



**Committee of the Whole Meeting
Agenda**

**Monday, April 14, 2025, Immediately Following City Council (Public Meeting)
S.H. Blake Memorial Auditorium**

	Pages
1. Open Session (Planning Services - Growth) in the S.H. Blake Memorial Auditorium at 6:30 p.m. Chair: Councillor Andrew Foulds	
2. Disclosures of Interest	
3. Confirmation of Agenda WITH RESPECT to the April 14, 2025 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.	
4. Deputations	
4.1 Acceleration of the Implementation of Green Development Standards Correspondence received from Dr. Margaret Woods, dated February 24, 2025 requesting to provide a deputation relative to the acceleration of the implementation of Green Development Standards.	5 - 68
5. Reports of Committees, Boards and Outside Agencies	
5.1 Mayor's Taskforce on Building More Homes Advisory Committee Minutes of Meeting 02-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee held on February 19, 2025, for information.	69 - 72
5.2 Downtown Fort William Revitalization Committee Minutes Minutes of Meeting 01-2024 of Downtown Fort William Revitalization Committee held on February 28, 2024, for information.	73 - 75
5.3 Lakehead Region Conservation Authority Minutes Minutes of Meeting 02-2025 of Lakehead Region Conservation Authority held on February 26, 2025, for information.	76 - 81

6. Reports of Municipal Officers

6.1 Amend Draft Approval of Plan of Subdivision – Mountainview Estates – Shore Bay

82 - 91

Report 052-2025-Growth-Development Services-Planning Services recommending that the request by Stantec, agent for the owner, to extend draft plan approval for three additional years to April 14, 2028, as it applies to Mountainview Estates Draft Plan of Subdivision (58T-00501), municipally known as 1811 Mountain Road, be approved.

WITH RESPECT to Report , we recommend that the request by Stantec, agent for the owner, to extend draft plan approval for three additional years to April 14, 2028, as it applies to Mountainview Estates Draft Plan of Subdivision (58T-00501), legally described as Part Of Lots 17 & 18 Concession 3, S.K.R., municipally known as 1811 Mountain Road, be approved;

AND THAT the extension approval be subject to the conditions outlined in Attachment B and on the November 27th, 2021 Draft Plan of Subdivision prepared by J.D. Barnes Limited. being Attachment C to this report;

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

6.2 Delegation of Approval Authority for Certain Planning Applications

92 - 98

Report 007-2025-Growth-Development Services-Planning Services recommending that Council direct Administration to bring forward policy changes through an Official Plan Amendment to allow for approval of Minor Zoning By-law Amendments, Consents, and Subdivision approvals to be delegated to the Manager of Planning Services.

Memorandum from Manager - Planning Services Devon McCloskey dated March 27, 0225 requesting an opportunity to provide an presentation.

WITH RESPECT to Report 007-2025, we recommend that Administration be directed to bring forward policy changes through an Official Plan Amendment to allow for approval of Minor Zoning By-law Amendments, Consents, and Subdivision approvals to be delegated to the Manager of Planning Services;

AND THAT Council direct Administration to provide public notice of its intent to hold a public meeting to amend the Official Plan as it applies to

delegation of planning approvals;

AND THAT Council direct Administration to prepare the necessary by-laws to authorize the delegations of authority to the Manager of Planning Services;

AND THAT the proposed delegation of Authority By-law provide for the referral of Planning matters back to Council or the Committee of Adjustment in appropriate circumstances;

AND THAT Council direct Administration to present the Official Plan Amendment and associated by-laws to City Council for decision by November 24th, 2025.

7. Petitions and Communications

7.1 Funding Contributions

99 - 100

Memorandum from Director – Strategy & Engagement Cynthia Olsen dated March 27, 2025 recommending that funding contributions in the amount of \$51,900 be provided to the following community-based strategies: Poverty Reduction Strategy (Lakehead Social Planning Council), Food Action Network of Northwestern Ontario (Food Action Network of Northwestern Ontario), Age Friendly Thunder Bay (Age Friendly Thunder Bay), and \$15,000 for Incident Reporting & Referral Services (Lakehead Social Planning Council) to support coordination of these community-based strategies.

WITH RESPECT to the Memorandum from Director – Strategy & Engagement Cynthia Olsen dated February 11, 2025, we recommend that funding contributions in the amount of \$51,900 be provided to the following community-based strategies: Poverty Reduction Strategy (Lakehead Social Planning Council), Food Action Network of Northwestern Ontario (Food Action Network of Northwestern Ontario), Age Friendly Thunder Bay (Age Friendly Thunder Bay), and \$15,000 for Incident Reporting & Referral Services (Lakehead Social Planning Council) to support coordination of these community-based strategies;

AND THAT representatives of the strategies continue to report back annually on progress in implementing their respective strategy;

AND THAT the Mayor and City Clerk be authorized to sign all documentation related to this matter;

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

ratification.

7.2 Downtown Fort William Strategic Renewal Plan – Implementation Options Outstanding Item 2024-001-DEV 101 - 102

Memorandum from Property Agent Peder Olsen dated March 28, 2025 addressing Council's direction to Administration on April 22, 2024, regarding the Downtown Fort William Revitalization Committee and recommending that item 2024-001-DEV be removed from the Outstanding List.

WITH RESPECT to the Memorandum from Peder Olsen, Property Agent – Realty Services, dated March 19, 2025, we recommend that Outstanding Item 2024-001-DEV be removed from the Outstanding List;

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

7.3 Contract 4, 2025 – Cumberland Street Roundabout & Reconstruction
Memorandum relative to Contract 4, 2025 – Cumberland Street Roundabout & Reconstruction. **(Distributed Separately)**

8. Outstanding Items 103 - 104

Memorandum from Director - Legislative Services & City Clerk Krista Power dated April 1, 2025, providing the Planning Services- Growth Outstanding List, for information.

9. New Business

10. Adjournment

Hello,

Please note the following response to Speak to City Council has been submitted at Monday February 24th 2025 5:23 PM with reference number 2025-02-24-028.

- **What would you like to speak to Council about:**
Acceleration of the Implementation of Green Development Standards
- **Is this an item scheduled on a current agenda?:**
No
- **Provide as much information as you can about the matter you would like to speak to:**
Green Development Standards (GDS) are referenced in the Thunder Bay Net Zero Strategy and to meet this by 2050 a 50% reduction in greenhouse gas(GHG) emissions from buildings is required by 2030. To date the City of Thunder Bay has only reached a 4.5% reduction in the past 7 years. Thunder Bay Climate Transition Collaborative, was formed 18 months ago to obtain organizational community support for the City of Thunder Bay's Net Zero Strategy. We have been working with the Tamarack Institute, a Canadian non-profit climate action organization to develop expertise in promoting climate action at the municipal level. We have obtained input from many local organizations and from experts on the impacts of climate change in our community and on the benefits of GDS. This deputation is to advise City Council of the public health and economic benefits of GDS and specifically to request acceleration of the implementation of GDS by the City of Thunder Bay.
- **Upload any addition images and/or documents about the matter (upload to 5 files):**
 1. [2025.03.17 City Council Deputation Slides.pdf \[1.4 MB\]](#)
 2. [2025.03.17 City Council Deputation final script.pdf \[354.6 KB\]](#)
- **Provide specific actions you would like Council to take:**
We would like Council to direct administration to give accelerate the development and implementation of a green development standard for Thunder Bay giving it the priority it deserves. We have taken the liberty of proposing a draft resolution to this effect.
DRAFT RESOLUTION
Moved By:
Seconded By:
Whereas: the City of Thunder Bay has previously declared a climate emergency and adopted a Net-Zero Strategy aimed at Thunder Bay becoming a net-zero city by 2050,
Whereas: the City of Thunder Bay is behind in meeting its Net-Zero targets,
Whereas: climate change threatens the health of Thunder Bay and its residents,
Whereas: the built environment is responsible for over 30% of the city's

greenhouse gas emissions, and building to minimum codes is no longer good enough,

Whereas: the establishment of a Green Development Standard, while urgently needed, requires community and stakeholder engagement,

Be it resolved: Administration is requested to urgently consider the means, resources and timelines required to implement Green Development Standards for Thunder Bay and report to Council within three months with recommendations for a GDS implementation strategy identifying required stakeholder consultations, timelines and resources.

- **Have you already been in contact with City staff in regards to the subject matter of your deputation request?**

Yes

- **Who did you speak to in City Administration? What was the outcome?**

1. Mayor Ken Boshcoff. John Stephenson met with Mayor Boshcoff to discuss the importance of GDS and its alignment with the city's Net-Zero Strategy.

2. John Collin, City Manager: referred the matter to Cynthia Olsen, a conversation is pending.

3. Summer Stephenson, former Sustainability Co-ordinator. In Summer's previous role as Sustainability Co-ordinator she provided administrative support to the Thunder Bay Climate Transition Cohort in order to support the City's Net Zero Strategy with community engagement.

4. Danielle Thom, Climate Action Specialist. Danielle provides administrative support and has been a resource for community engagement. Danielle as Climate Action Specialist understands the importance of GDS in order to reach the City's net zero emission targets.

5. Amy Coomes, Asset Management Plan. Amy participated in the community roundtable discussions that our Steering Committee organized to receive input and guidance on the city's Net Zero Strategy priorities.

6. Jacob Porter, Climate Adaptation Plan. Jacob participated in the community roundtable discussion hosted by ourselves and Thunder Bay District Health Unit. John Stephenson and Margaret Woods met with Jacob Porter in January 2025 to review and obtain input on our deputation to city council on GDS. Jacob provided support and positive feedback.

7. Shannon Labelle, Acting Senior Planner, a conversation is pending.

8. Cynthia Olsen, Director of Strategies and Engagement, a conversation is pending.

9. Werner Schwar, Parks and Open Spaces Supervisor, a conversation is pending.

10. EarthCare Advisory presentation on January 15 resulting in a memorandum of support that implementing a GDS would directly benefit the objectives and priority actions outlined in the Net Zero Strategy:

*Objective 3: New Buildings are Net-Zero ready - pg 32 and Target B.6-90% of new residential construction is net-zero by 2030.

11. Clean, Green and Beautiful Committee presentation scheduled for February

26th. Unofficial conversations with committee chair Stephen Margarit were positive and supportive.

12. Emails requesting input on GDS alignment with current city plans with the following city administrators without response: Kayla Dixon, Director of Engineering, Brad Loroff, Manager of Transportation, Louisa Constanzo, Community Safety and Well Being Plan.

