City of Thunder Bay this 17th day of November, 2025.

Add name of City Clerk with signature here

Prepared for:



Christina Wakefield
City Archivist & Chief Heritage Resource Officer
The Corporation of the City of Thunder Bay
500 Donald Street East
Thunder Bay, ON P7E 5V3

Prepared by:



Tara Jenkins, MA, GPCertCHS, CAHP
Egis Cultural Heritage Manager
6240 Highway 7, Suite 200
Woodbridge, ON L4H 4G3

November 13, 2025

**SUBJECT: PART IV DESIGNATION UNDER THE ONTARIO HERITAGE
ACT OF 27 CUMBERLAND STREET SOUTH**

Dear Christina,

The Corporation of the City of Thunder Bay (the City) has 32 properties Listed on its Heritage Register to be considered for Part IV designation by December 31, 2026, in response to the Bill 23 amendments to the *Ontario Heritage Act*. In August 2025, Egis was retained by the City to complete Statements of Cultural Heritage Value or Interest and the necessary documentation to support the designation of six (6) prioritized properties.

The purpose of this report is to provide the City with an evaluation of the Listed property located at 27 Cumberland Street South (see Location Map, **Attachment 1**). This report determines if the property merits designation under Part IV, Section 29 of the *Ontario Heritage Act*. The evaluation is based on comprehensive research conducted for the property (see **Attachment 2**), application of the criteria of Ontario Regulation 9/06 (in **Attachment 2**), and, if the evaluation determines the property to meet two or more of

the regulation criteria, a draft Statement of Cultural Heritage Value or Interest that can be used for the designation by-law for the property (see **Attachment 3**). If the property is eligible for designation, this report also provides draft Notices of Intention to Designate for the local newspaper, the Ontario Heritage Trust, and the property owner (**Attachment 4** and **Attachment 5**).

The following report demonstrates that the property at 27 Cumberland Street South in the City of Thunder Bay has design value as a rare example of a three-storey bank constructed between 1913 and 1914 in the style of Edwardian Classicism. The property also has design value as it displays a high degree of artistic merit shown through its quality design features, which are linked to the architect's goal of projecting stability and prosperity. Additionally, the property has significant historical associative value for its direct association with Port Arthur's early banking history since this building was constructed to serve as the local branch of The Molsons Bank. The property also has historical associative value as it reflects the work of Turner & Carless, Montreal-based architects responsible for designing this bank and others across Ontario and Quebec. Lastly, the property retains contextual value as a landmark within one of Thunder Bay's oldest commercial corridors. The architectural quality, scale, and prominent location of this former bank at the intersection of Cumberland Street South and Park Avenue continues to define, maintain, and support the historical commercial character of the streetscape (see **Attachment 3**, Reasons for Designation).

Recommendation

In my professional opinion as Egis' qualified heritage professional,¹ based on the evaluation in this designation report, the property at 27 Cumberland Street South meets six of the nine criteria of Ontario Regulation 9/06 and merits municipal designation under Part IV, Section 29 of the *Ontario Heritage Act*. I recommend that City Council supports the designation of this property to conserve its cultural heritage value or interest. Therefore, I recommend that this designation report be forwarded to Council for consideration and approval to proceed with the Part IV designation of 27 Cumberland Street South.

The draft Statement of Cultural Heritage Value or Interest for 27 Cumberland

¹ Egis' qualified heritage professional, Tara Jenkins, is a professional member of the Canadian Association of Heritage Professionals who is in good standing and possesses the applied and demonstrated knowledge of accepted standards in heritage conservation, historical research, and the identification and evaluation of cultural heritage value or interest.

Street South attached as **Attachment 4** to this report comprises the Reasons for Designation, which have been summarized in the draft public Notices of Intent to Designate provided in **Attachment 5** and **Attachment 6** of this report.

Yours sincerely,



Tara Jenkins, MA, GPCertCHS, CAHP
Egis Cultural Heritage Manager
Water, Environment and Energy Transition

ATTACHMENTS

- Attachment 1 –** Location Map and Description, and Current Photograph
 - Attachment 2 –** Research, Evaluation & Visual Resources
 - Attachment 3 –** Draft Statement of Cultural Heritage Value or Interest (Reasons for Designation)
 - Attachment 4 –** Draft Notice of Intention to Designate to be published in a Newspaper and/or Municipal Website
 - Attachment 5 –** Draft Notice of Intention to Designate for the Ontario Heritage Trust and the Property Owner
-

1.0 ATTACHMENT 1 - LOCATION MAP AND CURRENT PHOTOGRAPH

1.1 Location Map

The location map shows the boundary of the property at 27 Cumberland Street South and the existing buildings within the property (**Figure 1**, below).

In undertaking this research and evaluation, Egis acknowledges that the area now known as the City of Thunder Bay lies within the traditional territory of many First Nations, including the Anishnawbe people, and is part of the Treaty Territory of the Fort William First Nation, signatories to the Robinson-Superior Treaty of 1850. The City is now home to a diverse Indigenous community, including many First Nations and the Métis peoples.

Figure 1: Building location within 27 Cumberland Street South, City of Thunder Bay, Ontario



1.2 Property Description

The following table provides a description of the property.

Table 1: Property Datasheet

Field	Property Data
Municipal Address	27 Cumberland Street South
Common Name	Former Bank of Montreal
Municipality	The Corporation of the City of Thunder Bay
Registered Plan/Lot	PT LOT 3 E/S CUMBERLAND ST PL PRINCE ARTHUR'S LANDING MCINTYRE PT 1 & 2 55R5821; S/T TBR258659; THUNDER BAY
LRO PIN	621430075
Ownership	Prospector Steak House Inc.
Location	Northeast corner of Cumberland Street South and Park Avenue (See Location Map above)
Current Photograph	See Section 1.3 below
Neighbourhood/Community	Downtown (Waterfront District), former community of Port Arthur
Date of construction of built resources (known or estimated, and source)	Built between 1913 and 1914 (<i>Port Arthur Daily News</i> , Aug. 20, 1913; Oct. 9, 1913; Apr. 4, 1914)
Date of significant alterations to built resources (known or estimated, and source)	One-storey north addition believed to have been constructed between November 1925 and February 1926 (<i>Port Arthur News Chronicle</i> , 1926). A window enclosed on the south elevation near the corner of the building (Photograph 1 versus Image 1) Removal of the pediment over the main entrance on the west elevation in order to erect the illuminated Prospector Steak House sign (Photograph 1 versus Image 1 and Image 7)
Architect/designer/builder/contractor/subcontractor (and source)	Architects Original Building (1913-1914): Philip John Turner and William Edward Carless of Turner & Carless Architects (Biographical Dictionary of Architects in Canada; Construction, Vol. 9, No. 11, Nov. 1916: 378-81, illustrations and description) Bank of Montreal Remodelling, north One-Storey Addition (1926): George Blanchard (<i>Port Arthur News Chronicle</i> , 1926)

Field	Property Data
	<p><u>Other Contractors/Subcontractors/Specialists</u></p> <p><u>Original building (1913-1914):</u></p> <p>Seaman and Penniman of Fort William, Ont. – contractor for the building (<i>The Times Journal</i> [Fort William], 9 August 1913; <i>Construction</i>, Vol. 9, No. 11, Nov. 1916: 398)</p> <p>Claycraft Mining and Brick Co.- subcontractor for the brick (<i>Construction</i>, Vol. 9, No. 11, Nov. 1916:398)</p> <p>Warden King Ltd.- subcontractor for the boiler (<i>Construction</i>, Vol. 9, No. 11, Nov. 1916:398)</p> <p>William Wardwell, engineer- subcontractor for the concrete work (<i>Construction</i>, Vol. 9, No. 11, Nov. 1916:398)</p> <p>McDonald & Willson Ltd.- subcontractor for the electrical fixtures and wiring (<i>Construction</i>, Vol. 9, No. 11, Nov. 1916:398)</p> <p>Dominion Bridge Company- subcontractor for the structural steel (<i>Construction</i>, Vol. 9, No. 11, Nov. 1916:398)</p> <p>Mosaic Tile Co.- subcontractor for the flooring (<i>Construction</i>, Vol. 9, No. 11, Nov. 1916:398)</p> <p>Mariotti Marble Co. and Smith Marble Co.- subcontractors for the marble (<i>Construction</i>, Vol. 9, No. 11, Nov. 1916:398)</p> <p>Estey Bros. – subcontractor for the ornamental iron (<i>Construction</i>, Vol. 9, No. 11, Nov. 1916:398)</p> <p>James Robertson Co., Ltd.- subcontractor for the plumbing (<i>Construction</i>, Vol. 9, No. 11, Nov. 1916:398)</p> <p>Indiana Limestone- subcontractor for the stone (<i>Construction</i>, Vol. 9, No. 11, Nov. 1916:398)</p> <p>Marbleoid Co.- subcontractor for the tile (<i>Construction</i>, Vol. 9, No. 11, Nov. 1916:398)</p> <p>J & J Taylor Ltd. – subcontractor for the vaults (<i>Construction</i>, Vol. 9, No. 11, Nov. 1916:398)</p> <p>Warden King Ltd.- subcontractor for the radiators (<i>Construction</i>, Vol. 9, No. 11, Nov. 1916:398)</p> <p>Bank of Montreal Remodelling, north One-Storey Addition (1926):</p>

Field	Property Data
	<p>Dunlop-Moore Co. of Duluth – contractor for the remodelling (<i>Port Arthur News Chronicle</i>, 1926)</p> <p>Harry Stanworth – contractor for the cut stone and carving for the remodelling (<i>Port Arthur News Chronicle</i>, 1926)</p>
Previous owner(s) or occupants (and source)	<p>The following chronology is drawn from the Ontario Land Registry Historical Books:</p> <p>October 1873 – Crown Patent for 12 acres (Lot 3, east side of Cumberland Street) granted to James Flaherty.</p> <p>August 1876 – Property granted to Elizabeth & James Flaherty.</p> <p>April 8, 1899 – Estate lease recorded between Samuel Wellington Ray, executor of the estate of Elizabeth Flaherty & William L. Bell, and The Molsons Bank, granting the bank rental occupancy for 7 months while ownership was retained.</p> <p>November 8, 1899 – Land granted to The Molsons Bank for \$7,000 by William L. Bell (widower), Samuel Wellington Ray (executor), and James Gordon Bell (unmarried).</p> <p>April 29, 1925 – The Molsons Bank granted the property to the Bank of Montreal.</p> <p>September 5, 1984 – R-Plan 55R-5821 (Parts 1 & 2) registered.</p> <p>October 12, 1984 – Bank of Montreal granted Parts 1 & 2 on Plan 55R-5821 to 539458 Ontario Inc.</p> <p>1984–1985 – The Hockenhull Brothers purchased the property via the numbered corporation (1984) and opened the Prospector Steak House (1985).</p>
Previous function(s)	Institutional (<i>Construction</i> , Vol. 9, No. 11, Nov. 1916: 378-81, illustrations and description)
Current function* <small>*This does not refer to permitted use as defined by the Zoning By-law</small>	<p>Ground floor: Commercial (Prospector Steak House) (former bank floor)</p> <p>Second floor: vacant offices (former bank offices)</p> <p>Third floor: Residential (former bank manager's residence)</p>

Field	Property Data
Heritage Recognition/Protection/Date (municipal, provincial or federal)	Listed on the Municipal Heritage Register in 2011
Local Heritage Interest	Yes

1.3 Current Photograph(s)

The following photographs were taken on October 17, 2025, by Tara Jenkins, Egis’ Cultural Heritage Manager. Permission to enter was not granted by the property owner, and photographs were taken of the exterior elevations from the public rights-of-way of Cumberland Street South, Park Avenue, and the rear alley, to support the assessment of the property’s design value and to identify potential heritage attributes. The surviving interior heritage attributes of the bank, originally described in John Turner’s 1916 article “*The Smaller Branch Bank Building*” and later confirmed in Pamela Cain’s 2017 article in *The Walleye*, have been confirmed by the current property owner via email communication.



Photograph 1: West (former bank entrance) and south (former office/residential entrance) elevations of the former bank building (Source: Egis, October 17, 2025).



Photograph 2: West elevation (former bank entrance) of the building (Source: Egis, October 17, 2025).



Photograph 3: South elevation (former entrance to the upper-level offices and residence) of the building (Source: Egis, October 17, 2025).



Photograph 4: East elevation (rear) of the building (Source: Egis, October 17, 2025).



Photograph 5: East and north elevations of the rear of the building (Source: Egis, October 17, 2025).



Photograph 6: Streetview of Cumberland Street South, looking southeast (Source: City of Thunder Bay, October 29, 2025).

2.0 ATTACHMENT 2 - RESEARCH, VISUAL RESOURCES, AND EVALUATION

2.1 Research

This section of the report describes the history, architecture and context of the property at 27 Cumberland Street South and relates that information to the assessment of cultural heritage value or interest utilizing Ontario Regulation 9/06. Visual resources gathered for the report are in **Section 2.2** below. The list of sources, both primary and secondary, used to compile the discussions in this section are found in footnotes.

2.1.1 Discussion of Design or Physical Value

The discussion surrounding the design or physical value of the property centres on the three criteria set out in Ontario Regulation 9/06 as:

- Is the property a rare, unique, representative or early example of a style, type, expression, and material or construction method (criterion 1);
- Does the property display a high degree of craftsmanship or artistic merit (criterion 2); and/or,

- Does the property demonstrate a high degree of technical or scientific achievement (criterion 3)?

Based on the field review, consultation of books on Ontario architectural styles,² and professional expertise, the property has been identified as a rare example of a three-storey early 20th century bank in the City of Thunder Bay, designed in the architectural style of Edwardian Classicism, inspired by Classical architecture. This is the only known surviving example of a bank designed in this style that retains its architectural integrity within the City of Thunder Bay. By contrast, the former Bank of Commerce, constructed between 1910 and 1911 at 409 Victoria Avenue, was an example of Beaux-Arts Classicism; however, it was largely destroyed by a fire in 2007, leaving only the front façade standing today.³

In his 1990 publication *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present*, John Blumenson features the building at 27 Cumberland Street South as an example of Edwardian Classicism, which incorporated some features of 16th century Italian Mannerism into its design. These features include the stone banding along the ground-storey exterior walls, the compound window pediments alternating between segmentally arched and triangular forms, moulded surrounds framing the recessed rectangular window openings, multiple prominent keystones, and an office entrance with an enriched oculus window at the mezzanine level.⁴ Other Classical-inspired architectural features that contribute to the building's sophisticated design and showcase the use of premium masonry materials include a parapet with raised central panel on the front (west) elevation, decorative cornice with lion head spouts, dentils, and frieze with the inscription *The Bank of Montreal* carved in stone;⁵ brick quoins; a substantial stone cornice with modillions between the first and second storeys; ground-floor windows with heavy stone sills supported by scrolled brackets and moulded panels beneath; and a series of floral relief ornaments with their petals extending downward between the stone banding of the ground floor. The main bank entrance is on Cumberland Street and features Doric-style pilasters on either side of the recessed entrance supporting a smaller frieze with a second *Bank of Montreal* inscription.

A one-storey addition was built on the north side of the building in 1926 as part of the

² John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside, 1990); Robert Mikel, *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes* (Toronto: James Lorimer & Company Ltd., Publishers, 2004).

³ City of Thunder Bay, "Bank of Commerce: 409 Victoria Avenue. Heritage Registry; Designated Property No. 22.

<https://www.thunderbay.ca/en/city-hall/resources/Documents/HistoryHeritageandRecords/Bank-of-Commerce---ACC.pdf>

⁴ Blumenson, 1990, p. 168

⁵ As shown in Image 1, below, the previous inscription was *The Molsons Bank* before the Bank of Montreal purchased the bank in 1925.

Bank of Montreal renovations, which is complementary to the design of the building.

The property also displays a high degree of artistic merit. The design quality of the bank's style links to architect Philip John Turner's architectural philosophy and his goal of projecting stability and prosperity in a community through bank architecture. Turner states the design of the bank must be imposing on the streetscape but at the same time, designed with dignified simplicity to provide comfort to its customers.⁶ The building at 27 Cumberland Street South embodies Turner's principles of bank design, with its artistic value the direct result of his creative process. Through the high degree of artistic merit shown in the quality of his Edwardian Classical design, the bank continues to symbolize a highly respectable image of The Molsons Bank, a significant early 20th century banking institution in the province.

Although it was constructed with premium materials, the building used standard construction techniques for the time; therefore, the property does not demonstrate a high degree of craftsmanship and is not considered a technical or scientific achievement.

Based on the discussion above, 27 Cumberland Street South meets criteria 1 and 2 of Ontario Regulation 9/06.

2.1.2 Discussion of Historical or Associative Value

The discussion of the historical or associative value of a property considers three criteria set out in Ontario Regulation 9/06:

- Does the property have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community (criterion 4);
- Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture (criterion 5); and/or,
- Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community (criterion 6)?

Data collection, including a review of primary and secondary sources, reveals that the property at 27 Cumberland Street South has historical value as a former local branch of The Molsons Bank, which was an institution that was significant to Port Arthur, and later the City of Thunder Bay. The Molsons Bank was originally established in 1855 by brothers William Molson and John Molson Jr., sons of John Molson, founder of the Molson brewing company.⁷ The bank was established to expand the family's business ventures and

⁶ Philip J. Turner, 1916, "The Smaller Branch Bank Building" in *Construction*, vol. 9, no. 11, November 1916.

⁷ See "Our Story" historical timeline of the Molson brewing company: <https://www.molson.ca/en-CA>

support the growing Canadian economy. After the land was purchased in 1899, a branch of The Molsons Bank was established in 1900 on the northeast corner of Cumberland Street South and Park Avenue, a location that would become Port Arthur's main financial intersection in the early 20th century.⁸ The development of this intersection was tied to an increase in demand for banking services during this period and to a broader movement to modernize financial institutions across Ontario. This movement is evidenced by the Bank of Montreal's plan to construct a building for offices at the same intersection in 1909.⁹ The Imperial Bank also followed suit in 1911, announcing plans to move into a new block also at this intersection (see **Image 8**). The Imperial Bank planned to invest \$7000 to \$8000 to enhance the block to "first-class shape" for banking premises.¹⁰ Recognizing this modernization movement, in 1913, The Molsons Bank prepared for the construction of a new modern, three-storey building. The bank staff planned to vacate the existing premises at the northeast intersection of Cumberland Street and Park Avenue that year so the former bank could be torn down and replaced by the new building on the same site.¹¹ The following year, construction of the new The Molsons Bank was completed, and the building was ready for occupancy by April 1914.¹² In 1925, The Molsons Bank was acquired by the Bank of Montreal.¹³ By February of 1926, the former branch of The Molsons Bank in Port Arthur had been remodelled to accommodate the Bank of Montreal.¹⁴ The building at 27 Cumberland Street South provided banking services from this location until 1984.¹⁵ Philip J. Turner, who collaborated with William Edward Carless in the design of the bank, wrote that building banks to a high standard of architecture, even for a small or insignificant community, lent to an impression of sturdiness and inspired community confidence in the banking institution.¹⁶ Reflecting this philosophy, the property is significant to the City of Thunder Bay as an early 20th century banking institution that symbolized the financial growth and aspirations of Port Arthur and contributed to its prosperity.

Although the property is significant to the City of Thunder Bay as the former Port Arthur branch of The Molsons Bank, it was not determined to offer significant knowledge or a

⁸ 1901 Port Arthur Henderson's Directory; *Port Arthur Daily News*, September 30, 1909; August 25, 1913.)

⁹ *Port Arthur Daily News*, May 22, 1909. The 1909 Port Arthur Henderson's Directory and the *Port Arthur News Chronicle*, February 13, 1926, indicate that the Bank of Montreal branch was located at the corner of South Water and Lorne Streets.

¹⁰ *Port Arthur Daily News*, October 31, 1911. The 1909 Port Arthur Henderson's Directory indicates the Imperial Bank branch was already established at Cumberland Street South and Park Avenue. Image 8 shows the building located in the southeast corner of the intersection.

¹¹ *Port Arthur Daily News*, May 20, 1913; August 20, 1913.

¹² *Port Arthur Daily News*, October 9, 1913; April 25, 1914.

¹³ Land Registry Office 55, Prince Arthur's Landing, Book 60, Pages 70-75: [Ontario Land Registry Access](#)

¹⁴ *Port Arthur News Chronicle*, Feb. 13, 1926, Page 1.

¹⁵ Land Registry Office 55, Prince Arthur's Landing, Book 60, Pages 70-75: [Ontario Land Registry Access](#)

¹⁶ Philip J. Turner, 1916, "The Smaller Branch Bank Building" in *Construction*, vol. 9, no. 11, November 1916.

greater understanding of the history of a community or culture.

In addition to its association with The Molsons Bank, the property also demonstrates historical associative value as it reflects the work of Turner & Carless Architects, whose work was significant to the community of Port Arthur for their contribution to the design of a key financial institution in the community, and more broadly across Ontario and Quebec.¹⁷ Philip John Turner, one half of the partnership, was a British-trained architect who settled in Montreal, Quebec, where he practised as an architect from 1908 to 1943.¹⁸ Notably, Turner was commissioned to design The Molsons Bank buildings between 1911 and 1923 across Ontario and Quebec.¹⁹ He also was a lecturer in the Department of Architecture at McGill University. In his 1916 article “*The Smaller Branch Bank Building*,” Turner sets out the characteristic design principles of The Molsons Banks, emphasizing that the design was important not only to the banks’ success but also more broadly to the progress and financial strength of the Dominion of Canada.²⁰ Turner’s article reports that in addition to the prominent architectural features, he also designed the fittings, furniture, and electric light fixtures. Like Turner, William Edward Careless (who later changed the spelling of his surname to Carless), was a British-trained architect and Professor of Architecture at McGill University. From 1913 to 1915, he partnered with Turner to design several local branches of The Molsons Bank. Both with Carless and independently, Turner was the architect for several branches of The Molsons Bank across Ontario and Quebec, as outlined below in **Table 2**. Many of these local branches of The Molsons Bank, including the Port Arthur example, were designed to be significant buildings within their communities.²¹

Table 2: List of The Molsons Bank buildings designed by Philip J. Turner

Address & Location	Construction Date & Architect(s)	Heritage Recognition	Material(s)
Sainte-Thérèse, Quebec, Location Unknown	1911 – Philip John Turner	Unknown	Unknown

¹⁷ Turner, Philip John (1876-1943), Biographical Dictionary of Architects in Canada, 1800-1950:

<http://dictionaryofarchitectsincanada.org/node/1371>

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ Philip J. Turner, 1916, “The Smaller Branch Bank Building” in *Construction*, vol. 9, no. 11, November 1916.

²¹ Table 2 sourced from Turner’s 1916 article, “The Smaller Branch Bank Building,” and the Biographical Dictionary of Architects in Canada; addresses for former bank buildings that are still extant were verified through Google Street View and various online sources.

**Heritage Property Designations
27 Cumberland Street South**

Egis Project #: CCO-26-2372-00

Address & Location	Construction Date & Architect(s)	Heritage Recognition	Material(s)
Park Avenue at Bernard Street West (5801 Park Avenue), Montreal, Quebec	1911 – Philip John Turner	Unknown	Stone
600 Rue Notre Dame, Lachine, Quebec	1912 – Philip John Turner	Unknown	Brick, Stone
221-223 Rue Hériot, Drummondville, Quebec	1912 – Philip John Turner	Unknown	Brick, Stone
1 Mill Street, Frankford, Quinte West, Ontario	1914 – Turner & Carless	Unknown	Brick
108 Rue Principale, Cowansville, Quebec	1914 – Turner & Carless	Unknown	Brick, Stone
Saint Laurent Boulevard at Ontario Street (2001 St. Laurent Blvd.), Montreal, Quebec	1914 – Turner & Carless	Unknown	Stone
30 Main Street West, Norwich, Ontario	1914 – Turner & Carless	Non-Designated Norwich Township Structure of Historical and Architectural Interest	Brick, Stone
76 Rue du Roi, Sorel-Tracy, Quebec	1914 – Turner & Carless	Potential (Two Plaques on Building)	Brick, Stone
Williamsburg, Ontario, Location Unknown	1918 – Philip John Turner	Demolished (Date Unknown)	Unknown
Rue Principale at Rue du Pont, Bedford, Quebec	1920 – Philip John Turner	Demolished in 2017- Not applicable	Brick
Northwest corner of King & Queen Streets, Kitchener, Ontario	1920 – Philip John Turner	Demolished (Date Unknown)	Unknown
671-675 Talbot Street, St. Thomas, Ontario	1920 – Philip John Turner	Demolished (Date Unknown)	Unknown
Ayr, Ontario, Location Unknown	1920 – Philip John Turner	Unknown	Unknown
303 James Street North (Extensive Alterations), Hamilton, Ontario	1920 – Philip John Turner (Major Alterations)	Registered (Non-Designated) Property	Stone (Formerly)
428 Rue Lafontaine, Rivière-du-Loup, Quebec	1923 – Philip John Turner	Listed on the Directory of Quebec's Cultural Heritage, and Canada's Historic Places	Stone

The property also demonstrates historical associative value as it reflects the work of George Blanchard, a local architect, who is believed to have been responsible for the design of the 1926 addition to the bank. George Blanchard was significant to Port Arthur as a prominent local architect who arrived at the community in 1916 and designed many noteworthy buildings, including the Port Arthur General Hospital, Queen Elizabeth School,

and the Port Arthur Golf and Country Club.²² He also served as councillor in 1931-1932, Mayor of Port Arthur in 1933, and subsequently as the resident superintendent of Port Arthur Mental Home.²³ Beginning in November 1925 and completed in February 1926, after the Bank of Montreal had acquired the building, the interior of the bank was redecorated, two new vaults were set in, and about “18 feet” of additional floor space was added, which is presumed to be the one-storey addition.²⁴ A local newspaper article indicates that George Blanchard was the architect on this remodelling project, which is presumed to include the north one-storey addition.²⁵ George Blanchard was an architectural designer with C.D. Howe & Co., and his name is linked to some very significant industrial landmarks in early 20th century.²⁶ For instance, he built monumental grain elevators, including in Port Arthur, Vancouver, Saskatoon, and Moose Jaw. He also designed a school in Fort William, a hospital and nurses’ home, warehouse and Public Utilities Commission substation in Port Arthur.²⁷

Based on the discussion above, 27 Cumberland Street South meets criteria 4 and 6 of Ontario Regulation 9/06.

2.1.3 Discussion of Contextual Value

The discussion of the contextual value of a property focuses on the three criteria set out in Ontario Regulation 9/06:

- Is the property important in defining, maintaining or supporting the character of an area (criterion 7);
- Is the property physically, functionally, visually or historically linked to its surroundings (criterion 8); and/or,
- Is the property a landmark (criterion 9)?

The property at 27 Cumberland Street South is located along the historical main street business section of downtown Port Arthur which contains a collection of late 19th century to mid-20th century commercial properties. Despite the evolution of the commercial streetscape, this stretch of Cumberland Street South continues to be one of the City’s oldest commercial corridors. 27 Cumberland South is considered a key contributing building, particularly between Pearl Street and Van Norman Street where the buildings sit

²² City of Thunder Bay. “Mayor George Blanchard.” <https://www.thunderbay.ca/en/city-hall/mayor-george-blanchard.aspx>

²³ Ibid.

²⁴ *Port Arthur News Chronicle*, Feb. 13, 1926, Page 1.

²⁵ Ibid.

²⁶ Blanchard, George (1891-1978), Biographical Dictionary of Architects in Canada, 1800-1950:

<http://dictionaryofarchitectsincanada.org/node/1150>

²⁷ Ibid.

at the property lines of the public right-of-way, forming a historical commercial streetwall. Most of the buildings in this stretch are one to three storeys in height and vary in materiality, but despite some façade alterations, many of these buildings retain their Classical architectural features, which contribute to maintaining the architectural character of this historical corridor (see Photograph 6). Today, with its architectural significance preserved along with its corner location, 27 Cumberland Street South has retained its prominent and distinctive historical character as seen in historical images (see Image 3 for a historical image). Therefore, the property at 27 Cumberland Street South is important in defining, maintaining and supporting the historical character of Cumberland Street South.

Although 27 Cumberland Street South supports the historical character of the street, based on historical images and Google Street view, the intersection of Cumberland Street and Park Avenue has changed. Historical research indicates that 27 Cumberland Street South was part of a small number of early institutional bank-related buildings built at the intersection. The property is now in a group of buildings constructed in different time periods no longer representing the early financial district which was constructed in the early 20th century at this intersection. The addition of the four-storey commercial building in the northwest corner, the significant alteration to the front facade of the commercial structure in the southwest corner, and the removal of the original Imperial Bank at the southeast corner (see **Image 8**) has impacted the integrity of this historical intersection. While 27 Cumberland Street South remains physically linked to this intersection, given these changes, it is not considered a link of historical value, nor have this property's visual or functional links been maintained at this intersection.

The property at 27 Cumberland Street South is considered a landmark building. The architectural quality of this former bank building, which retains its imposing character and its prominent corner location, is distinctive on Cumberland Street South. Furthermore, the presence of a financial institution at this location in the community for 84 years contributes to the property's status as a landmark.

Based on the above discussion, 27 Cumberland Street South meets criteria 7 and 9 of Ontario Regulation 9/06 for contextual value.

2.2 Select Visual Sources



Image 1: 1916 photograph of The Molsons Bank in Port Arthur, Turner & Carless Architects
(Source: Turner, 1916)

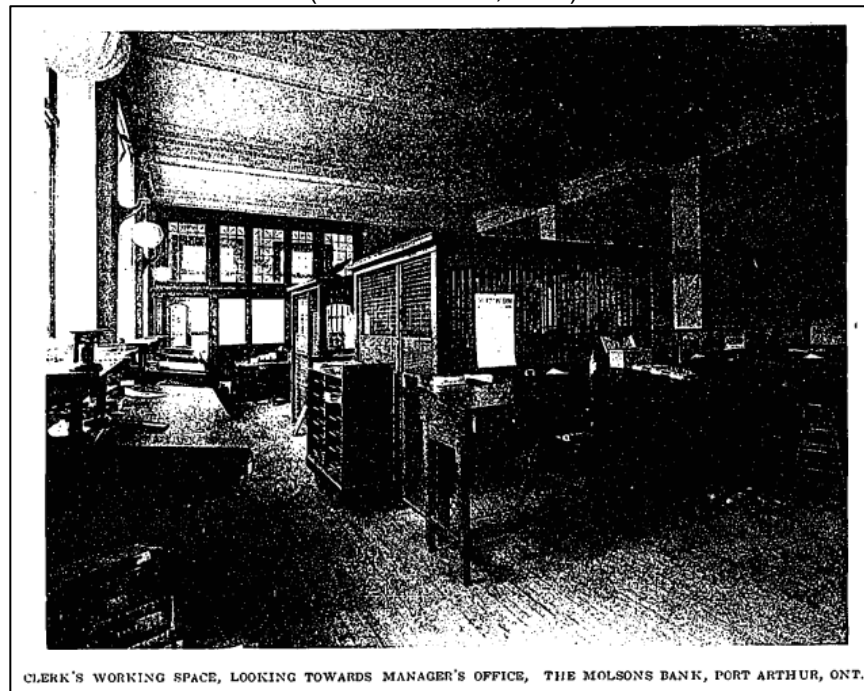


Image 2: Original Interior View of The Molsons Bank in Port Arthur in 1916 (Source: Turner, 1916)

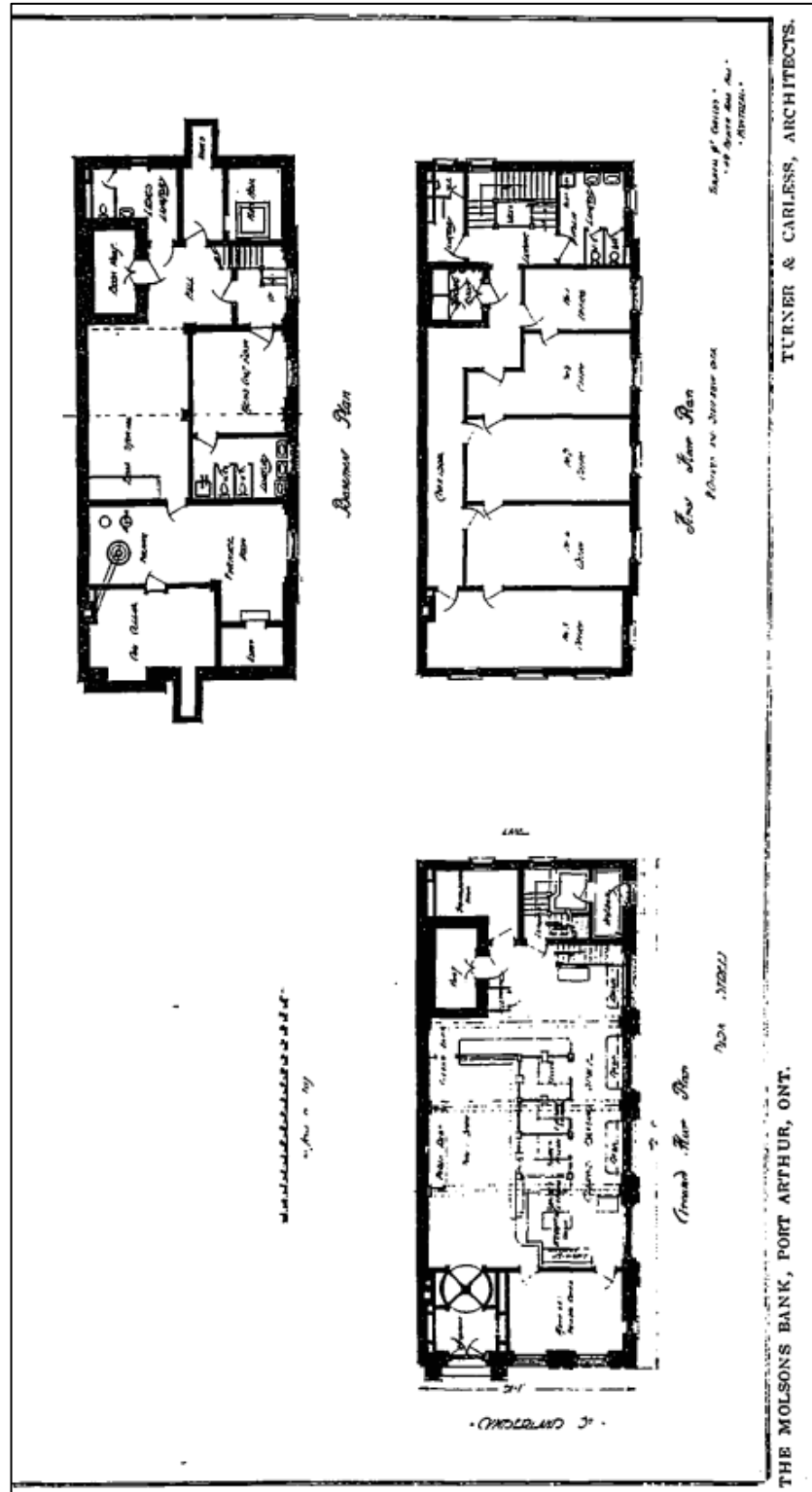


Image 3: Original Interior Floor Plans of The Molsons Bank in Port Arthur in 1916 illustrating ground floor for banking activities and the manager's office, second floor offices, and third floor for the managers residence (Source: Turner, 1916)



Image 4: Side Entrance on Park Avenue of The Molsons Bank, Port Arthur, in 1916
(Source: Turner, 1916)



Image 5: View of The Molsons Bank prior to the one-storey north addition (prior to November 1925)
(Source: Pamela Cain. "27 Cumberland Street South: Bank's Investment Renews Prospects for the Future." *The Walleye*, February 2017)



Image 6: Streetscape view of The Molsons Bank, prior to 1925
(Source: Hanging in the interior of the present restaurant)

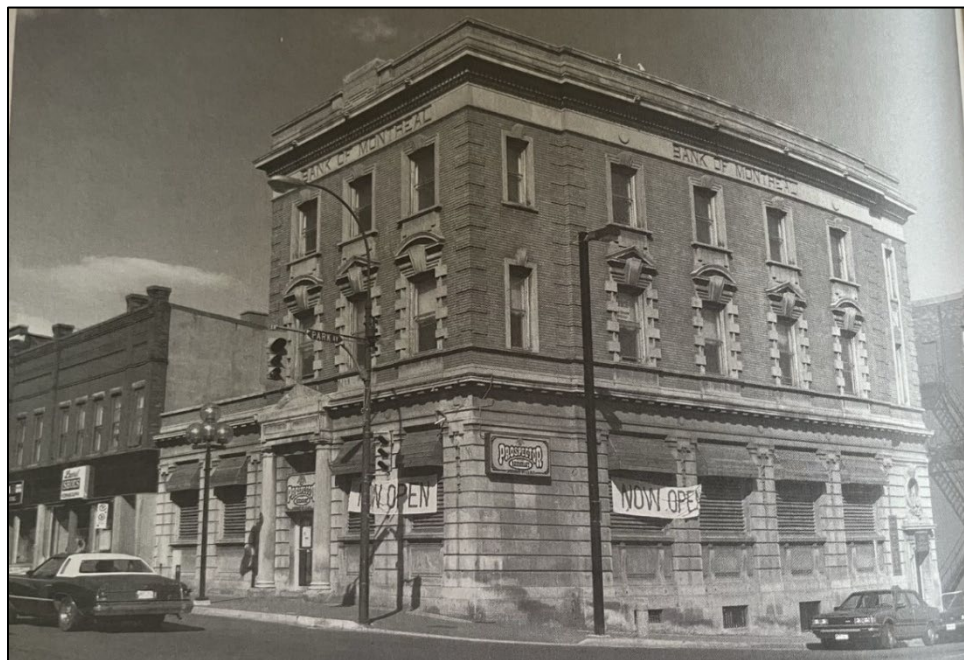


Image 7: Edwardian Classicism building as featured in *Ontario Architecture* by John Blumenson, view in ca. 1990 (Source: Blumenson, 1990:168)

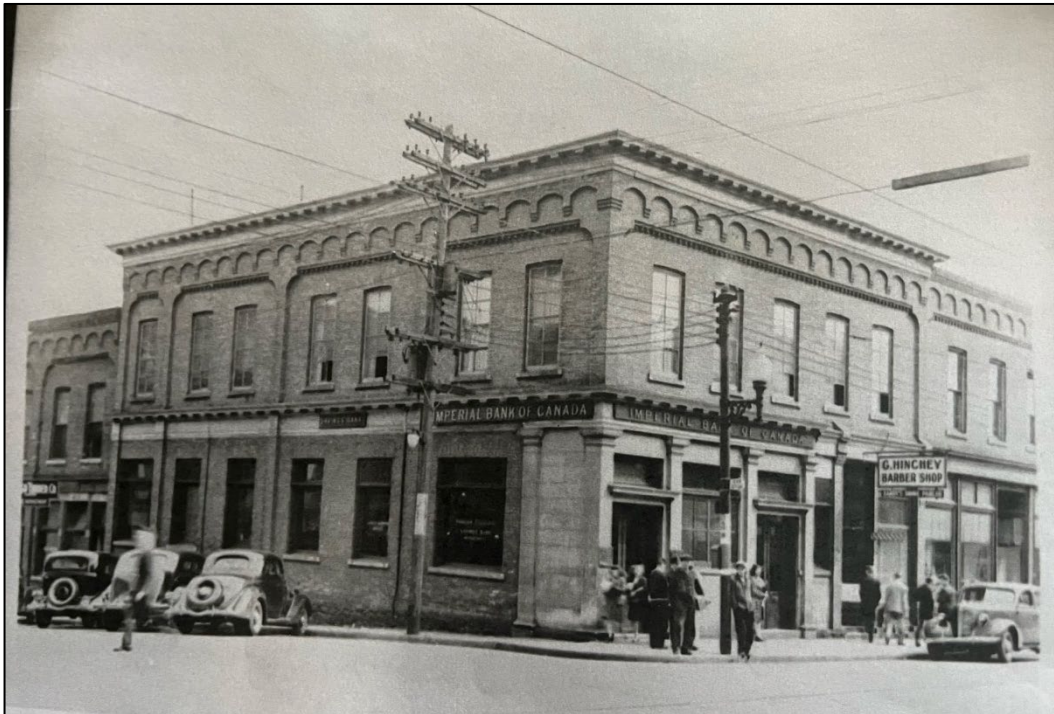


Image 8: Historical image of Imperial Bank at the southeast corner of Cumberland Street South and Park Avenue (Source: On file at the Public Library)

2.3 Ontario Regulation 9/06 Evaluation Checklist

The following checklist identifies the prescribed criteria met by the property at 27 Cumberland Street South for municipal designation under Part IV, Section 29 of the *Ontario Heritage Act*. There is a total of nine criteria under Ontario Regulation 9/06. A property may be designated under Part IV, Section 29 of the *Ontario Heritage Act* if the property meets two or more of the nine criteria for determining whether it is of cultural heritage value or interest. Furthermore, the “Heritage Property Evaluation” main document of the Ontario Heritage Tool Kit (2025) was used for guidance on the process of evaluating a property for cultural heritage value or interest and applying the Ontario Regulation 9/06 criteria.

Using the results of research in Section 2.1 of this report, the evaluation table below (**Table 3**) is marked “X” if the property was not determined to meet the criterion “√” if the property meets the criterion.

Table 3: Ontario Regulation 9/06 Evaluation for 27 Cumberland Street South

Criteria	Meets Criteria
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	✓
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	X
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	X
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	✓
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	X
9. The property has contextual value because it is a landmark.	✓

3.0 ATTACHMENT 3 - STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

This section provides the draft Statement of Cultural Heritage Value or Interest that may be considered for the designation by-law. The following presents the mandatory requirements that must be included in the designation by-law in accordance with section 3 of Ontario Regulation 385/21 (as outlined in the Ontario Heritage Tool Kit, 2025).

1. Description of property

- municipal address, if it exists;
- legal description, including the property identifier number that relates to the property;
- general description of where the property is located within the municipality; and,
- a site plan, scale drawing or a description in writing that identifies the area of the property that has cultural heritage value or interest.

2. Statement of Cultural Heritage Value or Interest

- identifies which criteria set out in Ontario Regulation 9/06 under the Ontario Heritage Act are met and explain how each criterion is met.

3. Description of Heritage Attributes

- physical features or elements of the property that must be retained to conserve the property's cultural heritage value or interest.

3.1 Reasons for Designation

The property at 27 Cumberland Street South is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value and meets six of the nine Ontario Regulation 9/06 criteria prescribed for municipal designation under the categories of design/physical, historical/associative, and contextual value.

1. Description of Property

The property at 27 Cumberland Street South comprises a three-storey masonry building that was constructed between 1913 and 1914 to serve as the Port Arthur branch of The Molsons Bank. The former bank is located at the northeast intersection of Cumberland Street South and Park Avenue, within the Downtown Waterfront District, in the former community of Port Arthur, now the City of Thunder Bay.

2. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The former branch of The Molsons Bank at 27 Cumberland Street South has design value as a rare example of a three-storey masonry bank building constructed between 1913 and 1914 in the style of Edwardian Classicism. It is distinguished by its Classical design features, most notably the exterior masonry details along the roofline and around its windows and doors, including stone banding, oversized keystones, decorative window pediments, as well as additional Classical elements such as cornices with dentils and modillions, floral relief ornaments, and Doric pilasters. The building is the only surviving example of an early 20th century bank of this style that retains its architectural integrity in the City of Thunder Bay.

The property also has design value since it displays a high degree of artistic merit as the former branch of The Molsons Bank continues to embody architect Phillip John Turner's principles of bank design, which emphasized projecting stability and prosperity to the community while remaining approachable and comforting to its customers. The building retains its quality masonry (stone and brick) and intricate Classical detailing, which reflect the dignified simplicity and artistic merit of Turner's design. The 1926 one-storey addition is complementary to the style of the main building and contributes to its overall design value.

Historical/Associative Value:

The property has historical value as the former local branch of The Molsons Bank, a financial institution that is significant to the City of Thunder Bay as a symbol of Port Arthur's early 20th century financial aspirations and prosperity. Established by 1900 at the northeast corner of Cumberland Street South and Park Avenue, this location operated as a bank for 84 years, situated at the heart of what was once Port Arthur's main financial district. Although acquired by the Bank of Montreal in 1925 and later remodelled as a restaurant in 1985, the property, through its retention of the former bank building, remains an enduring symbol of the financial growth and aspirations of early 20th century Port Arthur, later the City of Thunder Bay, and a contributor to community prosperity.

The property also has historical value as the existing building reflects the work of Turner & Carless Architects, consisting of Philip John Turner and William Edward Carless.

They were significant to the community of Port Arthur for their contribution to the design of a key financial institution in the community, and more broadly to bank architecture across Ontario and Quebec in the early 20th century.

Contextual Value:

The property has contextual value as it defines, maintains, and supports one of the City's oldest commercial corridors, where late nineteenth and early twentieth century buildings form a continuous streetwall along Cumberland Street South. Within this context, the property also has contextual value as a landmark that stands out for its architectural quality, scale, and prominent corner location, retaining its distinctive and imposing character seen in historical images.

3. Description of Heritage Attributes

Exterior heritage attributes that contribute to the design value of the property at 27 Cumberland Street South include:

- Form, scale and massing as a three-storey, rectangular building with flat roof;
- Rusticated foundation made of Queenston limestone;
- Indiana limestone exterior on the ground floor with stone forming a channeled or banded effect;
- Light pressed brick facings, including quoins, on the second and third storeys
- Parapet that is flat across to top except a slight raised panel in the centre of the façade portion;
- Projecting stone cornice with dentils, frieze, and lion head spouts along the roofline, with carved *Bank of Montreal* inscriptions on the west and south elevations, flanked by circular relief carvings on the south elevation;
- Substantial stone cornice with modillions and frieze with circular relief carvings separating the ground floor from the upper storeys;
- Stone belt course beneath the second storey windows;
- Narrow south elevation window openings with diamond relief carving between the second and third storeys;
- Recessed entrance on the west elevation between two Doric pilasters with stone moulding and *Bank of Montreal* inscription in a stone panel above the entrance;

- Recessed ground-floor window openings with heavy stone sills supported by scrolled brackets with moulded panels beneath;
- Floral relief ornaments on the west and south elevations depicting bellflowers with petals extending downward;
- Entrance at the eastern end of the south elevation topped with an enriched mezzanine-level oculus window with a wooden frame, and keystone supported by an elaborate relief carving with a floral and leaf design;
- Tall second-floor rectangular shaped window openings with low sashes and compound window pediments alternating between rounded and triangular pediments with prominent keystones, moulded surrounds, and stone banding;
- Third floor windows with heavy sills supported by stone panels, moulded surrounds and keystones; and,
- Two rear (east elevation) oculus windows with wood frames.

Interior heritage attributes that contribute to the design value of the property at 27 Cumberland Street South include:

- Stairs from second to third floor with oak handrail;
- Second and third floor doors with original frames; and
- Former bank vault (now buried into wall in the basement).

Heritage attributes that contribute to the contextual value of 27 Cumberland Street South include:

- The building's imposing institutional architectural design, emphasized by its prominent corner location at Cumberland Street South and Park Avenue.

4.0 ATTACHMENT 4 - NOTICE OF INTENTION TO DESIGNATE (NOID) TO BE PUBLISHED IN A NEWSPAPER AND/OR MUNICIPAL WEBSITE

If Council passes a motion to proceed with designation a property, the NOID must be published in a newspaper having general circulation in the municipality or otherwise stipulated by the *Ontario Heritage Act*. Under Section 26(4), the *Ontario Heritage Act*, also has a specific provision allowing municipalities to publish notices digitally (i.e., on their municipal websites) instead of a local newspaper.

- Newspaper Version-

Notice of Intention to Designate Property of Cultural Heritage Value or Interest

Take Notice that the Council of the Corporation of the City of Thunder Bay intends to designate the following property as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18

27 CUMBERLAND STREET SOUTH, TOWN PLOT E CUMBERLAND PT LOTS 2 AND 3 AND RP 55R5821 PARTS 1 AND 2, THUNDER BAY, ONTARIO

Description of Property

The property at 27 Cumberland Street South comprises a three-storey masonry building that was constructed between 1913 and 1914 to serve as the Port Arthur branch of The Molsons Bank. The former bank is located at the northeast intersection of Cumberland Street South and Park Avenue, within the Downtown Waterfront District, in the former community of Port Arthur, now the City of Thunder Bay.

Summary Statement of Cultural Heritage Value or Interest

The property at 27 Cumberland Street South in the City of Thunder Bay has design value as a rare example of a three-storey bank constructed between 1913 and 1914 in the style of Edwardian Classicism. The property also has design value as it displays a high degree of artistic merit shown through its quality design features, which are linked to the architect's goal of projecting stability and prosperity. Additionally, the property has significant historical associative value for its direct association with Port Arthur's early banking history since this

building was constructed to serve as the local branch of The Molsons Bank. The property also has historical associative value as it reflects the work of Turner & Carless, Montreal-based architects responsible for designing this bank and others across Ontario and Quebec. Lastly, the property retains contextual value as a landmark within one of Thunder Bay's oldest commercial corridors. The architectural quality, scale, and prominent location of this former bank at the intersection of Cumberland Street South and Park Avenue continues to define, maintain, and support the historical commercial character of the streetscape.

A copy of the designation report, including a full statement of its cultural heritage value and heritage attributes, is available in the Office of the City Clerk at City Hall, 500 Donald Street East, in the City of Thunder Bay, from Monday to Friday between 8:30 AM and 4:30 PM, or by email at cityclerk@thunderbay.ca.

Written Notice of Objection

Any person may, within 30 days after the date of the publication of this notice, may serve written notice of objection to the proposed designation, together with a statement for the objection and all relevant facts to the Office of the City Clerk, City Hall, 500 Donald Street East, P.O. Box 800, Thunder Bay, ON P7C 5K4.

DATED at the City of Thunder Bay this 13th day of November, 2025.

Add name of City Clerk with signature here

5.0 ATTACHMENT 5 - NOTICE OF INTENTION TO DESIGNATE (NOID) FOR ONTARIO HERITAGE TRUST AND THE PROPERTY OWNER

If Council passes a motion to proceed with designation a property, the property owner as well as the Ontario Heritage Trust must be notified and provided the NOID. Under Section 29 of the *Ontario Heritage Act*, the notice of intention to designated served on the property owner and the Ontario Heritage Trust must include the following:

- An adequate description of the property so it can be readily ascertained;
- A statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and
- A statement that notice of objection to the notice of intention to designate the property may be served on the clerk of the municipality within 30 days after the date of publication of the notice of intention in a newspaper having general circulation in the municipality.

- Ontario Heritage Trust/Property Owner Version-

Notice of Intention to Designate Property of Cultural Heritage Value or Interest

Take Notice that the Council of the Corporation of the City of Thunder Bay intends to designate the following property as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18

27 CUMBERLAND STREET SOUTH, TOWN PLOT E CUMBERLAND PT LOTS 2 AND 3 AND RP 55R5821 PARTS 1 AND 2, THUNDER BAY, ONTARIO

Description of Property

The property at 27 Cumberland Street South comprises a three-storey masonry building that was constructed between 1913 and 1914 to serve as the Port Arthur branch of The Molsons Bank. The former bank is located at the northeast intersection of Cumberland Street South and Park Avenue, within the Downtown Waterfront District, in the former community of Port Arthur, now the City of Thunder Bay.

Statement of Cultural Heritage Value or Interest and Heritage Attributes

Design/Physical Value:

The former branch of The Molsons Bank at 27 Cumberland Street South has design value as a rare example of a three-storey masonry bank building constructed between 1913 and 1914 in the style of Edwardian Classicism. It is distinguished by its Classical design features, most notably the exterior masonry details along the roofline and around its windows and doors, including stone banding, oversized keystones, decorative window pediments, as well as additional Classical elements such as cornices with dentils and modillions, floral relief ornaments, and Doric pilasters. The building is the only surviving example of an early 20th century bank of this style that retains its architectural integrity in the City of Thunder Bay.

The property also has design value since it displays a high degree of artistic merit as the former branch of The Molsons Bank continues to embody architect Phillip John Turner's principles of bank design, which emphasized projecting stability and prosperity to the community while remaining approachable and comforting to its customers. The building retains its quality masonry (stone and brick) and intricate Classical detailing, which reflect the dignified simplicity and artistic merit of Turner's design. The 1926 one-storey addition is complementary to the style of the main building and contributes to its overall design value.

Historical/Associative Value:

The property has historical value as the former local branch of The Molsons Bank, a financial institution that is significant to the City of Thunder Bay as a symbol of Port Arthur's early 20th century financial aspirations and prosperity. Established by 1900 at the northeast corner of Cumberland Street South and Park Avenue, this location operated as a bank for 84 years, situated at the heart of what was once Port Arthur's main financial district. Although acquired by the Bank of Montreal in 1925 and later remodelled as a restaurant in 1985, the property, through its retention of the former bank building, remains an enduring symbol of the financial growth and aspirations of early 20th century Port Arthur, later the City of Thunder Bay, and a contributor to community prosperity.

The property also has historical value as the existing building reflects the work of Turner & Carless Architects, consisting of Philip John Turner and William Edward Carless. They were significant to the community of Port Arthur for their contribution to the design of a key financial institution in the community, and more broadly to bank architecture across Ontario and Quebec in the early 20th century.

Contextual Value:

The property has contextual value as it defines, maintains, and supports one of the City's oldest commercial corridors, where late nineteenth and early twentieth century buildings form a continuous streetwall along Cumberland Street South. Within this context, the property also has contextual value as a landmark that stands out for its architectural quality, scale, and prominent corner location, retaining its distinctive and imposing character seen in historical images.

Description of Heritage Attributes:

Exterior heritage attributes that contribute to the design value of the property at 27 Cumberland Street South include:

- Form, scale and massing as a three-storey, rectangular building with flat roof;
- Rusticated foundation made of Queenston limestone;
- Indiana limestone exterior on the ground floor with stone forming a channeled or banded effect;
- Light pressed brick facings, including quoins, on the second and third storeys
- Parapet that is flat across to top except a slight raised panel in the centre of the façade portion;
- Projecting stone cornice with dentils, frieze, and lion head spouts along the roofline, with carved *Bank of Montreal* inscriptions on the west and south elevations, flanked by circular relief carvings on the south elevation;
- Substantial stone cornice with modillions and frieze with circular relief carvings separating the ground floor from the upper storeys;
- Stone belt course beneath the second storey windows;
- Narrow south elevation window openings with diamond relief carving between the second and third storeys;
- Recessed entrance on the west elevation between two Doric pilasters with stone moulding and *Bank of Montreal* inscription in a stone panel above the entrance;
- Recessed ground-floor window openings with heavy stone sills supported by scrolled brackets with moulded panels beneath;
- Floral relief ornaments on the west and south elevations depicting bellflowers with petals extending downward;
- Entrance at the eastern end of the south elevation topped with an enriched mezzanine-level oculus window with a wooden frame, and keystone supported by an elaborate relief carving with a floral and leaf design;

Heritage Property Designations 27 Cumberland Street South

Egis Project #: CCO-26-2372-00

- Tall second-floor rectangular shaped window openings with low sashes and compound window pediments alternating between rounded and triangular pediments with prominent keystones, moulded surrounds, and stone banding;
- Third floor windows with heavy sills supported by stone panels, moulded surrounds and keystones; and,
- Two rear (east elevation) oculus windows with wood frames.

Interior heritage attributes that contribute to the design value of the property at 27 Cumberland Street South include:

- Stairs from second to third floor with oak handrail;
- Second and third floor doors with original frames; and
- Former bank vault (now buried into wall in the basement).

Heritage attributes that contribute to the contextual value of 27 Cumberland Street South include:

- The building's imposing institutional architectural design, emphasized by its prominent corner location at Cumberland Street South and Park Avenue.

A copy of the designation report is available in the Office of the City Clerk at City Hall, 500 Donald Street East, in the City of Thunder Bay, from Monday to Friday between 8:30 AM and 4:30 PM, or by email at cityclerk@thunderbay.ca.

Written Notice of Objection

Any person may, within 30 days after the date of the publication of this notice, may serve written notice of objection to the proposed designation, together with a statement for the objection and all relevant facts to the Office of the City Clerk, City Hall, 500 Donald Street East, P.O. Box 800, Thunder Bay, ON P7C 5K4.

DATED at the City of Thunder Bay this 13th day of November, 2025.

Add name of City Clerk with signature here

Prepared for:



Christina Wakefield
City Archivist & Chief Heritage Resource Officer
The Corporation of the City of Thunder Bay
500 Donald Street East
Thunder Bay, ON P7E 5V3

Prepared by:



Tara Jenkins, MA, GPCertCHS, CAHP
Egis Cultural Heritage Manager
6240 Highway 7, Suite 200
Woodbridge, ON L4H 4G3

November 28, 2025

**SUBJECT: PART IV DESIGNATION UNDER THE ONTARIO HERITAGE
ACT OF 277 CAMELOT STREET**

Dear Christina,

The Corporation of the City of Thunder Bay (the City) has 32 properties Listed on its Heritage Register to be considered for Part IV designation by December 31, 2026, in response to the Bill 23 amendments to the *Ontario Heritage Act*. In August 2025, Egis was retained by the City to complete Statements of Cultural Heritage Value or Interest and the necessary documentation to support the designation of six (6) prioritized properties.

The purpose of this report is to provide the City with an evaluation of the Listed property located at 277 Camelot Street (see Location Map, **Attachment 1**). This report determines if the property merits designation under Part IV, Section 29 of the *Ontario Heritage Act*. The evaluation is based on comprehensive research conducted for the property (see **Attachment 2**), application of the criteria of Ontario Regulation 9/06 (in **Attachment 2**), and, if the evaluation determines the property to meet two or more of

the regulation criteria, a draft Statement of Cultural Heritage Value or Interest that can be used for the designation by-law for the property (see **Attachment 3**). If the property is eligible for designation, this report also provides draft Notices of Intention to Designate for the local newspaper, the Ontario Heritage Trust, and the property owner (**Attachment 4** and **Attachment 5**).

The property at 277 Camelot Street has design value as a representative example of a three-storey early 20th century building designed in the style of Beaux-Arts Classicism. Distinguished by its symmetrical façade, monumental frontispiece with Corinthian columns, pediment, and main entrance pilasters, along with the integrity of its interior features such as the Hall of Justice, the building also has design value since it demonstrates a high degree of artistic merit. The property also has historical value as the former Thunder Bay District Courthouse as well as historical associative value since the design of the former courthouse reflects the work of Francis Riley Heakes, Chief Architect of the Ontario Department of Public Works, together with supervising architects R.B. Chandler and A.E. Angus. Lastly, the property has contextual value as it defines and supports the institutional character of the area as part of the former government plot. Its elevated siting atop the Court Street ridge visually links the courthouse to its surroundings, overlooking Lake Superior and the Sleeping Giant land formation, which reinforces its prominence and visibility. This, in conjunction with its continued presence for well over a century, makes the property a landmark in the City of Thunder Bay (see **Attachment 3**, Reasons for Designation).

Recommendation

In my professional opinion as Egis' qualified heritage professional,¹ based on the evaluation in this designation report, the property at 277 Camelot Street meets seven of the nine criteria of Ontario Regulation 9/06 and merits municipal designation under Part IV, Section 29 of the *Ontario Heritage Act*. I recommend that City Council supports the designation of this property to conserve its cultural heritage value or interest. Therefore, I recommend that this designation report be forwarded to Council for consideration and approval to proceed with the Part IV designation of the property at 277 Camelot Street.

The draft Statement of Cultural Heritage Value or Interest for 277 Camelot Street

¹ Egis' qualified heritage professional, Tara Jenkins, is a professional member of the Canadian Association of Heritage Professionals who is in good standing and possesses the applied and demonstrated knowledge of accepted standards in heritage conservation, historical research, and the identification and evaluation of cultural heritage value or interest.

attached as **Attachment 3** to this report comprises the Reasons for Designation, which have been summarized in the draft public Notices of Intent to Designate provided in **Attachment 4** and **Attachment 5** of this report.

Yours sincerely,



Tara Jenkins, MA, GPCertCHS, CAHP
Egis Cultural Heritage Manager
Water, Environment and Energy Transition

ATTACHMENTS

- Attachment 1 –** Location Map and Description, and Current Photograph
 - Attachment 2 –** Research, Evaluation & Visual Resources
 - Attachment 3 –** Draft Statement of Cultural Heritage Value or Interest (Reasons for Designation)
 - Attachment 4 –** Draft Notice of Intention to Designate to be published in a Newspaper and/or Municipal Website
 - Attachment 5 –** Draft Notice of Intention to Designate for the Ontario Heritage Trust and the Property Owner
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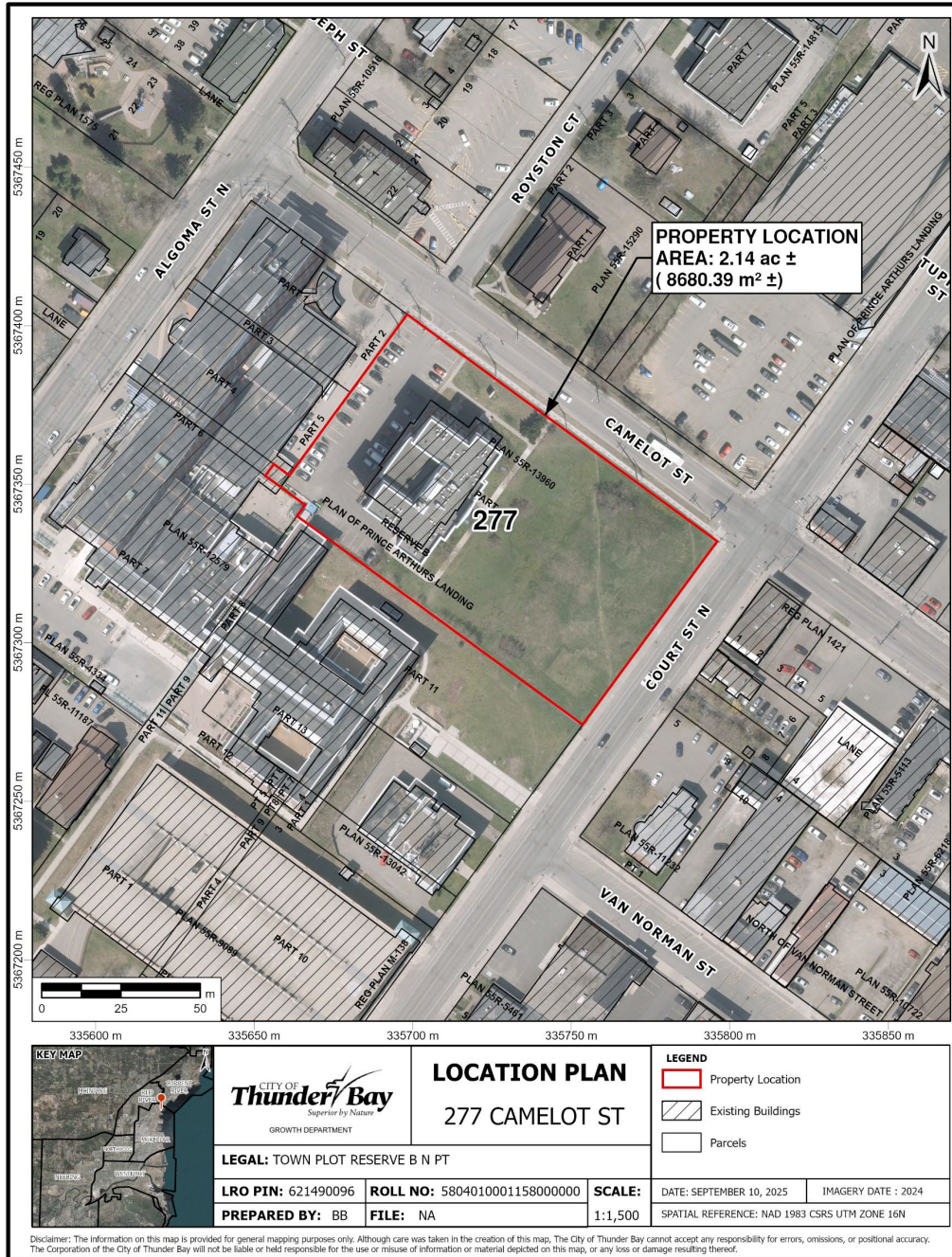
1.0 ATTACHMENT 1 - LOCATION MAP AND CURRENT PHOTOGRAPH

1.1 Location Map

The location map shows the boundary of the property at 277 Camelot Street and the existing building within the property (**Figure 1**, below).

In undertaking this research and evaluation, Egis acknowledges that the area now known as the City of Thunder Bay lies within the traditional territory of many First Nations, including the Anishnawbe people, and is part of the Treaty Territory of the Fort William First Nation, signatories to the Robinson-Superior Treaty of 1850. The City is now home to a diverse Indigenous community, including many First Nations and the Métis peoples.

Figure 1: Building location within 277 Camelot Street, City of Thunder Bay, Ontario



1.2 Property Description

The following table provides a description of the property.

Table 1: Property Datasheet

Field	Property Data
Municipal Address	277 Camelot Street
Common Name	Thunder Bay District Courthouse
Municipality	The Corporation of the City of Thunder Bay
Registered Plan/Lot	PART RESERVE B COURT STREET PL PRINCE ARTHUR'S LANDING AS IN TY196885
LRO PIN	621490096
Ownership	Courthouse Hospitality Inc.
Location	West side of Camelot Street between Algoma Street North and Court Street North (See Location Map above)
Current Photograph	See Section 1.3 below
Neighbourhood/Community	Downtown (Waterfront District), former community of Port Arthur
Date of construction of built resources (known or estimated, and source)	Built between 1923 and 1924 (<i>Port Arthur Daily News-Chronicle</i> , Sept. 20, 1924, illustrations and description)
Date of significant alterations to built resources (known or estimated, and source)	Renovated for adaptive reuse between 2017 and 2019
Architect/designer/builder (and source)	<p><u>Provincial Architect</u> Frank R. Heakes (Biographical Dictionary of Architects in Canada; <i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924)</p> <p><u>Supervising Architects</u> R.B. Chandler, C.D. Howe and Company (<i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924) A.E. Angus (<i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924)</p> <p><u>Other Contractors/Subcontractors/Specialists</u> J. McDiarmid Co. Ltd. Of Winnipeg – General Contractor & Builder (<i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924)</p>

Field	Property Data
	<p>T. Edwards, Winnipeg – Plastering (<i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924)</p> <p>J.R. Eaton Company, Orillia – Factory Work (<i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924)</p> <p>Purdy-Mansell, Winnipeg – Plumbing (<i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924)</p> <p>H.R. Sime, Port Arthur – Heating and Ventilating (<i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924)</p> <p>Dunn Hardware, Port Arthur – Hardware (<i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924)</p> <p>J.R. Eaton Company, Orillia – Maple floors (<i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924)</p> <p>Italian Tile and Marble Company, Toronto – Terrazzo flooring (<i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924)</p> <p>Mahon Electric, Port Arthur – Electrical (<i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924)</p> <p>Canadian Rogers Sheet Metal Company, Winnipeg – Roofing (<i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924)</p> <p>Otis Fensom Company, Toronto – Elevators (<i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924)</p> <p>Goldie McCullough, Winnipeg – Vaults (<i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924)</p> <p>J.J. Taylor, Winnipeg – Cells (<i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924)</p> <p>Gillis Tyndal Stone Company, Winnipeg – Stonework (<i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924)</p> <p>Hamilton Bridge Company – Structural Steel (<i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924)</p> <p>Canadian Ornamental Iron Company, Toronto – Ornamental iron (<i>Port Arthur Daily News-Chronicle</i>, Sept. 20, 1924)</p>
Previous owner(s) or occupants (and source)	<p>Since the property was part of the government plot in Prince Arthur's Landing (see Section 2.1.2) there are no transactions relevant to the property in historical land registry records as it remained under provincial ownership until it was sold in 2017.</p>
Previous function(s)	<p>Courthouse (originally built between 1923 and 1924)</p>
Current function*	<p>Hotel (since 2019)</p>

Field	Property Data
*This does not refer to permitted use as defined by the Zoning By-law	
Heritage Recognition/Protection/Date (municipal, provincial or federal)	Listed on the Municipal Heritage Register in 2009; Provincial Heritage Property of Provincial Significance (PHPPS); Ontario Heritage Trust (OHT) Heritage Conservation Easement Agreement
Local Heritage Interest	Yes

1.3 Current Photograph(s)

The following photographs were taken on October 17, 2025, by Tara Jenkins, Egis' Cultural Heritage Manager. Permission to enter the hotel was not granted by the property owner, and photographs were taken of the exterior elevations of the building, captured from the public rights-of-way along Court Street North and Camelot Street, as well as from the hotel parking lot and adjacent pedestrian walkways, to support the heritage evaluation of the property under Ontario Regulation 9/06. The interior and exterior heritage attributes of the former Thunder Bay District Courthouse were first described in the September 20, 1924 issue of the *Port Arthur Daily News-Chronicle* in an article titled "New District Courthouse Replaces Old Structure; is Fine Modern Building." The surviving heritage attributes were confirmed in the *Statement of Cultural Heritage Value and Interest for Provincial Significance* prepared by Ontario Heritage Trust (OHT) in 2015. The City of Thunder Bay have directed Egis to ensure that the heritage attributes identified in the municipal Statement of Cultural Heritage Value are aligned with those outlined in the provincial statement.



Photograph 1: View of the east elevation of former Courthouse and manicured lawn and graded slope from Court Street North (Egis, October 17, 2025).



Photograph 2: East elevation of the former Courthouse (Egis, October 17, 2025).



Photograph 3: Close-up of the east elevation (front entrance) of the building (Egis, October 17, 2025).



Photograph 4: View of the north elevation showing side entrances including lobby entrance on the south side (Egis, October 17, 2025).



Photograph 5: Close-up of the south elevation from Court Street North (Egis, October 17, 2025).



Photograph 6: North and west (rear) elevations of the building (Egis, October 17, 2025).



Photograph 7: View looking south across the hill on the property (Egis, October 17, 2025).

2.0 ATTACHMENT 2 - RESEARCH, VISUAL RESOURCES, AND EVALUATION

2.1 Research

This section of the report describes the history, architecture and context of the property at 277 Camelot Street and relates that information to the assessment of cultural heritage value or interest utilizing Ontario Regulation 9/06. Visual resources gathered for the report are in **Section 2.2** below. The list of sources, both primary and secondary, used to compile the discussions in this section are found in footnotes.

2.1.1 Discussion of Design or Physical Value

The discussion surrounding the design or physical value of the property centres on the three criteria set out in Ontario Regulation 9/06 as:

- Is the property a rare, unique, representative or early example of a style, type, expression, and material or construction method (criterion 1);
- Does the property display a high degree of craftsmanship or artistic merit (criterion 2); and/or,

- Does the property demonstrate a high degree of technical or scientific achievement (criterion 3)?

Based on the field review, consultation of books on Ontario architectural styles,² and professional expertise, the property consists of a three-storey early 20th century civic building, commonly referred to as the former Thunder Bay District Courthouse (now hotel), that is a representative example of Beaux-Arts Classicism. The Beaux-Arts style in the City of Thunder Bay, and across Ontario, was widely used for public buildings between 1900 and 1945.³ The Beaux-Arts style is evident in the building's ordered composition, symmetrical façade, and monumental scale.⁴ Edwardian Classicism, which often overlapped with Beaux-Arts in civic architecture of the period, lends exterior ornamentation to the courthouse in the form of brick and Tyndall limestone detailing.⁵

Unlike in Southern Ontario, where municipalities funded public buildings, courthouses in Northern Ontario were provincially funded, resulting in a cohesive style and design across the region.⁶ While there are other examples of Beaux-Arts courthouses in Northern Ontario (see Section 2.1.2), including one in Sault Ste. Marie designed by the same architect that closely resembles the courthouse on this property,⁷ within the City, the Thunder Bay Museum at 425 Donald Street East, formerly the Fort William Police Station and Courthouse, stands as the only other local courthouse designed in the style of Beaux-Arts Classicism. More broadly, Beaux-Arts Classicism was a popular architectural style for public buildings in both Downtown Port Arthur and Fort William during the early 20th century.⁸ Outside of the downtown area, 512 Mark Street is a representative surviving example of Beaux-Arts Classicism in the City of Thunder Bay. Now a designated heritage property, the former Fort William Collegiate Institute in Vickers Park displays an eclectic combination of styles, including Neo-Gothic influence evident in its arched entrance.⁹

² John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside, 1990); Robert Mikel, *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes* (Toronto: James Lorimer & Company Ltd., Publishers, 2004); Shannon Kyles, *The Story of Ontario Architecture: What We Built and Why We Built It* (Greenville: Shannon Kyles, 2025).

³ John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside, 1990), 124.

⁴ City of Thunder Bay, *Doors Open Thunder Bay*, September 13, 2003.

⁵ "Edwardian Architecture," Ontario Architecture, accessed November 14, 2025, <https://www.ontarioarchitecture.com/Edwardian.htm>.

⁶ "New District Courthouse Replaces Old Structure; is Fine Modern Building," *Port Arthur Daily News-Chronicle*, Sept. 20, 1924, 4.

⁷ John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside, 1990), 132.

⁸ City of Thunder Bay Heritage Advisory Committee, *Self-Guided Historical Walking Tour: Thunder Bay South Core (Formerly Downtown Fort William)* (July 2020); *Self-Guided Historical Walking Tour: Thunder Bay Waterfront and North Core (Formerly Downtown Port Arthur)* (November 2020).

⁹ John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside, 1990), 133.

Like 277 Camelot Street, the City's other Beaux-Arts buildings demonstrate what John Blumenson describes as "Classical eclecticism," reflecting the architects' vernacular interpretations that blend elements from various Classical traditions.¹⁰ This eclectic approach to exterior ornamentation was noted in a 1924 article in the *Port Arthur Daily News-Chronicle* documenting the construction of the courthouse at 277 Camelot Street, which remarked: "To give a complete description of the building, exterior and interior would be a task more suited to a master in architecture, because the designer has not followed any one particular period in selecting his exterior embellishments, but on the whole the frontal elevation forms a very attractive entrance and shows plainly the designer's skill in fitting his ideas into practical architecture, at the same time conforming to the general make-up of a somewhat plain exterior."¹¹

The former Thunder Bay District Courthouse is distinguished by its prominent central entrance and frontispiece, oriented toward Lake Superior. The entrance features Classical elements including a pediment and four Corinthian columns between the second and third storeys, each with hand-carved Corinthian capitals. The entablature of the pediment is composed of architrave, frieze, and cornice with dentils.¹² Historically, imitation stone urns capped the extreme ends of the cornice,¹³ and, as shown in **Image 2**, there were additional stone details on the parapet wall that once included decorative crenellation, panel moulding, and quoins on the parapet above the pediment. Stone relief carvings shaped like medallions further embellish the façade, with a large medallion in the tympanum and four evenly spaced smaller carvings on the frieze above the columns.

As noted above, the brick and stone detailing are characteristic of Edwardian Classicism. Constructed of locally manufactured red-brown tapestry brick with Tyndall limestone detailing, the courthouse showcases both durability and stateliness through the use of building materials.¹⁴ The white Tyndall limestone used for the columns, window sills, and casement window surrounds contains visible fossil remnants, adding geological character.¹⁵ Side entrances on the north and south elevations are framed by Tyndall limestone mouldings and arches: the easternmost entrances feature scroll keystones and segmentally arched pediments, while the westernmost are defined by squared

¹⁰ John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside, 1990), 124.

¹¹ "New District Courthouse Replaces Old Structure; is Fine Modern Building," *Port Arthur Daily News-Chronicle*, Sept. 20, 1924, 4.

¹² "New District Courthouse Replaces Old Structure; is Fine Modern Building," *Port Arthur Daily News-Chronicle*, Sept. 20, 1924, 4.

¹³ *Ibid.* The stone urns are visible in Image 3, indicating they were still present when this photograph was taken, although no longer extant today.

¹⁴ Ontario Heritage Trust, *Statement of Cultural Heritage Value or Interest*. "Statement of Provincial Significance" (January 28, 2015).

¹⁵ City of Thunder Bay, *Doors Open Thunder Bay*, September 13, 2003.

lintels.¹⁶

Window openings are varied, combining rectangular, arched, and oculus window shapes. The ground floor windows of the frontispiece on the front façade (east elevation) are arranged symmetrically and have rounded arches, moulded surrounds, and prominent Tyndall limestone keystones, a detail borrowed from Edwardian Classicism. The two oculus windows on the ground floor are positioned at either side of the projecting main entrance. On the second storey of the frontispiece, the windows feature compound pediments alternating between segmentally arched and triangular forms, while stone surrounds frame the rectangular window openings on both the second and third storeys.¹⁷

Beyond the frontispiece, the remaining window openings are rectangular with jack arches, central stone keystones, and cut-stone sills. Horizontal string courses of Tyndall limestone (sometimes referred to as stone banding) further accentuate the façade, one extending between the ground and second storeys, and another separating the ground floor from the basement level windows. A string course also extends across all elevations above the basement window openings, which themselves are framed with stone surrounds.

The interior retains several features of the former courthouse, underscoring the architectural and historical integrity of the hotel. Original plasterwork, wood trim and panel moulding remains, with the flooring restored to its original wood.¹⁸ On the main floor, a column-lined corridor finished with oak panelling above a marble base extends the length of the building.¹⁹ The symmetrical plan is divided by an eight-foot-wide steel grand staircase with ornamental railing and polished birch handrail, rising to the second floor against a wall lined with oak panelling.²⁰ Flooring throughout the main floor and vestibule is terrazzo, while stairs vary between marble and terrazzo treads with iron or steel risers.²¹ The vestibule walls are clad in marble to stair height and enriched with decorative mouldings, continuing the marble base into the corridor.²² Ceilings feature ornamental plaster beam work, most notably in the main courtroom, known as the Hall

¹⁶ City of Thunder Bay, Pamela Cain, Heritage Researcher, Thunder Bay Heritage Advisory Committee, *Draft Statement of Cultural Heritage Value or Interest*.

¹⁷ John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside, 1990), p. 168.

¹⁸ Doors Open Ontario, "Courthouse Hotel," 2025. <https://www.doorsopenontario.on.ca/thunder-bay/courthouse-hotel>.

¹⁹ City of Thunder Bay, Pamela Cain, Heritage Researcher, Thunder Bay Heritage Advisory Committee, *Draft Statement of Cultural Heritage Value or Interest*.

²⁰ *Ibid.*

²¹ *Ibid.*

²² *Ibid.*

of Justice.²³

The Hall of Justice remains the most architecturally significant interior space. Distinguished by its one and a half storey ceiling height and elaborate gilt-ornamented plaster cornice, the courtroom conveys the monumentality of the building. Solid oak entrance doors with brass knobs bearing the provincial crest open into a space retaining quarter-cut oak wainscoting, carved oak pews, jury booths with gallery handrails, and plaster columns. Three oversized arched windows along the west wall extend nearly the full height of the courtroom, while the focal point is the twelve-foot-high quarter-cut oak judge's canopy over the raised dais. In contrast with the elevated judge's canopy is the modest prisoner's box where the accused once stood trial.²⁴

Beyond the Hall of Justice, other offices and courtrooms retain original finishes, including original oak doors with brass knobs remain throughout, many with transom windows. One judge's chamber on the third storey retains its original fireplace.²⁵ Vaults manufactured by The Goldie & McCulloch Co. Limited of Galt (Winnipeg location) are located on every floor, with intact examples on the second and main floors, and additional vaults in the basement, some retaining secondary doors or window-covering mechanisms.²⁶ The second-storey corridor mirrors the ground floor with columns and plastered beam work.²⁷ The basement features terrazzo flooring, oak-trimmed doorways and baseboards, and chrome-steel jail cells for prisoners awaiting court appearances.²⁸ Collectively, the ornamental features of the interior exhibit design value since they evoke a sense of grandeur and authority appropriate to a courthouse, serving as a representative example of Beaux-Arts Classicism style building.²⁹

The property also has design value since it displays a high degree of artistic merit in the execution of the architect's grand design, which skillfully combined the courthouse's scale and composition in the Beaux-Arts style enriched with brick and stone embellishments in the style of Edwardian Classicism.³⁰ As noted above in the *Port Arthur Daily News-Chronicle*, the architect was a master in architecture, recognized for his skill.³¹ The eclectic design approach, combined with the courthouse's prominent

²³ Ibid.

²⁴ Ontario Heritage Trust, *Statement of Cultural Heritage Value or Interest*. "Statement of Provincial Significance" (January 28, 2015).

²⁵ City of Thunder Bay, Pamela Cain, Heritage Researcher, Thunder Bay Heritage Advisory Committee, *Draft Statement of Cultural Heritage Value or Interest*.

²⁶ Ibid.

²⁷ Ibid.

²⁸ Ibid.

²⁹ Ibid.

³⁰ City of Thunder Bay, *Heritage Register Proposed Site: District Court House, 277 Camelot Street*, Heritage Advisory Committee, June 11, 2009.

³¹ "New District Courthouse Replaces Old Structure; is Fine Modern Building," *Port Arthur Daily News-Chronicle*, Sept. 20, 1924, 4.

elevated siting, contribute to the design value of the property, as one of the most aesthetically pleasing and well-designed courthouse buildings in Northern Ontario.³²

Based on the discussion above, 277 Camelot Street meets criteria 1 and 2 of Ontario Regulation 9/06.

2.1.2 Discussion of Historical or Associative Value

The discussion of the historical or associative value of a property considers three criteria set out in Ontario Regulation 9/06:

- Does the property have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community (criterion 4);
- Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture (criterion 5); and/or,
- Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community (criterion 6)?

A review of primary and secondary sources indicates that the property at 277 Camelot Street has historical value as the former Thunder Bay District Court House, an institution that was significant to the community of Port Arthur, and later the City of Thunder Bay. The property was originally part of the town plot for Prince Arthur's Landing, the original name for the waterfront area of Port Arthur that later became the administrative centre for Thunder Bay District. In 1871, Hugh Wilson, Deputy Surveyor General of Ontario, surveyed Prince Arthur's Landing and set in motion plans to reserve land for Dominion (federal) and provincial buildings.³³ By 1876, construction had begun on the land registry office, courthouse, and jail, establishing this location as the future seat of the district capital.³⁴ When the first courthouse was constructed, the District of Thunder Bay was within the Provisional Judicial District of Algoma, established in 1866.³⁵ The District of Thunder Bay did not become a recognized geographical entity within the province of Ontario until the 1880s, a shift highlighted by a case heard in the original courthouse.

The courthouse and registry office were completed in 1877 at a cost of \$997.³⁶ Designed by Kivas Tully, Chief Architect of the Ontario Department of Public Works, the original

³² Ontario Heritage Trust, *Statement of Cultural Heritage Value or Interest*. "Statement of Provincial Significance" (January 28, 2015).

³³ "The Rivalry of the Port and the Fort, 1870–1892," in *Thunder Bay District 1821–1892: A Collection of Documents*, ed. Elizabeth Arthur (Toronto: The Champlain Society, 1973).

³⁴ *Ibid.*

³⁵ "Introduction," in *Thunder Bay District 1821–1892: A Collection of Documents*, ed. Elizabeth Arthur (Toronto: The Champlain Society, 1973).

³⁶ Tiffany Jarva, "The Courthouse: Possibly the Best View in the City," *The Walleye*, March 2012.

courthouse faced the road later known as Cameron Street.³⁷ The west section, which contained the jail, was added in 1884.³⁸ This configuration is illustrated on the 1908 Port Arthur Fire Insurance Plan, which depicts the original courthouse as a two-and-a-half storey stone building with a jail on its west side, located at 277 Cameron Street (see **Image 1**).