- **Please select the date of the meeting:**
Committee of the Whole - Monday, March 17 2025
- **Please choose**
Dr
- **First name:**
Margaret
- **Last name:**
Woods
- **Email:**
woodsmec@gmail.com
- **Phone:**
(807) 472-6279
- **Organization you represent: (optional)**
Canadian Association of Physicians for the Environment (CAPE), Tbay Climate Transition Collaborative
- **Please note the names of the presenters that will be attending with you:**
Mr. John Stephenson, OAA MAA FRAIC, Architect, Past President of the Ontario Association of Architects, representing Port Arthur Rotary
- **Please indicate how you intend to participate in the meeting.**
In Person

THUNDER BAY CLIMATE TRANSITION COLLABORATIVE



GREEN DEVELOPMENT STANDARDS
GROWING A HEALTHY & JUST COMMUNITY

WHO IS THE THUNDER BAY CLIMATE TRANSITION COLLABORATIVE ?

The Thunder Bay Climate Transition Collaborative was created to:

- Establish a network for community members, organizations and institutions engaged in local climate action;
- Share information, knowledge, skills and resources and to identify shared goals and priorities; and
- Align and integrate climate actions to achieve systems level change centered on equity and justice.



WHAT IS OUR CURRENT FOCUS ?

We're here for the health of our community
and the planet and for the long-term
environmental sustainability of our
buildings!

We are asking Thunder Bay City Council to:

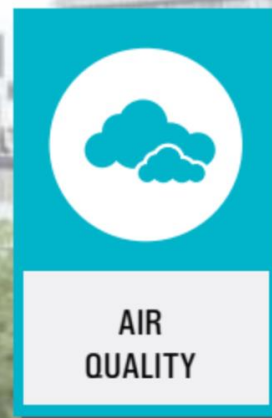
Accelerate the adoption of Green Building
Standards to achieve the GHG emissions
reduction targets in Thunder Bay's Net Zero
Strategy.

WHAT ARE GREEN DEVELOPMENT STANDARDS ?

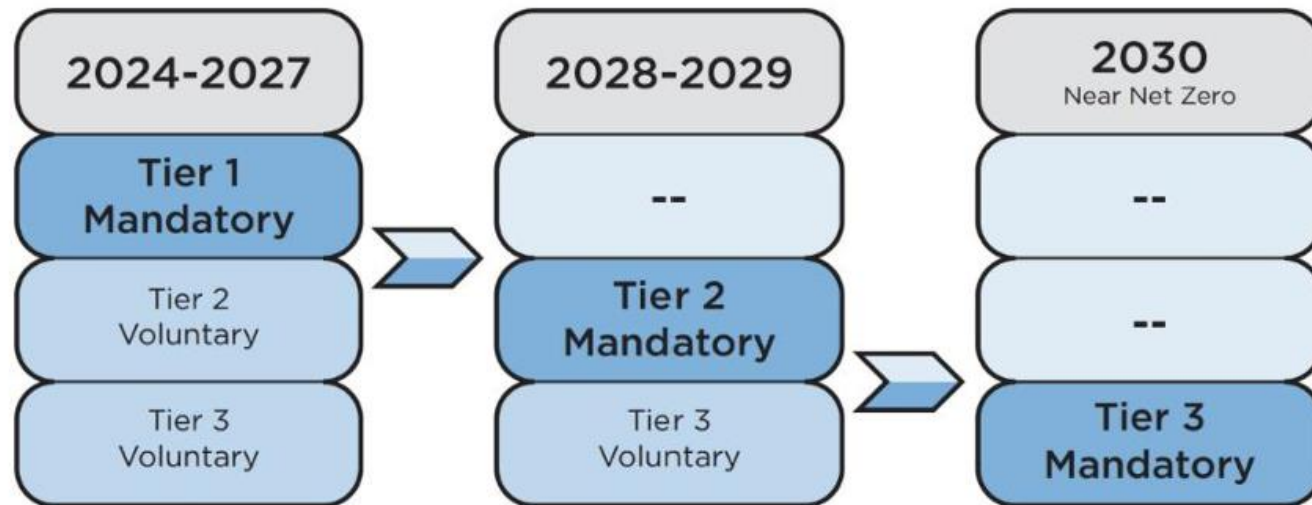
- GDS promote sustainability and reduced GHGs
- GDS are a mix of voluntary and mandatory requirements
- GDS are a comprehensive regulatory tool
- GDS target higher than minimum standards
- GDS require gradual improvement on a predictable timeline
- GDS incentivize voluntary compliance with higher standards

- Referenced by the Thunder Bay NZS as a benchmark to be emulated

TORONTO GREEN STANDARD v4 2022



Mississauga's GDS Tiered Structure



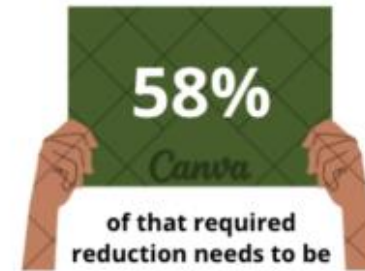
TIERED &
PROGRESSIVE
GREEN
DEVELOPMENT
STANDARDS

WHY MUST THUNDER BAY BUILD SMARTER?

To meet the
City's Net
Zero
Strategy
2050 goals:



Reduction required
from 2016 GHG levels



of that required
reduction needs to be
done by 2030



Has been reduced so
far in 7 years



of reduction by 2030
needs to come from
buildings

BENEFITS OF A GREEN DEVELOPMENT STANDARD

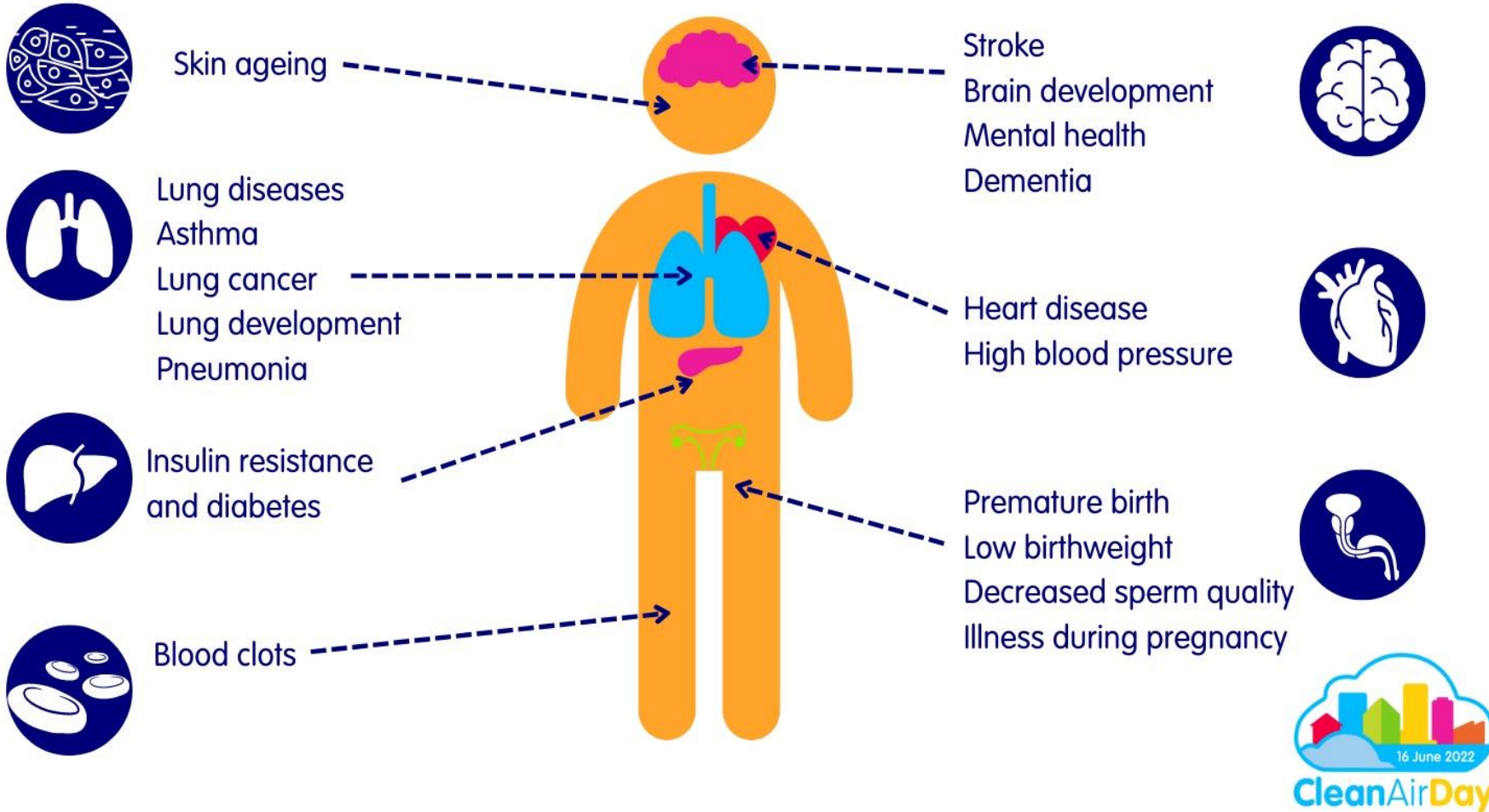


- The WHO declared climate change “the greatest threat to global health” Dr. Vanessa Kerry, Director General Special Envoy for Climate Change and Health, 2023
- The Northern Ontario Health Units’ report, *Climate Change and Health in Northern Ontario, 2022* notes “The impacts of a changing climate are broad and overwhelmingly negative, affecting not only our environment but our economy, infrastructure and the health of Canadians.”

Climate change is not only an environmental and economic threat.

Climate
change
threatens
public health
!

The health harms of air pollution



ESCALATING AIR POLLUTION IS COSTLY !

- **Total premature deaths globally due to air pollution:**

6.7 million/year (World Health Organization – 2022)

- **15,300 premature Canadian deaths annually**

The cost: \$114 billion nationally

- **6,600 premature Ontarian deaths annually**

The cost: \$49 billion provincially (Govt of Canada – 2022)

- **Buildings produce over 30% of Thunder Bay's GHG emissions**

Climate change

Health risk

Vulnerability factors

- Demographic
- Geographical
- Biological factors & health status
- Sociopolitical
- Socioeconomic
- Health system capacity
- Gender & equity

Climate-related hazards

- Extreme weather events
- Heat
- Sea level rise
- Air pollution
- Vector distribution & ecology
- Water scarcity
- Reduced food production

Exposure

- People & communities
- Health workforce
- Infrastructure
- Energy systems
- Water systems
- Food systems
- Health systems

Environmental threats
and GHG emissions

Health outcomes



Injury and mortality
from extreme
weather events



Heat-related
illness



Respiratory
illness



Water-borne diseases
and other water-related
health impacts



Zoonoses



Vector-borne
diseases



Malnutrition
and food-borne
diseases



Noncommunicable
diseases (NCDs)



Mental and
psychosocial
health



Impacts on
health care
facilities



Effects on
health systems

CLIMATE CHANGE IMPACTS MENTAL HEALTH DISPROPORTIONATELY AMONG YOUTH

- Evidence shows that young people who have contributed the least to this crisis are particularly vulnerable to climate distress and anxiety.