Before it was renamed Camelot Street in 1977,³⁹ the road upon which the original courthouse stood was called Cameron Street after Edward Robert Cameron, a local barrister who, with his partner T.A. Keefer, established a law practice at Prince Arthur's Landing in 1883.⁴⁰ Notably, Cameron was retained that same year to defend Lizzie Washington, a young black woman and the first resident of Prince Arthur's Landing charged with manslaughter.⁴¹ In her defense, Cameron challenged Ontario's jurisdiction over Prince Arthur's Landing, arguing that it was not within the western boundary of Ontario and that the government had no authority over the territory in which the community was located.⁴² The judge ultimately rejected this plea, and Washington was found convicted and sentenced to five years in prison.⁴³ However, the jurisdictional questions raised during the trial may have influenced the official formation of the Judicial District of Thunder Bay in 1884.⁴⁴ After becoming solicitor for Port Arthur ca. 1887, Cameron later moved to southern Ontario and became Registrar of the Supreme Court of Canada in 1898.⁴⁵

Throughout the interwar period, the province undertook an initiative to replace the first generation of public buildings in Northern Ontario with larger and more architecturally refined buildings.⁴⁶ This included the replacement of the original courthouse with the current Thunder Bay District Courthouse. Although plans for a new courthouse were drawn up by the Chief Architect of the Ontario Department of Public Works in 1919, the project was delayed until 1923.⁴⁷ Work commenced on September 9 of that year, and the

³⁷ *Early Canadian Court Houses*, comp. Margaret Carter (Ottawa: National Historic Parks and Sites Branch, Parks Canada, Environment Canada, 1983).

³⁸ *Ibid.*

³⁹ City of Thunder Bay, "277 Camelot Heritage File."

⁴⁰ "The Trial of Lizzie Washington," *Thunder Bay Sentinel*, June 23, 1883, in *Thunder Bay District 1821–1892: A Collection of Documents*, ed. Elizabeth Arthur (Toronto: The Champlain Society, 1973).

⁴¹ *Ibid.*

⁴² *Ibid.*

⁴³ *Ibid.*

⁴⁴ "Introduction," in *Thunder Bay District 1821–1892: A Collection of Documents*, ed. Elizabeth Arthur (Toronto: The Champlain Society, 1973).

⁴⁵ "The Trial of Lizzie Washington," *Thunder Bay Sentinel*, June 23, 1883, in *Thunder Bay District 1821–1892: A Collection of Documents*, ed. Elizabeth Arthur (Toronto: The Champlain Society, 1973).

⁴⁶ Ontario Heritage Trust, *Statement of Cultural Heritage Value or Interest*. "Statement of Provincial Significance" (January 28, 2015).

⁴⁷ *Ibid.*

courthouse was officially opened on September 29, 1924.⁴⁸ The new building replaced the earlier courthouse, which had been demolished in 1923 to make way for the new structure.⁴⁹ However, the judge's private entrance on the north side of the new courthouse could not be completed at the time of opening, as the old jail still stood and obstructed the entrance.⁵⁰ Once construction of the new district jail known as the Port Arthur Gaol, designed by the same architect as the courthouse, was completed on June 21, 1926, the prisoners were transferred to the new jail and the old jail was planned to be torn down at once, with plans to repurpose stonework for the new jail governor's residence, and for the beautification of the grounds surrounding the courthouse, which could at last be set in motion.⁵¹ When demolition of the old jail commenced at the end of July 1926, the jail was noted as one of the oldest stone buildings in the City, and also noted as the site of a half dozen hangings.⁵²

A Stage 4 archaeological excavation was carried out in 2015 in the northeast corner of the property on the site of the former Court House that was demolished in 1923. As part of the Stage 4 mitigation, the foundations of the administrative wing of the jail were excavated.⁵³

The building functioned as the Thunder Bay District Courthouse from 1924 until 2014. Following its sale by the provincial government in the summer of 2017, the building underwent a \$5-million renovation that transformed it into a 40-room boutique hotel. Reopened in 2019 as the Courthouse Hotel, the two-year adaptive reuse project was recognized with the 2019 Lieutenant Governor's Ontario Heritage Award for Excellence in Conservation.⁵⁴ The former main courtroom was repurposed as a ballroom, now hosting weddings and other events.

Overall, the property is historically significant to the City of Thunder Bay as the site of two successive courthouses constructed in the late 19th and early 20th centuries. These institutions anchored Port Arthur and its waterfront area, Prince Arthur's Landing, as the judicial and administrative centre of the District of Thunder Bay, reinforcing its role as the

⁴⁸ "New District Courthouse Replaces Old Structure; is Fine Modern Building," *Port Arthur Daily News-Chronicle*, Sept. 20, 1924, 4.

⁴⁹ *Ibid.*

⁵⁰ *Ibid.*

⁵¹ Thunder Bay Museum, "Old Building is Vacated and New Now Houses Twenty-Six Prisoners." *Port Arthur News Chronicle*, June 22, 1926.

⁵² Thunder Bay Museum, "Old District Jail With Its Gruesome History Disappearing." *Port Arthur News Chronicle*, July 31, 1926.

⁵³ City of Thunder Bay, "277 Camelot Heritage File."

⁵⁴ Ontario Heritage Trust, *Thunder Bay – Understanding Adaptive Reuse*, accessed November 14, 2025, <https://www.heritagetrust.on.ca/pages/tools/understanding-adaptive-reuse/thunder-bay>.

seat of regional governance and civic authority. The building's award-winning transformation into the Courthouse Hotel demonstrates how adaptive reuse can preserve historical value while ensuring continued significance to the community.

Although the property is significant to the City of Thunder Bay as the former District of Thunder Bay Courthouse, it was not determined to offer significant knowledge or a greater understanding of the history of a community or culture.

Through his design of the Thunder Bay District Courthouse, the property also demonstrates historical associative value as it reflects the work of Francis Riley Heakes,⁵⁵ Chief Architect of the Ontario Department of Public Works from 1896 until his death in 1930.⁵⁶ He studied under Kivas Tully, the architect of the previous courthouse, in the mid-1880s.⁵⁷ His work was significant to the community of Port Arthur through his designs for key judicial and administrative institutions in the community, while also contributing more broadly to the design of public buildings across Ontario. Heakes is known to have designed eight courthouses in Northern Ontario in the early 20th century, all of which remain standing, and under his direction, these designs became more grand and architecturally complex.⁵⁸ In addition to courthouses, Heakes also designed numerous other Ontario government buildings including lockups and gaols,⁵⁹ registry offices, schools and colleges, and hospitals.⁶⁰ Within the present boundaries of the City of Thunder Bay, he designed the Port Arthur land registry office (formerly located at the base of the courthouse hill) in 1907, which replaced the original 1876 office; the Fort William land registry office in 1915 (demolished); and the Port Arthur Gaol, completed in 1926, facing Court Street North (now at 285 MacDougall Street).⁶¹ Like the courthouse, the gaol was clad in limestone from the Tyndall quarries near Winnipeg, underscoring a shared materiality between the two institutions.

The property also demonstrates historical associative value as it reflects the work of R.B. Chandler and A.E. Angus, the local architects who supervised the construction of the

⁵⁵ Also known as Frank R. Heakes.

⁵⁶ Heakes, Francis Riley (1858-1930), Biographical Dictionary of Architects in Canada, 1800-1950: <http://dictionaryofarchitectsincanada.org/node/1512>

⁵⁷ Tiffany Jarva, "The Courthouse: Possibility the Best View in the City." *The Walleye*. March 2012.

⁵⁸ Heakes, Francis Riley (1858-1930), Biographical Dictionary of Architects in Canada, 1800-1950: <http://dictionaryofarchitectsincanada.org/node/1512>; Ontario Heritage Trust, *Statement of Cultural Heritage Value or Interest*. "Statement of Provincial Significance" (January 28, 2015).

⁵⁹ Archaic spelling of "jail" that was used at the time Heakes designed them.

⁶⁰ Heakes, Francis Riley (1858-1930), Biographical Dictionary of Architects in Canada, 1800-1950: <http://dictionaryofarchitectsincanada.org/node/1512>

⁶¹ Ibid.

Thunder Bay District Courthouse.⁶² Ralph B. Chandler was born in Stratford, Ontario and came to Port Arthur in 1916, where he worked with C.D. Howe and became a partner in C.D. Howe & Co. around 1921, alongside architect W.H. Souba.⁶³ Chandler retired from the company in 1932 and went on to serve the community in a variety of positions, including Manager of the Public Utilities Commission from 1935 to 1954, commissioner from 1956 to 1961, and chairman of the Port Arthur Parks Board.⁶⁴ He was significant to the community due to the notable contributions he made both architecturally and in the public roles he held.

Andrew Edward Angus, originally from Aberdeen, Scotland, was educated at the Aberdeen School of Architecture before immigrating to Canada in 1923.⁶⁵ He joined C. D. Howe & Co. in Port Arthur in 1924 and remained until 1931, when he established his own architectural practice, later continued by Lynden Y. McIntosh after Angus's death in 1956.⁶⁶ Angus designed numerous educational, institutional, and public buildings in Port Arthur, including the nurses' residence for St. Joseph's Hospital (formerly located at the south end of the hill on the property), the Canadian Legion Building, the Public Library, and Balsam Street School.⁶⁷ Angus' contributions were influential to Port Arthur, and he has left a lasting imprint on the community due to the many public buildings he designed that remain standing today.⁶⁸

Based on the above discussion, 277 Camelot Street meets criteria 4 and 6 of Ontario Regulation 9/06.

2.1.3 Discussion of Contextual Value

The discussion of the contextual value of a property focuses on the three criteria set out in Ontario Regulation 9/06:

- Is the property important in defining, maintaining or supporting the character of an area (criterion 7);
- Is the property physically, functionally, visually or historically linked to its surroundings (criterion 8); and/or,

⁶² "New District Courthouse Replaces Old Structure; is Fine Modern Building," *Port Arthur Daily News-Chronicle*, Sept. 20, 1924, 4.

⁶³ City of Thunder Bay Public Library "Active in Many Lines R.B. Chandler, 77, Dies." *Port Arthur News Chronicle*, March 30, 1967.

⁶⁴ Ibid.

⁶⁵ Angus, Andrew Edward (1895-1956), *Biographical Dictionary of Architects in Canada, 1800-1950*:

<http://dictionaryofarchitectsincanada.org/node/44>

⁶⁶ Ibid.

⁶⁷ Ibid.

⁶⁸ Ibid.

- Is the property a landmark (criterion 9)?

The property defines and supports the early 20th century civic character of Port Arthur through its location within the former government plot between Algoma Street North and Court Street North, which historically contained both the courthouse and land registry office for Thunder Bay District. This block north of Red River Road also included other institutional buildings such as St. Andrew's Church (294 Red River Road), St. Joseph's Hospital (35 Algoma Street North), the Masonic Hall (270 Red River Road), and Lakeview Presbyterian Church (278 Camelot Street), all of which remain extant today. The former school located between the Roman Catholic Church and Masonic Hall (see **Image 1**), which once contributed to the institutional character of the area, is no longer standing. Historical images further indicate that the land registry office, once located at the base of the courthouse hill, was demolished in the mid-20th century.⁶⁹ With its removal, the courthouse became the sole government building on the property, reinforcing its role in defining and supporting the institutional character of the area. By the late 20th century, commercial development began to alter the character of the surrounding area. For instance, the construction of a grocery store and associated parking lot across Camelot Street signalled a shift in the area's character from primarily institutional to more mixed-use environment.

The hill upon which the courthouse stands, known historically as the Court Street ridge,⁷⁰ holds geomorphological significance to the City of Thunder Bay, serving as a distinctive natural feature that contributes to the area's identity. Following the glacial retreat over the Great Lakes, shifting lake levels and shorelines approximately 8,000 years ago caused back-flooding from Lake Huron into Lake Superior, carving a prominent bluff.⁷¹ The portion of this ancient shoreline that remains visible on the courthouse's front lawn is the only surviving example in the area.⁷² However, the slope of the hill facing the courthouse was reduced to create a single terrace at the centre of the incline, indicating that the terrain was manipulated during construction to accentuate the courthouse's prominence.⁷³ The main lawn was historically arranged with flower beds and intentionally left without walkways to emphasize views of the courthouse atop the hill. Trees and shrubbery were placed along the Court and Cameron (now Camelot) Street sides of the property, framing

⁶⁹ See Image 3.

⁷⁰ Thunder Bay Museum, "Old Building is Vacated and New Now Houses Twenty-Six Prisoners." *Port Arthur News Chronicle*, June 22, 1926.

⁷¹ City of Thunder Bay, Pamela Cain, Heritage Researcher, Thunder Bay Heritage Advisory Committee, *Draft Statement of Cultural Heritage Value or Interest*.

⁷² *Ibid.*

⁷³ "New District Courthouse Replaces Old Structure; is Fine Modern Building," *Port Arthur Daily News-Chronicle*, Sept. 20, 1924, 4.

the property while preserving the visual impact of the courthouse in its setting.⁷⁴

Beyond its geological importance, the hill has long functioned as a community gathering place, popular for winter tobogganing and summer picnics on the lawn below.⁷⁵ This role underscores the property's importance in defining and supporting the character of the area through both its courthouse and natural setting.⁷⁶

The property also possesses contextual value through its strong visual link to its surroundings. Situated on a rise of land, the courthouse overlooks the bay of Lake Superior and the "Sleeping Giant" land formation, establishing a notable visual connection between the building and these defining geographical features.⁷⁷ The expansive front lawn provides unobstructed views to and from the courthouse, ensuring its visibility from the surrounding area. Constructed on this elevated site, the courthouse was deliberately positioned as a sign of its importance to the community as a civic landmark.

The property at 277 Camelot Street is recognized as a landmark due to its imposing, three-storey form and prominent location atop a ridge. Since its construction, the courthouse has been a defining landmark, particularly imposing when viewed from the base of the hill, and lower viewpoints toward the Lake Superior shoreline.⁷⁸ The architectural quality of the former Thunder Bay District Courthouse, together with its elevated siting, ensures that the building is highly conspicuous from Court Street North. Furthermore, the presence of a courthouse at this location in the community for 137 years reinforces the property's landmark status, while its adaptive reuse as The Courthouse Hotel maintains its role as a local tourist attraction and point of orientation.

Based on the above discussion, 277 Camelot Street meets criteria 7, 8, and 9 of Ontario Regulation 9/06.

⁷⁴ Ibid.

⁷⁵ Ibid.

⁷⁶ City of Thunder Bay, Pamela Cain, Heritage Researcher, Thunder Bay Heritage Advisory Committee, *Draft Statement of Cultural Heritage Value or Interest*.

⁷⁷ Ontario Heritage Trust, *Statement of Cultural Heritage Value or Interest*. "Statement of Provincial Significance" (January 28, 2015).

⁷⁸ City of Thunder Bay, Pamela Cain, Heritage Researcher, Thunder Bay Heritage Advisory Committee, *Draft Statement of Cultural Heritage Value or Interest*.

2.2 Select Visual Sources

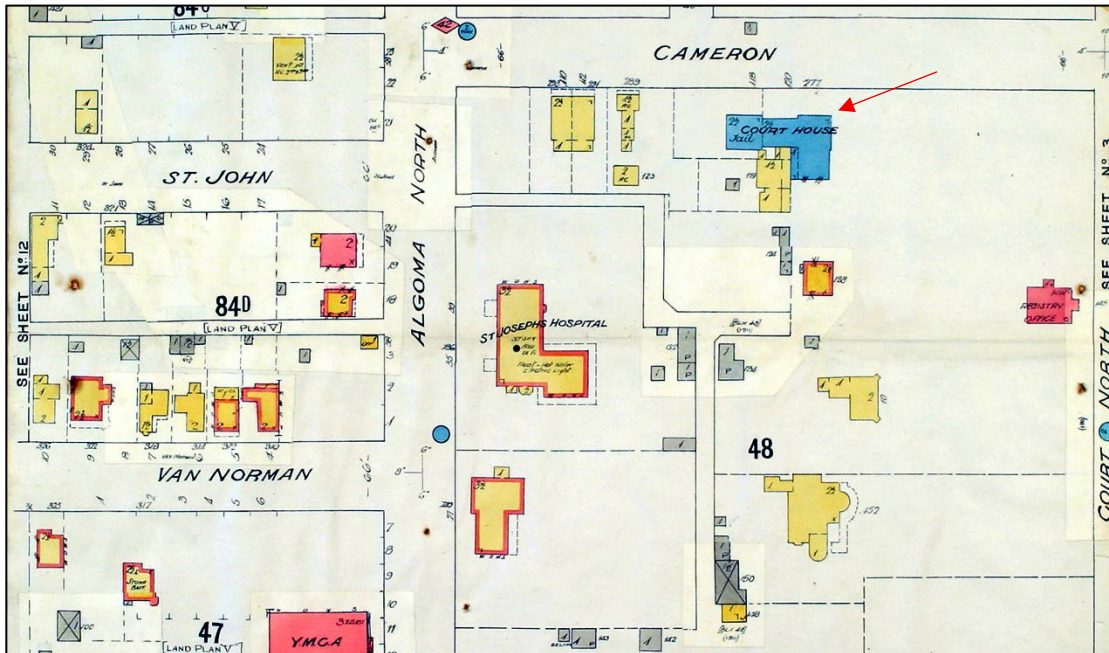


Image 1: Port Arthur Fire Insurance Plan, Sheet 13, Nov. 1908 showing the former “Court House” at 277 Cameron Street (Source: City of Thunder Bay)

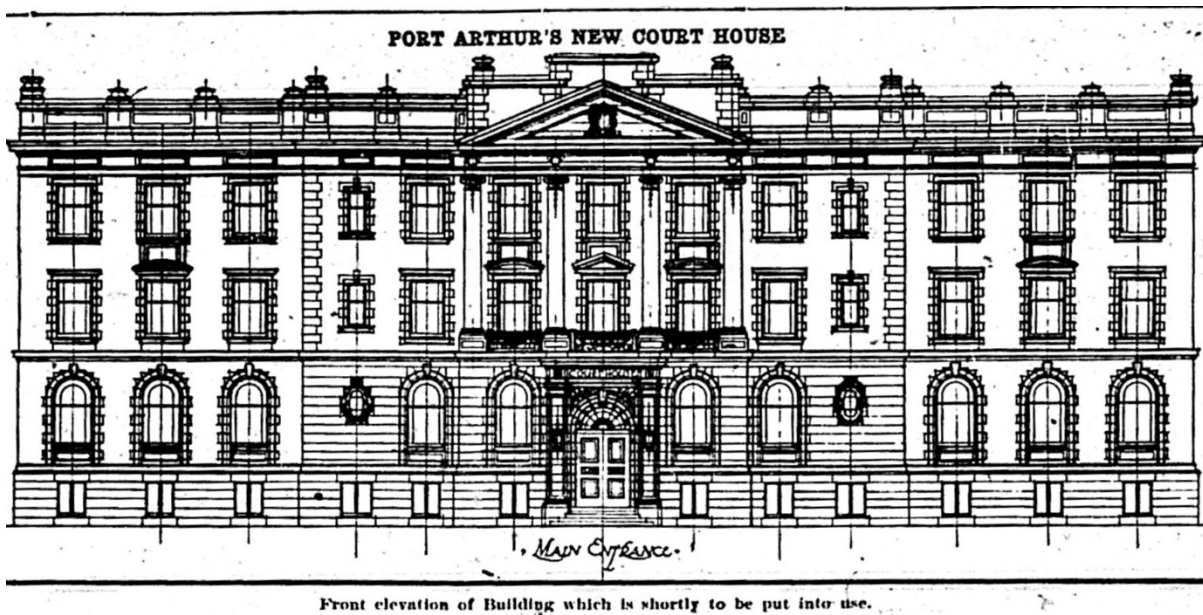


Image 2: 1924 illustration of the front elevation of “Port Arthur’s New Court House” (Source: *Port Arthur Daily News-Chronicle*, Sept. 20, 1924)



Image 3: Undated photograph showing the Courthouse and former Land Registry Office, believed to have been torn down in the mid-20th century (Source: City of Thunder Bay)



Image 4: ca. 1950s aerial photograph showing Port Arthur from Lake Superior, with the Courthouse prominently visible (Source: City of Thunder Bay)

2.3 Ontario Regulation 9/06 Evaluation Checklist

The following checklist identifies the prescribed criteria met by the property at 277 Camelot Street for municipal designation under Part IV, Section 29 of the *Ontario Heritage Act*. There is a total of nine criteria under Ontario Regulation 9/06. A property may be designated under Part IV, Section 29 of the *Ontario Heritage Act* if the property meets two or more of the nine criteria for determining whether it is of cultural heritage value or interest. Furthermore, the “Heritage Property Evaluation” main document of the Ontario Heritage Tool Kit (2025) was used for guidance on the process of evaluating a property for cultural heritage value or interest and applying the Ontario Regulation 9/06 criteria.

Using the results of research in Section 2.1 of this report, the evaluation table below (**Table 2**) is marked “X” if the property was not determined to meet the criterion “√” if the property meets the criterion.

Table 2: Ontario Regulation 9/06 Evaluation for 277 Camelot Street

Criteria	Meets Criteria
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	√
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	√
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	X
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	√
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	X
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	√
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	√

Heritage Property Designations
277 Camelot Street

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Criteria	Meets Criteria
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9. The property has contextual value because it is a landmark.	✓

3.0 ATTACHMENT 3 - STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

This section provides the draft Statement of Cultural Heritage Value or Interest that may be considered for the designation by-law. The following presents the mandatory requirements that must be included in the designation by-law in accordance with section 3 of Ontario Regulation 385/21 (as outlined in the Ontario Heritage Tool Kit, 2025).

1. Description of property

- municipal address, if it exists;
- legal description, including the property identifier number that relates to the property;
- general description of where the property is located within the municipality; and,
- a site plan, scale drawing or a description in writing that identifies the area of the property that has cultural heritage value or interest.

2. Statement of Cultural Heritage Value or Interest

- identifies which criteria set out in Ontario Regulation 9/06 under the Ontario Heritage Act are met and explain how each criterion is met.

3. Description of Heritage Attributes

- physical features or elements of the property that must be retained to conserve the property's cultural heritage value or interest.

3.1 Reasons for Designation

The property at 277 Camelot Street is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value and meets seven of the nine Ontario Regulation 9/06 criteria prescribed for municipal designation under the categories of design/physical, historical/associative, and contextual value.

1. Description of Property

The property at 277 Camelot Street comprises a three-storey building that was constructed between 1923 and 1924 to serve as the Thunder Bay District Courthouse. The property is located on the west side of Camelot Street, between Algoma Street North and Court Street North, within the Downtown Waterfront District of the former community

of Port Arthur, now the City of Thunder Bay. The former courthouse is set back from Camelot Street on an elevated site.

2. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The property has design value as a representative example of a three-storey early twentieth century courthouse designed in the style of Beaux-Arts Classicism. Widely used for public buildings between 1900 and 1945, the Beaux-Arts style is evident in the building's ordered composition, symmetrical façade with its prominent central entrance and frontispiece, and monumental scale. The frontispiece features a pediment with dentils and medallion-shaped stone relief carvings, supported by four hand-carved Corinthian columns, over a round arched main entrance with a stone surround and pilasters supporting a simple entablature. The interior retains a high degree of integrity, most notably in the Hall of Justice, which preserves its double-height ceiling, gilt-ornamented plaster cornice, oak wainscoting, jury booths, carved pews, and the twelve-foot-high oak judge's canopy over the raised dais. In Thunder Bay, Beaux-Arts Classicism is eclectic in character, drawing from other Classical styles. This property includes Edwardian Classicism embellishments in the form of brick and Tyndall limestone detailing. Collectively, these features embody the grandeur and authority appropriate to a courthouse and demonstrate the artistic merit of the design, which skillfully combines Classical architectural styles.

Historical/Associative Value:

The property has historical value as the former Thunder Bay District Courthouse, an institution significant to the community of Port Arthur and later the City of Thunder Bay. The site has been associated with judicial and administrative functions since the 1870s, when the original stone courthouse, land registry office, and jail were constructed on the property as part of Prince Arthur's Landing, the administrative centre for the District of Thunder Bay. The current courthouse, opened in 1924, reflects the province's interwar initiative to replace first-generation public buildings in Northern Ontario with larger and more architecturally refined structures. The property is historically significant as the location of two successive courthouses that anchored Port Arthur as the judicial and administrative seat of the district, reinforcing its role in regional governance and civic authority. Its award-winning adaptive reuse as the Courthouse Hotel in 2019 further demonstrates how conservation and repurposing can preserve historical value while

ensuring continued relevance to the community.

The property also has historical associative value as it reflects the work of Francis Riley Heakes, Chief Architect of the Ontario Department of Public Works, who designed numerous provincial buildings across Ontario, including eight courthouses in Northern Ontario. Heakes was significant to the community of Port Arthur for his design of both the courthouse and the Port Arthur Gaol at 285 MacDougall Street, which replaced the original jail on the property. The courthouse also reflects the contributions of supervising architects, R.B. Chandler and A.E. Angus, both of whom played significant roles in shaping Port Arthur's built environment. Collectively, these associations highlight the courthouse's importance in demonstrating the ideas of both provincial and local architects who are significant to the community.

Contextual Value:

The property has contextual value as it defines and supports the early twentieth century civic character of Thunder Bay through its location within the former government plot between Algoma Street North and Court Street North, which historically contained the courthouse and land registry office for Thunder Bay District. This block also contained other institutional buildings such as St. Andrew's Church, St. Joseph's Hospital, the Masonic Hall, and Lakeview Presbyterian Church, all of which remain extant today. Following the demolition of the land registry office in the mid-twentieth century, the courthouse became the sole government building on the property, reinforcing its role in defining and supporting the institutional character of the area. By the late twentieth century, however, commercial development shifted the character of the surrounding area from primarily institutional to a more mixed-use environment.

The courthouse also has contextual value since it is visually linked to its surroundings due its prominent siting atop the Court Street ridge, a geomorphological feature formed approximately 8,000 years ago by glacial retreat and shifting lake levels. The elevated site was deliberately manipulated during construction to accentuate the courthouse's prominence, with landscaping done to frame the building while preserving unobstructed views. Beyond its geological importance, the hill has long served as a community gathering place, popular for winter tobogganing and summer picnics, reinforcing the character of the property. Situated on a rise of land, the front façade of the courthouse building was oriented to overlook Lake Superior and the Sleeping Giant land formation, establishing a notable visual connection between the building and these defining geographical features. Its imposing three-storey form and elevated siting have ensured its recognition as a

landmark since its completion in 1924, while its adaptive reuse as the Courthouse Hotel maintains its role as a point of orientation and local attraction.

3. Description of Heritage Attributes

Key exterior heritage attributes that contribute to the design value of 277 Camelot Street as a representative example of a civic building constructed in the style of Beaux-Arts Classicism include:

- Form, scale, massing as a three-storey building;
- Flat roof featuring a brick parapet with galvanized metal cornice;
- Red/brown tapestry brick laid in common bond;
- Fenestration on all elevations;
- Symmetrical front façade including:
 - Frontispiece with projecting main entrance and a central pediment supported by Tyndall limestone entablature and four stylized Corinthian columns with hand-carved capitals between the second and third storeys;
 - Four medallion-shaped stone relief carvings positioned above the columns directly beneath the cornice of the pediment;
 - Pediment of the frontispiece consisting of galvanized metal cornice, dentils, and a large Tyndall limestone medallion-shaped relief carving central to the tympanum;
 - Round arched main entrance with a wide Tyndall limestone surround, scroll keystone, and pilasters supporting a simple entablature;
 - Ground floor round arched window openings with Tyndall limestone moulded surrounds and keystones;
 - Second storey rectangular frontispiece window openings with alternating segmental and triangular pediments;
 - Third storey rectangular frontispiece window openings with Tyndall limestone surrounds; and

- Two ground floor oculus window openings with Tyndall limestone surrounds on either side of the projecting main entrance.
- Square basement-level windows with banded stone surrounds across all elevations;
- Rectangular single sash windows across all elevations with jack arched voussiors and Tyndall limestone keystones and limestone sills;
- Horizontal string course of Tyndall limestone between ground and second storeys and separating ground and basement levels;
- Galvanized metal string course above the third-storey windows on all elevations;
- Side entrances (facing Camelot Street and opposing side) framed by limestone mouldings, with scroll keystones and segmentally arched pediments on the entrances nearest to the front façade and squared lintels on the far entrances; and
- Double-height round-arched window openings with Tyndall limestone moulded headers with keystones on the rear elevation that denote the “Hall of Justice” courtroom.

Key interior heritage attributes that contribute to the design value of 277 Camelot Street as a representative example of a civic building constructed in the style of Beaux-Arts Classicism include:

- Vestibule: marble stairs and walls, architectural terracotta walls, oak doors with sidelights and diamond patterned transoms;
- Main floor hallway: terrazzo flooring, wood doors and transom windows, oak trim, doorknobs featuring the provincial crest;
- Main staircase (to second floor): birch handrail, wrought iron baluster and newel posts turned with an urn, oak paneling;
- Side entrance staircases (to second floor landing): wood handrail and baluster, wrought iron newel posts topped with an urn; and
- Courtroom: double-height coffered ceiling, plaster Corinthian pilasters, egg and

dent frieze, quarter cut oak wainscoting, doors and hardware, jury galleries, judge's dais and canopy, prisoner's dock, and hardwood floors.

Heritage attributes that contribute to the contextual value of 277 Camelot Street include:

- Elevated siting atop Court Street ridge with the building oriented toward Lake Superior;
- View of the bay, Lake Superior and the "Sleeping Giant" land formation from all windows fronting Court Street;
- Viewscapes to the front façade from different vantage points along Court Street and the Lake Superior shoreline;
- Views of the side elevation that fronts Camelot Street; and
- Expansive manicured front lawn extending down toward Court Street with an absence of walkways or obstructions to views of the courthouse.

4.0 ATTACHMENT 4 - NOTICE OF INTENTION TO DESIGNATE (NOID) TO BE PUBLISHED IN A NEWSPAPER AND/OR MUNICIPAL WEBSITE

If Council passes a motion to proceed with designation a property, the NOID must be published in a newspaper having general circulation in the municipality or otherwise stipulated by the *Ontario Heritage Act*. Under Section 26(4), the *Ontario Heritage Act*, also has a specific provision allowing municipalities to publish notices digitally (i.e., on their municipal websites) instead of a local newspaper.

- Newspaper Version-

Notice of Intention to Designate Property of Cultural Heritage Value or Interest

Take Notice that the Council of the Corporation of the City of Thunder Bay intends to designate the following property as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18

**277 CAMELOT STREET, TOWN PLOT RESERVE B, PRINCE ARTHUR'S LANDING,
THUNDER BAY, ONTARIO**

Description of Property

The property at 277 Camelot Street comprises a three-storey building that was constructed between 1923 and 1924 to serve as the Thunder Bay District Courthouse. The property is located on the west side of Camelot Street, between Algoma Street North and Court Street North, within the Downtown Waterfront District of the former community of Port Arthur, now the City of Thunder Bay. The former courthouse is set back from Camelot Street on an elevated site.

Summary Statement of Cultural Heritage Value or Interest and Heritage Attributes

The property at 277 Camelot Street has design value as a representative example of a three-storey early 20th century building designed in the style of Beaux-Arts Classicism. Distinguished by its symmetrical façade, monumental frontispiece with Corinthian columns, pediment, and main entrance pilasters, along with the integrity of its interior features such as the Hall of Justice, the building also has design value since it demonstrates a high degree of artistic merit. The property also has historical value as the former Thunder Bay District Courthouse as well as historical associative value since the design of the former courthouse reflects the work of Francis Riley Heakes, Chief Architect of the Ontario Department of Public Works, together with

supervising architects R.B. Chandler and A.E. Angus. Lastly, the property has contextual value as it defines and supports the institutional character of the area as part of the former government plot. Its elevated siting atop the Court Street ridge visually links the courthouse to its surroundings, overlooking Lake Superior and the Sleeping Giant land formation, which reinforces its prominence and visibility. This, in conjunction with its continued presence for well over a century, makes the property a landmark in the City of Thunder Bay.

A copy of the designation report, including a full statement of its cultural heritage value and heritage attributes, is available in the Office of the City Clerk at City Hall, 500 Donald Street East, in the City of Thunder Bay, from Monday to Friday between 8:30 AM and 4:30 PM, or by email at cityclerk@thunderbay.ca.

Written Notice of Objection

Any person may, within 30 days after the date of the publication of this notice, may serve written notice of objection to the proposed designation, together with a statement for the objection and all relevant facts to the Office of the City Clerk, City Hall, 500 Donald Street East, P.O. Box 800, Thunder Bay, ON P7C 5K4.

DATED at the City of Thunder Bay on this 28th day of November, 2025.

Add name of City Clerk with signature here

5.0 ATTACHMENT 5 - NOTICE OF INTENTION TO DESIGNATE (NOID) FOR ONTARIO HERITAGE TRUST AND THE PROPERTY OWNER

If Council passes a motion to proceed with designation a property, the property owner as well as the Ontario Heritage Trust must be notified and provided the NOID. Under Section 29 of the *Ontario Heritage Act*, the notice of intention to designated served on the property owner and the Ontario Heritage Trust must include the following:

- An adequate description of the property so it can be readily ascertained;
- A statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and
- A statement that notice of objection to the notice of intention to designate the property may be served on the clerk of the municipality within 30 days after the date of publication of the notice of intention in a newspaper having general circulation in the municipality.

- Ontario Heritage Trust/Property Owner Version-

Notice of Intention to Designate Property of Cultural Heritage Value or Interest

Take Notice that the Council of the Corporation of the City of Thunder Bay intends to designate the following property as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18

**277 CAMELOT STREET, TOWN PLOT RESERVE B, PRINCE ARTHUR'S LANDING,
THUNDER BAY, ONTARIO**

Description of Property

The property at 277 Camelot Street comprises a three-storey building that was constructed between 1923 and 1924 to serve as the Thunder Bay District Courthouse. The property is located on the west side of Camelot Street, between Algoma Street North and Court Street North, within the Downtown Waterfront District of the former community of Port Arthur, now the City of Thunder Bay. The former courthouse is set back from Camelot Street on an elevated site.

Statement of Cultural Heritage Value or Interest and Heritage Attributes

Design/Physical Value:

The property has design value as a representative example of a three-storey early twentieth century courthouse designed in the style of Beaux-Arts Classicism. Widely used for public buildings between 1900 and 1945, the Beaux-Arts style is evident in the building's ordered composition, symmetrical façade with its prominent central entrance and frontispiece, and monumental scale. The frontispiece features a pediment with dentils and medallion-shaped stone relief carvings, supported by four hand-carved Corinthian columns, over a round arched main entrance with a stone surround and pilasters supporting a simple entablature. The interior retains a high degree of integrity, most notably in the Hall of Justice, which preserves its double-height ceiling, gilt-ornamented plaster cornice, oak wainscoting, jury booths, carved pews, and the twelve-foot-high oak judge's canopy over the raised dais. In Thunder Bay, Beaux-Arts Classicism is eclectic in character, drawing from other Classical styles. This property includes Edwardian Classicism embellishments in the form of brick and Tyndall limestone detailing. Collectively, these features embody the grandeur and authority appropriate to a courthouse and demonstrate the artistic merit of the design, which skillfully combines Classical architectural styles.

Historical/Associative Value:

The property has historical value as the former Thunder Bay District Courthouse, an institution significant to the community of Port Arthur and later the City of Thunder Bay. The site has been associated with judicial and administrative functions since the 1870s, when the original stone courthouse, land registry office, and jail were constructed on the property as part of Prince Arthur's Landing, the administrative centre for the District of Thunder Bay. The current courthouse, opened in 1924, reflects the province's interwar initiative to replace first generation public buildings in Northern Ontario with larger and more architecturally refined structures. The property is historically significant as the location of two successive courthouses that anchored Port Arthur as the judicial and administrative seat of the district, reinforcing its role in regional governance and civic authority. Its award-winning adaptive reuse as the Courthouse Hotel in 2019 further demonstrates how conservation and repurposing can preserve historical value while ensuring continued relevance to the community.

The property also has historical associative value as it reflects the work of Francis Riley Heakes, Chief Architect of the Ontario Department of Public Works, who designed numerous provincial buildings across Ontario, including eight courthouses in Northern Ontario. Heakes was significant to the community of Port Arthur for his design of both the courthouse and the Port Arthur Gaol at 285 MacDougall Street, which replaced the original jail on the property. The courthouse also reflects the contributions of supervising architects, R.B. Chandler and A.E. Angus, both of whom played significant roles in shaping Port Arthur's built environment. Collectively, these associations highlight the courthouse's importance in demonstrating the ideas of both provincial and local architects who are significant to the community.

Contextual Value:

The property has contextual value as it defines and supports the early twentieth century civic character of Thunder Bay through its location within the former government plot between Algoma Street North and Court Street North, which historically contained the courthouse and land registry office for Thunder Bay District. This block also contained other institutional buildings such as St. Andrew’s Church, St. Joseph’s Hospital, the Masonic Hall, and Lakeview Presbyterian Church, all of which remain extant today. Following the demolition of the land registry office in the mid-twentieth century, the courthouse became the sole government building on the property, reinforcing its role in defining and supporting the institutional character of the area. By the late twentieth century, however, commercial development shifted the character of the surrounding area from primarily institutional to a more mixed-use environment.

The courthouse also has contextual value since it is visually linked to its surroundings due its prominent siting atop the Court Street ridge, a geomorphological feature formed approximately 8,000 years ago by glacial retreat and shifting lake levels. The elevated site was deliberately manipulated during construction to accentuate the courthouse’s prominence, with landscaping done to frame the building while preserving unobstructed views. Beyond its geological importance, the hill has long served as a community gathering place, popular for winter tobogganing and summer picnics, reinforcing the character of the property. Situated on a rise of land, the front façade of the courthouse building was oriented to overlook Lake Superior and the Sleeping Giant land formation, establishing a notable visual connection between the building and these defining geographical features. Its imposing three-storey form and elevated siting have ensured its recognition as a landmark since its completion in 1924, while its adaptive reuse as the Courthouse Hotel maintains its role as a point of orientation and local attraction.

Description of Heritage Attributes:

Key exterior heritage attributes that contribute to the design value of 277 Camelot Street as a representative example of a civic building constructed in the style of Beaux-Arts Classicism include:

- Form, scale, massing as a three-storey building;
- Flat roof featuring a brick parapet with galvanized metal cornice;
- Red/brown tapestry brick laid in common bond;
- Fenestration on all elevations;
- Symmetrical front façade including:
 - Frontispiece with projecting main entrance and a central pediment supported by Tyndall limestone entablature and four stylized Corinthian columns with hand-carved capitals between the second and third storeys;
 - Four medallion-shaped stone relief carvings positioned above the columns directly beneath the cornice of the pediment;

- Pediment of the frontispiece consisting of galvanized metal cornice, dentils, and a large Tyndall limestone medallion-shaped relief carving central to the tympanum;
 - Round arched main entrance with a wide Tyndall limestone surround, scroll keystone, and pilasters supporting a simple entablature;
 - Ground floor round arched window openings with Tyndall limestone moulded surrounds and keystones;
 - Second storey rectangular frontispiece window openings with alternating segmental and triangular pediments;
 - Third storey rectangular frontispiece window openings with Tyndall limestone surrounds; and
 - Two ground floor oculus window openings with Tyndall limestone surrounds on either side of the projecting main entrance.
-
- Square basement-level windows with banded stone surrounds across all elevations;
 - Rectangular single sash windows across all elevations with jack arched voussoirs and Tyndall limestone keystones and limestone sills;
 - Horizontal string course of Tyndall limestone between ground and second storeys and separating ground and basement levels;
 - Galvanized metal string course above the third-storey windows on all elevations;
 - Side entrances (facing Camelot Street and opposing side) framed by limestone mouldings, with scroll keystones and segmentally arched pediments on the entrances nearest to the front façade and squared lintels on the far entrances; and
 - Double-height round-arched window openings with Tyndall limestone moulded headers with keystones on the rear elevation that denote the “Hall of Justice” courtroom.

Key interior heritage attributes that contribute to the design value of 277 Camelot Street as a representative example of a civic building constructed in the style of Beaux-Arts Classicism include:

- Vestibule: marble stairs and walls, architectural terracotta walls, oak doors with sidelights and diamond patterned transoms;
- Main floor hallway: terrazzo flooring, wood doors and transom windows, oak trim, doorknobs featuring the provincial crest;
- Main staircase (to second floor): birch handrail, wrought iron baluster and newel posts turned with an urn, oak paneling;
- Side entrance staircases (to second floor landing): wood handrail and baluster, wrought iron newel posts topped with an urn; and
- Courtroom: double-height coffered ceiling, plaster Corinthian pilasters, egg and dart

frieze, quarter cut oak wainscoting, doors and hardware, jury galleries, judge’s dais and canopy, prisoner’s dock, and hardwood floors.

Heritage attributes that contribute to the contextual value of 277 Camelot Street include:

- Elevated siting atop Court Street ridge with the building oriented toward Lake Superior;
- View of the bay, Lake Superior and the “Sleeping Giant” land formation from all windows fronting Court Street;
- Viewscapes to the front façade from different vantage points along Court Street and the Lake Superior shoreline;
- Views of the side elevation that fronts Camelot Street; and
- Expansive manicured front lawn extending down toward Court Street with an absence of walkways or obstructions to views of the courthouse.

A copy of the designation report is available in the Office of the City Clerk at City Hall, 500 Donald Street East, in the City of Thunder Bay, from Monday to Friday between 8:30 AM and 4:30 PM, or by email at cityclerk@thunderbay.ca.

Written Notice of Objection

Any person may, within 30 days after the date of the publication of this notice, may serve written notice of objection to the proposed designation, together with a statement for the objection and all relevant facts to the Office of the City Clerk, City Hall, 500 Donald Street East, P.O. Box 800, Thunder Bay, ON P7C 5K4.

DATED at the City of Thunder Bay this 28th day of November, 2025.

Add name of City Clerk with signature here

Prepared for:



Christina Wakefield
City Archivist & Chief Heritage Resource Officer
The Corporation of the City of Thunder Bay
500 Donald Street East
Thunder Bay, ON P7E 5V3

Prepared by:



Tara Jenkins, MA, GPCertCHS, CAHP
Egis Cultural Heritage Manager
6240 Highway 7, Suite 200
Woodbridge, ON L4H 4G3

February 19, 2026

**SUBJECT: PART IV DESIGNATION UNDER THE ONTARIO HERITAGE
ACT OF 1017 ISABELLA STREET EAST**

Dear Christina,

The Corporation of the City of Thunder Bay (the City) has 32 properties Listed on its Heritage Register to be considered for Part IV designation by December 31, 2026, in response to the Bill 23 amendments to the *Ontario Heritage Act*. In August 2025, Egis was retained by the City to complete Statements of Cultural Heritage Value or Interest and the necessary documentation to support the designation of six (6) prioritized properties.

The purpose of this report is to provide the City with an evaluation of the Listed property located at 1017 Isabella Street East (see Location Map, **Attachment 1**). This report determines if the property merits designation under Part IV, Section 29 of the *Ontario Heritage Act*. The evaluation is based on comprehensive research conducted for the property (see **Attachment 2**), application of the criteria of Ontario Regulation 9/06 (in **Attachment 2**), and, if the evaluation determines the property to meet two or more of

the regulation criteria, a draft Statement of Cultural Heritage Value or Interest that can be used for the designation by-law for the property (see **Attachment 3**). If the property is eligible for designation, this report also provides draft Notices of Intention to Designate for the local newspaper, the Ontario Heritage Trust, and the property owner (**Attachment 4** and **Attachment 5**).

The following report demonstrates that the property at 1017 Isabella Street East in the City of Thunder Bay has design value as a rare surviving example of an Italianate style residence in Thunder Bay, constructed between 1878 and 1879 with a wood frame and clapboard siding. Its design value is expressed through its form, scale and massing, symmetrical three-bay façade, bracketed overhanging eaves, full-width verandah, and Classical pediment detailing, along with its contributing early twentieth century rear addition and carriage house. Additionally, the property has historical associative value for its direct connection to John McIntyre, a significant early Hudson's Bay Company official whose long tenure at Fort William and construction of the house as his retirement residence make it the most tangible surviving link to his life and legacy. Lastly, although the residence was relocated, the property retains contextual value as it is recognized as a landmark within the Vickers Park neighbourhood for its historical association, its rare architectural form, and enduring presence at this site for more than 115 years (see **Attachment 3**, Reasons for Designation).

Recommendation

In my professional opinion as Egis' qualified heritage professional,¹ based on the evaluation in this designation report, the property at 1017 Isabella Street East meets four of the nine criteria of Ontario Regulation 9/06 and merits municipal designation under Part IV, Section 29 of the *Ontario Heritage Act*. I recommend that City Council supports the designation of this property to conserve its cultural heritage value or interest. Therefore, I recommend that this designation report be forwarded to Council for consideration and approval to proceed with the Part IV designation of 1017 Isabella Street East.

The draft Statement of Cultural Heritage Value or Interest for 1017 Isabella Street East attached as **Attachment 3** to this report comprises the Reasons for

¹ Egis' qualified heritage professional, Tara Jenkins, is a professional member of the Canadian Association of Heritage Professionals who is in good standing and possesses the applied and demonstrated knowledge of accepted standards in heritage conservation, historical research, and the identification and evaluation of cultural heritage value or interest.

Designation, which have been summarized in the draft public Notices of Intent to Designate provided in **Attachment 4** and **Attachment 5** of this report.

Yours sincerely,



Tara Jenkins, MA, GPCertCHS, CAHP
Egis Cultural Heritage Manager
Water, Environment and Energy Transition

ATTACHMENTS

- Attachment 1 –** Location Map and Description, and Current Photograph
 - Attachment 2 –** Research, Evaluation & Visual Resources
 - Attachment 3 –** Draft Statement of Cultural Heritage Value or Interest (Reasons for Designation)
 - Attachment 4 –** Draft Notice of Intention to Designate to be published in a Newspaper and/or Municipal Website
 - Attachment 5 –** Draft Notice of Intention to Designate for the Ontario Heritage Trust and the Property Owner
-

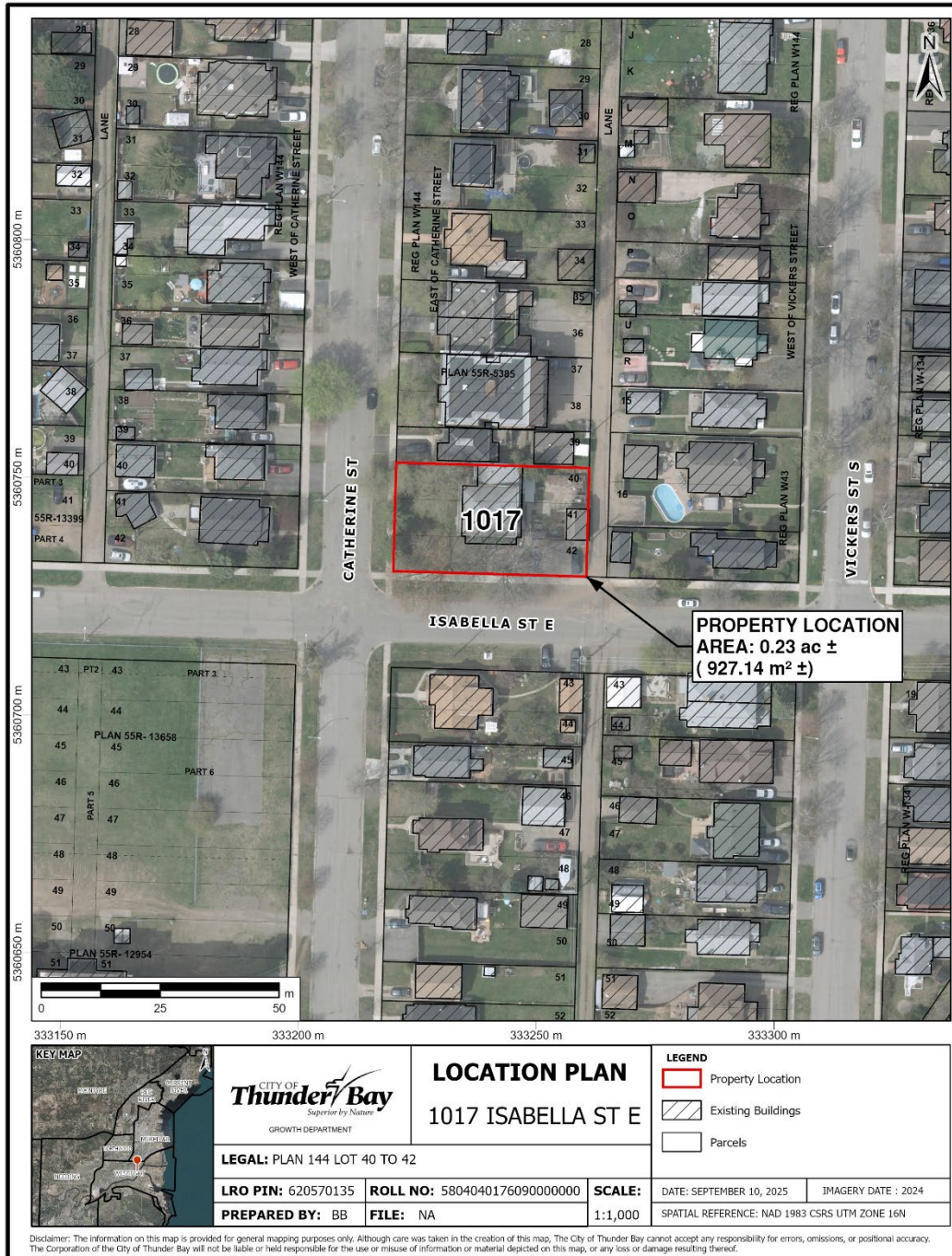
1.0 ATTACHMENT 1 - LOCATION MAP AND CURRENT PHOTOGRAPH

1.1 Location Map

The location map shows the boundary of the property at 1017 Isabella Street East and the existing building within the property (**Figure 1**, below).

In undertaking this research and evaluation, Egis acknowledges that the area now known as the City of Thunder Bay lies within the traditional territory of many First Nations, including the Anishnawbe people, and is part of the Treaty Territory of the Fort William First Nation, signatories to the Robinson-Superior Treaty of 1850. The City is now home to a diverse Indigenous community, including many First Nations and the Métis peoples.

Figure 1: Building location within 1017 Isabella Street East, City of Thunder Bay, Ontario



1.2 Property Description

The following table provides a description of the property.

Table 1: Property Datasheet

Field	Property Data
Municipal Address	1017 Isabella Street East
Common Name	McIntyre House
Municipality	The Corporation of the City of Thunder Bay
Registered Plan/Lot	PLAN 144, LOT 40 to 42
LRO PIN	620570135
Ownership	Private
Location	Northeast corner of Catherine Street and Isabella Street East (See Location Map above)
Current Photograph	See Section 1.3 below
Neighbourhood/Community	Vickers Park neighbourhood, former community of Fort William
Date of construction of built resources (known or estimated, and source)	Built between 1878 and 1879 (Ontario Land Registry Historical Books ; Thunder Bay Museum)
Date of significant alterations to built resources (known or estimated, and source)	<p>Between June and December 1907, the McIntyre House was relocated to the Isabella Street property and placed onto a stone foundation (<i>Morning Herald</i>, Fort William, Dec. 19, 1907).</p> <p>Between December 1907 and June 1908, a one-and-a-half storey rear addition, complementary in form and siding to the main house, was constructed (<i>Morning Herald</i>, Fort William, June 2, 1908; Thunder Bay Public Library, Yellow Dot Files).</p> <p>Shortly after relocation the balustrades that once crowned the bay-window roofs, along with the urn finials on the second-storey balcony were removed (Image 4 compared with Image 2 and Image 10).</p> <p>The two interior bookend brick chimneys on the side elevations, originally rising above the roofline, as documented in Image 3 and Image 10, were later shortened and capped. Image 4 shows the chimneys intact immediately after relocation, suggesting the modification occurred later, likely following the house fire (Thunder Bay Public Library, Yellow Dot Files).</p>

Field	Property Data
	<p>By 1970, a second-storey glass-enclosed porch (sunroom) had been constructed on the front façade, as seen in Images 4, 5, and 6.</p> <p>In 1996, the enclosed second-storey porch was removed and the original open balcony across the front façade was reconstructed, as seen in Image 7.</p>
<p>Architect/designer/builder/contractor/subcontractor (and source)</p>	<p><u>Architect</u> Unknown</p> <p><u>Contractor</u> George Lautenschlager (Ontario Land Registry Historical Books; <i>The Walleye</i>, Feb. 2018)</p>
<p>Previous owner(s) or occupants (and source)</p>	<p>The following chronology is drawn from files provided by the City of Thunder Bay, Thunder Bay Museum, and from the Ontario Land Registry Historical Books, both for the previous site and the current location of the house.</p> <p><u>Previous Site:</u></p> <p>July 2, 1875 – Crown Patent for 56 acres of land issued to Christina McVicar.</p> <p>November 25, 1878 – Christina McVicar et al. granted 0.22-acre parcel of land to John McIntyre for \$50.</p> <p>November 25, 1878 – Lease recorded between George Lautenschlager and John McIntyre for \$759(?). Construction on the McIntyre House was completed by George Lautenschlager in 1879.</p> <p>February 1, 1906 – Annie E. McIntyre granted the property to the Canadian Pacific Railway Company for \$17,500.</p> <p><u>Current Location:</u></p> <p>July 16, 1904 – Registered Plan 144 (Lots 1-94) made by Ontario Land Surveyor A.H. MacDougall for William Stevenson, Trustee.</p> <p>September 24, 1906 – Lots 1-94 of Plan 144 granted to Louis Walsh & Arthur Algoma Vickers by William Stevenson, Trustee for \$1.</p> <p>October 15, 1906 – Lots 1-94 of Plan 144 granted via release of legacy by National Trust Company, Ltd. Administrators of Estate of Catherine Mary Vickers,</p>

**Heritage Property Designations
1017 Isabella Street East**

Egis Project #: CCO-26-2372-00

Field	Property Data
	<p>deceased to Louis Walsh & Arthur Algoma Vickers for \$50,000.</p> <p>November 7, 1906 – Lot 40 of Plan 144 granted to Mary Catherine McMillan by Arthur Algoma Vickers and Louis Walsh and his wife for \$562.50.</p> <p>December 15, 1906 – Lots 41-42 granted to Frederick Babe by Louis Walsh and Arthur Algoma Vickers for \$575.</p> <p>June 11, 1907 – Lot 40 granted to George Robinson by Mary C. McMillan for \$375.</p> <p>June 11, 1907 – Lots 41-42 granted to George Robinson by Frederick Babe for \$825.</p> <p>December 1907 – George Robinson had purchased the McIntyre House from the Canadian Pacific Railway and moved it to Isabella Street (Source: <i>Morning Herald</i>, Fort William, Dec. 19, 1907).</p> <p>June 1908 – George Robinson moved from Cameron Street into his fine new residence on Isabella Street (Source: <i>Morning Herald</i>, Fort William, June. 2, 1908).</p> <p>June 10, 1916 – George Robinson granted Lots 40-42 to Martha Jane Robinson for \$3,500.</p> <p>September 10, 1918 – M.J. and G. Robinson granted Lots 40-42 to Davidson W. Black for \$7,000. Davidson was a grain merchant.</p> <p>April 8, 1919 – Edith Christina Black, widow of Davidson William Black, granted Lots 40-42 to John Frederick O'Brien for \$8,000. O'Brien was the founder of a real estate agency.</p> <p>May 23, 1922 – John Frederick O'Brien granted the property to Norah Patricia O'Brien for \$1.</p> <p>October 21, 1960 – Colleen O'Brien granted the property to Elaine Theresa O'Brien for \$12,000.</p> <p>March 16, 1992 – Elaine O'Brien sold the property to Gary and Denise Wolch for \$130,000. Gary Wolch attended the LACAC on April 15, 1992, to discuss his purchase and possible designation of the property.</p> <p>March 26, 1999 – Gary and Denise Wolch transferred the property to Darryl and Connie Wilson for \$176,500.</p>
Previous function(s)	Residential

Field	Property Data
Current function* <small>*This does not refer to permitted use as defined by the Zoning By-law</small>	Residential (by 1965, the house contained two apartments, one on each floor)
Heritage Recognition/Protection/Date (municipal, provincial or federal)	Listed on the Municipal Heritage Register in 2009
Local Heritage Interest	Yes

1.3 Current Photograph(s)

The following photographs were taken on October 15, 2025, by Tara Jenkins, Egis’ Cultural Heritage Manager. Permission to enter was not granted by the property owner, and photographs were taken of the exterior elevations from the public rights-of-way of Catherine Street and Isabella Street East, to support the assessment of the property’s heritage value.

Interior features of 1017 Isabella Street were described in the Thunder Bay Public Library’s “Yellow Dot Files” for the property. The surviving interior features have not been confirmed by the current owner, who purchased the property since 1999, and therefore have not been included as heritage attributes in **Section 3**, below, but have been described in **Section 2.1.1**.



Photograph 1: South (front) elevation of 1017 Isabella Street East (Source: Egis, October 15, 2025).



Photograph 2: South elevation of the house on 1017 Isabella Street East (Source: Egis, October 15, 2025).



Photograph 3: East elevation of 1017 Isabella Street East (Source: Egis, October 15, 2025).



Photograph 4: East elevation of the house with one-and-a-half storey frame carriage house on the property (Source: Egis, October 15, 2025).



Photograph 5: North elevation of the garage showing the hay loft, photographed from the rear alley between Catherine Street and Vickers Street South (Source: Egis, October 15, 2025).



Photograph 6: East elevation of the house photographed from the rear alley (Source: Egis, October 15, 2025).



Photograph 7: West and south elevations from the sidewalk (Source: Egis, October 15, 2025).



Photograph 8: View of the west and north (rear) elevation from Catherine Street (Source: Egis, October 15, 2025).



Photograph 9: Close up of the ornate wood eaves brackets (Source: Egis, October 15, 2025).



Photograph 10: Clapboard siding and vinyl storm windows with original wood surrounds (Source: Egis, October 15, 2025).

**Heritage Property Designations
1017 Isabella Street East**

Egis Project #: CCO-26-2372-00



Photograph 11: Front façade and main entrance (Source: Egis, October 15, 2025).



Photograph 12: Details of the brackets on the bay window with segmentally arched wood paned windows (Source: Egis, October 15, 2025).



Photograph 13: Decorative details of the porch (Source: Egis, October 15, 2025).



Photograph 14: Close-up of second-storey balcony balustrade (Source: Egis, October 15, 2025).



Photograph 15: View of the stone foundation which extends 5 ½ to 7 inches beyond the frame structure of the house and the wood moulding under the bay window on the west elevation (Source: Egis, October 15, 2025).



Photograph 16: Close-up of the front entrance featuring original wood front door with square-headed transom and sidelights (Source: Egis, October 15, 2025).

2.0 ATTACHMENT 2 - RESEARCH, VISUAL RESOURCES, AND EVALUATION

2.1 Research

This section of the report describes the history, architecture and context of the property at 1017 Isabella Street East and relates that information to the assessment of cultural heritage value or interest utilizing Ontario Regulation 9/06. Visual resources gathered for the report are in **Section 2.2** below. The list of sources, both primary and secondary, used to compile the discussions in this section are found in footnotes.

2.1.1 Discussion of Design or Physical Value

The discussion surrounding the design or physical value of the property centres on the three criteria set out in Ontario Regulation 9/06 as:

- Is the property a rare, unique, representative or early example of a style, type, expression, and material or construction method (criterion 1);
- Does the property display a high degree of craftsmanship or artistic merit (criterion 2); and/or,
- Does the property demonstrate a high degree of technical or scientific achievement (criterion 3)?

Based on the field review, consultation of books on Ontario architectural styles,² and professional expertise, the property has been identified as a rare example of a two-storey frame Italianate style house in the City of Thunder Bay. Constructed between 1878 and 1879 by contractor George Lautenschlager for John McIntyre, the house was relocated to its present site by December 1907 and set upon a stone foundation that projects approximately 5½ to 7 inches beyond the frame structure.³ It is the only known surviving Italianate-style residence in Thunder Bay constructed entirely of wood with clapboard siding, and despite the later confirmation that the house at 30 Bendell Street predates it, the McIntyre House remains one of the municipality's most significant Victorian-era dwellings. Its form, wood construction, and Classical detailing distinguish it as a rare example of the Italianate style in the community, and one of the few surviving frame

² John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside, 1990); Robert Mikel, *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes* (Toronto: James Lorimer & Company Ltd., Publishers, 2004); Shannon Kyles, *The Story of Ontario Architecture: What We Built and Why We Built It* (Greensville: Shannon Kyles, 2025).

³ See Section 2.1.2 for further information on the relocation of the McIntyre House and its chronology of ownership.

residences from its period of construction that has survived almost intact, reflecting the historic fire risk associated with wood buildings.⁴ In his 1990 publication *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present*, John Blumenson showcases the house as an example of an otherwise vernacular framed dwelling with strong Italianate accents.⁵ Italianate buildings generally have a simple geometry, with square or rectangular façades and wide projecting eaves supported by decorative brackets, evoking the profile of Italian Renaissance palazzos.⁶ While the overall form of the Italianate building is geometrically simple, the Italianate style exaggerates emphasis on select features, often with repeating motifs.⁷

Italianate architecture was the most prevalent house style in Ontario during the Victorian period (1850-1900),⁸ and the McIntyre House reflects this style through its form, scale, massing, and ornamentation. The Italianate character of the house is expressed through its symmetrical three-bay façade, low-pitched hipped roof, and wide projecting roof eaves with modillions supported by repeated ornate paired cornice brackets with finials. A frame verandah spans the front façade, its original columns supporting a balustraded upper balcony. Each side elevation is two bays wide and includes a ground-floor bay window with three segmentally arched wood-sashed units, moulded wood panels beneath, and paired cornice brackets, like the roofline brackets, supporting a concave shingled roof with a flat top. The main entrance features a square-headed transom and sidelights. The entrance retains its original wood front door framed by irregular leaded glass transom and sidelights, although comparison of the sketch in **Image 11** with **Photograph 16** indicates that the leaded glass in the west sidelight has been replaced.

The pedimented roofline of the front facade has an eaves return,⁹ a feature that reinforces the Classical symmetry of the façade. Its gable has a wooden lozenge-shaped window, a detail borrowed from the Gothic Revival style and highlighted with red-painted trim with pointed corners. A simple red-painted frieze also runs across the front and side elevations at the base of the paired brackets. The second-storey windows on the front façade echo the central gable through their pediments or hood mouldings and window cornices, which are Italianate accents.¹⁰ The window pediments flanking the central

⁴ Thunder Bay Public Library. Yellow Dot Files. L.F. T.B. – Architecture – McIntyre Home.

⁵ See Image 8; John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside), 64.

⁶ Shannon Kyles, Ontario Architecture, "Italianate." Accessed online: <https://www.ontarioarchitecture.com/italianate.htm>

⁷ John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside), 64.

⁸ Shannon Kyles, Ontario Architecture, "Victorian." Accessed online: <https://www.ontarioarchitecture.com/Victorian.htm>

⁹ Ibid.

¹⁰ Ibid; John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside), 64.

second-storey window are supported by small brackets complementary to those found on the roof cornice. Together, these elements create a cohesive mixture of Italianate and Classical elements that distinguishes the McIntyre House as a rare example of mid-to-late nineteenth century Ontario Victorian architecture in the City of Thunder Bay.

The one-and-a-half storey frame rear addition to the house is believed to have been added between December 1907, when the house was relocated, and June 1908, when George Robinson was reported to have taken up residence. The addition's siding is complementary to that of the main house, and its north elevation contains an exterior brick chimney.¹¹ On the west elevation, the addition includes a one-over-one sash window at the ground floor and a fixed-pane window at the second storey.

The one-and-a-half-storey wood-frame garage, originally a carriage house, was likely built around the same time as the rear addition. It features a gable roof and is clad in a combination of vertical and horizontal wood siding, though the white paint is now deteriorating. The upper storey contains a hay loft accessed from a north-facing loft door reached by an exterior wood staircase and balcony.¹² A pedestrian entrance is located on the east elevation beneath a second-storey sash window protected by an exterior wood storm window. The south elevation, facing Isabella Street, features double barn-style doors at the ground floor and an enclosed loft window above.¹³

As of the late 1990s, the interior of the house retained a high level of original detailing. Contributing interior features include the centre-hall entranceway parlour with original lighting, the dining-room chandelier and pocket doors, sliding glass doors, lathe-and-plaster walls, original mouldings and baseboards, and a fireplace with original ceramic tile.¹⁴ The original kitchen cupboards remain in place, and the former maid's quarters are located off the main-floor kitchen.¹⁵ Hardwood floors survive throughout, though they have been refinished.¹⁶ A fire at some point in the home's history destroyed the central staircase, which was subsequently removed; it had once been a popular photography location for local brides.¹⁷ The only remaining staircase to the second floor is located at the rear of the house.¹⁸

Several exterior features have changed over time. The stone foundation has been

¹¹ See Photograph 8.

¹² See Photograph 5.

¹³ See Photograph 4.

¹⁴ Thunder Bay Public Library. Yellow Dot Files. L.F. T.B. – Architecture – McIntyre Home.

¹⁵ Ibid.

¹⁶ Ibid.

¹⁷ Ibid.

¹⁸ Ibid.

covered with parging. The balustrades that once crowned the bay-window roofs, as well as the urn finials on the second-storey porch, visible in **Images 2** and **10**, were no longer present by the time of **Image 4**, taken after the house was relocated. The two interior bookend brick chimneys that once rose above the roofline on the side elevations are now capped, though the fireplaces could be made operational.¹⁹ **Images 3** and **10** show the original height of these chimneys, which were still intact in **Image 4** post-relocation, indicating they may have been shortened and capped following the house fire.

Although several wood window frames have been replaced, most original windowpanes remain. The window units forming the bay windows on each side elevation are protected by exterior eight-paned wood storm units.²⁰ Other windows on the side elevations are covered by nine-over-one vinyl storm windows installed over the original wood frames. The same applies to the main façade, including the ground-floor windows flanking the entrance and the second-storey segmentally arched windows. **Images 2** and **3** show that the original windows were two-over-two rectangular and segmentally arched sash units with irregular, flawed Victorian-era glass,²¹ which are believed to remain intact behind the storm windows. **Images 1** and **10** show that the front façade originally featured louvered shutters, a common Victorian detail, which were removed sometime before John McIntyre's death in 1899, as seen in **Image 2**, then reinstated by 1900, as shown in **Image 3**.

Under the ownership of the Wolch family, who worked on the house in 1993, the house was painted in its current colour.²² Based on **Images 5** and **6**, the house had previously been painted white with dark trim by the 1970s. The central shed-roofed, second-storey glass-enclosed porch addition, which served as a sunroom, was removed in 1996, and the front balcony was reconstructed at that time.²³ **Image 7** shows the before-and-after condition following the removal of the enclosed porch. **Images 6** and **9** show the earlier, shorter balustrade on the second-storey balcony; it was removed by 1990, as shown in **Image 8**, and its spindles were reused on the remaining staircase landing. A higher railing for safety, similar in appearance to the original balustrade, was eventually added in 1996.²⁴

Although the exterior walls of the house are constructed with unusually deep 2x8 studs,

¹⁹ Ibid.

²⁰ Thunder Bay Public Library. Yellow Dot Files. L.F. T.B. – Architecture – McIntyre Home.

²¹ Thunder Bay Public Library. "Historical Group Seeks Support for Restoration of McIntyre House." Daily Times-Journal, Fort William, July 10, 1970. L.F. T.B. – Architecture – McIntyre Home.

²² Thunder Bay Public Library. Yellow Dot Files. L.F. T.B. – Architecture – McIntyre Home.

²³ Ibid.

²⁴ Ibid.

which were reported in the 1970s as being twice the width of those commonly used in contemporary houses, and contain an eight-inch sand-filled cavity capable of stopping a bullet, the use of 2x8 studs, while uncommon, is not extraordinary and remains readily available today for projects that require deeper wall cavities and enhanced insulation.²⁵ Apart from this atypical wall assembly, and the fact that the house was relocated to its present site and placed on a stone foundation that projects 5½ to 7 inches beyond the wood frame structure, the building employs standard construction methods and materials characteristic of this period. Its heritage attributes are consistent with typical Victorian-era residential construction. For these reasons, the property does not exhibit a high degree of craftsmanship or artistic merit and does not demonstrate a high degree of technical or scientific achievement.

Based on the discussion above, 1017 Isabella Street East meets criterion 1 of Ontario Regulation 9/06.

2.1.2 Discussion of Historical or Associative Value

The discussion of the historical or associative value of a property considers three criteria set out in Ontario Regulation 9/06:

- Does the property have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community (criterion 4);
- Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture (criterion 5); and/or,
- Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community (criterion 6)?

A review of primary and secondary sources indicates that the property at 1017 Isabella Street East has historical value through its direct associations with John McIntyre, a prominent figure who is significant to the former community of Fort William, now part of the City of Thunder Bay. The following provides a chronological account of McIntyre's life, the construction and relocation of his house, and its subsequent ownership, underscoring the property's historical significance.

John McIntyre was born in 1817 in the village of Glenorchy, Argyllshire, Scotland, where

²⁵ Thunder Bay Public Library. Lon Patterson, "McIntyre Home Built Like Fort." *The Chronicle-Journal*, Thunder Bay, August 8, 1972. L.F. T.B. – Architecture – McIntyre Home

he attended the local school before continuing his education in Glasgow.²⁶ In 1841, he entered the service of the Hudson's Bay Company (HBC) as steward to Governor George Simpson and accompanied him on a journey across the globe.²⁷ Their travels took them from Scotland to Montreal by schooner, up the St. Lawrence River and the Great Lakes by canoe, through Fort William and onward to Fort Garry (Winnipeg), across the Rocky Mountains, and by sailing vessel to San Francisco and Alaska.²⁸ From there, they crossed the Bering Strait into Russia and continued through Europe, eventually reaching England.²⁹ Between 1841 and 1842, McIntyre circumnavigated much of the world by canoe, horseback, and ship.³⁰

Following this journey, McIntyre was appointed to an HBC post on the Gulf of St. Lawrence in 1843, and the following year to Brunswick House on the Missinaibi River in the James Bay region, where he served for 11 years.³¹ In 1855, he was transferred to Fort William, arriving by canoe with his wife, Jane Stone, and their four young daughters.³² McIntyre served as Clerk in charge at Fort William from 1855 to 1873, after which he was appointed Factor,³³ a position he held until his retirement.³⁴ A Plan of Survey prepared for him in February 1873 by Provincial Surveyor Alex W. Simpson identifies a "Dwelling House owned by J. McIntyre Esq." on HBC lands along the north bank of the Kaministiquia River, east of Fort William, marking the location of the first house he occupied while overseeing the post.³⁵

Upon retiring from the HBC, McIntyre turned his attention to building a new residence for his family. The Crown Patent for 56 acres of land that included the future site of the McIntyre House was issued to Christina McVicar on July 2, 1875.³⁶ Christina was the daughter of the late Robert McVicar, a land agent and one of the earliest European

²⁶ Thunder Bay Public Library. "O'Brien Home Was Built by Hudson's Bay Factor." *The Times-Journal*, Fort William, November 26, 1962. L.F. T.B. – Architecture – McIntyre Home.

²⁷ Ibid.

²⁸ Ibid.

²⁹ Ibid.

³⁰ Ibid.

³¹ Ibid.

³² Thunder Bay Public Library. "O'Brien Home Was Built by Hudson's Bay Factor." *The Times-Journal*, Fort William, November 26, 1962. L.F. T.B. – Architecture – McIntyre Home.

³³ Some trading posts were referred to as "factories," and the chief trader who oversaw operations at such a post was known as the "factor," responsible for its overall management and trade activities. Source: Michelle Filice, "HBC Trading Posts in Canada," *The Canadian Encyclopedia* (Historica Canada, published July 07, 2023; last edited July 07, 2023).

³⁴ Laurie Abthorpe, "Thunder Bay's Oldest Residence, Glenorchy: The McIntyre House." *The Walleye*. February 2018, 84-85.

³⁵ See Image 14: Thunder Bay Museum, Plan of Survey, February 7, 1873, completed by Alex W. Simpson for John McIntyre Esq. Call No. 975.6.287.

³⁶ Land Registry Office 55, Thunder Bay, Book 30A, Sheet 114, Concession H to K; Water Lot. Portion of block of land marked Christina McVicar. Accessed online: <https://www.onland.ca/ui/55/books/75674/viewer/1616435?page=159>

settlers in the Fort William area, who arrived with his family around 1859.³⁷ On November 25, 1878, Christina McVicar et al. granted McIntyre a 0.22-acre parcel for \$50.³⁸ A lease recorded the same day between George Lautenschlager and McIntyre supports the conclusion, noted in a secondary source, that the new house was constructed by the George Lautenschlager Company of Prince Arthur's Landing, likely completed in 1879.³⁹ Census records from 1881 identify George Lautenschlager as a 24-year-old mason from Germany residing in Wilmot Township near Waterloo, and he is believed to be the same individual who built the McIntyre House, despite the absence of surviving records for his company.⁴⁰ McIntyre named the new residence "Glenorchy" after his birthplace in Scotland. The original location of the McIntyre House was near the Fort William Rowing Club (present-day Thunder Bay Rowing Club), as shown on the Fire Insurance Plan updated to May 1950, on the west bank of the Kaministiquia River within lands formerly owned by Christina McVicar.⁴¹

Even after retiring from the HBC, McIntyre continued to serve the government as an Indian agent, customs officer, justice of the peace, and municipal councillor.⁴² He and his family lived at Glenorchy, situated upriver from the former Fort William post, which was closed in the 1880s following his retirement.⁴³

John McIntyre died at his residence on July 9, 1899, at the age of 82.⁴⁴ His wife, Jane Stone, had predeceased him in 1886, as had two daughters and one son.⁴⁵ One surviving daughter, Annie E. McIntyre, who resided on Front Street after his death,⁴⁶ retained ownership of the McIntyre House, keeping it furnished and renting it to various tenants, including Harold E. Copp of the stove-manufacturing firm W.J. Copp, Son & Co. and his family from 1902 to 1903, while Copp's own residence at 541 Christina Street was being

³⁷ Thunder Bay Museum. Thunder Bay Historical Society Papers, 1926-27 and 1927-28. "John McIntyre by Miss Annie E. McIntyre," Elizabeth Arthur, "McVicar (MacVicar, McVicker), Robert," *Dictionary of Canadian Biography*, vol. 9, University of Toronto and Université Laval, accessed online: https://www.biographi.ca/en/bio/mcvicar_robert_9E.html.

³⁸ Ibid.

³⁹ Ibid; Laurie Abthorpe, "Thunder Bay's Oldest Residence, Glenorchy: The McIntyre House." *The Walleye*. February 2018, 84-85.

⁴⁰ Ancestry, *1881 Census of Canada*. Wilmot, Waterloo South, Ontario; Roll: C_13264; Page 64, Family No. 285. [Ancestry.ca](https://www.ancestry.ca) - 1881 Census of Canada

⁴¹ See Image 15: City of Thunder Bay, Fort William Fire Insurance Plan, Sheet 19, January 1919, Revised to May 1950.

⁴² Thunder Bay Public Library, "Badanai Urges Gov't. Aid Restoring Historic House." *The News-Chronicle*, Port Arthur, October 20, 1970. L.F. T.B. – Architecture – McIntyre Home; Thunder Bay Museum. "John McIntyre House Folder."

⁴³ Thunder Bay Museum. "John McIntyre House Folder;" Jean Morrison, "Fort William," *The Canadian Encyclopedia* (Historica Canada, published January 4, 2011; last edited April 28, 2025). Accessed online: [HBC Trading Posts in Canada | The Canadian Encyclopedia](https://www.thecanadianencyclopedia.ca/en/article/hbc-trading-posts-in-canada)

⁴⁴ Thunder Bay Public Library. "O'Brien Home Was Built by Hudson's Bay Factor." *The Times-Journal*, Fort William, November 26, 1962. L.F. T.B. – Architecture – McIntyre Home.

⁴⁵ Ibid.

⁴⁶ City of Thunder Bay. Henderson's Post Office Directory, Fort William, 1900-01.

constructed.⁴⁷ On February 1, 1906, she sold the McIntyre House property to the Canadian Pacific Railway Company for \$17,500.⁴⁸ This amount also included lands from the McKellar and McVicar estates; the McIntyre House site represented only a portion of the lands sold to the Canadian Pacific Railway for the expansion of their facilities, including the construction of a freight office and depot.⁴⁹

As part of this expansion, the Canadian Pacific Railway were planning to demolish the McIntyre House. Instead, a man named George Robinson initiated plans to relocate the house to its present site on Isabella Street.⁵⁰ To accomplish this, he first needed to acquire suitable lots onto which the McIntyre House could be moved. The following paragraphs trace the chain of ownership for the relocation site and outline how the property was subdivided and transferred over time, leading to its eventual sale to George Robinson.

The Isabella Street property was originally part of a 12.5-acre parcel of land within the Fort William town site that had been patented to John Joseph Vickers, a Toronto resident and founder of the Vickers Express Company.⁵¹ When Vickers died in 1896, his extensive land holdings, which reportedly exceeded 1200 acres in the area surrounding Fort William and Port Arthur, transferred to his wife, Catherine Mary Vickers.⁵²

In 1902, Catherine Mary Vickers donated 10 acres of land to the Town of Fort William to establish the public park later named Vickers Park. In 1904, William Stevenson, Trustee of the Estate of Catherine Mary Vickers, together with her son, Arthur Algoma Vickers, commissioned Ontario Land Surveyor A.H. McDougall to survey Part of Lot 1, Concession 2 in the former Township of Neebing, which by that time had become part of the Town of Fort William.⁵³ MacDougall subdivided the land into ninety-four lots on the west side of Norah Street under Registered Plan 144, dated July 16, 1904.⁵⁴

⁴⁷ Thunder Bay Public Library. Lon Patterson, "McIntyre Home Built Like Fort." *The Chronicle-Journal*, Thunder Bay, August 8, 1972. L.F. T.B. – Architecture – McIntyre Home; Thunder Bay Museum. "Oven." Virtual Exhibits, Museum Alphabet. Accessed online: <https://www.thunderbaymuseum.com/exhibits/virtual/museum-alphabet/oven/>

⁴⁸ Land Registry Office 55, Thunder Bay, Book 30A, Sheet 114, Concession H to K; Water Lot. Portion of block of land marked Christina McVicar. <https://www.onland.ca/ui/55/books/75674/viewer/1616435?page=159>

⁴⁹ Thunder Bay Museum. Thunder Bay Historical Society Papers, 1926-27 and 1927-28. "John McIntyre by Miss Annie E. McIntyre."

⁵⁰ Thunder Bay Public Library. "O'Brien Home Was Built by Hudson's Bay Factor." *The Times-Journal*, Fort William, November 26, 1962. L.F. T.B. – Architecture – McIntyre Home.

⁵¹ City of Thunder Bay, "Catherine Vickers." Accessed online: <https://www.thunderbay.ca/en/city-hall/catherine-vickers.aspx>

⁵² Ibid.

⁵³ Land Registry Office 55, Thunder Bay, Book 551, Plan W144; East Catherine; Lot 1 to 44. Pages 112-113: [Ontario Land Registry Historical Books](#)

⁵⁴ Thunder Bay Museum, A. H. MacDougall, *Plan of Subdivision of Part of Lot 1, Concession 2, Neebing, Now Town of Fort William*, Plan 144, Call No. 987.17.314.

In October of 1906, all ninety-four lots of Plan 144 were granted by the administrators of Catherine Mary Vickers' estate to Louis Walsh and Arthur Algoma Vickers for \$50,000.⁵⁵ Later that year in November, Lot 40 of Plan 144, which comprises the northerly portion of the subject property, was granted to Mary Catherine McMillan by Arthur Algoma Vickers and Louis Walsh and his wife for \$562.50.⁵⁶ Walsh and Vickers subsequently granted Lots 41-42, comprising the remainder of the lot, to Frederick Babe in December of 1906 for \$575.⁵⁷ On June 11, 1907, Mary C. McMillan granted Lot 40 to George Robinson for \$375, and on the same day Frederick Babe also granted him Lots 41 and 42 for \$825.⁵⁸ With these transactions, Robinson acquired the full Isabella Street property that would become the new site of the McIntyre House.

According to the 1901 Census of Canada, Robinson was a 36-year-old dairyman⁵⁹ living with his wife, Martha Jane, and their young family of two sons and two daughters.⁶⁰ Henderson's Directory for 1900 to 1901 also records him as a dairyman, with two other Robinsons listed immediately below him: Jonathan, an engineer, and W. Robinson, a carpenter.⁶¹ Although their relationship to George Robinson is not documented, it is possible they were relatives whose technical and carpentry skills may have assisted him with the logistical challenges of relocating the McIntyre House.

On December 19, 1907, the Fort William *Morning Herald* reported that city wires had been cut during the move of the McIntyre House to Isabel Street, now Isabella Street.⁶² George Robinson, along with Beaton and McLeod,⁶³ appeared before the commission regarding the charge for this work.⁶⁴ Although the discussion focused on the fee, the article clearly indicates that by December 1907 the McIntyre House had already been relocated to the Isabella Street property.

On June 2, 1908, the *Morning Herald* reported that George Robinson had moved from

⁵⁵ Land Registry Office 55, Thunder Bay, Book 551, Plan W144; East Catherine; Lot 1 to 44. Pages 112-113: [Ontario Land Registry Historical Books](#)

⁵⁶ Ibid.

⁵⁷ Ibid.

⁵⁸ Ibid.

⁵⁹ Given the cost of purchasing and relocating the McIntyre House, and the fact that Robinson retired while still in his 40s, it is likely that "dairyman" in this context refers to the owner and operator of a dairy business rather than a wage-earning labourer.

⁶⁰ Ancestry, *1901 Census of Canada*. Algoma, Fort William, Ontario; Page 1, Family No. 4. [Ancestry.ca - 1901 Census of Canada](#)

⁶¹ City of Thunder Bay. Henderson's Post Office Directory, Fort William, 1900-01.

⁶² Thunder Bay Museum. "Cost of Cutting Wires." *Morning Herald*, Fort William, December 19, 1907.

⁶³ Given the way the article refers to Beaton and McLeod, it is reasonable to conclude that they were subcontractors hired by Robinson to assist with the relocation of the house, likely the individuals responsible for cutting the wires to facilitate the move.

⁶⁴ Thunder Bay Museum. "Cost of Cutting Wires." *Morning Herald*, Fort William, December 19, 1907.

Cameron Street into his fine new residence on Isabella Street, indicating that renovations to the relocated house were complete.⁶⁵ Henderson's Directories for 1909 and 1910 list him as a retired householder at 1017 Isabella Street.⁶⁶ The 1911 Census of Canada corroborates this, recording George Robinson as a gentleman living at that address with his wife Martha, their two sons, and one daughter.⁶⁷

In June 1916, George Robinson transferred the property to his wife, Martha Jane Robinson, for \$3,500, likely to simplify its management in preparation for a future sale.⁶⁸ In September 1918, Martha Jane and George Robinson sold the property to Davidson W. Black for \$7,000.⁶⁹

Davidson William Black was a grain merchant and broker.⁷⁰ He died suddenly on November 18, 1918, in Minnesota at the age of 46.⁷¹ In April 1919, his widow, Edith Christina Black, granted the property to John Frederick O'Brien for \$8,000.⁷² Following the sale, Edith C. Black and her three young sons relocated to Kelowna, British Columbia, where they were recorded in the 1921 Census of Canada.⁷³

By the mid-to-late twentieth century, 1017 Isabella Street would become familiarly known to Fort William residents as "the O'Brien home," reflecting the family's long occupation of the McIntyre House. However, John Frederick O'Brien did not move to the property immediately after purchasing it in April 1919. The O'Briens had lived in Fort William since about 1911, first residing at 307 Marks Street South at the time of the 1911 Census of Canada.⁷⁴ The 1921 Census, however, records John Frederick O'Brien, his wife Norah Patricia, and their children Brian, Patrick, and Colleen living in a rented home in Winnipeg.⁷⁵

⁶⁵ Thunder Bay Museum. *Morning Herald*, Fort William, June 2, 1908.

⁶⁶ City of Thunder Bay. Henderson's Fort William City Directories, 1909-10

⁶⁷ Ancestry, *1911 Census of Canada*. Thunder Bay and Rainy River, Fort William, Ontario; Page 16, Family No. 143. [Ancestry.ca - 1911 Census of Canada](#)

⁶⁸ Land Registry Office 55, Thunder Bay, Book 551, Plan W144; East Catherine; Lot 1 to 44. Pages 112-113: [Ontario Land Registry Historical Books](#)

⁶⁹ Ibid.