Dr. Lindsay Galway, Assistant Prof in Dept of Health Sciences and Canada Research Chair in Social-Ecological Health at Lakehead University Lakehead University

- **Global Study of 10,000 Youth:**
 - 45% say climate anxiety affects daily life & functioning
 - 40% say they are hesitant to have children
 - **60% say government inaction betrays current & future generations !**

PROVEN HEALTH BENEFITS OF GREEN DEVELOPMENT STANDARDS AND REDUCED GHG EMISSIONS



IMPROVED CHRONIC
DISEASE OUTCOMES



IMPROVED MENTAL
HEALTH



DECREASED CLIMATE-
RELATED HEALTH IMPACTS

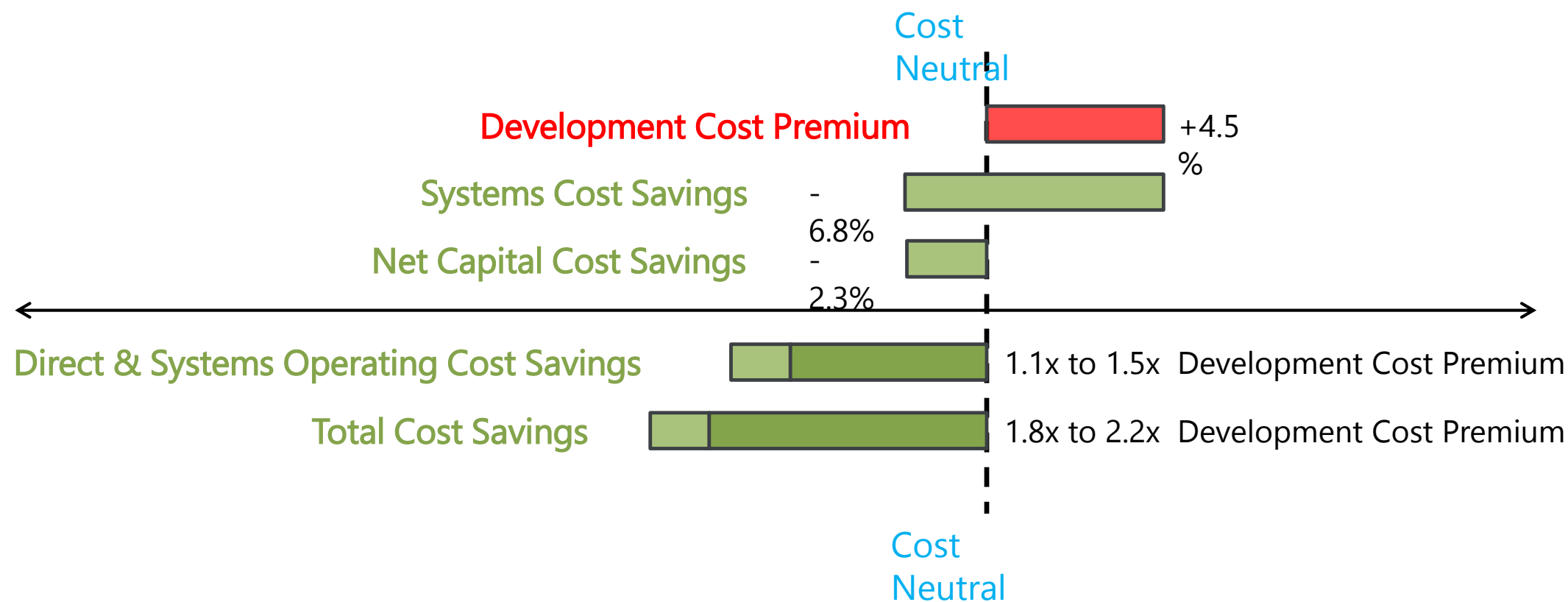
Additional Cost of Constructing a Zero-Emissions Building

According to a 2021 Montreal study completed for buildings over 600 square metres



COST BENEFIT STUDY -Toronto Green Development Standards

Note – operating cost savings show the range between current & high energy cost escalation scenarios
Based on 24-year projections (2007-2031)



Cost Premiums for a \$500,000 Single Detached Home

All Electric Heat Pump

\$4,000

Electric Heat Pump Hot Water Tank

\$3,500

Other Efficiency Upgrades

\$15,000

Total \$22,500 (4.5%)

10 kW Solar System

\$20,000

One year of home heating and cooling for the average
Thunder Bay household.

78 GJ **3.8** tCO₂e



Natural Gas Furnace
+ Electric Air Conditioner

32 GJ **0.6** tCO₂e



Air Source Heat Pump



1. Green Roofs

Vegetated roofs can assist in stormwater management, improve air quality, provide greater insulation, extend the natural environment and reduce GHG emissions.



2. Greenhouse Gas Reductions

Green Buildings emit far fewer GHG's.



3. Energy Systems

Solar panels, wind generation and geo-exchange systems reduce or remove reliance on the energy grid.



4. Energy Savings

Green buildings require less energy, which lowers utility costs.



5. Heat Island Effect

Light coloured paving and white roofs can reflect instead of absorb solar energy and cool outside air in hot weather



6. Less Air Pollution

Green buildings produce less air pollution than a typical building. An all-electric building could produce no air pollution at all.



7. Temperature Comfort

A well insulated building keeps indoor temperatures comfortable.



8. Biodiverse Landscaping

Drought tolerant, hybrid shade trees, native species and pollinator flowers provide many environmental benefits and help biodiversity.



9. Market Value

Green buildings are highly sought after and retain market value longer than typical buildings.



10. Low-Carbon Travel Support

Proximity to public transit, trail systems, electric vehicle charging stations and secure bicycle storage makes low-carbon travel more convenient.



11. Power Outage Resiliency

Renewable energy and energy storage can provide backup energy sources.



12. Less Noise

Greater insulation and a tighter exterior building envelope results in less noise entering the building.

WHY MUST THUNDER BAY ADOPT A GREEN DEVELOPMENT STANDARD?

- Climate change poses a major threat to public and ecosystem health in Canada and Thunder Bay.
- Buildings contribute over 31% of Thunder Bay's Green House Gas Emissions
- The Ontario Building Code only sets minimum standards and just meeting the code won't move us towards net zero and zero carbon.
- A GDS will GROW GREEN INDUSTRIES in Thunder Bay and contribute to economic development and growth.
- A GDS will ATTRACT PEOPLE to Thunder Bay as a healthy place to invest and live.
- By setting higher standards a GDS in Thunder Bay will IMPROVE COMMUNITY HEALTH AND WELLNESS.

The background image is a night-time photograph of a coastal town, likely Thunder Bay, Ontario. In the foreground, the town's lights are visible, including a prominent bright starburst from a light source. In the middle ground, a large ship is anchored in the water, with its lights reflecting on the surface. In the background, a range of mountains is silhouetted against the dark sky.

*The climate change crisis must be treated like
the
public health emergency that it is!*

*Our response to climate change can be "the
greatest health opportunity of this century"*
— *Canadian Public Health Association*

*A strong Green Development Standard for Thunder
Bay*

*is an opportunity to grow
a healthy and prosperous future for all.....*

THUNDER BAY CLIMATE TRANSITION COLLABORATIVE

April 14th, 2025, Thunder Bay City Council Deputation

By Margaret Woods & John Stephenson

SLIDE 1 – GREEN DEVELOPMENT STANDARDS – GROWING A HEALTHY & JUST COMMUNITY

Good evening, Mayor Boshcoff and members of council. My name is Dr. Margaret Woods, I am a physician and environmental advocate with a deep commitment to public and planetary health and a sustainable community. As a member of the Canadian Association of Physicians for the Environment I speak regularly with my colleagues from across Ontario who are as concerned as I am about the impact of climate change on the health of our communities.

My name is John Stephenson, I am a Thunder Bay Architect and Past President of the Ontario Association of Architects, and I am deeply concerned about the impact our built environment has on climate change and both human and community health. During much of my 45-year career in architectural practice I have been focused on designing very energy efficient buildings and for the past several years on the need for the decarbonization of what we build. My experience designing three significant zero carbon projects currently under construction in Thunder Bay has shown me that high-performance buildings relying entirely on electricity can be built within reasonable and affordable budgets.

SLIDE 2 – WHO IS THE TBAY CLIMATE TRANSITION COLLABORATIVE?

We represent the Thunder Bay Climate Transition Collaborative, a coalition of local community organizations and institutions who are concerned about climate change and its impact on the health of our community and the environment.

The Thunder Bay CTC was created through Thunder Bay's involvement, along with 22 other communities across the country, in the 2024 Tamarack Community Climate Transition Cohort. This was initiated by Thunder Bay's Sustainability Coordinator in the fall of 2023.

We've held two community roundtables. The first was attended by 15 different organizations, to build community support for advancing the City's Net Zero Strategy.

The second, held last fall, included representatives from the business, construction and design communities bringing their valued perspective to the table.

SLIDE 3 – WHAT IS OUR CURRENT FOCUS?

Thunder Bay is directly impacted by climate change with more frequent extreme weather, milder and dryer winters increasing wildfire risks with smoke affecting air quality in the city and region in the summer months.

We're here today to speak with you about the vital importance of accelerating the adoption of Green Development Standards for Thunder Bay, a key recommendation of the City's own Net-Zero Strategy, a step that over 15 other Ontario municipalities have already taken to help reduce these impacts.

It is being said today that Thunder Bay needs economic growth to have a sustainable future. However, to be truly sustainable, any growth must also be smart growth and must have both economic and environmental benefits.

The adoption of a GDS for Thunder Bay is a necessary step toward creating a livable, sustainable, and resilient city.

SLIDE 4 – WHAT ARE GREEN DEVELOPMENT STANDARDS?

To be clear – Green Development Standards do not require net zero design immediately, but rather, mandate stepwise increases in building design requirements.

- A GDS contains both voluntary and mandatory requirements to promote sustainable design, including reduced GHG's.
- A GDS is one regulatory tool, including a range of controls for air quality, building energy emissions & resilience, water quality & efficiency, ecology & biodiversity, and waste.
- A GDS requires the development of buildings and sites to meet higher standards than the minimum required by building codes and other bylaws.