⁷⁰ Thunder Bay Public Library. "O'Brien Home Was Built by Hudson's Bay Factor." *The Times-Journal*, Fort William, November 26, 1962. L.F. T.B. – Architecture – McIntyre Home; Ancestry, Ontario, Canada; Registrations of Marriages, 1869-1928; Reel: 116.

[Ancestry.ca - Ontario, Canada, Marriages, 1826-1943](#)

⁷¹ Thunder Bay Public Library. *Index of Death Notices, Obituaries, In Memoriams and Estate Notices Published in the Fort William Daily Times-Journal, 1900–1972*. Accessed online: <https://www.tbpl.ca/wp-content/uploads/sites/146/2023/10/fwdtj-death-index-1900-1972.pdf>

⁷² Land Registry Office 55, Thunder Bay, Book 551, Plan W144; East Catherine; Lot 1 to 44. Pages 112-113: [Ontario Land Registry Historical Books](#)

⁷³ Ancestry, *1921 Census of Canada*. Kelowna, Yale, British Columbia; Page No. 7. [Ancestry.ca - 1921 Census of Canada](#)

⁷⁴ Ancestry, *1911 Census of Canada*. Thunder Bay and Rainy River, Fort William, Ontario; Page 22; Family No. 199. [Ancestry.ca - 1911 Census of Canada](#)

⁷⁵ Ancestry, *1921 Census of Canada*. Winnipeg South, Manitoba; Page 7. [Ancestry.ca - 1921 Census of Canada](#)

In May 1922, O'Brien transferred 1017 Isabella Street to his wife for \$1, suggesting that the family relocated from Winnipeg to the property around this time.⁷⁶ The transfer likely served practical purposes, simplifying inheritance and property management as O'Brien's work would have required frequent travel.

John Frederick O'Brien, founder of the O'Brien Agency Ltd., worked in insurance and real estate and had previously served on Fort William City Council, acclaimed on January 23, 1918, as councillor for Ward 3.⁷⁷ The 1931 Census of Canada records him as an insurance agent living at 1017 Isabella Street in an 11-room wood house valued at \$5000, along with his wife, their children, a maid, and a roomer.⁷⁸ His eldest son, Brian, a ham radio operator, was credited with discovering that the house's exterior walls were unusually fortified when sand poured out of a hole he drilled for an antenna.⁷⁹ The walls contained 2x8 studs with an 8-inch sand-filled cavity between the interior and exterior walls, dense enough to stop a bullet.⁸⁰

John Frederick O'Brien died at home on June 24, 1947, at the age of 68.⁸¹ His widow, Norah Patricia O'Brien, passed away in February 1956 at the age of 75 and was interred with her husband in St. Patrick's Cemetery.⁸² Her obituary noted that she was survived by their three children, Brian, Patrick, and Colleen, all residing in Fort William.⁸³ Colleen inherited the property following her mother's death.⁸⁴

Around this period, the Fire Insurance Plan updated to May 1950 shows the McIntyre House as a two-storey wood-frame dwelling with a one-and-a-half-storey rear addition.⁸⁵ The detached carriage house is shown as a two-storey wood-frame automobile garage, indicating that the hay loft was counted as a full second storey.⁸⁶

A 1957 Voters List records Colleen O'Brien and her brother Patrick O'Brien residing at 1017 Isabella Street.⁸⁷ Colleen was listed as an agent, and Patrick worked in insurance,

⁷⁶ Land Registry Office 55, Thunder Bay, Book 551, Plan W144; East Catherine; Lot 1 to 44. Pages 112-113: [Ontario Land Registry Historical Books](#)

⁷⁷ City of Thunder Bay. "Fort William City Councils 1910-1919." Accessed online: [Fort William City Councils 1910-1919 - City of Thunder Bay](#); Ancestry, Registration of Deaths, 1947. [Ancestry.ca - Ontario, Canada, Deaths and Deaths Overseas, 1869-1952](#)

⁷⁸ Ancestry, *1931 Census of Canada*. Fort William, Ontario; Page 14; Family No. 150. [Ancestry.ca - 1931 Census of Canada](#)

⁷⁹ Thunder Bay Public Library. Lon Patterson, "McIntyre Home Built Like Fort." *The Chronicle-Journal*, Thunder Bay, August 8, 1972. L.F. T.B. – Architecture – McIntyre Home.

⁸⁰ Ibid.

⁸¹ Ancestry, Registration of Deaths, 1947. [Ancestry.ca - Ontario, Canada, Deaths and Deaths Overseas, 1869-1952](#)

⁸² Ancestry, *The Ottawa Journal*, Feb. 29, 1956. https://www.ancestry.ca/imageviewer/collections/50019/images/32660_300808-00964?pid=78645

⁸³ Ibid.

⁸⁴ Land Registry Office 55, Thunder Bay, Book 551, Plan W144; East Catherine; Lot 1 to 44. Pages 112-113: [Ontario Land Registry Historical Books](#)

⁸⁵ See Image 16: Fort William Fire Insurance Plan, Sheet 16, January 1919, Revised to May 1950.

⁸⁶ Ibid.

⁸⁷ Ancestry, Voters Lists, Fort William, Ontario 1957. [Ancestry.ca - Canada, Voters Lists, 1935-1980](#)

showing that both siblings were employed in the family business while continuing to live in the family home.⁸⁸

In October 1960, Colleen O'Brien sold the property to Elaine Theresa O'Brien for \$12,000.⁸⁹ Elaine was the wife of Colleen's brother Brian, who, like his father, worked in insurance and real estate.⁹⁰ The couple lived at 737 Norah Street South by the time of the 1965 Voters List.⁹¹ Around the time of the 1960 sale, 1017 Isabella Street was likely divided into two rental apartments, one on each floor. The 1965 Voters List records two separate families living at the address: Walter R. and Ellen Sinclair, and Wilbert and Zelda Trimble.⁹²

On July 9, 1970, the Fort William *Daily Times-Journal* reported uncertainty regarding the future of the McIntyre House following a meeting between James A. C. Auld, Minister of Tourism and Information, and Larry Ryan, Director of the Heritage Foundation of Ontario.⁹³ Mrs. John R. (Annette) Augustine, Chairman of the Thunder Bay Historical Society, urged the foundation to purchase, restore, and maintain the building, then believed to be the oldest surviving historic house in the city and the retirement home of John McIntyre.⁹⁴ She suggested the house, owned at the time by Mrs. O'Brien, could serve as an interim museum and headquarters for the Society.⁹⁵ A follow-up article noted that these discussions coincided with evaluations of potential sites for the reconstruction of Old Fort William.⁹⁶ Archaeological excavations along the north bank of the Kaministiquia River revealed remains of the original fort, but the Ontario government ultimately chose in 1971 to reconstruct Fort William Historical Park 14 kilometres upriver at Pointe de Meuron.⁹⁷

Further discussion appeared in the Port Arthur *News-Chronicle* later in 1970. On October 20, Hubert Badanai, Member of Parliament (MP) for Fort William, appealed to the federal government to assist in preserving the McIntyre House, emphasizing the Historical Society's efforts to acquire what was believed to be Fort William's oldest surviving

⁸⁸ Ibid.

⁸⁹ Land Registry Office 55, Thunder Bay, Book 551, Plan W144; East Catherine; Lot 1 to 44. Pages 112-113: [Ontario Land Registry Historical Books](#)

⁹⁰ Ancestry, Voters Lists, Fort William, Ontario 1965. [Ancestry.ca - Canada, Voters Lists, 1935-1980](#)

⁹¹ Ibid.

⁹² Ancestry, Voters Lists, Fort William, Ontario 1965. [Ancestry.ca - Canada, Voters Lists, 1935-1980](#)

⁹³ Thunder Bay Public Library. "Future Being Plotted." *Daily Times-Journal*, Fort William, July 9, 1970. L.F. T.B. – Architecture – McIntyre Home.

⁹⁴ Thunder Bay Public Library. "Future Being Plotted." *Daily Times-Journal*, Fort William, July 9, 1970. L.F. T.B. – Architecture – McIntyre Home.

⁹⁵ Ibid.

⁹⁶ Thunder Bay Public Library. "Historical Group Seeks Support for Restoration of McIntyre House." *Daily Times-Journal*, Fort William, July 10, 1970. L.F. T.B. – Architecture – McIntyre Home.

⁹⁷ Ibid; Jean Morrison, "Fort William," *The Canadian Encyclopedia* (Historica Canada, published January 4, 2011; last edited April 28, 2025). Accessed online: [HBC Trading Posts in Canada | The Canadian Encyclopedia](#)

historic residence.⁹⁸ On December 15, Mrs. Augustine appeared before Thunder Bay City Council requesting the creation of a Thunder Bay Historical Board to negotiate the purchase of the house for use as a museum.⁹⁹ She proposed restoring the main floor to its historical period and using the upper floor as a “living museum.”¹⁰⁰ Some artifacts within the house were proposed for relocation to the reconstructed fort, indicating that McIntyre-era relics remained in the home as late as 1970.¹⁰¹

By 1972, however, the house was deemed unsuitable for the new city museum due to its wood-frame construction and associated fire risk.¹⁰² The McIntyre House continued to operate as a duplex, and among its tenants was Douglas Reedhead, who lived there in 1982.¹⁰³

On February 18, 1992, Gary Wolch had the McIntyre House surveyed and gathered historical research in preparation for its purchase.¹⁰⁴ On March 11, 1992, Wolch, who was the Business Representative and Financial Secretary for the Lakehead Labour Centre, wrote to the Local Architectural Conservation Advisory Committee (LACAC) to indicate that he was in the process of buying the McIntyre House and to inquire about potential heritage benefits.¹⁰⁵ He noted that he would be unable to move in until May because the house was still occupied by tenants.¹⁰⁶ On March 16, 1992, Elaine O’Brien sold the property to Gary and Denise Wolch for \$130,000.¹⁰⁷ Wolch attended the April 15, 1992 LACAC meeting to discuss the purchase and possible designation, demonstrating that the heritage significance of the McIntyre House had long been recognized in the community.¹⁰⁸

In March 1999, Gary and Denise Wolch sold the property to Darryl and Connie Wilson for \$176,500.¹⁰⁹ The property has since been sold to its current owners.

In summary, the property is historically associated with John McIntyre, an important Hudson’s Bay Company official stationed in Fort William and is therefore of historical

⁹⁸ Thunder Bay Public Library. “Badanai Urges Gov’t. Aid Restoring Historic House.” *The News-Chronicle*, Port Arthur, October 20, 1970. L.F. T.B. – Architecture – McIntyre Home.

⁹⁹ Thunder Bay Public Library. “Society Requests Board, Acquisition of Landmark.” *The News-Chronicle*, Port Arthur, December 15, 1970. L.F. T.B. – Architecture – McIntyre Home.

¹⁰⁰ *Ibid.*

¹⁰¹ *Ibid.*

¹⁰² Thunder Bay Public Library. Lon Patterson, “McIntyre Home Built Like Fort.” *The Chronicle-Journal*, Thunder Bay, August 8, 1972.

¹⁰³ Thunder Bay Museum. “John McIntyre House Folder.”

¹⁰⁴ See Image 13: Thunder Bay Museum, “John McIntyre House Folder.”

¹⁰⁵ City of Thunder Bay, 1017 Isabella Street, Original File Copy.

¹⁰⁶ *Ibid.*

¹⁰⁷ Land Registry Office 55, Thunder Bay, Book 551, Plan W144; East Catherine; Lot 1 to 44. Pages 112-113: [Ontario Land Registry Historical Books](#)

¹⁰⁸ City of Thunder Bay, 1017 Isabella Street, Original File Copy.

¹⁰⁹ Land Registry Office 55, Thunder Bay, Book 551, Plan W144; East Catherine; Lot 1 to 44. Pages 112-113: [Ontario Land Registry Historical Books](#)

significance to the City of Thunder Bay. Although the Robinsons and O'Briens were also associated with the property, they were not found in this research to be historically significant to the community. Furthermore, the property does not yield, nor does it have the potential to yield, information that contributes to an understanding of a community or culture. Furthermore, the property is not known to display or present the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community. The architect associated with the property was not determined and while George Lautenschlager, a German contractor from the Waterloo region was responsible for building the McIntyre House between 1878 and 1879, there is no evidence to suggest that he was a builder of significance to the community of Thunder Bay.

Based on the discussion above, 1017 Isabella Street East meets criterion 4 of Ontario Regulation 9/06.

2.1.3 Discussion of Contextual Value

The discussion of the contextual value of a property focuses on the three criteria set out in Ontario Regulation 9/06:

- Is the property important in defining, maintaining or supporting the character of an area (criterion 7);
- Is the property physically, functionally, visually or historically linked to its surroundings (criterion 8); and/or,
- Is the property a landmark (criterion 9)?

The property at 1017 Isabella Street East does not define, maintain, or support the character of the Vickers Park neighbourhood. The McIntyre House was originally constructed between 1878 and 1879 on the Christina McVicar lands along the west bank of the Kaministiquia River. Its relocation to the corner of Isabella Street East and Catherine Street in 1907 coincided with the early stages of residential development in the area. As such, the house was not moved into an established neighbourhood but instead became an early building within the emerging subdivision, referred to as the Vickers Addition¹¹⁰. Land clearing for this neighbourhood began in 1904 and by 1906, the land was surveyed and laid out in a rectangular grid pattern.

Between 1900 and 1920, several estate houses were constructed within the Vickers Addition between Arthur Street East and Walsh Street East as part of Registered Plans

¹¹⁰ This subdivision is now called the Vickers Park neighbourhood.

144 and 393.¹¹¹ Among the earliest notable residences constructed in the neighbourhood in the first decade of the twentieth century, around the time of the relocation of the McIntyre House, was the John King Residence (302 Archibald Street South). Constructed in 1905 for a railroad contractor and Fort William City Councillor, this two-and-a-half-storey Edwardian house, distinguished by its polygonal tower with a pyramidal roof, was built entirely of Vert Island stone.¹¹²

Other significant buildings constructed in the vicinity of 1017 Isabella Street during this period included major public institutions. Fort William Collegiate Institute (521 Marks Street South), an example of Beaux-Arts Classicism constructed of brick and stone, was one such landmark. St. Paul's Anglican Church, located at Ridgeway Street and John Street, was another. It was originally built between 1907 and 1908 as a brick church, burned down in 1932, and was subsequently rebuilt.¹¹³

Further west along Isabella Street from 1017 Isabella Street, the John I. McEwan Residence (439 Marks Street South) was constructed around 1914 as an Edwardian home with a red brick veneer exterior, Simpson Island stone foundation, bay windows, and a second-storey enclosed porch addition.¹¹⁴ The Vickers Park neighbourhood reached its present form by the mid-twentieth century and has experienced little residential development since that time.¹¹⁵ Although many early twentieth century houses of various architectural styles survive in the neighbourhood, the McIntyre House is the only remaining wood residence from its period of construction. This rarity reflects the high fire risk associated with wood construction, the harsh local climate, and the early twentieth century preference for brick and stone, supported by the availability of local stone.

The other wood frame houses on the west side of Catherine Street and Vickers Street South consist of later Victory houses (post-Second World War) and catalogue houses with jerkinhead (clipped gable) roofs from the mid-20th century. Adjacent properties on the east side of Catherine Street include a two-and-a-half storey vernacular red brick Edwardian residence (434 Catherine Street) and the three-storey red brick apartment building

¹¹¹ Thunder Bay Museum, A. H. MacDougall, Plan of Subdivision of Part of Lot 1, Concession 2, Neebing, Now Town of Fort William, Plan 144, Call No. 987.17.314; E.R. Bingham, Plan of Hedley Park, Subdivision of Lot 2, Concession 2, Neebing, Now in Fort William, Plan 393, Call No. 987.17.362.

¹¹² City of Thunder Bay. *Walking Tour: Architectural Tour of Vickers Park*. Accessed online: <https://www.thunderbay.ca/en/city-hall/resources/Documents/HistoryHeritageandRecords/Walking-Tour-Vickers-Park---ACC.pdf>

¹¹³ City of Thunder Bay. *Walking Tour: Architectural Tour of Vickers Park*. Accessed online: <https://www.thunderbay.ca/en/city-hall/resources/Documents/HistoryHeritageandRecords/Walking-Tour-Vickers-Park---ACC.pdf>

¹¹⁴ *Ibid.*

¹¹⁵ See Image 16: City of Thunder Bay, Fort William Fire Insurance Plan, Sheet 16, January 1919, Revised to May 1950.

formerly known as Ross Apartments (430 Catherine Street). As a Victorian-era Italianate residence that was relocated to its current site during the early development of the Vickers Park neighbourhood, the McIntyre House is architecturally inconsistent with the prevailing Edwardian character of the area and mid-twentieth-century infill, and therefore does not define, maintain, or support the character of the neighbourhood.

According to an April 29, 1974, article in the Thunder Bay *Chronicle-Journal*, the O'Brien residence at the corner of Isabella and Catherine Streets, described as the first house built in Fort William, had diseased and old trees cut down, including ash, sometimes called Manitoba maple.¹¹⁶ The owner reported that new maple trees would be planted as replacements.¹¹⁷ This account illustrates how the landscape of the property has evolved. The mature maple trees that now line the property boundary and screen the front of the house from Isabella Street East are believed to be the replacement plantings from the 1970s. Although not original, the trees remain compatible with the historical character of the property. The coniferous trees along the Catherine Street sidewalk, which obscure the west elevation, are thought to have been planted after the maples due to their height. The wood fence along the northern property boundary, separating 1017 Isabella Street from the neighbouring property at 434 Catherine Street, was erected in 1995.¹¹⁸

The property at 1017 Isabella Street East is not physically, functionally, visually, or historically linked to its surroundings in a meaningful way. There is no shared material connection with nearby properties, as the McIntyre House is the only Victorian-era residence in the neighbourhood constructed entirely of wood. Its original function as the retirement home of John McIntyre is no longer associated with the site, since the house was relocated to the Vickers Park neighbourhood in 1907. Historically, the house originally stood along the west bank of the Kaministiquia River in a natural, rather than residential, setting. This earlier context differs substantially from its current suburban surroundings, further limiting any historical connection to adjacent properties.

The property also lacks a strong visual relationship with significant features in its surroundings. Despite its prominent corner location, it was not constructed on elevated ground and does not command views of notable nearby landmarks. Mature maple and coniferous trees now screen the house from the surrounding streets, further diminishing

¹¹⁶ Thunder Bay Public Library. "Old Friends Gone." *The Chronicle-Journal*, Thunder Bay, April 29, 1974. L.F. T.B. – Architecture – McIntyre Home.

¹¹⁷ *Ibid.*

¹¹⁸ See Photograph 8; Thunder Bay Public Library. Yellow Dot Files. L.F. T.B. – Architecture – McIntyre Home.

its visual presence.

The property at 1017 Isabella Street East is considered a landmark building. Although the house was relocated to its present corner location in 1907 and its prominence within its context is belied by mature trees that obscure it from view, its continuous presence as the McIntyre House at this location for more than 115 years contributes significantly to its landmark status. As early as 1970, the restoration of the house was the subject of discussions involving the Thunder Bay Historical Society, the Heritage Foundation of Ontario, and the Minister of Tourism and Information (now the Ministry of Citizenship and Multiculturalism), and it was briefly considered as a potential museum or headquarters for a local historical board.¹¹⁹

The house has long been regarded as a point of interest for visitors, with tour buses stopping to view the property in the 1990s.¹²⁰ During the same decade, it was also considered for heritage designation, with the owner seeking to access potential financial benefits for its restoration. The property was included in the Vickers Park neighbourhood “Walking Tour,” recognized at the time as the oldest historic home in Thunder Bay and valued for its association with John McIntyre.¹²¹ Overall, it remains a landmark as it is a well-known marker in the community.

Based on the above discussion, 1017 Isabella Street East meets criterion 9 of Ontario Regulation 9/06 for contextual value.

¹¹⁹ See Section 2.1.2 for more information.

¹²⁰ Thunder Bay Public Library. Yellow Dot Files. L.F. T.B. – Architecture – McIntyre Home.

¹²¹ City of Thunder Bay. *Walking Tour: Architectural Tour of Vickers Park*. Accessed online: <https://www.thunderbay.ca/en/city-hall/resources/Documents/HistoryHeritageandRecords/Walking-Tour-Vickers-Park--ACC.pdf>

2.2 Select Visual Sources



PHOTO COURTESY THUNDER BAY HISTORICAL MUSEUM SOCIETY

John McIntyre and his family entertained many Old Fort William visitors who would leave the fort impressed by the McIntyres' social graces

Image 1: John McIntyre and guests (Source: Thunder Bay Public Library Files)



Image 2: Pre-1899 photo of John McIntyre on the porch of the house in its original location flanked by two boys (Source: Thunder Bay Public Library Files, *Fort William Times-Journal*, November 11, 1962)



RESIDENCE OF GOVERNOR McINTYRE, FORT WILLIAM. Photo by Evans.

Image 3: View of the house on the Kaministiquia River, about one mile upstream from the original Fort William (Source: Thunder Bay Public Library Files, Souvenir View Book, *The Twin Towns, Port Arthur and Fort William*, W.G. MacFarlane, Toronto, 1900.

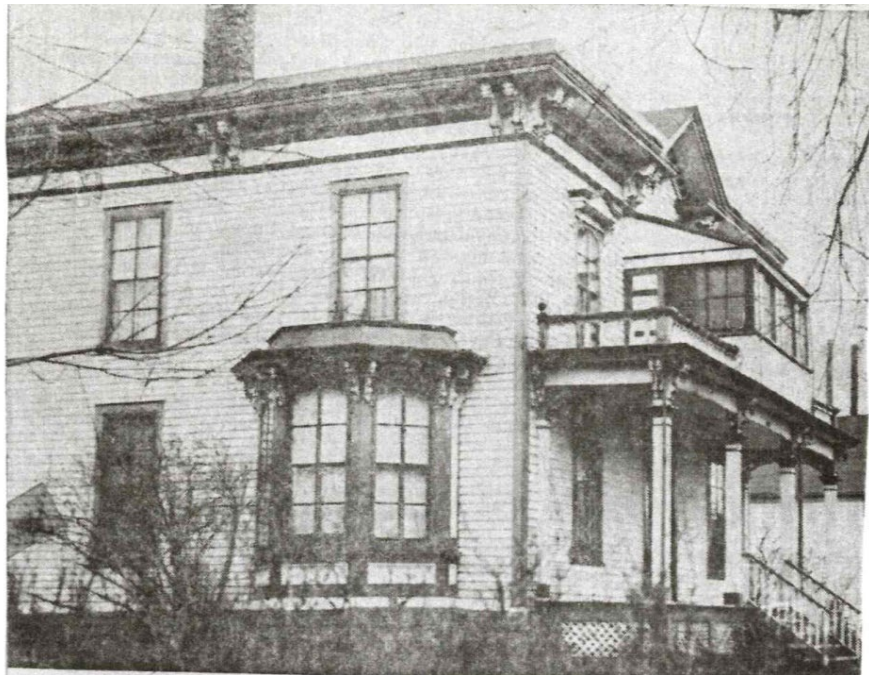


Image 4: View of the house, with extant brick chimney at 1017 Isabella Street post-relocation (Source: Thunder Bay Public Library Files, Fort William Times-Journal, n.d.)



Image 5: View of the house in December 5, 1970 (Source: Thunder Bay Public Library Files, Fort William *Times-Journal*, December 5, 1970)



Image 6: View of the house in April 29, 1974 (Source: Thunder Bay Public Library Files)

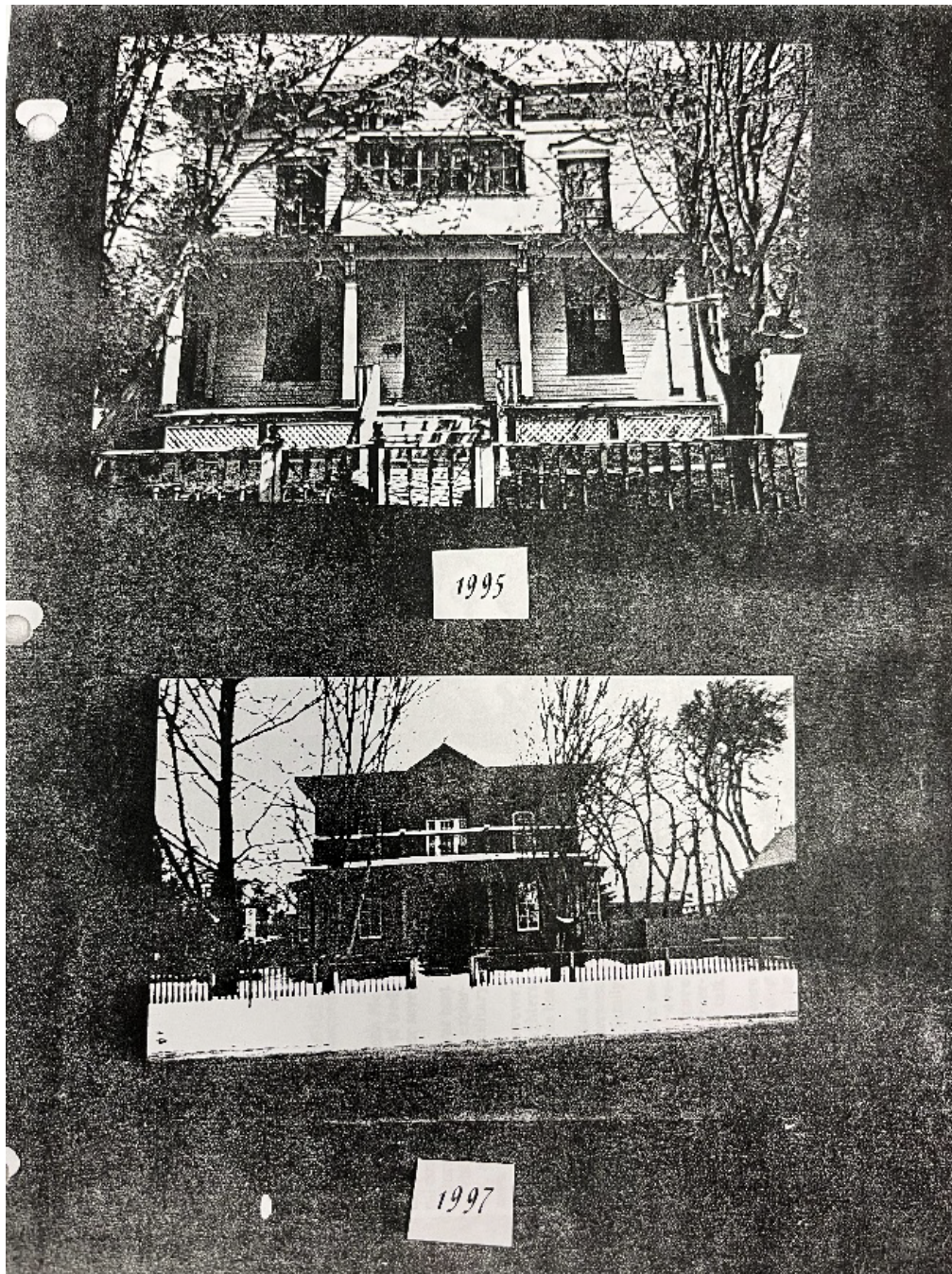


Image 7: View of house between 1995 and 1997, when the enclosed second storey porch was removed (Source: Thunder Bay Public Library Files)

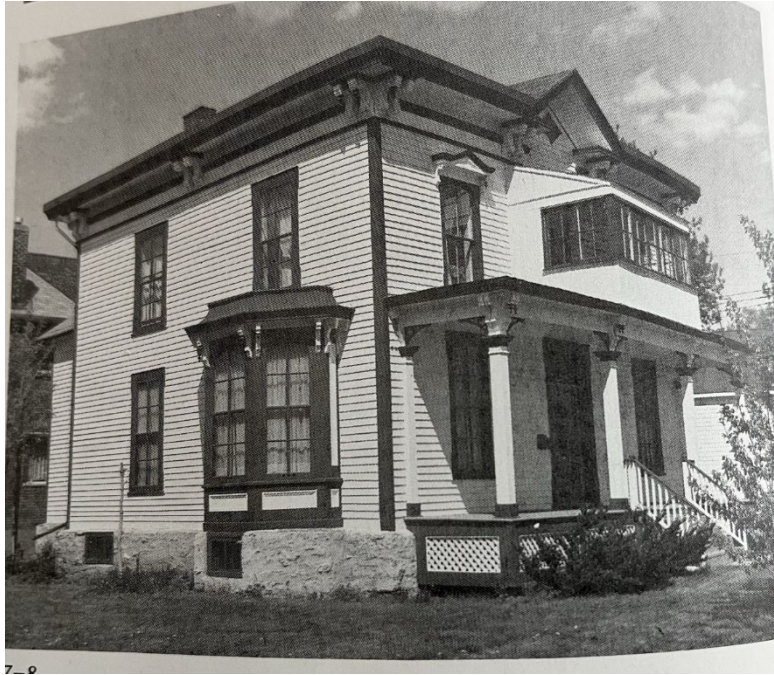


Image 8: Photograph of the house in 1990, as featured in *Ontario Architecture* (Source: Blumenson 1990:64)



Image 9: Photograph prior to 1990 with enclosed second storey porch (Source: Thunder Bay Public Library Files)

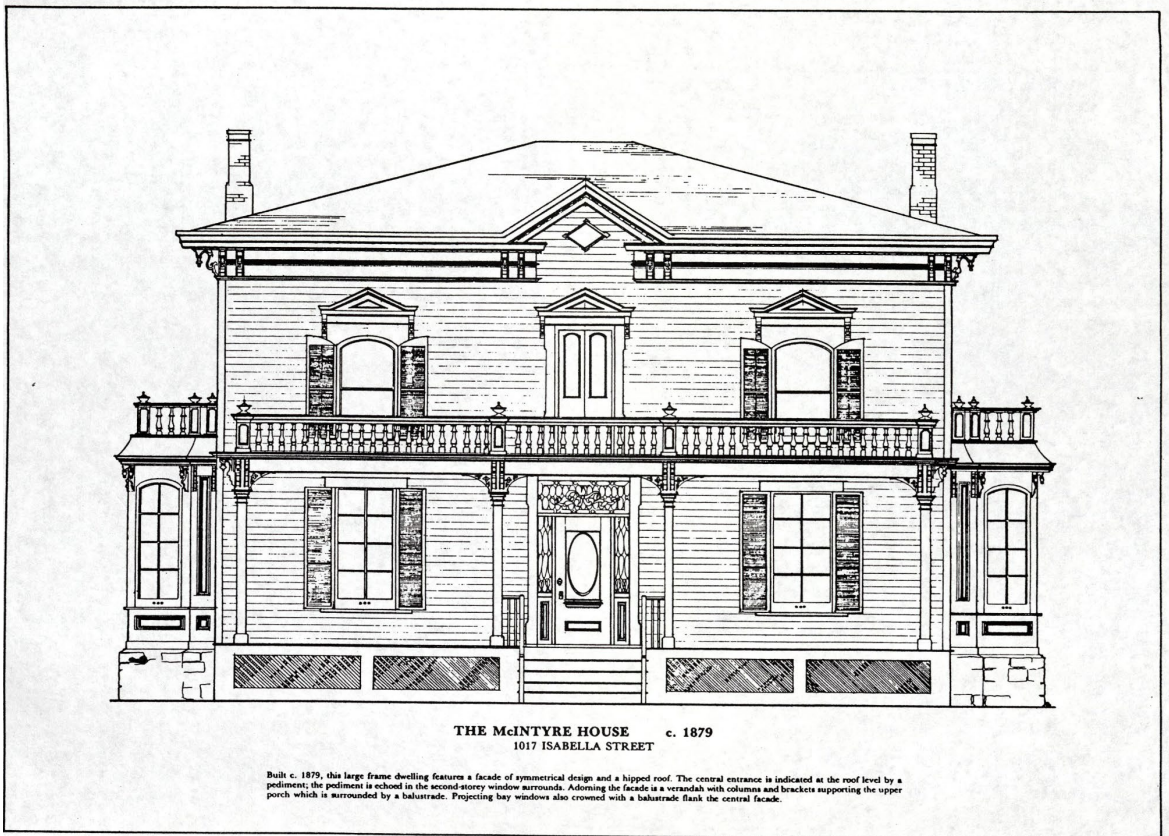


Image 10: Sketch of the front elevation of the house prior to relocation (Source: Thunder Bay Public Library Files)

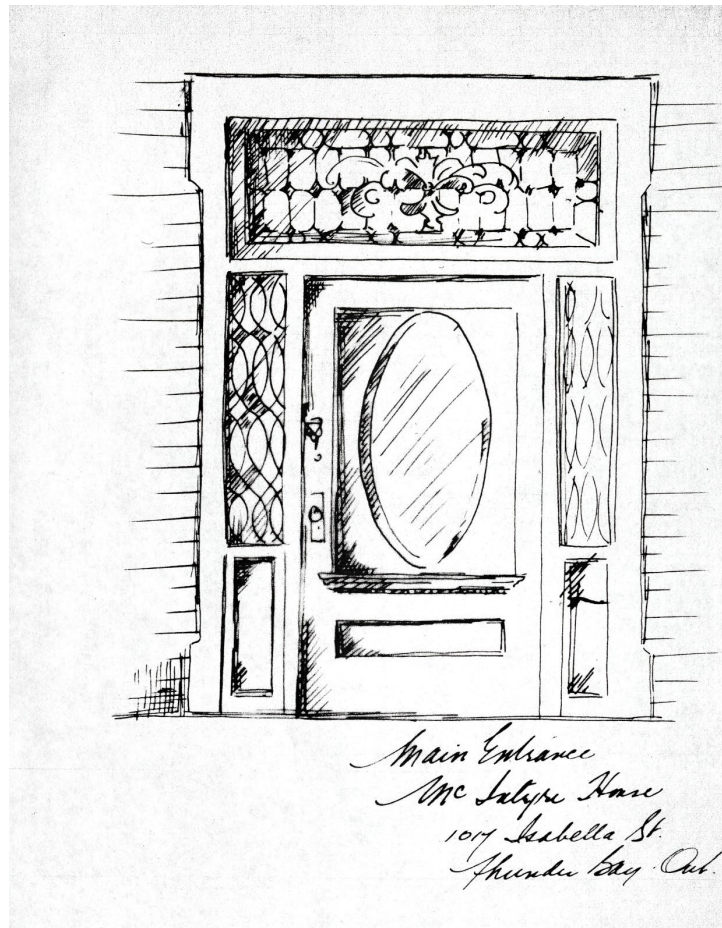


Image 11: Sketch of the main entrance (Source: Thunder Bay Public Library Files)

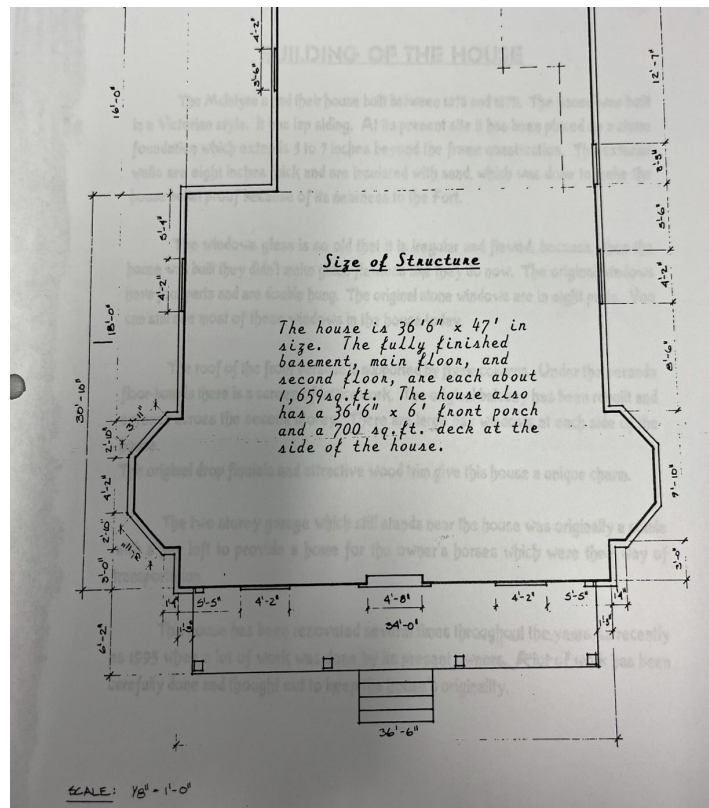


Image 12: Sketch of the size of the structure (Source: Thunder Bay Public Library Files)

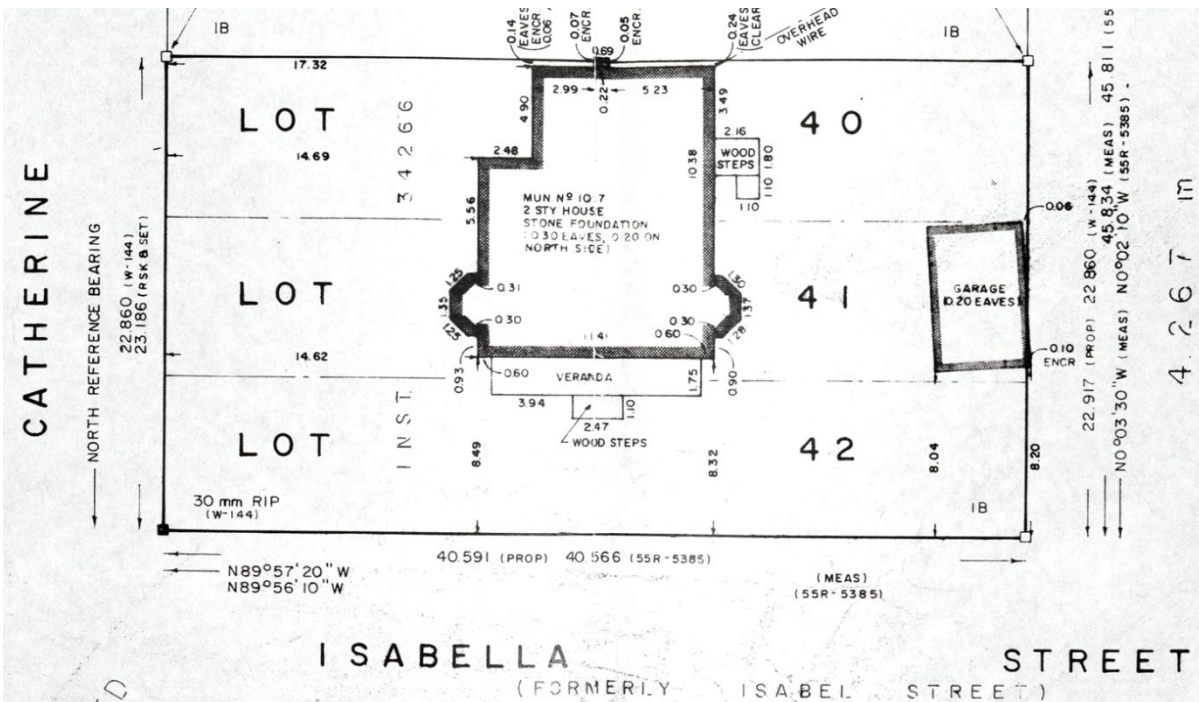


Image 13: February 18, 1992 Plan of Survey, completed by Steven J. Card O.L.S. for Wolch (Source: Thunder Bay Museum, John McIntyre House Folder)

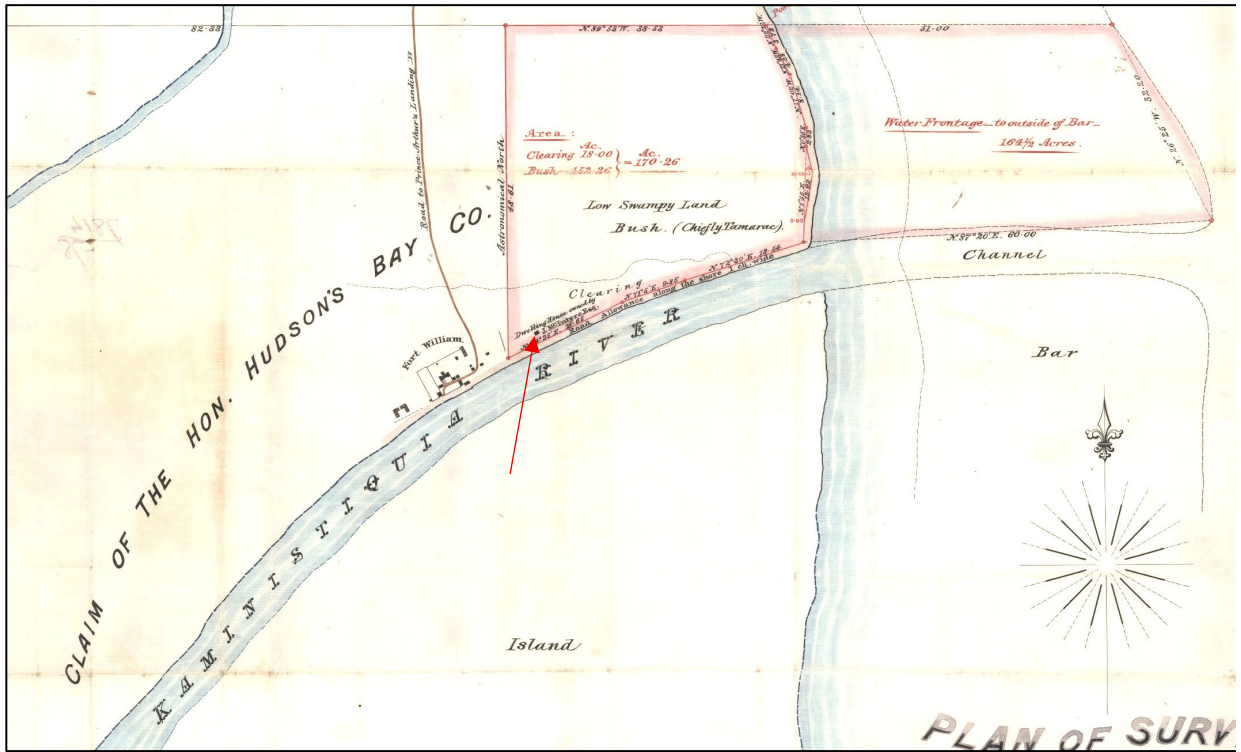


Image 14: February 1873 Plan of Survey, completed by Alex W. Simpson for John McIntyre, showing the location of McIntyre's first house (red arrow), east of Fort William on the Kaministiquia River (Source: Thunder Bay Museum, Call No. 975.6.287)

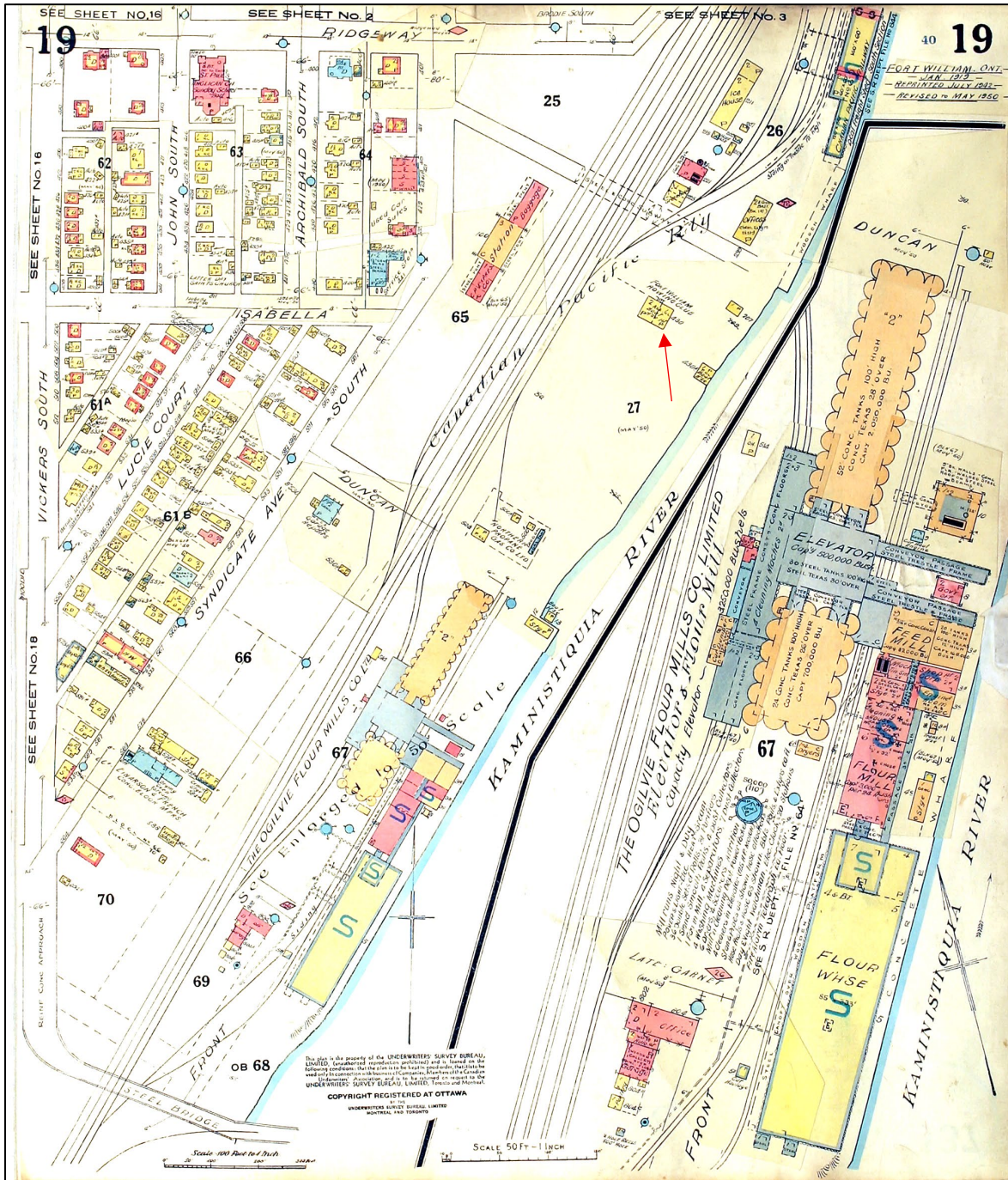


Image 15: Fort William Fire Insurance Plan, Sheet 19, January 1919, Revised to May 1950, showing approximate former site of the McIntyre House (red arrow) before relocation to 1017 Isabella Street (Source: City of Thunder Bay)

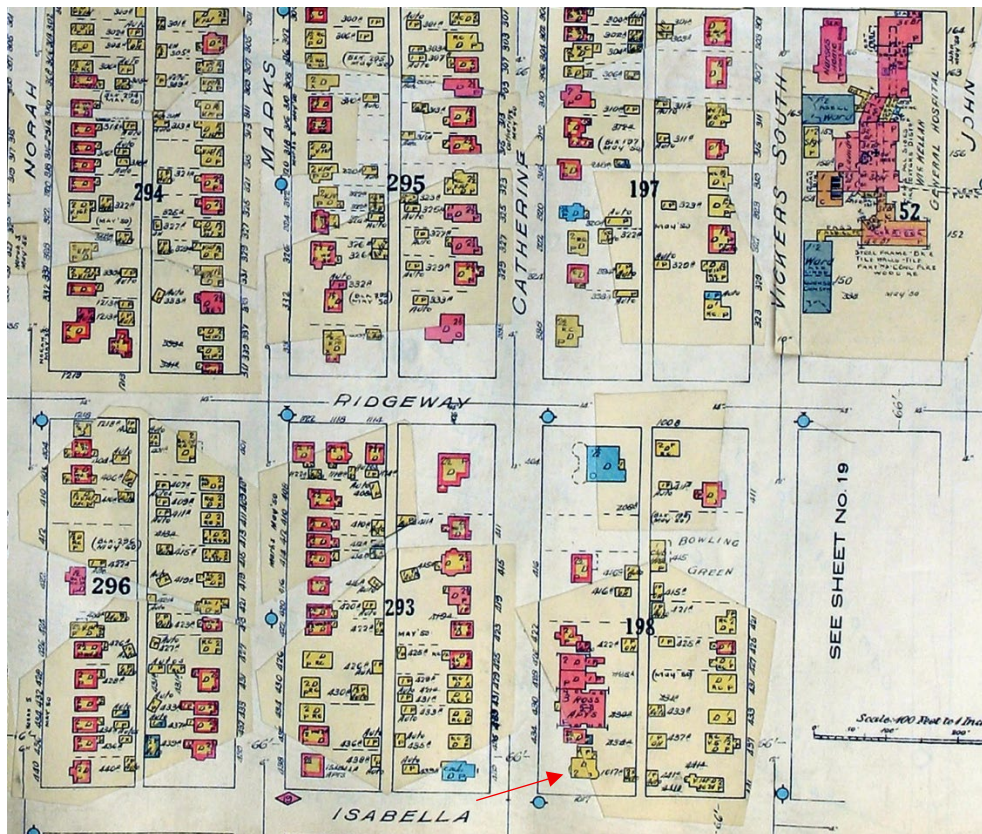


Image 16: Fort William Fire Insurance Plan, Sheet 16, January 1919, Revised to May 1950, showing 1017 Isabella Street East (Source: City of Thunder Bay)

2.3 Ontario Regulation 9/06 Evaluation Checklist

The following checklist identifies the prescribed criteria met by the property at 1017 Isabella Street East for municipal designation under Part IV, Section 29 of the *Ontario Heritage Act*. There is a total of nine criteria under Ontario Regulation 9/06. A property may be designated under Part IV, Section 29 of the *Ontario Heritage Act* if the property meets two or more of the nine criteria for determining whether it is of cultural heritage value or interest. Furthermore, the “Heritage Property Evaluation” main document of the Ontario Heritage Tool Kit (2025) was used for guidance on the process of evaluating a property for cultural heritage value or interest and applying the Ontario Regulation 9/06 criteria.

Using the results of research in Section 2.1 of this report, the evaluation table below (Table 3) is marked “X” if the property was not determined to meet the criterion “√” if the property meets the criterion.

Table 2: Ontario Regulation 9/06 Evaluation for 1017 Isabella Street East

Criteria	Meets Criteria
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	X
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	X
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	X
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	X
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	X
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	X
9. The property has contextual value because it is a landmark.	✓

3.0 ATTACHMENT 3 - STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

This section provides the draft Statement of Cultural Heritage Value or Interest that may be considered for the designation by-law. The following presents the mandatory requirements that must be included in the designation by-law in accordance with section 3 of Ontario Regulation 385/21 (as outlined in the Ontario Heritage Tool Kit, 2025).

1. Description of property

- municipal address, if it exists;
- legal description, including the property identifier number that relates to the property;
- general description of where the property is located within the municipality; and,
- a site plan, scale drawing or a description in writing that identifies the area of the property that has cultural heritage value or interest.

2. Statement of Cultural Heritage Value or Interest

- identifies which criteria set out in Ontario Regulation 9/06 under the Ontario Heritage Act are met and explain how each criterion is met.

3. Description of Heritage Attributes

- physical features or elements of the property that must be retained to conserve the property's cultural heritage value or interest.

3.1 Reasons for Designation

The property at 1017 Isabella Street East is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value and meets four of the nine Ontario Regulation 9/06 criteria prescribed for municipal designation under the categories of design/physical, historical/associative, and contextual value.

1. Description of Property

The property at 1017 Isabella Street East comprises a two-storey wood frame house constructed between 1878 and 1879 as the personal residence of John McIntyre. The house was relocated to its present location between June and December 1907, situated at the northeast corner of Isabella Street East and Catherine Street in the Vickers Park

neighbourhood of the former community of Fort William, now part of the City of Thunder Bay.

2. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The property has design value as a rare surviving example of a late nineteenth century Italianate residence, constructed of wood with clapboard siding. Its Italianate character is conveyed through its form, scale, and massing, including the symmetrical three-bay front façade, low-pitched hipped roof, wide projecting eaves with modillions and paired cornice brackets, and the full-width front verandah. The ground-floor bay windows on the side elevations further reinforce its Italianate expression. Classical influence is evident in the pedimented roofline and in the second-storey window pediments, which collectively contribute to the building's formal symmetry and Victorian-era Italianate character. As the only known Italianate residence in Thunder Bay constructed entirely of wood, the McIntyre House stands as a rare surviving example of its architectural style within the municipality.

The one-and-a-half-storey rear frame addition, constructed shortly after the house was relocated, contributes to the property's design value through its complementary wood siding, and exterior brick chimney. The detached one-and-a-half-storey wood-frame garage, originally a carriage house, further reinforces the historic character of the property through its gable roof, complementary wood siding, and upper hay-loft. Together, the surviving architectural elements of the house, addition, and garage contribute to the property's design value and its significance as a rare example of a Victorian-era Italianate frame house in Thunder Bay.

Historical/Associative Value:

The property has historical value through its direct association with John McIntyre, a significant figure in the establishment of Fort William. Born in Glenorchy, Scotland, in 1817, McIntyre entered the service of the Hudson's Bay Company in 1841 as steward to Governor George Simpson, accompanying him on an extensive global journey that took them across North America, Russia, and Europe. Following this expedition, McIntyre served in several Hudson's Bay Company posts before being appointed Clerk in charge at Fort William in 1855, a position he held for nearly two decades before becoming Factor. His long tenure overseeing the post during a formative period in the community's development established him as an important early leader in Fort William's administration.

After retiring from the Hudson's Bay Company, McIntyre commissioned the construction of the house between 1878 and 1879 as his family residence, naming it "Glenorchy" in honour of his birthplace. The house remained closely associated with him until his death in 1899 and continued to be owned by his family until its sale to the Canadian Pacific Railway in 1906. Although later relocated to its present site on Isabella Street, the house remains the most tangible surviving link to McIntyre's life and legacy in Fort William. Its continued presence in the community underscores its historical significance as the residence of one of Thunder Bay's most prominent historical figures.

Contextual Value:

The property has contextual value as a recognized landmark within the community. Its long presence at the corner of Isabella Street East and Catherine Street for more than 115 years, combined with its architectural distinction and historical association with John McIntyre, has ensured its continued visibility and community recognition. Despite partial screening by mature trees, the McIntyre House remains a well-known landmark in the Vickers Park neighbourhood.

3. Description of Heritage Attributes

Key exterior heritage attributes that contribute to the design value of the property at 1017 Isabella Street East as a distinctive example of Victorian Italianate architecture include:

- Form, scale, and massing as a two-storey house;
- Wood-frame construction of the house, including the clapboard siding;
- Parged stone foundation that extends 5 ½ to 7 inches beyond the frame structure;
- Symmetrical three-bay front façade (south elevation);
- Low-pitched hipped roof with wide projecting eaves, modillions, and ornate repeated paired cornice brackets with finials;
- Full-width front verandah, including its supporting wood columns and the balustraded upper balcony;
- Gable with eaves return centrally located at the roofline above the main entrance, including the wooden lozenge-shaped window with red-painted trim;
- Red-painted frieze running across the front and side elevations at the base of the paired brackets;

- The main entrance, including the original wood front door, the square-headed transom and sidelights, and the original irregular leaded glass in the transom and sidelights (excluding west transom);
- Second-storey window pediments (hood mouldings) and cornices on the front façade and small brackets supporting the windows flanking the central second-storey window;
- Bay windows on the side (east and west) elevations, including the three segmentally arched sash units in each bay, the moulded wood panels beneath the windows, and the paired cornice brackets with finials supporting the concave shingled bay-window roofs;
- Original window configuration and window units, where extant behind exterior storm windows, consisting of two-over-two rectangular and segmentally arched sash windows with wood surrounds and flawed Victorian-era glass panes; and
- One-and-a-half-storey rear (north elevation) frame addition constructed between 1907 and 1908, including complementary siding to the main house, the exterior brick chimney on the north elevation, the one-over-one sash window on the west elevation at the ground floor, and the fixed-pane window at the second storey.

Heritage attributes that contribute to the contextual value of 1017 Isabella Street East include:

- Mature trees located along the property line; and
- Detached one-and-a-half-storey wood-frame garage, originally constructed between 1907 and 1908 as a carriage house, featuring vertical and horizontal wood siding, a gable roof, a hay loft, and double barn-style doors.

4.0 ATTACHMENT 4 - NOTICE OF INTENTION TO DESIGNATE (NOID) TO BE PUBLISHED IN A NEWSPAPER AND/OR MUNICIPAL WEBSITE

If Council passes a motion to proceed with designation a property, the NOID must be published in a newspaper having general circulation in the municipality or otherwise stipulated by the *Ontario Heritage Act*. Under Section 26(4), the *Ontario Heritage Act*, also has a specific provision allowing municipalities to publish notices digitally (i.e., on their municipal websites) instead of a local newspaper.

- Newspaper Version-

Notice of Intention to Designate Property of Cultural Heritage Value or Interest

Take Notice that the Council of the Corporation of the City of Thunder Bay intends to designate the following property as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18

1017 ISABELLA STREET, PLAN 144, LOT 40 TO 42, THUNDER BAY, ONTARIO

Description of Property

The property at 1017 Isabella Street East comprises a two-storey wood frame house constructed between 1878 and 1879 as the personal residence of John McIntyre. The house was relocated to its present location between June and December 1907, situated at the northeast corner of Isabella Street East and Catherine Street in the Vickers Park neighbourhood of the former community of Fort William, now part of the City of Thunder Bay.

Summary Statement of Cultural Heritage Value or Interest

The property at 1017 Isabella Street East in the City of Thunder Bay has design value as a rare surviving example of an Italianate style residence in Thunder Bay, constructed between 1878 and 1879 with a wood frame and clapboard siding. Its design value is expressed through its form, scale and massing, symmetrical three-bay façade, bracketed overhanging eaves, full-width verandah, and Classical pediment detailing, along with its contributing early twentieth century rear addition and carriage house. Additionally, the property has historical associative value for its direct connection to John McIntyre, a significant early Hudson's Bay Company official whose

long tenure at Fort William and construction of the house as his retirement residence make it the most tangible surviving link to his life and legacy. Lastly, although the residence was relocated, the property retains contextual value as it is recognized as a landmark within the Vickers Park neighbourhood for its historical association, its rare architectural form, and enduring presence at this site for more than 115 years.

A copy of the designation report, including a full statement of its cultural heritage value and heritage attributes, is available in the Office of the City Clerk at City Hall, 500 Donald Street East, in the City of Thunder Bay, from Monday to Friday between 8:30 AM and 4:30 PM, or by email at cityclerk@thunderbay.ca.

Written Notice of Objection

Any person may, within 30 days after the date of the publication of this notice, may serve written notice of objection to the proposed designation, together with a statement for the objection and all relevant facts to the Office of the City Clerk, City Hall, 500 Donald Street East, P.O. Box 800, Thunder Bay, ON P7C 5K4.

DATED at the City of Thunder Bay this 19th day of February, 2026.

Add name of City Clerk with signature here

5.0 ATTACHMENT 5 - NOTICE OF INTENTION TO DESIGNATE (NOID) FOR ONTARIO HERITAGE TRUST AND THE PROPERTY OWNER

If Council passes a motion to proceed with designation a property, the property owner as well as the Ontario Heritage Trust must be notified and provided the NOID. Under Section 29 of the *Ontario Heritage Act*, the notice of intention to designated served on the property owner and the Ontario Heritage Trust must include the following:

- An adequate description of the property so it can be readily ascertained;
- A statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and
- A statement that notice of objection to the notice of intention to designate the property may be served on the clerk of the municipality within 30 days after the date of publication of the notice of intention in a newspaper having general circulation in the municipality.

- Ontario Heritage Trust/Property Owner Version-

Notice of Intention to Designate Property of Cultural Heritage Value or Interest

Take Notice that the Council of the Corporation of the City of Thunder Bay intends to designate the following property as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18

1017 ISABELLA STREET, PLAN 144, LOT 40 TO 42, THUNDER BAY, ONTARIO

Description of Property

The property at 1017 Isabella Street East comprises a two-storey wood frame house constructed between 1878 and 1879 as the personal residence of John McIntyre. The house was relocated to its present location between June and December 1907, situated at the northeast corner of Isabella Street East and Catherine Street in the Vickers Park neighbourhood of the former community of Fort William, now part of the City of Thunder Bay.

Statement of Cultural Heritage Value or Interest and Heritage Attributes

Design/Physical Value:

The property has design value as a rare surviving example of a late nineteenth century Italianate residence, constructed of wood with clapboard siding. Its Italianate character is conveyed through its form, scale, and massing, including the symmetrical three-bay front façade, low-pitched hipped roof, wide projecting eaves with modillions and paired cornice brackets, and the full-width front verandah. The ground-floor bay windows on the side elevations further reinforce its Italianate expression. Classical influence is evident in the pedimented roofline and in the second-storey window pediments, which collectively contribute to the building's formal symmetry and Victorian-era Italianate character. As the only known Italianate residence in Thunder Bay constructed entirely of wood, the McIntyre House stands as a rare surviving example of its architectural style within the municipality.

The one-and-a-half-storey rear frame addition, constructed shortly after the house was relocated, contributes to the property's design value through its complementary wood siding, and exterior brick chimney. The detached one-and-a-half-storey wood-frame garage, originally a carriage house, further reinforces the historic character of the property through its gable roof, complementary wood siding, and upper hay-loft. Together, the surviving architectural elements of the house, addition, and garage contribute to the property's design value and its significance as a rare example of a Victorian-era Italianate frame house in Thunder Bay.

Historical/Associative Value:

The property has historical value through its direct association with John McIntyre, a significant figure in the establishment of Fort William. Born in Glenorchy, Scotland, in 1817, McIntyre entered the service of the Hudson's Bay Company in 1841 as steward to Governor George Simpson, accompanying him on an extensive global journey that took them across North America, Russia, and Europe. Following this expedition, McIntyre served in several Hudson's Bay Company posts before being appointed Clerk in charge at Fort William in 1855, a position he held for nearly two decades before becoming Factor. His long tenure overseeing the post during a formative period in the community's development established him as an important early leader in Fort William's administration.

After retiring from the Hudson's Bay Company, McIntyre commissioned the construction of the house between 1878 and 1879 as his family residence, naming it "Glenorchy" in honour of his birthplace. The house remained closely associated with him until his death in 1899 and continued to be owned by his family until its sale to the Canadian Pacific Railway in 1906. Although later relocated to its present site on Isabella Street, the house remains the most tangible surviving link

to McIntyre's life and legacy in Fort William. Its continued presence in the community underscores its historical significance as the residence of one of Thunder Bay's most prominent historical figures.

Contextual Value:

The property has contextual value as a recognized landmark within the community. Its long presence at the corner of Isabella Street East and Catherine Street for more than 115 years, combined with its architectural distinction and historical association with John McIntyre, has ensured its continued visibility and community recognition. Despite partial screening by mature trees, the McIntyre House remains a well-known landmark in the Vickers Park neighbourhood.

Description of Heritage Attributes:

Key exterior heritage attributes that contribute to the design value of the property at 1017 Isabella Street East as a distinctive example of Victorian Italianate architecture include:

- Form, scale, and massing as a two-storey house;
- Wood-frame construction of the house, including the clapboard siding;
- Parged stone foundation that extends 5 ½ to 7 inches beyond the frame structure;
- Symmetrical three-bay front façade (south elevation);
- Low-pitched hipped roof with wide projecting eaves, modillions, and ornate repeated paired cornice brackets with finials;
- Full-width front verandah, including its supporting wood columns and the balustraded upper balcony;
- Gable with eaves return centrally located at the roofline above the main entrance, including the wooden lozenge-shaped window with red-painted trim;
- Red-painted frieze running across the front and side elevations at the base of the paired brackets;
- The main entrance, including the original wood front door, the square-headed transom and sidelights, and the original irregular leaded glass in the transom and sidelights (excluding west transom);
- Second-storey window pediments (hood mouldings) and cornices on the front façade and small brackets supporting the windows flanking the central second-storey window;
- Bay windows on the side (east and west) elevations, including the three segmentally arched sash units in each bay, the moulded wood panels beneath the windows, and the paired cornice brackets with finials supporting the concave shingled bay-window roofs;

- Original window configuration and window units, where extant behind exterior storm windows, consisting of two-over-two rectangular and segmentally arched sash windows with wood surrounds and flawed Victorian-era glass panes; and
- One-and-a-half-storey rear (north elevation) frame addition constructed between 1907 and 1908, including complementary siding to the main house, the exterior brick chimney on the north elevation, the one-over-one sash window on the west elevation at the ground floor, and the fixed-pane window at the second storey.

Heritage attributes that contribute to the contextual value of 1017 Isabella Street East include:

- Mature trees located along the property line; and
- Detached one-and-a-half-storey wood-frame garage, originally constructed between 1907 and 1908 as a carriage house, featuring vertical and horizontal wood siding, a gable roof, a hay loft, and double barn-style doors.

A copy of the designation report is available in the Office of the City Clerk at City Hall, 500 Donald Street East, in the City of Thunder Bay, from Monday to Friday between 8:30 AM and 4:30 PM, or by email at cityclerk@thunderbay.ca.

Written Notice of Objection

Any person may, within 30 days after the date of the publication of this notice, may serve written notice of objection to the proposed designation, together with a statement for the objection and all relevant facts to the Office of the City Clerk, City Hall, 500 Donald Street East, P.O. Box 800, Thunder Bay, ON P7C 5K4.

DATED at the City of Thunder Bay this 19th day of February, 2026.

Add name of City Clerk with signature here

Prepared for:



Christina Wakefield
City Archivist & Chief Heritage Resource Officer
The Corporation of the City of Thunder Bay
500 Donald Street East
Thunder Bay, ON P7E 5V3

Prepared by:



Tara Jenkins, MA, GPCertCHS, CAHP
Egis Cultural Heritage Manager
6240 Highway 7, Suite 200
Woodbridge, ON L4H 4G3

February 27, 2026

**SUBJECT: PART IV DESIGNATION UNDER THE ONTARIO HERITAGE
ACT OF 716 PACIFIC AVENUE**

Dear Christina,

The Corporation of the City of Thunder Bay (the City) has 32 properties Listed on its Heritage Register to be considered for Part IV designation by December 31, 2026, in response to the Bill 23 amendments to the *Ontario Heritage Act*. In August 2025, Egis was retained by the City to complete Statements of Cultural Heritage Value or Interest and the necessary documentation to support the designation of six (6) prioritized properties.

The purpose of this report is to provide the City with an evaluation of the Listed property located at 716 Pacific Avenue (see Location Map, **Attachment 1**). This report determines if the property merits designation under Part IV, Section 29 of the *Ontario Heritage Act*. The evaluation is based on comprehensive research conducted for the property (see **Attachment 2**), application of the criteria of Ontario Regulation 9/06 (in **Attachment 2**), and, if the evaluation determines the property to meet two or more of

the regulation criteria, a draft Statement of Cultural Heritage Value or Interest that can be used for the designation by-law for the property (see **Attachment 3**). If the property is eligible for designation, this report also provides draft Notices of Intention to Designate for the local newspaper, the Ontario Heritage Trust, and the property owner (**Attachment 4** and **Attachment 5**).

The following report demonstrates that the property at 716 Pacific Avenue in the City of Thunder Bay has design value as a representative example of Ukrainian-Canadian architectural fusion style church which combines design sensibilities of the Ternopil nave, Bukovinian, and Cossack Baroque styles of Ukrainian architecture with Western architectural elements. The property has historical associative value through its association with St. Mary's Ukrainian Orthodox Parish, the first Ukrainian Orthodox congregation in Fort William and the first in Northwestern Ontario. Established in 1909, the parish acquired this property in 1911, and construction of the church was completed in 1912. The church served as an important spiritual and cultural centre for early Ukrainian immigrants and was rebuilt in 1937 following a major fire. The property also has historical associative value as it is linked to significant community figures, including Father Luke Solohub, who served the parish for nearly 33 years, and long-time parish leader and businessman George Ostaff, whose leadership and involvement strengthened the parish. The property also has historical value since it yields information that contributes to an understanding of the cultural development of the Ukrainian community in Thunder Bay, reflecting the experiences of early settlers who faced social marginalization and relied on their church as a centre of cultural preservation and community cohesion. Lastly, the property retains contextual value as a long-recognized landmark in the East End neighbourhood, where the presence of a Ukrainian church for more than 110 years and the continued visibility of its domes along Pacific Avenue have ensured its enduring landmark status within the neighbourhood (see **Attachment 3**, Reasons for Designation).

Recommendation

In my professional opinion as Egis' qualified heritage professional,¹ based on the evaluation in this designation report, the property at 716 Pacific Avenue meets four of the nine criteria of Ontario Regulation 9/06 and merits municipal designation under Part

¹ Egis' qualified heritage professional, Tara Jenkins, is a professional member of the Canadian Association of Heritage Professionals who is in good standing and possesses the applied and demonstrated knowledge of accepted standards in heritage conservation, historical research, and the identification and evaluation of cultural heritage value or interest.

IV, Section 29 of the *Ontario Heritage Act*. I recommend that City Council supports the designation of this property to conserve its cultural heritage value or interest. Therefore, I recommend that this designation report be forwarded to Council for consideration and approval to proceed with the Part IV designation of 716 Pacific Avenue.

The draft Statement of Cultural Heritage Value or Interest for 716 Pacific Avenue attached as **Attachment 3** to this report comprises the Reasons for Designation, which have been summarized in the draft public Notices of Intent to Designate provided in **Attachment 4** and **Attachment 5** of this report.

Yours sincerely,



Tara Jenkins, MA, GPCertCHS, CAHP
Egis Cultural Heritage Manager
Water, Environment and Energy Transition

ATTACHMENTS

- Attachment 1** – Location Map and Description, and Current Photograph
 - Attachment 2** – Research, Evaluation & Visual Resources
 - Attachment 3** – Draft Statement of Cultural Heritage Value or Interest (Reasons for Designation)
 - Attachment 4** – Draft Notice of Intention to Designate to be published in a Newspaper and/or Municipal Website
 - Attachment 5** – Draft Notice of Intention to Designate for the Ontario Heritage Trust and the Property Owner
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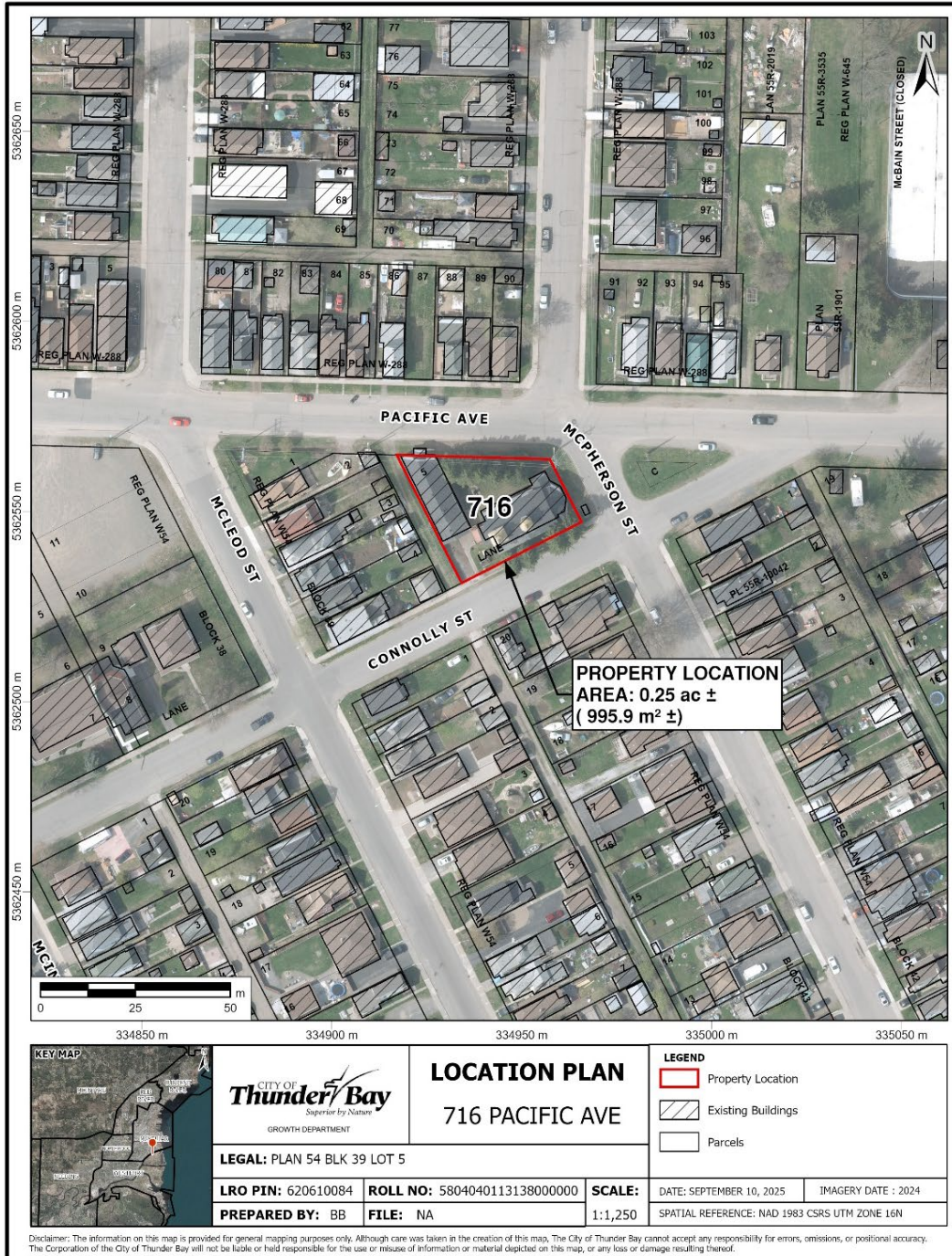
1.0 ATTACHMENT 1 - LOCATION MAP AND CURRENT PHOTOGRAPH

1.1 Location Map

The location map shows the boundary of the property at 716 Pacific Avenue and the existing building within the property (**Figure 1**, below).

In undertaking this research and evaluation, Egis acknowledges that the area now known as the City of Thunder Bay lies within the traditional territory of many First Nations, including the Anishnawbe people, and is part of the Treaty Territory of the Fort William First Nation, signatories to the Robinson-Superior Treaty of 1850. The City is now home to a diverse Indigenous community, including many First Nations and the Métis peoples.

Figure 1: Building location within 716 Pacific Avenue, City of Thunder Bay, Ontario



1.2 Property Description

The following table provides a description of the property.

Table 1: Property Datasheet

Field	Property Data
Municipal Address	716 Pacific Avenue
Common Name	Former Ukrainian Orthodox Church of the Assumption of the Blessed Virgin Mary
Municipality	The Corporation of the City of Thunder Bay
Registered Plan/Lot	PLAN 54 BLK 39 LOT 5
LRO PIN	620610084
Ownership	Private
Location	Corner property at Pacific Avenue, McPherson Street and Connolly Street (See Location Map above)
Current Photograph	See Section 1.3 below
Neighbourhood/Community	East End neighbourhood, former community of Fort William
Date of construction of built resources (known or estimated, and source)	Original Church Built: 1911-1912 (<i>Daily Times-Journal</i> , Fort William, April 19, 1911; <i>Ukrainians in Thunder Bay, 1941-1986</i>). Rebuilt Church: 1937 (<i>Daily Times-Journal</i> , Fort William, Dec. 18, 1937). Church Hall Built: 1937 (<i>Daily Times-Journal</i> , Fort William, November 30, 1937).
Date of significant alterations to built resources (known or estimated, and source)	In 1937, the church was ravaged by a fire that began in its east end at the altar and spread through the walls to the east dome (<i>bani</i>). The church subsequently underwent major reconstruction later that year. As part of this work, the domes were rebuilt and the church hall was built on the property to serve as a Sunday school hall (<i>Daily Times-Journal</i> , Fort William, March 15, 1937; Nov. 30, 1937; Dec. 18, 1937). Sacristy added to the north elevation of the apse of the church, and a kitchen added to the south side of the hall in 1974 (City of Thunder Bay, "716 Pacific Ave. Part 1"). After the fire, the exterior walls were covered in Insulbrick (fake brick tar siding) followed by metal

**Heritage Property Designations
716 Pacific Avenue**

Egis Project #: CCO-26-2372-00

Field	Property Data
	<p>siding in 1979, which still exists today (City of Thunder Bay, "716 Pacific Ave. Part 1").</p> <p>Stained glass windows added in 1979 (City of Thunder Bay, "716 Pacific Ave. Part 1").</p>
<p>Architect/designer/builder/contractor/ subcontractor (and source)</p>	<p><u>Architect</u> Unknown</p> <p><u>Contractor</u> Nick Gowacki (Ontario Land Registry Historical Books)</p>
<p>Previous owner(s) or occupants (and source)</p>	<p>The following chronology is drawn from the Ontario Land Registry Historical Books</p> <p>February 18, 1890 – Registered Plan 54 made by Provincial Land Surveyor W.A. Ducker for the Canadian Pacific Railway Company and Hudson’s Bay Company</p> <p>October 1, 1891 – Lot 5, Block 39 of Plan 54 et al. (and other lands) granted via quitclaim deed to the Canadian Pacific Railway Company by The Governor & Company of Adventurers of England trading into Hudson’s Bay for \$1 et al.</p> <p>May 3, 1907 – Lot 5, Block 39 of Plan 54 et al. granted by the Canadian Pacific Railway Company to Robert Henry Neeland for \$650.</p> <p>June 4, 1907 – Lot 5, Block 39 of Plan 54 granted to John Palleck by Robert Henry Neeland and his wife for \$400.</p> <p>February 11, 1910 – Agreement recorded between John Palleck and Ira Dwight Evans to transfer Lot 5, Block 39 of Plan 54 for \$1150.</p> <p>February 24, 1911 – Agreement recorded between Ira Dwight Evans & James McGuire and William Pacaryniuk, Peter Pasker, Michael Bodnar, George Prikaski, George Hoopka, & John Chobin, Trustees for the Orthodox Greek Church, to transfer a portion of Lot 5, Block 39 of Plan 54 consisting of 60 ft. of frontage on Connolly St. at South Easterly corner for \$1800.</p> <p>June 24, 1911 – Declaration of Trust recorded between Peter Paskar, George Hoopka, George Prikaski, Michael Jubenko, Nicholas Yzako, & Onufrey Synsyensky [Starzynsky] and the Reverend Archbishop Platon Rozhdestvensky to transfer the 65-ft. portion of Lot 5, Block 39 of Plan 54 for \$1 et al.</p>

Field	Property Data
	<p>February 12, 1912 – John Polleck and his wife granted the whole of Lot 5, Block 39 of Plan 54 to Ira Dwight Evans for \$1150.</p> <p>June 19, 1914 – James McGuire and his wife granted the whole lot via quitclaim deed to Ira Dwight Evans for \$1.</p> <p>March 12, 1915 – The 65-ft. portion of Lot 5, Block 39 of Plan 54 granted by William Pacarynuk and his wife, Peter Pasker, Michael Bodnar, George Prikaski, John Chobin, Nicholas Yzako, the Trustees for the Orthodox Greek Church, via quitclaim deed to Archbishop Alexander Nemolovsky.</p> <p>September 28, 1915 – Ira Dwight Evans and his wife granted a portion of the property consisting of 85 ft. of frontage on Connolly St. at the South Easterly corner to His Grace, Most Reverend Evdokim Meschersky for \$2350.</p> <p>January 23, 1917 – Ira Dwight Evans granted a portion of the property et al. (and other lands) to Eleanor Maud Evans for \$1, et al.</p> <p>April 23, 1918 – Eleanor Maud Evans granted a portion of the property consisting of 30 ft. of frontage on Connolly Street at S.W. corner by 60 feet deep to Nick Goreski for \$300.</p> <p>April 23, 1918 – Nick Goreski and his wife granted the portion of the property to Achtemi [Artemi] Myroniuk, Wasyl Pytriuk, Aleksei Gutsa, Tanoski Romaniuk, Levon Anotruszka, Nykolo Astajiczuk, Georgi Kozak, Wasyl Popowych, Wasyl Bolotennuj [sic], Mytro Bodnar, Mytro Kyryluk, Mytro Sawczuk, Trustees of Bukowinian Orthodox Congregation, for \$350.</p> <p>August 30, 1918 – Eva M. Hurdon, Clara Blennerhassett, Amy Croxton, William V. Hurdon, Nicholas D. Hurdon, the lawful sisters and brothers and only next of kin of Eleanor Maud Evans, deceased, granted via quitclaim deed the portion of the property et al. (and other lands) to Ira Dwight Evans for \$1, et al, see judge’s order.</p> <p>July 3, 1919 – Ira Dwight Evans (unmarried) in his personal capacity as administrator of estate of Eleanor Maud Evans, deceased, granted the portion of the property to Nick Goreska [Goreski] for \$300.</p>

Field	Property Data
	<p>February 25, 1920 – Nick Goreska [Goreski] and his wife granted the portion of the property to Michael R. Catcher for \$700.</p> <p>March 2, 1920 – Agreement recorded between Michael R. Catcher and James Dell for the portion of the property for \$700.</p> <p>October 18, 1921 – Michael R. Catcher and his wife granted the portion of the property to Alice Maude [sic] Dell for \$700.</p> <p>November 18, 1921 – Tax deed recorded between the Mayor & Treasurer of Fort William and the Municipal Cor. [Corporation] of the City of Fort William pertaining to the west 85 ft. of the property for \$98.59</p> <p>April 17, 1923 – The Municipal Corporation of the City of Fort William granted the portion of the property via quitclaim deed to Alice Maud Dell for \$1.</p> <p>March 7, 1924 – Alice Maud Dell & James Dell granted the portion of the property to Kostanty Stewko for \$450.</p> <p>December 18, 1924 – The Municipal Corporation of the City of Fort William granted the west 85 ft. of the property, excepting portion granted by the municipality previously to Alice Maud Dell, to Petro Paskar, Theodore Dutchak, Deonis Twasiuk, Ivan Kruk, George Paleuchuk, Oleksa Kruk, Kost Hancharyk, Dmytro Menzak, Michael Bodnar, George Kachan, Oleksa Fedoreniak & Tavasey Irchuk, Trustees of the Ukrainian Greek Orthodox Church of Fort William, for \$178.</p> <p>March 1, 1926 – Kostanty Stewko and his wife granted the portion of the property to John Kruk, Dionizie Twasuk, Jokuc Dowky, Alexander Kruk, Demytro Nenzak, Makarie Pouluk, Andro Semanuk, Nazarie Todorash, Chaly Chehowy, Gabriel Antonuk, Nazarie Chepyshka, Alex Shelysuk, Trustees of the Ukrainian Greek Orthodox Church of Fort William, for \$500.</p> <p>November 3, 1930 – Tax deed recorded between the Mayor & Treasurer of Fort William and Charles Chehowy for the whole lot, less portion transferred on April 17, 1923 (west 85 ft.) for \$48.39.</p> <p>January 7, 1936 – Charles Chehowy and his wife granted the whole property, less west 85 ft. portion, to</p>

Field	Property Data
	<p>Alexander Motzok, John Shapka & Charles Chehowy, Trustees for the Ukrainian Greek Orthodox Church of Fort William for \$1.</p> <p>February 18, 1938 – Mechanic’s Lien recorded between Nick Glowacki and John Kruk, Dionizie Twasuk, Jokuc Dowky, Alexander Kruk, Demeytro Nenzak, Makarie Pouluk, Andro Semanuk, Nazarie Todorash, Chaly Chehowy, Gabril Antonuk, Nazarie Chepyshka, Alex Shelysuk, Trustees of the Ukrainian Greek Orthodox Church of Fort William and Alexander Motzok, John Shapka, and Charles Chehowy, Trustees for the Ukrainian Greek Orthodox Church & the said Ukrainian Greek Orthodox Church, of Fort William, pertaining to the whole property, for \$1313.18 and an additional \$10.</p> <p>November 19, 1974 – Mechanic’s Lien recorded between Aube Painting and Decorating Ltd. And Alexander Motzok, John Shapka, & Charles Chehowy, trustees of the Ukrainian Greek Orthodox Church, for the whole property, less west 85 ft. portion, for \$530.</p>
Previous function(s)	Place of Worship (Ukrainian Orthodox Church of the Assumption of the Blessed Virgin Mary)
Current function* <small>*This does not refer to permitted use as defined by the Zoning By-law</small>	Church: Vacant Hall: Residential (Tenant)
Heritage Recognition/Protection/Date (municipal, provincial or federal)	Listed on the Municipal Heritage Register in 2010
Local Heritage Interest	Yes

1.3 Current Photograph(s)

The following photographs were taken on October 15, 2025, by Tara Jenkins, Egis’ Cultural Heritage Manager. Permission to enter was not granted by the property owner, and photographs were taken of the exterior elevations from the public rights-of-way of Pacific Avenue, Connolly Street, and McPherson Street to support the assessment of the property’s heritage value.