SLIDE 5 – TORONTO GREEN STANDARD

Thunder Bay's own Net-Zero Strategy, adopted in 2021 after Council's declaration of a climate emergency in 2020, says that a Green Development Standard is a necessary step required to meet our 2030 and 2050 net-zero goals. It references the Toronto Green Standard, first adopted with mandatory requirements in 2010, as an example to learn from. On this slide you can see the breadth of issues that Toronto's Green Development Standards address.

SLIDE 6 – MISSISSAUGA'S GDS TIERED STRUCTURE

This graphic from Mississauga's green development standard adopted late last year illustrates the tiered structure of a typical GDS which includes gradually more stringent mandatory requirements. In Mississauga, it is planned to make the highest tier of requirements fully mandatory by 2030. A common feature of many green standards is that they require cities to lead by meeting the highest tiers with their own projects.

SLIDE 7 – WHY MUST THUNDER BAY BUILD SMARTER?

- Buildings are among the largest sources of Thunder Bay's GHG emissions contributing over 31% of total emissions.
- Thunder Bay's Net-Zero Strategy says that to meet the City's 2050 net-zero goals, it must reduce community wide emissions by 90% from 2016 greenhouse gas levels.
- 58% of that reduction, with half coming from buildings, needs to be by 2030, now only six years away, and so far, we've only realized about 4.5% - in seven years! It's clear that the pace of reduction needs to increase – by as much as 12-fold.

SLIDE 8 – BENEFITS OF A GREEN DEVELOPMENT STANDARD

The benefits of buildings designed to meet Green Development Standards are wide ranging.

- GDS buildings cost less to operate,
- They use municipal infrastructure more efficiently,
- They grow local economic opportunities, create jobs and improve sector capacity,
- They reduce Greenhouse Gas Emissions, and
- They improve the health and wellness of residents.

SLIDE 9 – CLIMATE CHANGE THREATENS PUBLIC HEALTH

We know that climate change is not only an environmental and economic threat, it is also a public health threat.

In 2023 the World Health Organization declared climate change, “the greatest threat to global health”.

Our own Northern Ontario Health Units reported in 2022 that: “The impacts of a changing climate are broad and overwhelmingly negative, affecting not only our environment but our economy, infrastructure and the health of Canadians”.

SLIDE 10 – THE HEALTH HARMS OF AIR POLLUTION

Fine particulates and nitrous oxide gases released by the burning of fossil fuels enter our blood streams via the lungs and cause disease in multiple body systems as this compelling graphic illustrates.

SLIDE 11 – ESCALATING AIR POLLUTION

Air pollution from greenhouse gases and increasing wildfires accelerated by climate change also bears a significant cost to our economy. While the global and national cost is enormous, in Ontario alone, it is estimated that there are as many as 6,600 premature deaths annually at a cost to the Ontario economy of \$49 billion every year.

SLIDE 12 – HOW DOES THIS IMPACT THUNDER BAY RESIDENTS?

According to the World Health Organization “Climate change is impacting health in a myriad of ways, including, by leading to death and illness from increasingly frequent extreme weather events, such as heatwaves, storms and floods, the disruption of food systems, increases in food, water and vector-borne diseases, and mental health issues.

“Furthermore, climate change is undermining many of the social determinants for good health, such as livelihoods, equality and access to health care and social support structures.”

These climate-sensitive health risks are disproportionately felt by the most vulnerable and disadvantaged, including women, children, indigenous communities, ethnic minorities, older populations, and those with underlying health conditions.

SLIDE 13 – CLIMATE CHANGE IMPACTS MENTAL HEALTH)

Young people who have contributed the least to this crisis are particularly vulnerable to climate distress and anxiety.

In 2021 the Lancet Planetary Health Journal reported in a global study of 10,000 youth that nearly half of those who participated say that climate anxiety affects daily life and functioning and a startling 60% say government inaction betrays current & future generations!

A significant majority of our young people feel that **WE** are compromising their futures!

SLIDE 14 – PROVEN HEALTH BENEFITS OF REDUCED GHG EMISSIONS

The health benefits of reduced greenhouse gas emissions are undeniable.

- Energy-efficient systems and reduced reliance on fossil fuels lead to cleaner air, decreasing respiratory illnesses like asthma and chronic obstructive pulmonary disease (COPD) and cardiovascular disease (CVD).
- Green infrastructure protects vulnerable populations during heat waves.
- Access to green spaces and biophilic design has been shown to reduce stress, improve mental health, and encourage physical activity.

SLIDE 15 – ADDITIONAL COST OF A ZERO-EMISSIONS BUILDING

Some will argue that we can't afford to build to net-zero standards, however, studies have confirmed that these costs are reasonable. But more importantly for cities, [the costs of doing nothing](#) and for society as a whole, the [humanitarian costs](#) are far too great.

According to a 2021 study in Montreal, the cost of switching from gas to electricity was zero. However, once building enhancements required to reduce energy consumption were included, the cost premium rose to a modest 4.7% and those prices will continue to fall as more standards come into place. [The Atmospheric Fund](#)

SLIDE 16 – COST BENEFIT STUDY, TORONTO GDS

The Montreal study validated an earlier study for Toronto which projected direct costs and benefits over 24 years. However, the Toronto study went further and concluded that when the capital cost savings to municipal systems were included there would be net savings to the community of about 2.3%. When building operating cost savings for owners and occupants were included, every dollar spent saves three dollars.

SLIDE 17 – WHAT DOES THIS MEAN FOR A SINGLE FAMILY HOME IN THUNDER BAY

When we look at the cost of GDS for a \$500,000 single family home this is what we see. A cost premium of about \$22,500 (4.5% as per the studies) buys an all-electric heat pump, an air source hot water tank and a variety of building envelope upgrades to improve energy efficiency.

This is nowhere near the premium for Green Development Standards that some worry might occur, and it is estimated that replacing a gas furnace and electric air conditioner with an air source heat pump will alone result in an annual GHG reduction of just over 3 tonnes of CO₂ and reduce energy consumption by over 50%.

SLIDE 18 – THE VALUE OF GREEN BUILDINGS

We must also look beyond the financial Return on Investment to the human and planetary health benefits of better buildings. This graphic from the recently adopted Mississauga Green Development Standards shows the environmental return on investment, the ultimate benefit of a Green Development Standard. This is also an investment in affordability, and in sustainable growth, as what is built right the first time won't need to be retrofitted in 15 years.

SLIDE 19 – WHY MUST THUNDER BAY ADOPT A GREEN DEVELOPMENT STANDARD?

- Climate change poses a **major threat** to public and ecosystem health in Canada and Thunder Bay and a Green Development Standard provides both public health and eco-system co-benefits.
- Buildings contribute **over 31%** of Thunder Bay's Green House Gas Emissions, one of the largest sectors.
- The Ontario Building Code only sets **minimum** standards and just meeting the code **won't** get us to net zero and zero carbon.
- A GDS will **grow green industries** in Thunder Bay and contribute to economic development.
- A GDS will **attract people** to Thunder Bay as a healthy place to invest and live.
- By setting higher standards, a GDS in Thunder Bay will **improve community health and wellness**.

Green Development Standards - which lower the carbon footprint of buildings **and** improve **both** public and eco-system health are among the most powerful climate actions municipalities can take.

SLIDE 20– CONCLUSION

Adopting a Green Development Standard bylaw is an investment in our city's future. It demonstrates leadership, accountability, and a commitment to our community's economic growth in a healthy and environmentally sustainable way. Such a bylaw is not just a policy change or an aspirational guideline that is never met - it's a legacy for future generations.

We urge you, our city leaders, to ask our city administration to advise you what resources and timelines are needed to accelerate the adoption of this transformative measure.

In closing, we leave you with these powerful thoughts from the Canadian Public Health Association.

Thank you for your time and consideration. We are happy to answer any questions you might have.

April 14th, 2025

Thunder Bay Climate Transition Collaborative (TBayCTC)

DEPUTATION TO CITY COUNCIL IN SUPPORT OF THE ACCELERATION OF ADOPTION OF GREEN DEVELOPMENT STANDARDS FOR THUNDER BAY

Dr. Margaret Woods, retired Thunder Bay family physician and member of Canadian Association of Physicians for the Environment (CAPE) and John Stephenson, Thunder Bay architect and past president of Ontario Architects Association are co-chairs of a newly formed environmental advocacy group, Thunder Bay Climate Transition Collaborative (TBCTC).

TBCTC has been working over the past 15 months with local environmental and business organizations, Confederation College, Lakehead University and Thunder Bay District Health Unit and other experts to consider how to accelerate the implementation of Green Development Standards (GDS) and to provide community support for advancing the City of Thunder Bay's Net Zero Strategy (see link).

https://www.thunderbay.ca/en/city-hall/resources/Documents/EarthCare/Thunder-Bay_Net-Zero-Strategy_WEB-VERSION_Accessible.pdf

Currently 15 municipalities across Ontario have adopted GDS as a measure to improve the environmental sustainability of new development and to reduce greenhouse gas emissions while improving efficiency and utility costs for homeowners (see link).

<https://taf.ca/green-development-standards/>

The EarthCare Advisory Committee, following a presentation from TBCTC on January 15, 2025 requesting support for the TBCTC deputation to City Council, passed a memorandum supporting the acceleration of the implementation of GDS in Thunder Bay.

On March 17th, a deputation will be made to City Council asking for the city to consider how to accelerate the development and adoption of Green Development Standards in support of the City of Thunder Bay's Net Zero Strategy.

PROPOSED DRAFT RESOLUTION

Whereas: the City of Thunder Bay has previously declared a climate emergency and adopted a Net-Zero Strategy aimed at Thunder Bay becoming a net-zero city by 2050,

Whereas: the implementation of Green Development Standards is a key element of the city's Net-Zero Strategy, and the City of Thunder Bay is behind in meeting its Net-Zero targets,

Whereas: climate change threatens the health of Thunder Bay and its residents,

Whereas: the built environment is responsible for over 30% of the city's greenhouse gas emissions, and building to minimum codes is no longer good enough,

Whereas: the establishment of a Green Development Standard, while urgently needed, requires community partnerships and stakeholder engagement, and

Whereas: the early adoption of a green development standard for Thunder Bay will accelerate progress towards Thunder Bay's Net-Zero goals, promote innovation, green economic development and sustainable growth, making Thunder Bay a community of choice for new business development and for skilled young people, as a healthy and progressive city in which its residents can live, work and play;

Be it resolved: Council refers the information provided by the deputation on Green Development Standards to Administration, especially the Growth Department and the City's Climate Action Specialist, to advise Council within three months on the means, resources and timelines required to implement Green Development Standards for Thunder Bay. Administration is encouraged to include input from the Planning, Engineering & Operations, Development Services and Parks & Open Spaces Departments and to also seek advice and input from the participants in the Thunder Bay Climate Transitions Collaborative and other community partners.