Photograph 1: View of 716 Pacific Avenue looking northeast on Connolly Street (Source: Egis, October 15, 2025).



Photograph 2: Southwest corner of 716 Pacific Avenue from Connolly Street (Source: Egis, October 15, 2025).



Photograph 3: Close-up of southwest corner of 716 Pacific Avenue (Source: Egis, October 15, 2025).



Photograph 4: East elevation of 716 Pacific Avenue showing the apse end facing McPherson Street between Pacific Avenue and Connolly Street (Source: Egis, October 15, 2025).



Photograph 5: View from Connolly Street of the south elevation of 716 Pacific Avenue screened by row of spruce trees (Source: Egis, October 15, 2025).



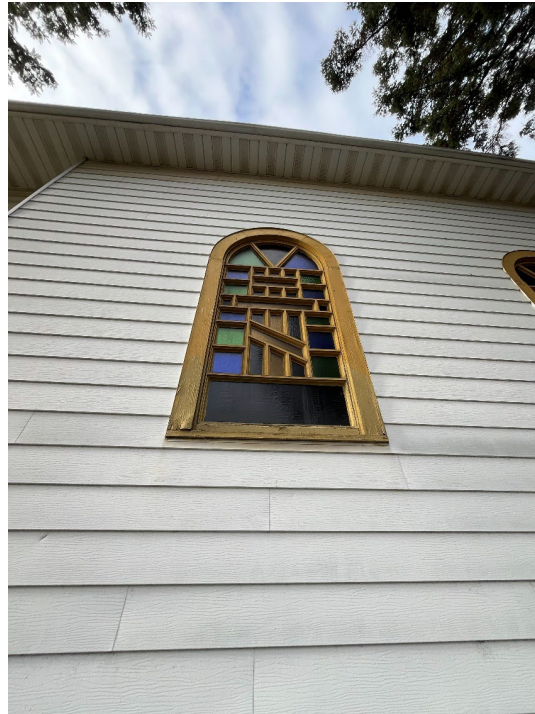
Photograph 6: View of the north elevation of 716 Pacific Avenue showing concrete monument in the garden (Source: Egis, October 15, 2025).



Photograph 7: Close-up of the northwest corner of the church façade (Source: Egis, October 15, 2025).



Photograph 8: West elevation entrance to the church (Source: Egis, October 15, 2025).



Photograph 9: Close-up of stained-glass window on the south elevation (Source: Egis, October 15, 2025).



Photograph 10: Close-up of the south side of the steps leading to the church's front entrance and garden bed (Source: Egis, October 15, 2025).



Photograph 11: View looking west on Pacific Avenue showing the former church hall on the property (Source: Egis, October 15, 2025).



Photograph 12: View looking east on Connolly Street towards the McIntosh Street intersection and St. Peter's Church (Source: Egis, October 15, 2025).



Photograph 13: View of the Ukrainian Catholic Church of Transfiguration at 629 McIntosh Street (Source: Egis, October 15, 2025).



Photograph 14: View of the domes of the church at 716 Pacific Avenue visible at the skyline from the empty lot between McIntosh and McLeod Streets (Source: Egis, October 15, 2025).

2.0 ATTACHMENT 2 - RESEARCH, VISUAL RESOURCES, AND EVALUATION

2.1 Research

This section of the report describes the history, architecture and context of the property at 716 Pacific Avenue and relates that information to the assessment of cultural heritage value or interest utilizing Ontario Regulation 9/06. Visual resources gathered for the report are in **Section 2.2** below. The list of sources, both primary and secondary, used to compile the discussions in this section are found in footnotes.

2.1.1 Discussion of Design or Physical Value

The discussion surrounding the design or physical value of the property centres on the three criteria set out in Ontario Regulation 9/06 as:

- Is the property a rare, unique, representative or early example of a style, type, expression, and material or construction method (criterion 1);
- Does the property display a high degree of craftsmanship or artistic merit (criterion 2); and/or,
- Does the property demonstrate a high degree of technical or scientific achievement (criterion 3)?

Based on the field review, consultation of books and online resources on early-to-mid 20th century Ukrainian church architecture in Canada,² and professional judgement and expertise, the property has been determined to retain design value as it includes a representative example of Ukrainian-Canadian architectural fusion style church which combines design sensibilities of the Ternopil nave, Bukovinian, and Cossack Baroque styles of Ukrainian architecture with Western architectural elements.

Multiple sources on the architecture of pioneer Ukrainian churches illustrate that Ukrainian Greek Orthodox and Catholic churches drew heavily from Byzantine architectural traditions. These traditions included onion-shaped domes or cupolas, repetitive arches, and, in some styles, a cruciform or Greek-cross plan with broad

² Harold Kalman, *Pioneer Churches* (Toronto: McClelland & Stewart, 1976); Kim Ondaatje, *Small Churches of Canada* (Toronto: Lester & Orpen Dennys Ltd., 1982); Robin Langley Sommer, *The Old Church Book* (New York: Barnes and Noble Books, 1999); Sterling Demchinsky, "Typical Architectural Characteristics of Ukrainian Church Styles," *Ukrainian Churches in Canada*, 2010, accessed online: https://www.ukrainianchurchesofcanada.ca/architectural_styles/characteristics.html.

transepts and a large central domed space known as a *bani* or *banya*.³ The central dome is described as one of the most prominent architectural elements of Ukrainian churches.⁴ A typical characteristic of the *bani* is that it is an open dome with windows in the drum that allow natural light to enter and enhance the beauty of the interior.⁵ In churches with cruciform plans, the open central dome illuminated the point where the two wings intersect.⁶ Another characteristic feature of Ukrainian church architecture is the apse, which is usually semicircular or polygonal in plan and vaulted with a splayed roof.⁷ Ukrainian churches typically featured hipped roofs, although some had gabled roofs, which was more commonly associated with the church styles from the Ternopil region, which was part of the historical region of Galicia.⁸ The presence of domed twin towers on either side of the façade reflects Western influence and is commonly found on Ukrainian-Canadian churches.⁹

The design of Ukrainian-Canadian churches built by early settlers differed from those in Ukraine, largely because local building materials were not the same as those available in their homeland. The architectural styles of nearby Roman Catholic and Protestant churches also influenced their construction, particularly the use of prefabricated Gothic-arched windows and circular or oculus windows, which were often installed for reasons of convenience.¹⁰ Many Ukrainian-built churches in Canada were based on settlers' memories of church architecture from their homeland, often blending elements from several traditional styles for inspiration.¹¹

The existing wood-framed church at 716 Pacific Avenue replaced the original wood framed building, which was constructed between 1911 and 1912 and severely damaged in 1937 when a fire began in the east end and spread through the walls into the east

³ Harold Kalman, *Pioneer Churches* (Toronto: McClelland & Stewart, 1976), 171-173; Robin Langley Sommer, *The Old Church Book* (New York: Barnes and Noble Books, 1999), 39; Neil Bingham and David Butterfield, *Ukrainian Churches of Manitoba: An Architectural History Theme Study* (Winnipeg: Historic Resources Branch, Manitoba Culture, Heritage and Tourism, 1987), accessed online: https://www.gov.mb.ca/chc/hrb/internal_reports/pdfs/ukrainian_churches_full.pdf.

⁴ Sterling Demchinsky, "Typical Architectural Characteristics of Ukrainian Church Styles," *Ukrainian Churches in Canada*, 2010, accessed online: https://www.ukrainianchurchesofcanada.ca/architectural_styles/characteristics.html

⁵ Ibid.

⁶ Kim Ondaatje, *Small Churches of Canada* (Toronto: Lester & Orpen Dennys Ltd., 1982), 30; Thunder Bay Museum, Historical Society Papers and Records, 1973, 8. Accessed online: <https://archive.org/details/papersrecordsthu0005thun/>

⁷ Sterling Demchinsky, "Typical Architectural Characteristics of Ukrainian Church Styles," *Ukrainian Churches in Canada*, 2010, accessed online: https://www.ukrainianchurchesofcanada.ca/architectural_styles/characteristics.html

⁸ Sterling Demchinsky, "Ternopil Regional Styles," *Ukrainian Churches in Canada*, 2010, accessed online: https://www.ukrainianchurchesofcanada.ca/architectural_styles/traditional_ternopil.html

⁹ Sterling Demchinsky, "Ukrainian-Canadian Architectural Fusions," *Ukrainian Churches in Canada*, 2010, accessed online: https://www.ukrainianchurchesofcanada.ca/architectural_styles/ukrainian_canadian_fusions.html

¹⁰ Sterling Demchinsky, "Ukrainian-Canadian Architectural Fusions," *Ukrainian Churches in Canada*, 2010, accessed online: https://www.ukrainianchurchesofcanada.ca/architectural_styles/ukrainian_canadian_fusions.html

¹¹ Sterling Demchinsky, "The Early Period of Ukrainian Church History in Canada," *Ukrainian Churches in Canada*, 2010, accessed online: https://www.ukrainianchurchesofcanada.ca/history/early_period.html

dome, requiring the church's reconstruction that same year.¹² The original church was a vernacular wood-framed structure modeled after a combination of Ukrainian design principles and Western influences, making it an early example of Ukrainian-Canadian architectural fusion. As shown in **Image 2**, the church had a long floor plan oriented west to east and was divided into four distinct parts or chambers, forming a four-frame plan. While Lemko style churches typically feature a long tripartite layout, this plan shows influence from that tradition.¹³ Its design incorporated characteristic elements of Ukrainian church architecture, including a hipped roof, a small hall leading from the narthex into the *bani* over the auditorium, a large hexagon-shaped drum surmounted by a low-pitched dome, and a squared apse at the east end with a low-pitched hipped roof. The altar occupied the lowest part of the roofline, while the central dome rose highest. The dome, belfry and apse were each topped with small onion cupolas surmounted by ornate Ukrainian Orthodox crosses featuring central halos and trefoil arms. The overall wood construction reflects the craftsmanship of the original builders, and the splayed roofline beneath the *bani* is a distinctive feature for a Ukrainian church that was likely difficult for the carpenter to construct. The rectangular tracery windows and pediments (hood mouldings) of the *bani* and apse, along with the pointed-arched windows of the belfry shown in **Image 2**, illustrate the influence of Gothic Western church architecture on the original design. The tower belfry itself, a feature commonly associated with Western European churches, housed the bells above the narthex at the west end.¹⁴

When comparing the rebuilt church to the original church in **Image 2**, it is evident that the design of the church following the 1937 fire was substantially altered during its reconstruction. The most obvious change is the introduction of the gable roof which altered the form, scale, and massing of the structure. The once large central *bani* was transformed from a traditional *bani* into a smaller dome set atop the rebuilt gable-roofed main section or nave of the church.¹⁵ The rebuilt church features highly elongated and layered gold-painted metal domes. Each dome is topped with a lantern, influenced by the Cossack Baroque style, surmounted by a small secondary dome, and in turn crowned by a ball cupola with a cross at the very top.¹⁶ The lanterns have false windows, and the drum of the central dome has rounded-arch false windows. The presence of only two

¹² Thunder Bay Museum. "Around \$3000 Havoc Results in Church Fire." *Daily Times-Journal*, Fort William, March 15, 1937.

¹³ Sterling Demchinsky, "Lemko Style," *Ukrainian Churches in Canada*, 2010, accessed online: https://www.ukrainianchurchesofcanada.ca/architectural_styles/traditional_lemko.html

¹⁴ Sterling Demchinsky, "Ukrainian-Canadian Architectural Fusions," *Ukrainian Churches in Canada*, 2010, accessed online: https://www.ukrainianchurchesofcanada.ca/architectural_styles/ukrainian_canadian_fusions.html

¹⁵ See Image 3.

¹⁶ Sterling Demchinsky, "Kievan and Cossack Baroque Styles," *Ukrainian Churches in Canada*, 2010, accessed online: https://www.ukrainianchurchesofcanada.ca/architectural_styles/traditional_kievan.html

domes on the rebuilt church represents a departure from traditional Ukrainian practice and reflects a distinctly Ukrainian-Canadian architectural fusion. In Ukraine, churches typically feature one, three, five, or seven domes, numbers that carry liturgical meaning, while churches with two or four domes are uncommon.¹⁷

Another change is the tower belfry. Some sources claim the belfry underwent only cosmetic changes,¹⁸ suggesting that the bell survived the fire because it was located at the west end of the church, opposite the altar where the fire originated.¹⁹ However, the fire also impacted the west end where the belfry was and the walls were described in the local newspaper as covered in a heavy coating of soot and smoke.²⁰ In comparison to **Image 2**, it is apparent that the church was rebuilt after the fire to have a gable roof, which changed the pitch of the roof, and by cause and effect, necessitated the belfry to be rebuilt. Furthermore, the current belfry consists of a hipped dormer with rounded-arch windows on its north and south sides, surmounted by a hexagonal drum with false windows that is smaller than that supporting the central dome, while the original church belfry was a tall tower with pointed-arched windows. The oculus windows on the front façade of the gable were also added after the fire. The front door beneath the front gable was covered by a portico and features an elliptical fan light with four panels which is not characteristic of Ukrainian church ornamentation.²¹

The east end of the rebuilt church continues to feature an apse which contains the altar. The apse of Ukrainian churches is generally situated at the east end. The new design of the apse is consistent with the Bukovinian style of Ukrainian church as a polygonal apse on the church's east side.²² However, based on **Images 3, 4, and 9**, the apse of the rebuilt church was once crowned with a lantern surmounted by a ball cupola and topped with a cross, which is no longer extant.

It was long believed that the original horizontal plank siding from 1911–1912 survived beneath the metal cladding.²³ The real estate photographs show interior walls stripped to the studs, revealing plank siding in portions of the building.²⁴ Without an interior assessment, it is difficult to ascertain how much of the original wood elements from the fire-damaged church may have been reused in the rebuilt structure. Given the current

¹⁷ Sterling Demchinsky, "Ukrainian-Canadian Architectural Fusions," *Ukrainian Churches in Canada*, 2010, accessed online: https://www.ukrainianchurchesofcanada.ca/architectural_styles/ukrainian_canadian_fusions.html

¹⁸ City of Thunder Bay, "716 Pacific Ave. Part 1." Historical Summary.

¹⁹ Thunder Bay Museum. "Around \$3000 Havoc Results in Church Fire." *Daily Times-Journal*, Fort William, March 15, 1937.

²⁰ Ibid.

²¹ See Photograph 8.

²² City of Thunder Bay, "716 Pacific Ave. Part 1." Historical Summary.

²³ Ibid.

²⁴ 716 Pacific Ave, Thunder Bay," *Realtor.ca*, accessed online: <https://www.realtor.ca/real-estate/28816401/716-pacific-ave-thunder-bay-thunder-bay>.

church lacks the discrete chambered floor plan of the original building, it is possible the entire structure was rebuilt. This interpretation aligns with the unusually high cost for “repairs” reported in the historical newspaper account, which suggests that the work involved reconstructing the church on this site rather than merely repairing the original building.²⁵ On the exterior, it is unclear if the Insulbrick remains beneath the metal siding.

The Sunday school hall was constructed in 1937 alongside the rebuilt church, which served as a venue for plays, socials, weddings, and other events that helped maintain a sense of community.²⁶ A kitchen was added to the south side of the hall in 1974, and a small box-like sacristy was added to the apse of the church that same year.²⁷ The church hall, although constructed alongside the rebuilt church in 1937, does not exhibit any architectural style and does not contribute to the overall design value of the property.

In 1979, stained-glass rounded-arch windows with wood frames in geometric patterns were installed on the ground floor of the church,²⁸ and the exterior was clad in the metal siding, potentially replacing the Insulbrick, and remains today.²⁹

A search of other local Ukrainian church examples was conducted as a comparative analysis to determine if the church at 716 Pacific Avenue has design value. Nearby 716 Pacific Avenue in the East End neighbourhood is an example of an Ukrainian Catholic Church of the Transfiguration on the corner of McIntosh and Connolly Streets (629 McIntosh Street) which is constructed of brick.³⁰ This church was listed on the Municipal Heritage Register in 2009.³¹ Built between 1917 and 1918, it features gold-painted domes similar to those of St. Mary’s Ukrainian Orthodox Church.³² However, 629 McIntosh Street follows a traditional design of a Ternopil cruciform style Ukrainian church constructed by local craftsmen using local materials, including red brick.³³ It has a cruciform plan and a brass bell in its belfry.³⁴ The main and transept roofs are gabled, and a large *bani* rises over the crossing, topped with a small turret.³⁵ The one-storey gabled narthex with wooden double doors faces the street and is flanked by squared

²⁵ See Section 2.1.2 for more information on the reconstruction of the church.

²⁶ City of Thunder Bay, “716 Pacific Ave. Part 1.” Historical Summary.

²⁷ Ibid; see Photograph 4 showing the sacristy.

²⁸ See Photograph 9.

²⁹ City of Thunder Bay, “716 Pacific Ave. Part 1.” Historical Summary.

³⁰ Thunder Bay Museum, Historical Society Papers and Records, 1973, 8. Accessed online:

<https://archive.org/details/papersrecordsthu0005thun/>

³¹ See Image 11, at the time it was labelled a “Ruthenian Church” at 649 McIntosh Street.

³² City of Thunder Bay, History and Heritage Records, accessed online: [Ukrainian Catholic Church of the Transfiguration, 629 McIntosh Street](#)

³³ City of Thunder Bay, “716 Pacific Ave. Part 2.”

³⁴ Ibid.

³⁵ Ibid.

corner towers, which are an example of Western influence.³⁶ Both towers feature brick corbels and the east tower contains a false window.³⁷ Three domes or cupolas on an Orthodox church, such as those at 629 McIntosh Street, carry spiritual significance because they symbolize the Holy Trinity.³⁸ A continuous brick stringcourse extends across the exterior, and the domes are clad in galvanized iron painted gold and finished with orbs and crosses.³⁹ An oculus window with stained glass, another Western-influenced element, appears in the north gable end between the towers.⁴⁰ The overall proportions and design of 629 McIntosh Street are consistent with the Ternopil cruciform style with some Canadian design influences, making it different from the church on the subject property.

Another local former Ukrainian church is St. Volodymyr's Ukrainian Orthodox Church at 1502 Mountdale Avenue, located at the corner of Frederica and Mountain Avenue (renamed Mountdale in 1977) in the Westfort neighbourhood of Thunder Bay. Constructed between 1944 and 1946 under the supervisor of designer John Mnoholitny,⁴¹ the church shares with the Ukrainian Catholic Church at 629 McIntosh Street the Ternopil-style cruciform plan while also reflecting a broader pattern of Ukrainian-Canadian architectural fusion.⁴² St. Volodymyr's features five onion-domed cupolas, a number with liturgical significance in the Eastern Rite that symbolizes Christ and the four evangelists.⁴³ The central *bani* has an open hexagonal drum with windows and is surmounted by a large dome topped with a lantern containing false windows, a feature drawn from the Cossack Baroque style. Above the lantern sits a smaller secondary dome, which is in turn crowned by a ball cupola and a three-bar Orthodox cross with trefoil arms. The remaining cupolas are smaller, and their drums repeat the lantern and false window form used in the central dome.

The church at 1502 Mountdale Avenue is of wood frame construction with an exterior of red brick laid in running bond.⁴⁴ A post-1980 addition to the west façade altered the original entrance and the church's cruciform plan. Several architectural elements reflect

³⁶ Ibid.

³⁷ Ibid.

³⁸ Sterling Demchinsky, "Typical Architectural Characteristics of Ukrainian Church Styles," *Ukrainian Churches in Canada*, 2010, accessed online: https://www.ukrainianchurchesofcanada.ca/architectural_styles/characteristics.html

³⁹ Ibid.

⁴⁰ See Photograph 13.

⁴¹ Doors Open Thunder Bay 2016 Booklet (Thunder Bay: City of Thunder Bay, 2016), accessed online: <https://www.thunderbay.ca/en/city-hall/resources/Documents/HistoryHeritageandRecords/Doors-Open-2016-Booklet.pdf>.

⁴² Sterling Demchinsky, "Ternopil Regional Styles," *Ukrainian Churches in Canada*, 2010, accessed online: https://www.ukrainianchurchesofcanada.ca/architectural_styles/traditional_ternopil.html

⁴³ Sterling Demchinsky, "Typical Architectural Characteristics of Ukrainian Church Styles," *Ukrainian Churches in Canada*, 2010, accessed online: https://www.ukrainianchurchesofcanada.ca/architectural_styles/characteristics.html

⁴⁴ Doors Open Thunder Bay 2016 Booklet (Thunder Bay: City of Thunder Bay, 2016), accessed online: <https://www.thunderbay.ca/en/city-hall/resources/Documents/HistoryHeritageandRecords/Doors-Open-2016-Booklet.pdf>.

Western church influence, including the oculus windows in the north and west gable ends and the rounded-arch stained-glass windows with concrete hood mouldings. The twin towers marking the original entrance also draw from Western ecclesiastical design. The building was sold to the Lakehead Unitarians in 2024, and the domes and crosses are being removed for shipment to the Ukrainian Orthodox Church of Canada's headquarters in Winnipeg.⁴⁵

Based on the comparative examples discussed above, the wood-framed church at 716 Pacific Avenue has design value as a representative example of Ukrainian-Canadian architectural fusion. Unlike those examples, it combines the Ternopil nave style expressed in the gable roof with the Bukovinian influence evident in the rectangular plan and the polygonal apse on the east side, while the elongated domes surmounted by lanterns were drawn from the Cossack Baroque tradition.⁴⁶ In contrast with the church at 629 McIntosh Street, which has three domes, and the church at 1502 Mounddale Avenue, which has five domes, both of which follow Ukrainian liturgical symbolism, the church at 716 Pacific Avenue has only two domes, a configuration not typical in Ukraine and therefore indicative of Ukrainian-Canadian architectural fusion. The church at 716 Pacific Avenue also lacks the traditional large central dome or *bani* typically found in the comparative examples of Ukrainian church architecture. Additional Western ecclesiastical influences are visible in the oculus window added to the front façade gable after the fire, the stained glass rounded-arch ground floor windows installed in 1979, and the hipped dormer of the belfry supporting the drum, all of which reflect design elements more commonly associated with Roman Catholic and Protestant church architecture. However, features such as oculus windows were also present on both local comparative examples of Ukrainian churches, which shows that Western elements were incorporated into local Ukrainian-Canadian church design. Overall, despite the architectural differences between the comparative examples, the church at 716 Pacific Avenue is the only example of a wood-framed Ukrainian church in the City of Thunder Bay that retains architectural influences of the Ternopil nave, Bukovinian, and Cossack Baroque styles of Ukrainian architecture with Western architectural elements.

The property does not exhibit a high degree of craftsmanship in the quality of execution or technical skill, as its materials were assembled using standard construction methods. The design also does not display a high degree of artistic merit since it does not showcase

⁴⁵ Gary Rinne, "Historic Thunder Bay Church Changes Hands," *TBNewsWatch*, October 16, 2024, <https://www.tbnewsWatch.com/local-news/historic-thunder-bay-church-changes-hands-9660424>.

⁴⁶ City of Thunder Bay, "716 Pacific Ave. Part 1." Historical Summary.

imaginative skill in arrangement or execution for an Orthodox church. As a result of the standard construction techniques and use of materials, the property also does not demonstrate a high degree of technical or scientific achievement.

Overall, based on the discussion above, 716 Pacific Avenue meets criterion 1 of Ontario Regulation 9/06 for design value.

2.1.2 Discussion of Historical or Associative Value

The discussion of the historical or associative value of a property considers three criteria set out in Ontario Regulation 9/06:

- Does the property have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community (criterion 4);
- Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture (criterion 5); and/or,
- Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community (criterion 6)?

Data collection, including a review of primary and secondary sources, indicates that the property at 716 Pacific Avenue has historical value because it is directly associated with an organization and institution significant to Fort William, now the City of Thunder Bay, through its connection to St. Mary's Parish and St. Mary's Ukrainian Orthodox Church. The following section provides a chronological account of the establishment of the parish, the construction and reconstruction of the church on the property, and its subsequent ownership, all of which underscore the property's historical significance to the Ukrainian community.

In 1909, the Ukrainian Orthodox community in Fort William organized itself into a parish and, the following year, began raising funds to acquire property for a permanent place of worship.⁴⁷ After raising more than \$500, the parish trustees entered into a formal agreement to purchase property bounded by Pacific Avenue, McPherson Street, and Connolly Street.⁴⁸ The six trustees who signed the agreement on February 24, 1911, were William Pacaryniuk, Peter Paskar, Michael Bodnar, George Prikaski, George Hoopka, and John Chobin.⁴⁹

⁴⁷ Thunder Bay Museum. *Ukrainians in Thunder Bay, 1941-1986*, 311-317.

⁴⁸ Ibid.

⁴⁹ Ibid; Land Registry Office 55, Thunder Bay, Book 7, 106, Plan 54; Block 39; Lot 1 to 5. Folio 250.
<https://www.onland.ca/ui/55/books/76550/viewer/321566752?page=261>

On April 19, 1911, the *Fort William Times-Journal* reported that plans for a small but artistically designed church at the corner of Pacific Avenue and Connolly Street had been approved by officers of the Greek Orthodox Church, and that construction would begin shortly.⁵⁰ Although the cost was considerable for a congregation of roughly 300 members, parishioners responded generously to a subscription campaign led by George Prikaski, Constantine Babe, and Peter Paskar.⁵¹ Their efforts secured enough funding to proceed, and the parish also invited contributions from the broader public.⁵² During construction, a small ice house on the property was modified for temporary use by the congregation, including worship.⁵³

On June 24, 1911, a Declaration of Trust was recorded between the trustees and Archbishop Platon Rozhdestvensky,⁵⁴ confirming that the land was held in trust by the Orthodox Church in North America for the benefit of the parish.⁵⁵ This arrangement also foreshadowed the financial difficulties the parish would soon face.

The church was completed in 1912 and became the first Ukrainian Orthodox church in Fort William and, more broadly, in Northwestern Ontario.⁵⁶ Two individuals were remembered as instrumental in its construction: Tanasey Kostyniuk, who immigrated from Vikno, Bukovina, in 1908, and Ivan Osypenko, who arrived from eastern Ukraine.⁵⁷ Although the details of their contributions are no longer known, the completed church symbolized the community's cultural identity and religious independence.⁵⁸

Financial hardship followed almost immediately. In 1913, mechanic's liens were filed by Jan Vigars Shear Lumber Company (\$1,326.68), Pigeon River Lumber Company (\$744.14), and Hollenberg Bros. (\$500.50), indicating that these contractors and suppliers

⁵⁰ See Image 1: The church plans shown in the newspaper article differ significantly from the building that was actually constructed. This may reflect the parish's financial limitations, or the illustration may simply have been generic church plans used as an accompanying visual. Thunder Bay Museum. *Times-Journal*, Fort William, April 19, 1911.

⁵¹ Thunder Bay Museum. *Times-Journal*, Fort William, April 19, 1911.

⁵² Ibid.

⁵³ See Image 10: The ice house is believed to be the one-storey frame structure shown at 17 Pacific Avenue. However, a duplex located west of the church at 713-715 Connolly Street, which had disappeared by the 1950 reprint of the Fire Insurance Plan, may also have served as the parochial school until the church hall was built in 1937 to fulfill that purpose; Thunder Bay Museum. *Ukrainians in Thunder Bay, 1941-1986*, 311-317.

⁵⁴ Archbishop Platon Rozhdestvensky was head of the Orthodox Church for the Aleutian Islands and North America at this time. Source: https://orthodoxcanada.ca/A_Chronological_History_of_the_Archdiocese_of_Canada_Part_1

⁵⁵ City of Thunder Bay, "716 Pacific Ave. Part 1." Historical Summary; Land Registry Office 55, Thunder Bay, Book 7, 106, Plan 54; Block 39; Lot 1 to 5. Folio 250. <https://www.onland.ca/ui/55/books/76550/viewer/321566752?page=261>

⁵⁶ City of Thunder Bay, "716 Pacific Ave. Part 1." Historical Summary.

⁵⁷ Thunder Bay Museum. *Ukrainians in Thunder Bay, 1941-1986*, 311-317.

⁵⁸ Ibid.

had not been fully paid for materials and labour.⁵⁹ Lawsuits ensued, placing the property at risk of forced sale. By March 1915, unpaid taxes further encumbered the property, and it was transferred under trust to Archbishop Alexander Nemolovsky.⁶⁰ Later that year, Archbishop Ewdowkim Meschersky⁶¹ paid \$2,350 to settle the parish's debts, discharge the mechanic's liens, and secure the remainder of the property, becoming its legal owner.⁶²

Between 1915 and 1924, the parish was served irregularly by six priests, most of them Russian Orthodox, whose leadership did not satisfy the cultural needs of the Ukrainian congregation.⁶³ The arrival of Father Peter Bilon in 1924 revitalized parish life and led to the establishment of a parochial school, although internal tensions prompted his departure four years later.⁶⁴ Due to a larger and better equipped Ukrainian school on McIntosh Street, which was sponsored by the Prosvita Society, the parochial school gradually fell into disuse.⁶⁵ All Ukrainian schools in the city were eventually amalgamated into one school sponsored by the Ukrainian Canadian Committee, located in the Selkirk High School building.⁶⁶

During this period, the Archbishop neglected to pay property taxes, prompting the City of Fort William to take action.⁶⁷ In 1921 and 1930, tax deeds were recorded for the property by the Mayor & Treasurer of Fort William, the latter of which for \$48.39 was settled by Charles (Kyrylo) Chehowy.⁶⁸ With Chehowy's assistance, the parish paid the outstanding taxes and regained title to the property on January 7, 1936, under trustees Alexander Motzok, John Shapka, and Chehowy.⁶⁹

⁵⁹ Land Registry Office 55, Thunder Bay, Book 7, 106, Plan 54; Block 39; Lot 1 to 5. Folio 250.

<https://www.onland.ca/ui/55/books/76550/viewer/321566752?page=261>

⁶⁰ Beginning in 1913, Archbishop Alexander Nemolovsky was responsible for overseeing the Orthodox Church within Canada and was the Temporary Administrator for the North American diocese beginning in 1914, when Archbishop Platon was transferred to serve as Archbishop of Chisinau. Source: [Archbishop Alexander \(Nemolovsky\) - Canadian Orthodox History Project](#)

⁶¹ In 1914, Archbishop Ewdokim Meschersky was assigned to the Diocese of the Aleutian Islands and North America, succeeding Archbishop Platon Rozhdestvensky. Source: [Archbishop Ewdokim \(Meschersky\) - Canadian Orthodox History Project](#)

⁶² Thunder Bay Museum. *Ukrainians in Thunder Bay, 1941-1986*, 311-317.

⁶³ Ibid.

⁶⁴ Ibid.

⁶⁵ City of Thunder Bay, *75th Anniversary, 1909-1984: St. Mary's Ukrainian Orthodox Church (Dormition of the Holy Theotokos)* (Lehto Printers, Thunder Bay, 1984).

⁶⁶ Ibid.

⁶⁷ Thunder Bay Museum. *Ukrainians in Thunder Bay, 1941-1986*, 311-317.

⁶⁸ Land Registry Office 55, Thunder Bay, Book 7, 106, Plan 54; Block 39; Lot 1 to 5.

<https://www.onland.ca/ui/55/books/76550/viewer/321566752?page=304>; Land Registry Office 55, Thunder Bay, Book 237; Plan 174; Block 60; Lot 17 to 20; Additions of Plan 234. <https://www.onland.ca/ui/55/books/78268/viewer/271104274?page=186>.

⁶⁹ Thunder Bay Museum. *Ukrainians in Thunder Bay, 1941-1986*, 311-317; Land Registry Office 55, Thunder Bay, Book 237; Plan 174; Block 60; Lot 17 to 20; Additions of Plan 234. <https://www.onland.ca/ui/55/books/78268/viewer/271104274?page=186>.

A new group of parish members soon proposed relocating the church north of the railway tracks, arguing that the area already contained several churches, including Slovak, Italian, and Ukrainian Catholic congregations.⁷⁰ Older members opposed the move, insisting on retaining the original site, which created significant internal division.⁷¹

On March 15, 1937, the Fort William *Daily Times-Journal* reported that a fire early that morning had severely damaged the east end of the church.⁷² The fire destroyed priestly vestments, altar cloths, religious paintings, and other irreplaceable items.⁷³ The parish priest, Reverend Father Beryk, who had arrived in Fort William in 1935 and served approximately 150 families in the congregation, described the loss of hand embroidered robes, an 1821 Greek language Bible printed in Kyiv, ceremonial books, a metal chalice, and hand-carved wooden candle pedestals.⁷⁴ The fire originated at the altar on the east end, spread to the east end of the auditorium, and rose nearly forty feet through the walls to the east dome above, requiring a two-hour effort by firefighters to contain.⁷⁵ Although the flames were confined to the east end and the walls of the east dome, smoke and soot also blackened the interior walls of the west end. Insurance coverage totaled approximately \$11,000 dollars.⁷⁶ The article also noted that the church had previously been known as St. Mary's Ukrainian Greek Orthodox Church, although it was then referred to simply as the Ukrainian Greek Orthodox Church.⁷⁷

Following the fire, advocates for relocation renewed their efforts, prompting a general membership meeting.⁷⁸ The older members prevailed, voting to rebuild on the original site.⁷⁹ Those who favoured relocation left the parish, forming a separate congregation and taking all parish records with them.⁸⁰ Father Beryk supported the relocation effort and joined the breakaway group, bringing with him the baptismal and marriage registers, which were later destroyed.⁸¹ As a result, no parish records survive from before this period.⁸²

⁷⁰ Thunder Bay Museum. *Ukrainians in Thunder Bay, 1941-1986*, 311-317.

⁷¹ Ibid.

⁷² Thunder Bay Museum. "Around \$3000 Havoc Results in Church Fire." *Daily Times-Journal*, Fort William, March 15, 1937.

⁷³ Ibid.

⁷⁴ Ibid.

⁷⁵ Ibid.

⁷⁶ Ibid.

⁷⁷ Ibid.

⁷⁸ Thunder Bay Museum. *Ukrainians in Thunder Bay, 1941-1986*, 311-317.

⁷⁹ Ibid.

⁸⁰ Ibid.

⁸¹ Ibid.

⁸² Ibid.

The new church building was completed in 1937 on the same site as the original.⁸³ The *Daily Times-Journal* "Christmas Edition" of December 18, 1937, listed all construction projects undertaken from January through the end of November, including \$5,000 in repairs to the Ukrainian Orthodox church at McPherson Street and Pacific Avenue.⁸⁴ Earlier, on November 30, the *Daily Times-Journal* had also reported the construction of a Sunday school hall at a cost of \$1,000.⁸⁵ Given the significantly higher cost attributed to the church repairs compared to the hall, it is reasonable to conclude that the work on the church was substantial and likely amounted to a complete reconstruction. The hall, built on the site of the former ice house, remains on the property today alongside the former church.⁸⁶ The parochial school was later revived in the early part of Father Luke Solohub's tenure, likely in connection with the construction of the Sunday school hall.⁸⁷ On February 18, 1938, a mechanic's lien for \$1313.18 was recorded between Nick Glowacki and the church trustees.⁸⁸ According to the 1931 Census of Canada, Glowacki was a Ukrainian carpenter who lived in Fort William and worked in the cabinet industry.⁸⁹ Given the amount claimed, it stands to reason that he worked on both the reconstruction of the church and the construction of the Sunday school hall.

In May 1938, joint meetings were held with the Ukrainian Orthodox Parish in Westfort (St. Volodymyr's), to resolve the problem of pastoral services created by the establishment of a third Ukrainian Orthodox parish in the City of Fort William.⁹⁰ Two official letters were sent to the Administrator of the Ukrainian Greek Orthodox Church of Canada requesting assistance, but no reply was received.⁹¹ Members of St. Mary's Parish who sought help from other jurisdictions eventually secured the arrival of Father Luke Solohub, who served the parish for nearly 33 years.⁹² Father Solohub was born in Western Ukraine and enlisted in the Austrian army during the First World War.⁹³ He was taken as a prisoner of war in

⁸³ City of Thunder Bay, "716 Pacific Ave. Part 1." Historical Summary.

⁸⁴ Thunder Bay Museum. *Daily Times-Journal*, Fort William, "Christmas Edition," December 18, 1937.

⁸⁵ Thunder Bay Museum. *Daily Times-Journal*, Fort William, November 30, 1937.

⁸⁶ See Image 11: City of Thunder Bay Fort William Fire Insurance Plan, January 1919, Sheet 12, Reprinted May 1950, showing the "Hall" in its current location.

⁸⁷ City of Thunder Bay, *75th Anniversary, 1909-1984: St. Mary's Ukrainian Orthodox Church (Dormition of the Holy Theotokos)* (Lehto Printers, Thunder Bay, 1984).

⁸⁸ Land Registry Office 55, Thunder Bay, Book 237; Plan 174; Block 60; Lot 17 to 20; Additions of Plan 234.

<https://www.onland.ca/ui/55/books/78268/viewer/271104274?page=186>.

⁸⁹ Ancestry, *1931 Census of Canada*. Fort William, Ontario; Folder Number: T_27264; Page 32, Family No. 303. [1931 Census of Canada - Ancestry.ca](https://www.ancestry.ca)

⁹⁰ Thunder Bay Museum. *Ukrainians in Thunder Bay, 1941-1986*, 311-317.

⁹¹ Ibid.

⁹² Ibid.

⁹³ City of Thunder Bay, *75th Anniversary, 1909-1984: St. Mary's Ukrainian Orthodox Church (Dormition of the Holy Theotokos)* (Lehto Printers, Thunder Bay, 1984).

1918 and held until late 1920.⁹⁴ He came to Canada in 1927 and was ordained in Edmonton.⁹⁵ He arrived in Fort William in 1938 to serve as rector of St. Mary's Parish.⁹⁶ During his tenure, Father Solohub was elevated to the rank of Protopresbyter, which is the highest rank possible for a priest in the Orthodox faith.⁹⁷ In addition to his priestly duties, he was deeply involved in the Ukrainian community as a member of the Ukrainian Canadian Committee, the Prosvita Society, the Veterans Association, and the Ukrainian credit union.⁹⁸

Among the notable early parishioners was George Ostaff, the owner of "Ostaff Grocery and Meat" at 504 Pacific Avenue.⁹⁹ He moved to Fort William in 1915 and became a well known and respected businessman who generously supported his Orthodox Church.¹⁰⁰ Ostaff served as Chairman of the Board of the Ukrainian Greek Orthodox Church of the Assumption of the Blessed Virgin Mary in Fort William for more than 25 years, and he held the position of president from 1941 until his death in 1965.¹⁰¹ During a meeting of the congregation, Ostaff proposed that the name "The Ukrainian Greek Orthodox Church of the Assumption of the Blessed Virgin Mary in Fort William" be adopted as the official name of the parish.¹⁰² This change took effect on December 31, 1950.¹⁰³ The organization of the church remained the same and only the name was altered.¹⁰⁴ The previous name had been "The Ukrainian Greek Orthodox Church of Fort William."¹⁰⁵

Father Solohub entered semi-retirement in early 1971 due to poor health and passed away in October of that year at McKellar Hospital.¹⁰⁶ He was succeeded by Mitred Nicholas Maluzynsky, and under his leadership from 1971 to 1985 the exterior and interior of the church were renovated.¹⁰⁷ A kitchen was added to the hall in 1974.¹⁰⁸ A mechanic's lien recorded that year between Aube Painting and Decorating Limited and the trustees

⁹⁴ Ibid.

⁹⁵ Thunder Bay Museum. *Ukrainians in Thunder Bay, 1941-1986*, 311-317.

⁹⁶ Ibid.

⁹⁷ City of Thunder Bay, *75th Anniversary, 1909-1984: St. Mary's Ukrainian Orthodox Church (Dormition of the Holy Theotokos)* (Lehto Printers, Thunder Bay, 1984).

⁹⁸ Thunder Bay Museum. *Ukrainians in Thunder Bay, 1941-1986*, 311-317.

⁹⁹ City of Thunder Bay, *75th Anniversary, 1909-1984: St. Mary's Ukrainian Orthodox Church (Dormition of the Holy Theotokos)* (Lehto Printers, Thunder Bay, 1984).

¹⁰⁰ Ibid.

¹⁰¹ Ibid.

¹⁰² City of Thunder Bay, "716 Pacific Ave. Part 2."

¹⁰³ Ibid.

¹⁰⁴ Ibid.

¹⁰⁵ Ibid; see Image 9: By the time of the 75th anniversary in 1984, the church sign read only "St. Mary's Ukrainian Orthodox Church," which suggests that the name had been simplified for public display.

¹⁰⁶ Thunder Bay Museum. *Ukrainians in Thunder Bay, 1941-1986*, 311-317.

¹⁰⁷ Ibid.

¹⁰⁸ City of Thunder Bay, "716 Pacific Ave. Part 1." Historical Summary.

of the Ukrainian Greek Orthodox Church for \$530 identifies the contractor responsible for the renovations and illustrates the financial challenges the parish faced in maintaining the property.¹⁰⁹ A subsearch of the title provided to the Assistant City Clerk in 2001 revealed that the mechanic's liens from 1938 and 1974 were still registered against the property and had not been discharged.¹¹⁰

Spiritual and political leaders across the province congratulated the members of St. Mary's Parish on their 75th anniversary in 1984.¹¹¹ The Ukrainian Greek Orthodox Church of Canada officially changed its name to the Ukrainian Orthodox Church of Canada in 1990.¹¹² This change coincided with the church's formal reception into the jurisdiction of the Ecumenical Patriarchate of Constantinople, which brought an end to its previous independent status.¹¹³ As the 20th century gave way to the 21st, the church continued to serve as an important spiritual and cultural centre for Orthodox Ukrainians in the East End neighbourhood. In recent years, however, the church has closed and has been offered for sale as a residence.¹¹⁴

In summary, the property is historically associated with St. Mary's Parish, which was formed in 1909 and completed the construction of St. Mary's Ukrainian Orthodox Church on the site in 1912. Historically, the church was a significant institution to the local Ukrainian community as the first Orthodox Ukrainian church in Fort William. Although the original building was destroyed by fire in 1937, it was rebuilt on the same site along with a church hall, and both structures have survived to the present day. This evaluation also identified Father Luke Solohub, who served the parish for nearly 33 years, and George Ostaff, who served as Chairman of the Board and President, as historically significant figures to the community due to their long-standing leadership, financial support, and active involvement in the church and other Ukrainian cultural organizations.

Furthermore, the property has historical value since its evaluation yields information that contributes a deeper understanding of the history and cultural development of the Ukrainian community in Thunder Bay. Despite representing a significant portion of the

¹⁰⁹ Land Registry Office 55, Thunder Bay, Book 237; Plan 174; Block 60; Lot 17 to 20; Additions of Plan 234.
<https://www.onland.ca/ui/55/books/78268/viewer/271104274?page=186>.

¹¹⁰ City of Thunder Bay, "716 Pacific Ave. Part 2."

¹¹¹ City of Thunder Bay, *75th Anniversary, 1909-1984: St. Mary's Ukrainian Orthodox Church (Dormition of the Holy Theotokos)* (Lehto Printers, Thunder Bay, 1984).

¹¹² Ukrainian Orthodox Church of Canada, "History," UOCC, archived February 6, 2007, accessed online:
<https://web.archive.org/web/20070206054732/http://www.uocc.ca/en-ca/about/history>

¹¹³ Ibid.

¹¹⁴ "716 Pacific Ave, Thunder Bay," *Realtor.ca*, accessed online: <https://www.realtor.ca/real-estate/28816401/716-pacific-ave-thunder-bay-thunder-bay>.

city's population, Ukrainians were historically an underrepresented and marginalized group in both Fort William and Port Arthur. They were often excluded from the social life of the English-speaking community due to their traditional dress, cultural background, customs, and Slavic names.¹¹⁵

The Ukrainian Catholic Church traces its origins to the tenth century, when St. Vladimir introduced the Byzantine Christian Church of Constantinople to the Ukrainian people.¹¹⁶ After the Great Schism of 1054, the Ukrainian Church aligned with Eastern Orthodoxy.¹¹⁷ In 1596, the Union of Brest brought some Ukrainian bishops back into communion with Rome on the condition that Eastern rites be preserved. Many dioceses, including those in Bukovina, did not accept this union and remained Orthodox under the influence of the Patriarchate of Constantinople.¹¹⁸ In Bukovina, both Romanian and Ukrainian communities were predominantly Eastern Orthodox.¹¹⁹

Historically, Ukraine was not a separate nation but broken into provinces of the Russian Empire and the Austro-Hungarian Empire.¹²⁰ Bukovina was incorporated into the Habsburg Empire in 1774, later becoming part of the Austro-Hungarian Empire until 1918.¹²¹ Many minority groups had settled in Russia in the late eighteenth and early nineteenth centuries, attracted by the prospects of religious freedom and free land.¹²² Persecution followed beginning in the 1870s under Czar Alexander II, when these privileges were revoked, and Ukrainians were among the groups who left Russia for Canada, especially Manitoba.¹²³

From the Austro-Hungarian provinces of Galicia and Bukovina, the first wave of Ukrainian immigration to Canada occurred between 1891 and 1914.¹²⁴ These immigrants brought with them their architectural traditions and religious practices.¹²⁵ Those from eastern Ukraine tended to be Eastern Orthodox, while immigrants from Galicia were largely Greek

¹¹⁵ Thunder Bay Museum. *Ukrainians in Thunder Bay, 1941-1986*, 311-317.

¹¹⁶ City of Thunder Bay, "716 Pacific Ave. Part 2."

¹¹⁷ *Ibid.*

¹¹⁸ *Ibid.*

¹¹⁹ *Ibid.*

¹²⁰ Russell Magnaghi, "Ukrainians in the Lake Superior Basin," *Upper Country: A Journal of the Lake Superior Region* 10 (2022), accessed online: https://commons.nmu.edu/cgi/viewcontent.cgi?article=1081&context=upper_country

¹²¹ City of Thunder Bay, "716 Pacific Ave. Part 2."

¹²² Harold Kalman, *Pioneer Churches* (Toronto: McClelland & Stewart, 1976), 146.

¹²³ *Ibid.*

¹²⁴ Russell Magnaghi, "Ukrainians in the Lake Superior Basin," *Upper Country: A Journal of the Lake Superior Region* 10 (2022), accessed online: https://commons.nmu.edu/cgi/viewcontent.cgi?article=1081&context=upper_country

¹²⁵ Thunder Bay Museum, Historical Society Papers and Records, 1973, 8. Accessed online: <https://archive.org/details/papersrecordsth0005thun/>

Catholic.¹²⁶ In 1895, the Department of the Interior received a letter describing the desire of many Ukrainian farmers to leave their native land due to overpopulation, taxation, land subdivision, and political instability.¹²⁷ Large Ukrainian settlements soon formed in Manitoba, followed by Saskatchewan and Alberta.¹²⁸ The first Orthodox church in Canada was built in Alberta between 1896 and 1899.¹²⁹

At the turn of the twentieth century, a significant number of Ukrainian immigrants arrived in the Thunder Bay area.¹³⁰ Fort William and Port Arthur were major rail hubs connected to the Prairie provinces, where most Ukrainians ultimately settled.¹³¹ Some chose to remain in Thunder Bay and lived within walking distance of the coal and grain docks and the Canadian Pacific Railway yards.¹³² After establishing homes, they turned their attention to spiritual and cultural life. Before a church existed, services were held in private homes whenever an Orthodox priest was available, often conducted by travelling missionaries of the Russian Orthodox Mission in the United States.¹³³

In 1909, immigrants from Bukovina founded the first Orthodox parish in Fort William and more broadly, the first in Northwestern Ontario.¹³⁴ Both Ukrainian Catholic and Orthodox parishes played central roles in preserving Ukrainian language, heritage, and cultural traditions.¹³⁵ At the time of the parish's founding, approximately 175 Orthodox families lived in the southeast end of the city, known as the "Coal Docks" or the "East End."¹³⁶ Most were from Bukovina and worked as manual labourers in the railway, grain elevators, docks, mining, or pulp industries.¹³⁷ By 1911, about 60 percent of Ukrainians in Ontario lived in Fort William or Port Arthur.¹³⁸ During the First World War, more than 8,000 men were interned across Canada as enemy aliens, including 5,954 Austro-Hungarian immigrants from Bukovina and Galicia.¹³⁹ After the war, Bukovina was ceded to Romania,

¹²⁶ Thunder Bay Museum. *Ukrainians in Thunder Bay, 1941-1986*, 311-317.

¹²⁷ Harold Kalman, *Pioneer Churches* (Toronto: McClelland & Stewart, 1976), 171.

¹²⁸ *Ibid.*

¹²⁹ *Ibid.*

¹³⁰ Thunder Bay Museum. *Ukrainians in Thunder Bay, 1941-1986*, 311-317.

¹³¹ Russell Magnaghi, "Ukrainians in the Lake Superior Basin," *Upper Country: A Journal of the Lake Superior Region* 10 (2022), accessed online: https://commons.nmu.edu/cgi/viewcontent.cgi?article=1081&context=upper_country

¹³² *Ibid.*

¹³³ Thunder Bay Museum. *Ukrainians in Thunder Bay, 1941-1986*, 311-317.

¹³⁴ City of Thunder Bay, *75th Anniversary, 1909-1984: St. Mary's Ukrainian Orthodox Church (Dormition of the Holy Theotokos)* (Lehto Printers, Thunder Bay, 1984).

¹³⁵ Russell Magnaghi, "Ukrainians in the Lake Superior Basin," *Upper Country: A Journal of the Lake Superior Region* 10 (2022), accessed online: https://commons.nmu.edu/cgi/viewcontent.cgi?article=1081&context=upper_country

¹³⁶ Thunder Bay Museum. *Ukrainians in Thunder Bay, 1941-1986*, 311-317.

¹³⁷ Thunder Bay Museum. *Ukrainians in Thunder Bay, 1941-1986*, 311-317.

¹³⁸ Russell Magnaghi, "Ukrainians in the Lake Superior Basin," *Upper Country: A Journal of the Lake Superior Region* 10 (2022), accessed online: https://commons.nmu.edu/cgi/viewcontent.cgi?article=1081&context=upper_country

¹³⁹ *Ibid.*

and later, northern Bukovina became part of the Soviet Union before joining an independent Ukraine in 1991.¹⁴⁰

The Ukrainian population in Thunder Bay continued to grow throughout the 20th and into the 21st century. According to the 2016 census, approximately 12,000 residents identified as having Ukrainian heritage out of a total population of just over 91,000.¹⁴¹ Therefore, the property's association with St. Mary's, the first Ukrainian Orthodox parish in Thunder Bay, is significant. The parish played a foundational role in establishing early Ukrainian cultural and religious traditions in the city, particularly among immigrants from Bukovina. The property therefore contributes to understanding the history, development, and culture of the Ukrainian community in Thunder Bay.

The property is not known to display or present the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community. The architect responsible for the church has not been identified, and although Tanasey Kostyniuk and Ivan Osypenko were remembered as instrumental in the construction of the original church between 1911 and 1912, their specific roles have been lost to history. Sources also indicate that the 1937 reconstruction of the church and the construction of the Sunday school hall were the work of Nick Glowacki, a Ukrainian carpenter living in Fort William; however, there is no evidence to suggest that he was a builder of particular significance within the community.

Overall, based on the discussion above, 716 Pacific Avenue meets criteria 4 and 5 of Ontario Regulation 9/06 for historical or associative value.

2.1.3 Discussion of Contextual Value

The discussion of the contextual value of a property focuses on the three criteria set out in Ontario Regulation 9/06:

- Is the property important in defining, maintaining or supporting the character of an area (criterion 7);
- Is the property physically, functionally, visually or historically linked to its surroundings (criterion 8); and/or,
- Is the property a landmark (criterion 9)?

¹⁴⁰ "Bukovina," *Encyclopaedia Britannica*, accessed online: <https://www.britannica.com/place/Bukovina>; "Ukraine," *Encyclopaedia Britannica*, accessed online: <https://www.britannica.com/place/Ukraine>

¹⁴¹ "As Ukrainian refugees flee their homes, people in Thunder Bay, Ont., prepare to welcome them," *CBC News*, March 9, 2022, accessed online: <https://www.cbc.ca/news/canada/thunder-bay/ukraine-refugees-thunder-bay-resettlement-1.6377457>

The property at 716 Pacific Avenue is a quadrilateral-shaped parcel bounded by McPherson Street to the east, Pacific Avenue to the north, and Connolly Street to the south, situated west of where Pacific Avenue and Connolly Street intersect beyond a small traffic island east of McPherson Street. The surrounding context is residential located in the East End neighbourhood of former Fort William, now the City of Thunder Bay, in an area historically referred to as the “Coal Docks.”

Today, the East End neighbourhood is characterized primarily by small, one-and-a-half to two-storey vernacular wood frame houses built in the early to mid-20th century.¹⁴² A grassed laneway separates the church from the vernacular mid-twentieth century frame residential homes to the west (700 to 710 McLeod Street). Further east along Pacific Avenue is Frank Charry Park, which was purchased in 1947 as East End Park, then renamed in 1975, and is still frequented by local families.¹⁴³ The apse end of the church at 716 Pacific Avenue fronts McPherson Street and faces east, consistent with Orthodox tradition. The front façade is oriented west toward the church hall and the rear garages and sheds of the neighbouring homes along McLeod Street, which reduces the visibility of the façade. Large spruce trees line the north and south sides of the property, screening the sides of the church from Pacific Avenue and Connolly Street. Based on their juvenile appearance in **Image 9**, the trees along the northern perimeter which screen the north (side) elevation of the church are believed to have been planted around 1984, likely as part of the parish’s efforts to spruce up the church grounds for their 75th anniversary. The cross monument donated to the church by Joan Kuryliuk of Doroshivci, district of Zastavna, Bukovina, and erected in 1918, as seen in **Images 6** and **8**, has since been removed from the property. A small flowerbed is located at the end of the church hall, and a second concrete monument remains in the garden, however the plaques that once were present have been removed.¹⁴⁴ Therefore, views of the church from Pacific Avenue and Connolly Street, are limited, while the apse end oriented toward McPherson Street does not fall within primary sightlines, causing the church to visually blend into the surrounding residential context.

As mentioned above, the area retains a primarily residential character, but a secondary institutional character is also evident as there is a scattering of early 20th century churches that served the spiritual needs of the growing East End neighbourhood. There are two

¹⁴² See Image 11.

¹⁴³ Frank Charry Park History,” *City of Thunder Bay*, accessed online: <https://www.thunderbay.ca/en/city-hall/frank-charry-park-history.aspx>.

¹⁴⁴ See Photograph 6.

other churches in the immediate vicinity of 716 Pacific Avenue that are especially prominent in the landscape. As described in Section 2.1.1 above, at the corner of McIntosh and Connolly Streets stands the Ukrainian Catholic Church of the Transfiguration of Our Lord Jesus Christ at 629 McIntosh Street. Although the east side of that property contains mature coniferous trees, similar to those on the subject property, that obscure the east elevation of the church, the church at 629 McIntosh Street is comparatively more visually prominent in the streetscape, particularly because it is constructed of red brick, which contrasts with the surrounding wood frame character of the residences. Also nearby is St. Peter's Roman Catholic Church (615 Connolly Street, formerly 700 McIntosh Street), which was listed on the Municipal Heritage Register in 2010.¹⁴⁵ While the domes of 716 Pacific Avenue are visible from the vacant lot associated with St. Peter's Church at 615 Connolly Street, this is not considered a meaningful visual relationship, particularly since St. Peter's is a Roman Catholic church with no affiliation to the Ukrainian Orthodox community. Unlike the church at 716 Pacific Avenue, the nearby churches at 629 McIntosh Street and 615 Connolly Street remain open for religious services and as a result, they continue to support the institutional character of the neighbourhood. Overall, given the church's wood-frame construction, which blends in with the surrounding residential character, and its limited prominence in the streetscape due to its orientation and partially obscured elevations, the property at 716 Pacific Avenue is not considered a defining structure within the neighbourhood. Its lack of historical or material connection to the nearby brick churches, which collectively shaped the institutional character of the area, further supports the conclusion that the property does not maintain or support the character of the area.

The property at 716 Pacific Avenue is also not physically, functionally, visually, or historically linked to its surroundings in a meaningful way. Although the wood framed construction of the church shares a material connection with the predominant wood frame construction of the residences surrounding it, the church and residences were constructed at different times, and there is no significant physical relationship between the church and the nearby residential properties. Furthermore, the original function as a Ukrainian Orthodox church has ceased and is not longer functionally fulfilling its intended purpose. Visually, the site also lacks a strong visual connection to significant features in the area. Although located at an intersection, it was not built on elevated ground and does not command views to the other nearby churches which are considered notable landmarks. Mature spruce trees now screen the building from surrounding streets, further

¹⁴⁵ City of Thunder Bay, History and Heritage Records, accessed online: [St. Peter's Roman Catholic Church, 700 McIntosh Street](#)

reducing its visibility. Historically, although the existing church and hall were rebuilt in 1937 on the same site as the original structure, the buildings do not have a significant connection to their historical context as the area significantly infilled since the early to mid-20th century. The 1950 Fire Insurance Plan, shown in **Image 11**, indicates that the two brick churches near the subject property at 716 Pacific Avenue occupied comparatively large lots and stood out within their surroundings, which were characterized primarily by smaller frame dwellings. In contrast, the church on the subject property blended more into its context due to its frame construction, making it less visually prominent within the neighbourhood and not historically linked to the other churches that contributed to the area's institutional character.

The property at 716 Pacific Avenue is considered a landmark building in the City of Thunder Bay. Although the former church lacks prominence within its context due to the growth of the spruce trees that have partially obscured it from view, the presence of a Ukrainian church at this location for more than 110 years contributes significantly to the property's landmark status. During that time, the Ukrainian population in Thunder Bay steadily grew, and this church served as an enduring point of reference and cultural marker for the local Orthodox community. The distant views of its domes along Pacific Avenue also contributes to the church's landmark status as a marker and orientation guide in the East End neighbourhood. Overall, it remains a landmark as it is a well-known feature in the community.

Based on the above discussion, 716 Pacific Avenue meets criterion 9 of Ontario Regulation 9/06 for contextual value.

2.2 Select Visual Sources

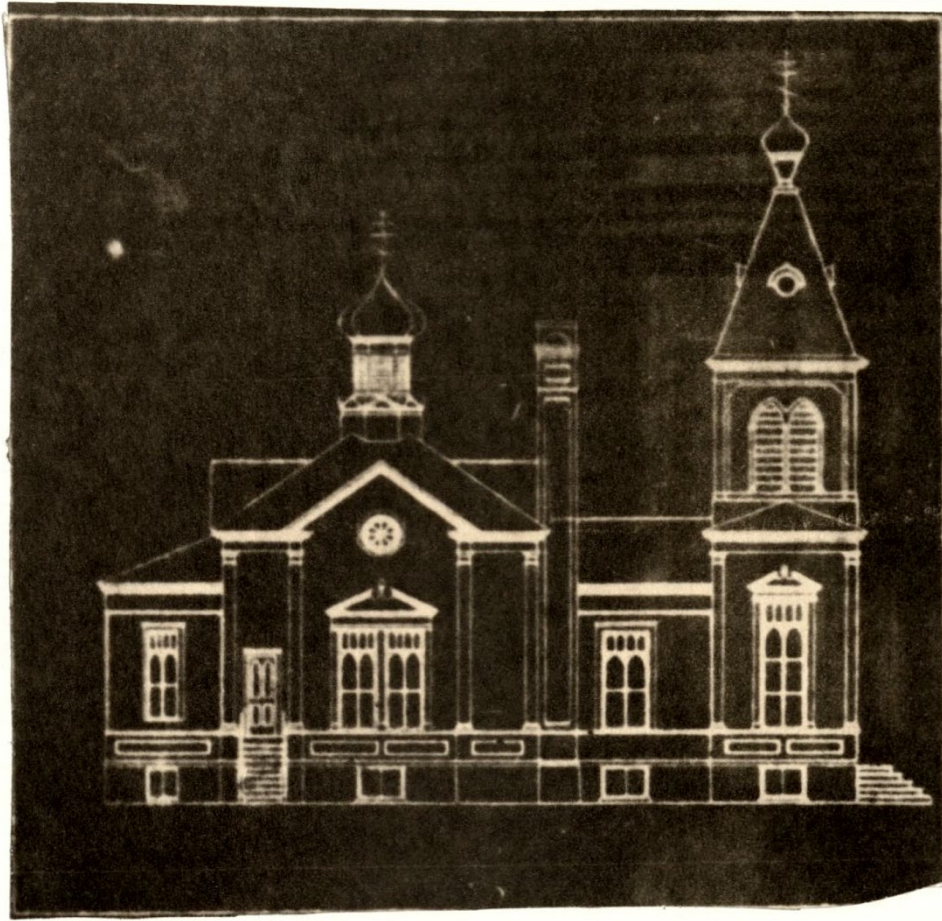


Image 1: Sketch of Proposed Greco Orthodox Church (Source: *Times-Journal*, Fort William, April 19, 1911)



Image 2: Pre-1937 photograph of original church at 716 Pacific Avenue (Source: City of Thunder Bay)



Image 3: Photograph of rebuilt church after the 1974 addition and 1979 stained glass windows (Source: City of Thunder Bay)



Image 4: Colour photograph of the church after renovations (Source: City of Thunder Bay)



Image 5: Colour photograph of church hall (Source: City of Thunder Bay)



Image 6: Colour photograph of the façade of the church after renovations with monument out front (Source: City of Thunder Bay)



Image 7: Colour photograph showing close-up of the church domes (Source: City of Thunder Bay)

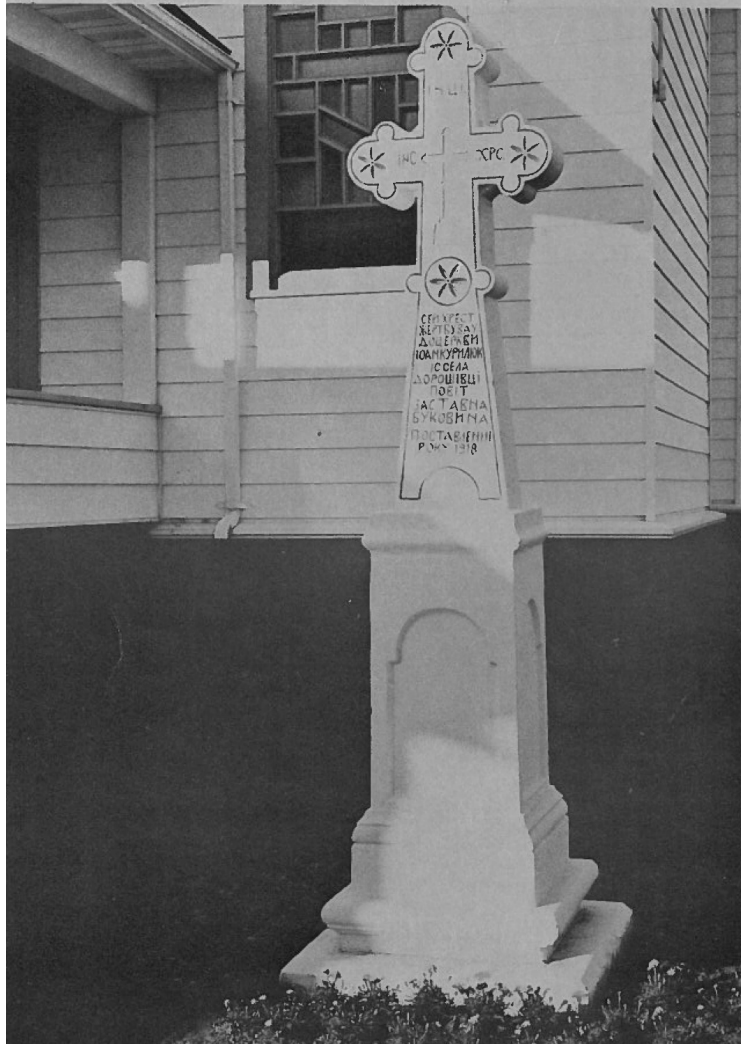


Image 8: Former cross monument with inscription which translates as follows: “This cross was donated to the church by Joan Kuryliuk from the village of Doroshivci, district of Zastavna, Bukovina. Erected in the year 1918.” (Source: City of Thunder Bay)



Image 9: View of the church from Pacific Avenue and close-up of sign in 1984, showing juvenile spruce trees along the northern property boundary (Source: City of Thunder Bay, 75th Anniversary, 1909-1984: *St. Mary's Ukrainian Orthodox Church*).

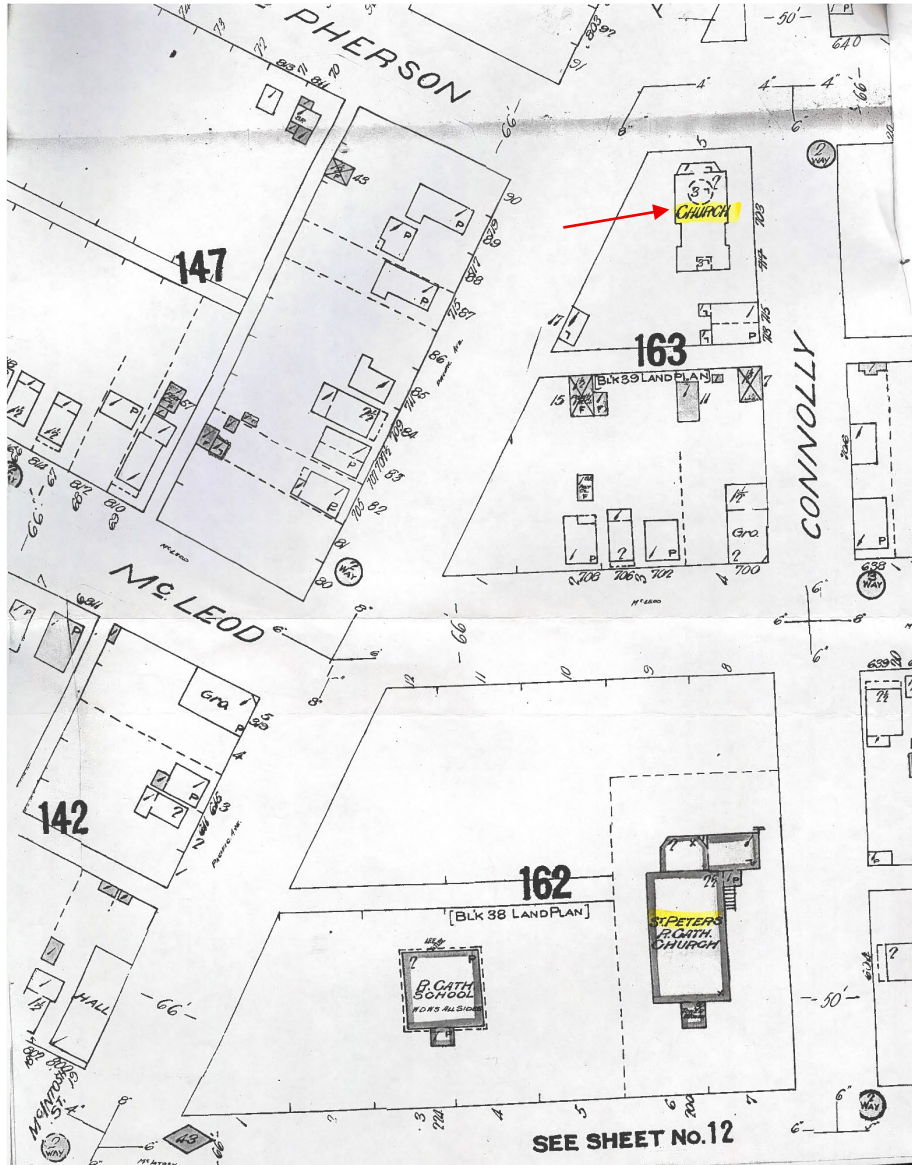


Image 10: Scan of Fort William Fire Insurance Plan, January 1919, showing the original church (red arrow) and ice house prior to construction of the hall (Source: City of Thunder Bay).



Image 11: Fort William Fire Insurance Plan, January 1919, Sheet 12, Reprinted May 1950, showing the existing church (red arrow) and hall (Source: City of Thunder Bay).

2.3 Ontario Regulation 9/06 Evaluation Checklist

The following checklist identifies the prescribed criteria met by the property at 716 Pacific Avenue for municipal designation under Part IV, Section 29 of the *Ontario Heritage Act*. There is a total of nine criteria under Ontario Regulation 9/06. A property may be designated under Part IV, Section 29 of the *Ontario Heritage Act* if the property meets two or more of the nine criteria for determining whether it is of cultural heritage value or interest. Furthermore, the “Heritage Property Evaluation” main document of the Ontario Heritage Tool Kit (2025) was used for guidance on the process of evaluating a property for cultural heritage value or interest and applying the Ontario Regulation 9/06 criteria.

Using the results of research in Section 2.1 of this report, the evaluation table below (**Table 3**) is marked “X” if the property was not determined to meet the criterion and “√” if the property meets the criterion.

Table 2: Ontario Regulation 9/06 Evaluation for 716 Pacific Avenue

Criteria	Meets Criteria
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	X
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	X
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	X
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	X
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	X
9. The property has contextual value because it is a landmark.	✓

3.0 ATTACHMENT 3 - STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

This section provides the draft Statement of Cultural Heritage Value or Interest that may be considered for the designation by-law. The following presents the mandatory requirements that must be included in the designation by-law in accordance with section 3 of Ontario Regulation 385/21 (as outlined in the Ontario Heritage Tool Kit, 2025).

1. Description of property

- municipal address, if it exists;
- legal description, including the property identifier number that relates to the property;
- general description of where the property is located within the municipality; and,
- a site plan, scale drawing or a description in writing that identifies the area of the property that has cultural heritage value or interest.

2. Statement of Cultural Heritage Value or Interest

- identifies which criteria set out in Ontario Regulation 9/06 under the Ontario Heritage Act are met and explain how each criterion is met.

3. Description of Heritage Attributes

- physical features or elements of the property that must be retained to conserve the property's cultural heritage value or interest.

3.1 Reasons for Designation

The property at 716 Pacific Avenue is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value and meets four of the nine Ontario Regulation 9/06 criteria prescribed for municipal designation under the categories of design/physical, historical/associative, and contextual value.

1. Description of Property

The property at 716 Pacific Avenue is quadrilateral-shaped parcel comprising a one-storey wood frame church and one-and-a-half storey wood frame hall constructed in 1937 for the Ukrainian Orthodox church. The church is situated just west of the small traffic island where Pacific Avenue and Connolly Street meet and is bordered by Pacific Avenue to the north, Connolly Street to the south, and McPherson Street to the east.

2. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The property retains design value as it contains a representative example of a church that is a Ukrainian-Canadian architectural fusion which blends elements from several traditional Ukrainian styles by combining the Bukovinian rectangular plan and polygonal apse with the Ternopil nave form expressed in its gable roof, incorporating elongated Cossack Baroque domes with lanterns, and integrating features of Western church architecture such as an oculus window and a hipped belfry.

Historical/Associative Value:

The property has historical value through its association with the formation and early development of St. Mary's Ukrainian Orthodox Parish, the first Ukrainian Orthodox congregation in Fort William. Organized in 1909 by immigrants from Bukovina, the parish purchased the property in 1911 after a successful fundraising campaign. The original church, completed in 1912, served as a vital spiritual and cultural centre for a growing local Ukrainian population. After a fire in 1937 destroyed the east end of the building, the congregation rebuilt the church in the same location and constructed a Sunday school hall on the property. The property is also associated with Father Luke Solohub, who served the parish for nearly 33 years, and with long-time parish leader and businessman George Ostaff, both of whom were significant to the community for their leadership, financial support, and active involvement in the church and other local Ukrainian cultural organizations.

The property also has historical value because it yields information that contributes to that contributes a deeper understanding of the history and cultural development of the Ukrainian community in Thunder Bay. Ukrainians formed a significant portion of the early population of Fort William but often faced social marginalization due to their language, customs, and Slavic names. Many settled in the East End near the coal docks and railway yards, working in manual labour and relying on their church as a centre of cultural preservation, social support, and community cohesion. As the first Ukrainian Orthodox parish in the region, St. Mary's played a foundational role in maintaining Ukrainian language, traditions, and religious practices among immigrants from Bukovina and other regions of Ukraine. The long-standing presence of the church and hall on the site contributes to a deeper understanding of the cultural development and lived experiences of the Ukrainian community in Thunder Bay.

Contextual Value:

The property has contextual value as a recognized landmark within the community. A Ukrainian church has occupied the property at 716 Pacific Avenue for more than 110 years, and this long-standing presence has contributed significantly to its landmark status within the East End. Although the former church is now partially obscured by mature spruce trees, its distinctive domes remain visible from a distance along Pacific Avenue and continue to serve as a familiar marker and point of orientation in the neighbourhood. Overall, the property remains well known in the community and is regarded as a local landmark.

3. Description of Heritage Attributes

Key exterior heritage attributes that contribute to the design value of the property at 716 Pacific Avenue as a representative example of Ukrainian-Canadian church architectural fusion include:

- Form, scale, and massing as a Ukrainian church with a gable roof;
- An elongated, layered, gold-painted central metal dome over the auditorium topped with a lantern surmounted by a small secondary dome and finished with a ball cupola and cross;
- Hipped-roof dormer belfry at the west end of the church with rounded-arch windows, surmounted by a hexagonal drum with false windows, and an elongated, layered, gold-painted metal dome topped with a lantern surmounted by a small secondary dome and finished with a ball cupola and cross;
- Oculus and rounded-arch window on the front façade of the gable end (west elevation);
- Polygonal apse located at the east end of the building, consistent with Orthodox liturgical orientation;
- Horizontal plank wood siding beneath the exterior metal cladding;
- Gable-roofed portico over the entrance on the front façade (west elevation); and
- Rounded-arch stained glass windows with gold-painted wood frames in geometric patterns on the ground floor across all elevations.

Heritage attributes that contribute to the contextual value of 716 Pacific Avenue include:

- Concrete garden monument associated with the original 1911-1912 built church.

4.0 ATTACHMENT 4 - NOTICE OF INTENTION TO DESIGNATE (NOID) TO BE PUBLISHED IN A NEWSPAPER AND/OR MUNICIPAL WEBSITE

If Council passes a motion to proceed with designation a property, the NOID must be published in a newspaper having general circulation in the municipality or otherwise stipulated by the *Ontario Heritage Act*. Under Section 26(4), the *Ontario Heritage Act*, also has a specific provision allowing municipalities to publish notices digitally (i.e., on their municipal websites) instead of a local newspaper.

- Newspaper Version-

Notice of Intention to Designate Property of Cultural Heritage Value or Interest

Take Notice that the Council of the Corporation of the City of Thunder Bay intends to designate the following property as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18

716 PACIFIC AVENUE, PLAN 54, BLOCK 39, LOT 5, THUNDER BAY, ONTARIO

Description of Property

The property at 716 Pacific Avenue is quadrilateral-shaped parcel comprising a one-storey wood frame church and one-and-a-half storey wood frame hall constructed in 1937 for the Ukrainian Orthodox church. The church is situated just west of the small traffic island where Pacific Avenue and Connolly Street meet and is bordered by Pacific Avenue to the north, Connolly Street to the south, and McPherson Street to the east.

Summary Statement of Cultural Heritage Value or Interest

The property at 716 Pacific Avenue in the City of Thunder Bay has design value as a representative example of Ukrainian-Canadian architectural fusion style church which combines design sensibilities of the Ternopil nave, Bukovinian, and Cossack Baroque styles of Ukrainian architecture with Western architectural elements. The property has historical associative value through its association with St. Mary's Ukrainian Orthodox Parish, the first Ukrainian Orthodox congregation in Fort William and the first in Northwestern Ontario. Established in 1909, the parish acquired this property in 1911, and construction of the church was completed in 1912. The

church served as an important spiritual and cultural centre for early Ukrainian immigrants and was rebuilt in 1937 following a major fire. The property also has historical associative value as it is linked to significant community figures, including Father Luke Solohub, who served the parish for nearly 33 years, and long-time parish leader and businessman George Ostaff, whose leadership and involvement strengthened the parish. The property also has historical value since it yields information that contributes to an understanding of the cultural development of the Ukrainian community in Thunder Bay, reflecting the experiences of early settlers who faced social marginalization and relied on their church as a centre of cultural preservation and community cohesion. Lastly, the property retains contextual value as a long-recognized landmark in the East End neighbourhood, where the presence of a Ukrainian church for more than 110 years and the continued visibility of its domes along Pacific Avenue have ensured its enduring landmark status within the neighbourhood.

A copy of the designation report, including a full statement of its cultural heritage value and heritage attributes, is available in the Office of the City Clerk at City Hall, 500 Donald Street East, in the City of Thunder Bay, from Monday to Friday between 8:30 AM and 4:30 PM, or by email at cityclerk@thunderbay.ca.

Written Notice of Objection

Any person may, within 30 days after the date of the publication of this notice, may serve written notice of objection to the proposed designation, together with a statement for the objection and all relevant facts to the Office of the City Clerk, City Hall, 500 Donald Street East, P.O. Box 800, Thunder Bay, ON P7C 5K4.

DATED at the City of Thunder Bay this 27th day of February, 2026.

Add name of City Clerk with signature here

5.0 ATTACHMENT 5 - NOTICE OF INTENTION TO DESIGNATE (NOID) FOR ONTARIO HERITAGE TRUST AND THE PROPERTY OWNER

If Council passes a motion to proceed with designation a property, the property owner as well as the Ontario Heritage Trust must be notified and provided the NOID. Under Section 29 of the *Ontario Heritage Act*, the notice of intention to designated served on the property owner and the Ontario Heritage Trust must include the following:

- An adequate description of the property so it can be readily ascertained;
- A statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and
- A statement that notice of objection to the notice of intention to designate the property may be served on the clerk of the municipality within 30 days after the date of publication of the notice of intention in a newspaper having general circulation in the municipality.

- Ontario Heritage Trust/Property Owner Version-

Notice of Intention to Designate Property of Cultural Heritage Value or Interest

Take Notice that the Council of the Corporation of the City of Thunder Bay intends to designate the following property as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18

716 PACIFIC AVENUE, PLAN 54, BLOCK 39, LOT 5, THUNDER BAY, ONTARIO

Description of Property

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Statement of Cultural Heritage Value or Interest and Heritage Attributes

Design/Physical Value:

The property retains design value as it contains a representative example of a church that is a Ukrainian-Canadian architectural fusion which blends elements from several traditional Ukrainian styles by combining the Bukovinian rectangular plan and polygonal apse with the Ternopil nave form expressed in its gable roof, incorporating elongated Cossack Baroque domes with lanterns, and integrating features of Western church architecture such as an oculus window and a hipped belfry.

Historical/Associative Value:

The property has historical value through its association with the formation and early development of St. Mary's Ukrainian Orthodox Parish, the first Ukrainian Orthodox congregation in Fort William. Organized in 1909 by immigrants from Bukovina, the parish purchased the property in 1911 after a successful fundraising campaign. The original church, completed in 1912, served as a vital spiritual and cultural centre for a growing local Ukrainian population. After a fire in 1937 destroyed the east end of the building, the congregation rebuilt the church in the same location and constructed a Sunday school hall on the property. The property is also associated with Father Luke Solohub, who served the parish for nearly 33 years, and with long-time parish leader and businessman George Ostaff, both of whom were significant to the community for their leadership, financial support, and active involvement in the church and other local Ukrainian cultural organizations.

The property also has historical value because it yields information that contributes to that contributes a deeper understanding of the history and cultural development of the Ukrainian community in Thunder Bay. Ukrainians formed a significant portion of the early population of Fort William but often faced social marginalization due to their language, customs, and Slavic names. Many settled in the East End near the coal docks and railway yards, working in manual labour and relying on their church as a centre of cultural preservation, social support, and community cohesion. As the first Ukrainian Orthodox parish in the region, St. Mary's played a foundational role in maintaining Ukrainian language, traditions, and religious practices among immigrants from Bukovina and other regions of Ukraine. The long-standing presence of the church and hall on the site contributes to a deeper understanding of the cultural development and lived experiences of the Ukrainian community in Thunder Bay.

Contextual Value:

The property has contextual value as a recognized landmark within the community. A Ukrainian church has occupied the property at 716 Pacific Avenue for more than 110 years, and this long-standing presence has contributed significantly to its landmark status within the East End.

Although the former church is now partially obscured by mature spruce trees, its distinctive domes remain visible from a distance along Pacific Avenue and continue to serve as a familiar marker and point of orientation in the neighbourhood. Overall, the property remains well known in the community and is regarded as a local landmark.

Description of Heritage Attributes:

Key exterior heritage attributes that contribute to the design value of the property at 716 Pacific Avenue as a representative example of Ukrainian-Canadian church architectural fusion include:

- Form, scale, and massing as a Ukrainian church with a gable roof;
- An elongated, layered, gold-painted central metal dome over the auditorium topped with a lantern surmounted by a small secondary dome and finished with a ball cupola and cross;
- Hipped-roof dormer belfry at the west end of the church with rounded-arch windows, surmounted by a hexagonal drum with false windows, and an elongated, layered, gold-painted metal dome topped with a lantern surmounted by a small secondary dome and finished with a ball cupola and cross;
- Oculus and rounded-arch window on the front façade of the gable end (west elevation);
- Polygonal apse located at the east end of the building, consistent with Orthodox liturgical orientation;
- Horizontal plank wood siding beneath the exterior metal cladding;
- Gable-roofed portico over the entrance on the front façade (west elevation); and
- Rounded-arch stained glass windows with gold-painted wood frames in geometric patterns on the ground floor across all elevations.

Heritage attributes that contribute to the contextual value of 716 Pacific Avenue include:

- Concrete garden monument associated with the original 1911-1912 built church.

A copy of the designation report is available in the Office of the City Clerk at City Hall, 500 Donald Street East, in the City of Thunder Bay, from Monday to Friday between 8:30 AM and 4:30 PM, or by email at cityclerk@thunderbay.ca.

Written Notice of Objection

Any person may, within 30 days after the date of the publication of this notice, may serve written notice of objection to the proposed designation, together with a statement for the objection and all relevant facts to the Office of the City Clerk, City Hall, 500 Donald Street East, P.O. Box 800, Thunder Bay, ON P7C 5K4.

**Heritage Property Designations
716 Pacific Avenue**

Egis Project #: CCO-26-2372-00

DATED at the City of Thunder Bay this 27th day of February, 2026.

Add name of City Clerk with signature here

Heritage Advisory Committee – Designation Recommendations.

At the February 12, 2026 Heritage Advisory Committee meeting, the following recommendation was passed by the Committee:

“We recommend the following 3 properties for designation under Part IV of the *Ontario Heritage Act*:

- 277 Camelot Street – The Court House Hotel, former Thunder Bay District Court House
- 27 Cumberland Street South – Prospector Steak House, former Bank of Montreal
- 281 Ray Court – former Doctor’s Cottage

AND THAT Administration prepare a detailed report outlining the historical & cultural significance of the heritage properties and draft a corresponding designation by-law for presentation to City Council.”

CARRIED

At the March 26, 2026 Heritage Advisory Committee meeting, the following recommendation was passed by the Committee:

“We recommend the following 2 properties for designation under Part IV of the *Ontario Heritage Act*:

- 1017 Isabella Street East – former McIntyre House
- 716 Pacific Avenue – former Ukrainian Orthodox Church of the Assumption of the Blessed Virgin Mary

AND THAT Administration prepare a detailed report outlining the historical & cultural significance of the heritage properties and draft a corresponding designation by-law for presentation to City Council.”

CARRIED