ADDITIONAL RESOURCES

ICLEI - The Cost of Doing Nothing: [CODN-Primer.pdf](#)

The Humanitarian Costs of Climate Change: [2019-IFRC-CODN-EN.pdf](#)

The Atmospheric Fund (TAF): [Getting the facts straight on green development standards](#)

The Clean Air Partnership Briefing Note: [Municipal-Green-Development-Standards-July-2024.pdf](#)

Creating Municipal Green Development Standards: [Updated-GDS-toolkit-040221.pdf](#)

Mississauga GDS: [Green Development Standards Update Process and Standards Overview](#)

BC Step Code: [Energy Step Code](#)

Model National Codes: [Net-Zero Buildings in Canada - Efficiency Canada](#)

Toronto GDS Cost Benefit Study: [Microsoft Word - TGDSMasterFinal.doc](#)

Thunder Bay Climate Transition Collaborative
Green Development Standards Discussions

COMMUNITY ROUNDTABLE PARTICIPANTS

<u>NAME</u>	<u>ORGANIZATION</u>
Marg Woods	Canadian Associations of Physicians for the Environment
Amy Coomes	City of Thunder Bay, Asset Management
Jacob Porter	City of Thunder Bay, Climate Adaptation Strategy
	City of Thunder Bay, Project Manager - Housing
Summer Stevenson	Accelerator
Robyn Gillespie	Confederation College, Sustainability Coordinator
Robin Gould	Confederation College, Sustainability Coordinator
Keira Essex	Earthcare Advisory Committee
Erin Moir	Eco Superior
Ashley Priem	Eco Superior
Mary Veltri	Environment North
Graham Saunders	Environment North
Aynsley Klassen	ICLEI Local Governments for Sustainability
Ken Shields	Just Bike Thunder Bay
Rachael Portinga	Lake Superior Living Labs
Tim Hollinger	Lake Superior Remedial Action Program
Robert Stewart	Lake Superior Remedial Action Program
Jessie McFadden	Lakehead Regional Conservation Authority
Dr. Lindsay Galway	Lakehead University
	Lakehead University, MBA and Mechanical Engineering
Allison Farrish	Student
Ledah McKellar	Lakehead University, Sustainability Coordinator
Cory Stechyshyn	Northwestern Ontario Society of Architects
Kevin Brooks	NW Climate Gathering
Heather McLeod	NW Climate Gathering
John Stephenson	Rotary Club of Thunder Bay - Port Arthur
Sarah Siska	Thunder Bay + Area Food Strategy
Charla Robinson	Thunder Bay Chamber of Commerce
Harold Lindstrom	Thunder Bay Construction Association
Dr. Janet DeMille	Thunder Bay District Health Unit
Joanna Carastathis	Thunder Bay District Health Unit
Parker Jones	Tom Jones Corporation



Paul Berger
Lead Organizer
CUSP – Citizens United for a Sustainable Planet
Thunder Bay, ON

April 7th, 2025

Re: CUSP support for the adoption of Green Development Standards

Dear Mayor Boshcoff and City Councilors,

I am writing to express the strong support of *CUSP – Citizens United for a Sustainable Planet*, for the adoption of Green Development Standards.

The City of Thunder Bay has at times in the past been a leader in the fight against climate change. I was a member of the steering committee for the City's Net-Zero Strategy, an important document that describes a path we need to follow on our way to 2050. Adopting and implementing Green Development Standards would go a long way toward achieving the Net Zero Strategy's goals.

CUSP is a Thunder Bay-based non-governmental organization that connects over 550 people in Thunder Bay who care about climate change. Over the past decade, we have led climate rallies, engaged in policy-related processes and supported local youth in learning about, and taking action on, climate change. We are particularly aware that there is a high level of anxiety about the future among youth – and that research shows youth feel betrayed by governments on climate.

Adopting Green Development Standards is a logical step for the City of Thunder Bay. The Standards would ensure that new buildings are energy efficient and therefore more comfortable and less expensive to heat, while also limiting their lifetime greenhouse gas emissions.

The sooner we do this, the sooner we spread the knowledge of more sustainable construction, preparing the Thunder Bay workforce for the economy of the future. As I write this, we are witnessing our neighbours to the south self-destruct on a mission that seems

planned to cede the rest of the century to Chinese clean technology. By eschewing everything “renewable”, the Trump administration is telling China to increase its lead in wind power, solar tech and electrification. This is economic madness. By adopting Green Development Standards, Thunder Bay expresses confidence in its citizens and companies and sends the message that we will continue to lead into the future – not be left behind as much of the rest of the world moves past us.

Thunder Bay gets a lot of bad press. That’s unfortunate. It may deter people and businesses from locating here. We need more good stories. We need to be leading in green

development to match the stunning natural beauty that surrounds us. People across Canada are beginning to recognize that Thunder Bay is incredibly well-positioned to be resilient as temperatures rise; the Green Development Standards would signal that we care about the climate and are forward-looking. That will appeal to many who might be thinking of moving here.

There is no downside to adopting the Green Development Standards. Building better is no longer much more expensive and the life-cycle savings, documented in the Net-Zero Strategy, are significant. From a climate point of view, the Standards are crucial. Building cars without seatbelts and airbags is a bit cheaper, but we don’t do that. Nor would we let our children and grandchildren ride in those cars.

CUSP strongly supports the Green Development Standards and urges you to support them as part of our commitment to the Net-Zero strategy and to our children and grandchildren.

Thank you for your consideration.

Sincerely,
Paul Berger



March 8, 2025

Mayor Boshcoff and Members of City Council
City of Thunder Bay

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

Environment North strongly supports the adoption of Green Development Standards (GDS) as a critical step toward achieving Thunder Bay's Net Zero Strategy. Implementing these standards is essential for reducing greenhouse gas emissions and protection against the harms caused by climate change. GDS will bring both economic and public health benefits while ensuring a sustainable future for our community.

Green Development Standards will create energy efficient buildings benefiting residents with cost savings from reduced utility bills. It will also lead to investments in green infrastructure, stimulating job creation in the clean energy and sustainable construction sectors. Additionally, green development enhances property values and attracts businesses committed to sustainability, positioning our city as a forward-thinking leader in economic resilience, innovation and sustainability.

Furthermore, climate-resilient infrastructure reduces the health risks associated with extreme weather events, ensuring the well-being of all residents.

We urge City Council to join the growing number of municipalities across Canada that have adopted GDS by supporting this initiative as part of our city's commitment to its Net Zero Strategy. Adopting this standard would also bring us into alignment with the Federal Government's Green Building Strategy and related policies. As leaders of our community, you must take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. We appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely,

Graham Saunders
President, Environment North
weatherw@tbaytel.net
807 475-9663



Mayor Boshcoff and Members of City Council
City of Thunder Bay

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

I am writing on behalf of Confederation College to express our support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy. As a significant community partner in the City of Thunder Bay, we concur with leading environmental experts and city planners that implementing these standards is essential to protect us against the harms caused by climate change. GDS align with our commitment to the United Nations Sustainable Development Goals and our Net Zero Strategic Goals.

GDS directly supports at least fourteen of the seventeen Sustainable Development Goals, including:

- Goal #3: Good Health and Well-being
- Goal #7: Affordable and Clean Energy
- Goal #8: Industry, Innovation, and Infrastructure
- Goal #11: Sustainable Cities and Communities
- Goal #13: Climate Action

Green Development Standards will create energy efficient buildings benefiting residents and other institutions and businesses with cost savings from reduced utility bills. It will also lead to investments in green infrastructure, stimulating job creation in the clean energy and sustainable construction sectors. Additionally, green development enhances property values and attracts businesses committed to sustainability, positioning our city as a forward-thinking leader in economic resilience, innovation and sustainability.

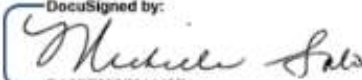
More importantly, the health implications of sustainable development cannot be overstated. Improved air quality through reduced emissions has been shown to lower rates of respiratory illnesses such as asthma and chronic obstructive pulmonary disease. Heat pumps will provide a clean heat source in the winter and cooling in the summer. Furthermore, climate-resilient infrastructure minimizes health risks associated with extreme weather events, ensuring the well-being of all residents.

Confederation College urges City Council to join the growing number of municipalities across Canada that have adopted GDS by supporting this initiative as part of our city's commitment to its Net Zero Strategy. Adopting this standard would also bring us into alignment with the Federal Government's Green Building Strategy and related policies. As leaders of our community, you must take this action to respond to the climate crisis.



Thank you for your leadership and dedication to building a healthier, more resilient city. We appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely,

DocuSigned by:

DA0BF829F91140E...

Michelle Salo
President



March 11, 2025

Dear Mayor Boshcoff and Members of Thunder Bay City Council,

We are writing to express strong support for the adoption of Green Development Standards (GDS) as a critical step toward achieving Thunder Bay's Net Zero Strategy. We do so as concerned residents, students, youth facing a future completely influenced by climate change, and leaders of Climate Justice Lakehead (CJL; formerly Fossil Free Lakehead).

CJL is a student-led club at Lakehead University that advocates for and educates others about climate change, ecological sustainability, social justice, and how they intersect. Students are deeply concerned about how climate change will influence every aspect of their future including their environment, food systems, potential for conflict, and decisions about parenting in such a world. We want to create meaningful change *now* while it is more affordable and easier to achieve.

We are proud to live in a city with a Net Zero Strategy, and we urge you to take this essential step of adopting GDS to tangibly support that Strategy. GDS will bring economic, public health, sustainability, and climate resiliency to Thunder Bay, particularly to youth, seniors, and houseless individuals who are most impacted by greenhouse gas emissions and the resulting climate change.

By adopting GDS, the city will support more green infrastructure, clean energy, and sustainable construction jobs, and actively demonstrate to youth that the city cares about their future. This will position our city as a forward-thinking leader in climate innovation, encouraging more youth to stay here, raise their families, and build up the capacity of the city. We have seen this happen in our sister city of Duluth, MN, where youth are compelled to stay because of the city's commitment to sustainability.

Climate Justice Lakehead urges City Council to join the growing number of municipalities across Canada that have adopted GDS by supporting this initiative as part of our city's commitment to its Net Zero Strategy. Adopting this standard would bring us into alignment with the Federal Government's Green Building Strategy and related policies. As leaders of our community, you must take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. We appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely,

Rachel Portinga
Treasurer, Climate Justice Lakehead
PhD Candidate, Health Sciences
955 Oliver Road, Thunder Bay, ON P7B 5E1

Simran Talpade
Vice President, Climate Justice Lakehead
Undergraduate Student, Political Science

Dougall Media
87 Hill Street N.



March 6, 2025

Mayor Boshcoff and Members of City Council
City of Thunder Bay

Subject: Dougall Media's Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

Dougall Media is writing to express its strong support for the adoption of Green Development Standards as a critical step toward achieving the City of Thunder Bay's Net Zero Strategy. As a committed member of the community, we recognize along with leading environmental experts and city planners that implementing these standards is essential to protect us against the harms caused by climate change. GDS will bring both economic and public health benefits while ensuring a sustainable future for our community, for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change.

Green Development Standards will create energy efficient buildings benefiting residents with cost savings from reduced utility bills. It will also lead to investments in green infrastructure, stimulating job creation in the clean energy and sustainable construction sectors. Additionally, green development enhances property values and attracts businesses committed to sustainability, positioning our city as a forward-thinking leader in economic resilience, innovation and sustainability.

More importantly the health implications of sustainable development cannot be overstated. Improved air quality through reduced emissions will lower rates of **respiratory** illnesses such as asthma and chronic obstructive pulmonary disease. Heat pumps will provide a clean heat source in the winter and cooling in the summer. Furthermore, climate-resilient infrastructure minimizes health **risks associated** with **extreme weather events**, ensuring the well-being of all **residents**.

Dougall Media urges City Council to join the growing number of municipalities across Canada that have adopted GDS by supporting this initiative as part of our city's commitment to its Net Zero Strategy. Adopting this standard would also bring us into alignment with the Federal Government's Green Building Strategy and related policies. As leaders of our community, you must take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. We appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely, signed:

A handwritten signature in blue ink, appearing to read "Hector Dougall", is written over a horizontal line.

Hector Dougall

87 N. Hill Street, Thunder Bay, Ontario P7A 5V6
Phone 807-346-2600 Fax 807-345-9923

March 6th, 2025:

Mayor Boshcoff and Members of City Council
City of Thunder Bay

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

We are writing to express strong support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy.

Diversity Thunder Bay is comprised of individuals and organizations working towards an inclusive, equitable community free of racism and discrimination of any kind. We are aware that youth, seniors and those who are homeless will be significantly impacted by greenhouse gas emissions and the resulting climate change. We are also aware that Green Development Standards will bring both economic and public health benefits to our whole community.

Green Development Standards will create energy efficient buildings benefiting residents with cost savings from reduced utility bills. It will also lead to investments in green infrastructure, stimulating job creation in the clean energy and sustainable construction sectors. Additionally, green development enhances property values and attracts businesses committed to sustainability, positioning our city as a forward-thinking leader in economic resilience, innovation and sustainability.

More importantly the health implications of sustainable development cannot be overstated. Improved air quality through reduced emissions will lower rates of respiratory illnesses such as asthma and chronic obstructive pulmonary disease. Heat pumps will provide a clean heat source in the winter and cooling in the summer. Furthermore, climate-resilient infrastructure minimizes health risks associated with extreme weather events, ensuring the well-being of all residents.

We urge City Council to join the growing number of municipalities across Canada that have adopted GDS by supporting this initiative as part of our city's commitment to its Net Zero Strategy. Adopting this standard would also bring us into alignment with the Federal Government's Green Building Strategy and related policies. As leaders of our community, you need to take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. We appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Walid Chahal', written in a cursive style.

Walid Chahal

A handwritten signature in black ink, appearing to read 'Ellen Chamber', written in a cursive style.

Ellen Chamber

Co-chairs Diversity Thunder Bay.

Lakehead University Engineering Student Society
955 Oliver Rd
Thunder Bay, P7B5E1
March 17th 2025

Mayor Boshcoff and Members of City Council
City of Thunder Bay

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

We are writing to express strong support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy. Especially as a Student Society, we are concerned about the future of our environment and believe in taking steps towards a greener Thunder Bay. We believe that implementing these standards will bring both economic and public health benefits while ensuring a sustainable future for our community, in particular for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change.

Green Development Standards will create energy efficient buildings benefiting residents with cost savings from reduced utility bills. It will also lead to investments in green infrastructure, stimulating job creation in the clean energy and sustainable construction sectors. Additionally, green development enhances property values and attracts businesses committed to sustainability, positioning our city as a forward-thinking leader in economic resilience, innovation and sustainability. Improved air quality through reduced emissions will lower rates of respiratory illnesses such as asthma and chronic obstructive pulmonary disease. Heat pumps will provide a clean heat source in the winter and cooling in the summer. Furthermore, climate-resilient infrastructure minimizes health risks associated with extreme weather events, ensuring the well-being of all residents.

We urge City Council to support this initiative as part of our city's commitment to its Net Zero Strategy. As leaders of in our community, you must take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city that supports a more sustainable future. We appreciate being able to voice our opinion as students, and thank you for your consideration of this vital community initiative. We look forward to seeing meaningful progress toward Net Zero goals in Thunder Bay.

Sincerely,

The Lakehead University Engineering Student Society executive members

(Marlies Illott, Allison Farrish, Tamer Akoum, Conner Hyson, Felix Ikokwu, Ethan Lau, Grace Gaudino)

March 13, 2025

Mayor Boshcoff and Members of City Council
City of Thunder Bay

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

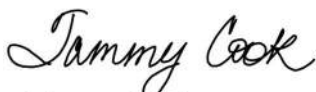
Lakehead Region Conservation Authority (LRCA) is pleased to provide a letter of support for the adoption of Green Development Standards (GDS) as a critical step toward achieving our city's Net Zero Strategy. As a community-based environmental agency, LRCA prioritizes the health of the Lakehead Watershed to ensure a healthy, safe, and sustainable watershed for future generations. LRCA concurs with city planners that implementing GDS is essential to protect us against the harms caused by climate change. GDS will bring both economic and public health benefits while ensuring a sustainable future for our community, for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change.

GDS will create energy efficient buildings benefiting residents with cost savings from reduced utility bills. It will also lead to investments in green infrastructure, stimulating job creation in the clean energy and sustainable construction sectors. Additionally, green development enhances property values and attracts businesses committed to sustainability, positioning our city as a forward-thinking leader in economic resilience, innovation and sustainability.

LRCA encourages City Council to join the growing number of municipalities across Canada that have adopted GDS by supporting this initiative as part of our city's commitment to its Net Zero Strategy. Adopting this standard would also bring us into alignment with the Federal Government's Green Building Strategy and related policies.

Thank you for your leadership and dedication to building a healthier, more resilient city. I appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Yours truly,



Tammy Cook
Chief Administrative Officer

Wednesday, March 5, 2025

Mayor Boshcoff and Members of City Council
City of Thunder Bay

Re: **Support for the Adoption of Green Development Standards**
Letter of Support – Northwestern Ontario Society of Architects (NWOSA)

Dear Mayor Boshcoff and Members of City Council,

I am writing, on behalf of the members of the Northwestern Ontario Society of Architects, to express our strong support for the adoption of **Green Development Standards** as a critical step toward achieving our city's **Net Zero Strategy**. As a society of architects, and the majority of members being residents of the City of Thunder Bay, we concur with leading environmental experts and city planners that implementing these standards is essential to protect us against the harms caused by climate change. Green Development Standards will bring both economic and public health benefits while ensuring a sustainable future for our community, for our youth, seniors and the homeless, who are most significantly impacted by greenhouse gas emissions and resulting climate change.

Green Development Standards will create energy efficient buildings benefiting residents with cost savings from reduced utility bills. It will also lead to investments in green infrastructure, stimulating job creation in the clean energy and sustainable construction sectors. Additionally, green development enhances property values and attracts businesses committed to sustainability, positioning our city as a forward-thinking leader in economic resilience, innovation and sustainability.

More importantly the health implications of sustainable development cannot be overstated. Improved air quality through reduced emissions has been stated to lower the rates of respiratory illnesses such as asthma and chronic obstructive pulmonary disease. The use of Heat Pump technology will provide a clean heat source in the winter and cooling source in the summer. Furthermore, climate-resilient infrastructure minimizes health risks associated with extreme weather events, ensuring the well-being of local residents.

I urge City Council to join the growing number of municipalities across Canada that have adopted Green Development Standards by supporting this initiative as part of our city's commitment to its Net Zero Strategy. Adopting this standard would also bring us into alignment with the Federal Government's Green Building Strategy and related policies. As leaders of our community, you must take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. I appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Regards,



Cory Stechyshyn – Architect, OAA
NWOSA Chair

E. cory@i4a.ca | T. (807) 346-2277



March 19, 2025

To: Thunder Bay Climate Transition Collaborative

RE: Adoption of Green Development Standards and Electricity Impacts

Synergy North Corporation (SNC) has reviewed the Green Development Standards and their potential impacts on Thunder Bay's electrical distribution system. SNC expects to successfully accommodate the anticipated increase in electricity demand and renewable generation connections stemming from the standard's implementation.

Sincerely,

Karla Bailey, P. Eng, MBA, VP System Planning, Asset Management & Engineering

March 11th, 2025:

Mayor Boshcoff and Members of City Council
City of Thunder Bay

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

I am writing to express strong support for the adoption of Green Development Standards (GDS) as a critical step toward achieving our city's Net Zero Strategy.

Climate change, environmental destruction and pollution are problems that affect us all deeply and the consequences of our inaction will be amplified exponentially the longer we wait to address these issues. Green Development Standards are well established and widely practiced with over 15 municipalities across Ontario having already adopted them. GDS will bring both economic, social and public health benefits to our whole community.

Green Development Standards will create energy efficient buildings benefiting residents with cost savings from reduced utility bills. It will also lead to investments in green infrastructure, stimulating job creation in the clean energy and sustainable construction sectors.

Additionally, green development enhances property values and attracts businesses committed to sustainability, positioning our city as a forward-thinking leader in economic resilience, innovation and sustainability.

More importantly the health implications of sustainable development cannot be overstated. Improved air quality through reduced emissions will lower rates of respiratory illnesses such

as asthma and chronic obstructive pulmonary disease. Heat pumps will provide a clean heat source in the winter and cooling in the summer. Furthermore, climate-resilient infrastructure minimizes health risks associated with extreme weather events, ensuring the well-being of all residents.

We urge City Council to join the growing number of municipalities across Canada that have adopted GDS by supporting this initiative as part of our city's commitment to its Net Zero Strategy. Adopting this standard would also bring us into alignment with the Federal Government's Green Building Strategy and related policies. As leaders of our community, you need to take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. We appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Togman".

Richard Togman, CEO
Thunder Bay Public Library



Name: ANDREA CONWAY
Address: 230 PETER ST, THUNDER BAY ON
Date: MARCH 1, 2025 P7A5H9

Mayor Boshcoff and Members of City Council

City of Thunder Bay

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

I am writing to express my strong support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy. As a concerned resident of Thunder Bay, I concur with leading environmental experts and city planners that implementing these standards is essential to protect us against the harms caused by climate change. GDS will bring both economic and public health benefits while ensuring a sustainable future for our community, for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change. Green Development Standards will create energy efficient buildings benefiting residents with cost savings from reduced utility bills. It will also lead to investments in green infrastructure, stimulating job creation in the clean energy and sustainable construction sectors. Additionally, green development enhances property values and attracts businesses committed to sustainability, positioning our city as a forward-thinking leader in economic resilience, innovation and sustainability.

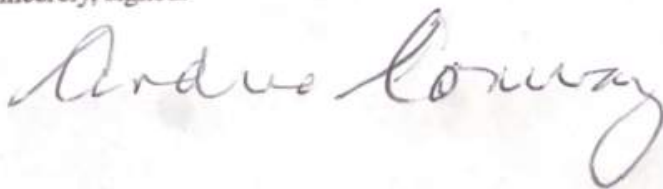
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I urge City Council to join the growing number of municipalities across Canada that have adopted GDS by supporting this initiative as part of our city's commitment to its Net Zero Strategy.

Adopting this standard would also bring us into alignment with the Federal Government's Green Building Strategy and related policies. As leaders of our community, you must take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. I appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely, signed:



Support for the Adoption of Green Development Standards

1 message

Alondra Paniagua <rapaniag@lakeheadu.ca>
To: tbayctc@gmail.com

Tue, Mar 11, 2025 at 10:26 PM

Dear Mayor Boshcoff and Members of City Council,

I am writing to express my strong support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy. As a concerned resident of Thunder Bay, I believe that implementing these standards will bring both economic and public health benefits while ensuring a sustainable future for our community, in particular for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change.

Green Development Standards will create energy efficient buildings benefiting residents with cost savings from reduced utility bills. It will also lead to investments in green infrastructure, stimulating job creation in the clean energy and sustainable construction sectors. Additionally, green development enhances property values and attracts businesses committed to sustainability, positioning our city as a forward-thinking leader in economic resilience, innovation and sustainability.

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I urge City Council to support this initiative as part of our city's commitment to its Net Zero Strategy. As leaders of in our community, you must take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. I appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely,
Alondra

Barb Kaye

Norah St.,
Thunder Bay, ON, P7E 1N4
March 5, 2025

Mayor Boshcoff and Members of City Council
City of Thunder Bay

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

I am writing to express my strong support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy. As a concerned resident of Thunder Bay, I believe that implementing these standards will bring both economic and public health benefits while ensuring a sustainable future for our community, in particular for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change.

Green Development Standards will create energy efficient buildings benefiting residents with cost savings from reduced utility bills. It will also lead to investments in green infrastructure, stimulating job creation in the clean energy and sustainable construction sectors. Additionally, green development enhances property values and attracts businesses committed to sustainability, positioning our city as a forward-thinking leader in economic resilience, innovation and sustainability.

More importantly the health implications of sustainable development cannot be overstated. Improved air quality through reduced emissions will lower rates of respiratory illnesses such as asthma and chronic obstructive pulmonary disease. Heat pumps will provide a clean heat source in the winter and cooling in the summer. Furthermore, climate-resilient infrastructure minimizes health risks associated with extreme weather events, ensuring the well-being of all residents.

I urge City Council to support this initiative as part of our city's commitment to its Net Zero Strategy. As leaders of in our community, you must take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. I appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely,
Barb Kaye

Craig Sandberg
586 Cambrian Crescent
March 05, 2025

Mayor BoshcoP and Members of City Council
City of Thunder Bay
Subject: Support for the Adoption of Green Development Standards

Deer Mayor Boshcoff and Membars of City Council,

I am writing to express my strong support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy. As a concerned resident of Thunder Bay, I concur with leading environmental experts and city planners that implementing these standards is essential to protect us against the harms caused by climate change. GDS will bring both economic and public health benefits while ensuring a sustainable future for our community, for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change.

Green Development Standards will create energy e9icient buildings benefiting residents with cost savings from reduced utility bills. It will also lead to investments in green Infrastructure, stimulating job creation in the clean energy and sustainable construction sectors. Additionally, green development enhances property values and attracts businesses committed to sustainability, positioning *our* city as a forward-thinking leader in economic Pestilence, innovation and sustainability.

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I urge City Council to join the growing number of municipalities across Canada that have adopted GDS by supporting this initiative as part of our city's commitment to its Net Zero Strategy. Adopting this standard would also bring us Into alignment with the Federal Government's Green Bullding Strategy and related policies. As leaders of our community, you must take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. I appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely, signed:



Name: ~~DAVID~~ A. LEGGE
Address: 1625 CORAL BAY DR. SHUNIAH, ON
Date: March-7/25

Mayor Boshcoff and Members of City Council
City of Thunder Bay

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

As a strong supporter for good environmental stewardship (and a Port Arthur Rotarian striving for the same)...

I am writing to express my strong support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy. As a concerned resident of Thunder Bay, I concur with leading environmental experts and city planners that implementing these standards is essential to protect us against the harms caused by climate change. GDS will bring both economic and public health benefits while ensuring a sustainable future for our community, for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change.

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I urge City Council to join the growing number of municipalities across Canada that have adopted GDS by supporting this initiative as part of our city's commitment to its Net Zero Strategy. Adopting this standard would also bring us into alignment with the Federal Government's Green Building Strategy and related policies. As leaders of our community, you must take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. I appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely:

DA Legge MP

Fred Schmidt
588 Riverview Dr.
Thunder Bay, Ontario

Mayor Boshcoff and Members of City Council

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

I am writing to express my strong support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy. As a concerned resident of Thunder Bay, I believe that implementing these standards will bring both economic and public health benefits while ensuring a sustainable future for our community, in particular for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change.

Green Development Standards will create energy efficient buildings benefiting residents with cost savings from reduced utility bills. It will also lead to investments in green infrastructure, stimulating job creation in the clean energy and sustainable construction sectors. Additionally, green development enhances property values and attracts businesses committed to sustainability, positioning our city as a forward-thinking leader in economic resilience, innovation and sustainability.

The health implications of sustainable development cannot be overstated. Improved air quality through reduced emissions will lower rates of respiratory illnesses such as asthma and chronic obstructive pulmonary disease. Heat pumps will provide a clean heat source in the winter and cooling in the summer. Climate-resilient infrastructure minimizes health risks associated with extreme weather events, ensuring the well-being of all residents.

I urge City Council to support this initiative as part of our city's commitment to its Net Zero Strategy. As leaders of in our community, you must take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. I appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely,

A handwritten signature in cursive script that reads "Fred Schmidt".

Fred Schmidt

Nicola Wilberforce/Darren McCormick
63 McKibbin St
Thunder Bay, ON P7B 4B3
Mar.3/25

Mayor Boshcoff and Members of City Council
City of Thunder Bay

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

I am writing to express my strong support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy. As a concerned resident of Thunder Bay, I believe that implementing these standards will bring both economic and public health benefits while ensuring a sustainable future for our community, in particular for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change.

Green Development Standards will create energy efficient buildings benefiting residents with cost savings from reduced utility bills. It will also lead to investments in green infrastructure, stimulating job creation in the clean energy and sustainable construction sectors. Additionally, green development enhances property values and attracts businesses committed to sustainability, positioning our city as a forward-thinking leader in economic resilience, innovation and sustainability.

More importantly the health implications of sustainable development cannot be overstated. Improved air quality through reduced emissions will lower rates of respiratory illnesses such as asthma and chronic obstructive pulmonary disease. Heat pumps will provide a clean heat source in the winter and cooling in the summer. Furthermore, climate-resilient infrastructure minimizes health risks associated with extreme weather events, ensuring the well-being of all residents.

I urge City Council to support this initiative as part of our city's commitment to its Net Zero Strategy. As leaders of in our community, you must take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. I appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely,
Nicola Wilberforce/Darren McCormick

Name: Dr. Brianna Alkenbrack
Address: 2465 Scott Drive, Shuniah ON
Date: March 10, 2025

Mayor Boshcoff and Members of City Council
City of Thunder Bay

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

I am writing to express my strong support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy. As a concerned resident of Thunder Bay, I concur with leading environmental experts and city planners that implementing these standards is essential to protect us against the harms caused by climate change. GDS will bring both economic and public health benefits while ensuring a sustainable future for our community, for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change.

Green Development Standards will create energy efficient buildings benefiting residents with cost savings from reduced utility bills. It will also lead to investments in green infrastructure, stimulating job creation in the clean energy and sustainable construction sectors. Additionally, green development enhances property values and attracts businesses committed to sustainability, positioning our city as a forward-thinking leader in economic resilience, innovation and sustainability.

As a family physician, I see residents of Thunder Bay every day with chronic illness that are hugely impacted by environmental decline. Improved air quality through reduced emissions will lower rates of respiratory illnesses such as asthma and chronic obstructive pulmonary disease. Heat pumps will provide a clean heat source in the winter and cooling in the summer. Furthermore, climate-resilient infrastructure minimizes health risks associated with extreme weather events, ensuring the well-being of all residents, and reducing the burden on the health care system.

I urge City Council to join the growing number of municipalities across Canada that have adopted GDS by supporting this initiative as part of our city's commitment to its Net Zero Strategy. Adopting this standard would also bring us into alignment with the Federal Government's Green Building Strategy and related policies. As leaders of our community, you must take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. I appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely, signed:

Dr. Brianna Alkenbrack, MD, CCFP, BScH

A handwritten signature in dark ink, appearing to read 'B Alkenbrack', is written over a horizontal line.

Rena Viehbeck
2310 Government Rd
Thunder Bay, ON
P7G 1V1
March 2, 2025

Mayor Boshcoff and Members of City Council
City of Thunder Bay

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

I am writing to express my strong support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy. As a concerned resident of Thunder Bay, and former Sustainability Manager for the City of Thunder Bay, I believe that implementing these standards will bring both economic and public health benefits while ensuring a sustainable future for our community, in particular for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change.

Green Development Standards will create energy efficient buildings benefiting residents with cost savings from reduced utility bills. It will also lead to investments in green infrastructure, stimulating job creation in the clean energy and sustainable construction sectors. Additionally, green development enhances property values and attracts businesses committed to sustainability, positioning our city as a forward-thinking leader in economic resilience, innovation and sustainability.

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I urge City Council to support this initiative as part of our city's commitment to its Net Zero Strategy. As leaders of in our community, you must take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. I appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely,
Rena Viehbeck

Kevin Brooks
431 Ambrose Street
Thunder Bay ON P7B 1M5
March 5, 2025

Mayor Boshcoff and Members of City Council
City of Thunder Bay
Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

I am writing to express my strong support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy. As a concerned resident of Thunder Bay, I concur with leading environmental experts and city planners that implementing these standards is essential to protect us against the harms caused by climate change. GDS will bring both economic and public health benefits while ensuring a sustainable future for our community, for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change.

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More importantly, the health implications of sustainable development cannot be overstated. Improved air quality through reduced emissions will lower rates of respiratory illnesses such as asthma and chronic obstructive pulmonary disease. Heat pumps will provide a clean heat source in the winter and cooling in the summer. Furthermore, climate-resilient infrastructure minimizes health risks associated with extreme weather events, ensuring the well-being of all residents.

I urge City Council to join the growing number of municipalities across Canada that have adopted GDS by supporting this initiative as part of our city's commitment to its Net Zero Strategy. Adopting this standard would also bring us into alignment with the Federal Government's Green Building Strategy and related policies. As leaders of our community, you must take this action to respond to the climate crisis.

The nay-sayers will say that the city cannot afford to adopt Green Building Standards, but that short-term thinking only perpetuates the climate crisis the city has officially acknowledged. Looked at through the perspective of long-term health and well-being, the city and its citizens will see significant benefits and economic gains from adopting Green Building Standards.

Thank you for your leadership and dedication to building a healthier, more resilient city. I appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely,

A handwritten signature in black ink that reads "Kevin Brooks". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Kevin Brooks

Lise Sorensen
384 Van Norman St.
Thunder Bay, ON P7A4C3
March 5, 2025

Mayor Boshcoff and Members of City Council
City of Thunder Bay

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

I am writing to express my strong support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy. As a concerned resident of Thunder Bay, I believe that implementing these standards will bring both economic and public health benefits while ensuring a sustainable future for our community, in particular for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change.

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I urge City Council to support this initiative as part of our city's commitment to its Net Zero Strategy. As leaders of in our community, you must take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. I appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely,
Lise Sorensen

Support for the Adoption of Green Development Standards

1 message

Lynn Palmer <clpalme1@lakeheadu.ca>
To: tbayctc@gmail.com

Mon, Mar 10, 2025 at 11:29 PM

March 10, 2025
Mayor Boshcoff and Members of City Council
City of Thunder Bay

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

I am writing to express my strong support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy. As a concerned resident of Thunder Bay, I believe that implementing these standards will bring both economic and public health benefits while ensuring a sustainable future for our community, in particular for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change.

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I urge City Council to support this initiative as part of our city's commitment to its Net Zero Strategy. As leaders of our community, you must take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. I appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely,

Lynn Palmer
PhD Forest Sciences

Support for the Adoption of Green Development Standards

1 message

SUZANNE ALLAIN <allain6k@gmail.com>
To: "tbayctc@gmail.com" <tbayctc@gmail.com>

Thu, Mar 6, 2025 at 7:38 AM

Suzanne Allain

Address: [224 Kuszner Crescent Thunder Bay](#)

Date: march 6

Mayor Boshcoff and Members of City Council

City of Thunder Bay

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

I am writing to express my strong support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy. As a concerned resident of Thunder Bay, I concur with leading environmental experts and city planners that implementing these standards is essential to protect us against the harms caused by climate change. GDS will bring both economic and public health benefits while ensuring a sustainable future for our community, for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change.

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I urge City Council to join the growing number of municipalities across Canada that have adopted GDS by supporting this initiative as part of our city's commitment to its Net Zero Strategy. Adopting this standard would also bring us into alignment with the Federal Government's Green Building Strategy and related policies. As leaders of our community, you must take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. I appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely, signed: Suzanne Allain

Dr. Stephanie Block
22 Summit Ave, Thunder Bay ON

March 9, 2025

Mayor Boshcoff and Members of City Council
City of Thunder Bay

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

I am writing to express my strong support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy. As a concerned resident of Thunder Bay, I concur with leading environmental experts and city planners that implementing these standards is essential to protect us against the harms caused by climate change. GDS will bring both economic and public health benefits while ensuring a sustainable future for our community, for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change.

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Thank you for your leadership and dedication to building a healthier, more resilient city. I appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely,
Dr. Stephanie Block

Name: *Shelley Crawford*
Address: *1625 Coral Bay Dr. Shumiah, ON L7A 0G4.*
Date: *Feb 26.*

Mayor Boshcoff and Members of City Council
City of Thunder Bay

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

I am writing to express my strong support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy. As a concerned resident of Thunder Bay, I concur with leading environmental experts and city planners that implementing these standards is essential to protect us against the harms caused by climate change. GDS will bring both economic and public health benefits while ensuring a sustainable future for our community, for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change.

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Thank you for your leadership and dedication to building a healthier, more resilient city. I appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely, signed:

Crawford

March 17, 2025

Name: Shirley Dewilde
Address: #17-50 Walkover St. Thunder Bay, P7B 1L2
Date:
Mayor Boshcoff and Members of City Council
City of Thunder Bay

Subject: Support for the Adoption of Green Development Standards

Dear Mayor Boshcoff and Members of City Council,

I am writing to express my strong support for the adoption of Green Development Standards as a critical step toward achieving our city's Net Zero Strategy. As a concerned resident of Thunder Bay, I concur with leading environmental experts and city planners that implementing these standards is essential to protect us against the harms caused by climate change. GDS will bring both economic and public health benefits while ensuring a sustainable future for our community, for our youth, seniors and homeless who are most significantly impacted by greenhouse gas emissions and resulting climate change.

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Adopting this standard would also bring us into alignment with the Federal Government's Green Building Strategy and related policies. As leaders of our community, you must take this action to respond to the climate crisis.

Thank you for your leadership and dedication to building a healthier, more resilient city. I appreciate your consideration of this vital initiative and look forward to seeing meaningful progress toward our Net Zero goals.

Sincerely, signed:

Shirley Dewilde



Mayor's Taskforce on Building More Homes Advisory Committee Meeting Minutes

Wednesday, February 19, 2025, 12:36 p.m.

McNaughton Room - 3rd Floor, City Hall

1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 02-2025

Vice-Chair: Ken Ranta

At the request of the Chair, Ken Ranta chaired the meeting.

2. Members

Mayor Ken Boshcoff

Justyn Desjardins - Representative - Institution Delivering Construction and Trades Training

Harold Lindstrom - Representative - Construction/trades Association involved in Housing Construction

Paul Magiskan - Representative - Indigenous led Stakeholder with Affordable Housing Development Experience

Ken Ranta - Representative - Public/Non-Profit Housing Organization involved in Affordable Housing

John Stephenson - Member of Public with Working Knowledge of Research involvement in Housing and Housing Affordability and Development

3. Officials

John Collin, City Manager

Kerri Marshall, Commissioner - Growth

Joel DePeuter, Director - Development Services

Matthew Pearson, Senior Advisor - Growth

Summer Stevenson, Project Manager - Housing Accelerator

Larry Joy, Policy Assistant to the Mayor

Jamie Lee Kostecki, Manager - Community Development

Katie Piché, Council & Committee Clerk

4. Disclosures of Interest

No disclosures of interest were declared.

5. Agenda Approval

MOVED BY: Paul Magiskan

SECONDED BY: John Stephenson

WITH RESPECT to the February 19, 2025 meeting of the Mayor's Taskforce on Building More Homes Advisory Committee, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

6. Confirmation of Previous Minutes

MOVED BY: Justyn Desjardins

SECONDED BY: Paul Magiskan

THAT the Minutes of Meeting 01-2025 Mayor's Taskforce on Building More Homes Advisory Committee, held on January 29, 2025, be confirmed.

CARRIED

7. Housing Accelerator Fund Draft Annual Agreement Report

Project Manager Summer Stevenson provided an update on the status of the Housing Accelerator Fund Annual Agreement Report, due on March 7, 2025. Committee will review and discuss the draft Report provided. A summary of the Report will be presented to Council on March 17, 2025.

Summer Stevenson advised that it is required to submit an annual report as part of the Housing Accelerator Fund program. A report to Council, detailing the report is tentatively scheduled for March 17, 2025.

The following information was discussed:

- Summary of Agreement report
- Reporting period- February 5, 2024 to February 4, 2025
- Thunder Bay has reached 99.7% of first year target and is on track with permits, action plan and remaining initiatives for 2025.
- Thunder Bay classified as top performing municipality

- Top performing municipalities invited to apply for additional funding and must be in compliance with ten best practices within HAF program. Additional funding will be limited. Deadline to apply is March 7, 2025.

- Affordable units
- ADU Grant Program
- Agreements with land purchasers
- Studies on lands, must be prepared for development
- How additional funding is triggered

A discussion was held relative to the Central Avenue Development Lands' lots and types of properties that will be built on them. It was noted that a development plan will be created, in consultation with key stakeholders.

Further discussion was held on the following:

- eligibility of new projects (ie: permanent supportive housing)
- public availability of current land studies (ie: geotech)

8. 2024 Grant Program Results

Memorandum from Project Manager Summer Stevenson, dated February 12, 2025 providing an overview of the 2024 Grant Program Results.

Summer Stevenson provided an overview and responded to questions. The following items were discussed:

- 2024 program results/key grant program indicators
- overview of total applications, approved and waitlisted
- timelines for disbursement of funds
- overview of the following:
 - Additional dwelling unit grant program
 - Affordable rental housing grant program
 - Construction assistance grant program
 - Multi-unit residential grant program
 - Housing Community Improvement Plan Sub-Grants
 - Scoring card for multi-use unit applications

Further discussion was held relative to average market rent based on unit size; building code/"barrier free" criteria and potential concerns (requirements within building code relative to accessibility and energy efficiency); and the City's ability

to flag these concerns at the building permit stage. Permit processing time was also discussed. Development Services will follow up at the next meeting regarding building permit approval timelines.

9. Housing Accelerator Fund (HAF) Action Plan Update - February

Memorandum from Project Manager Summer Stevenson, dated February 12, 2025, relative to the Action Plan Update for February, for information.

Summer Stevenson provided an overview on Thunder Bay's housing target progress and responded to questions.

It was noted that Thunder Bay achieved 99.7% of the first annual target, and 20% of the overall target from February 5, 2024, to February 4, 2025. In 2025, Thunder Bay will need 676 net new units to remain on track. It was also noted that the next funding disbursement from the federal government will be received April 1, 2025.

10. New Business

10.1 Upcoming Tariffs

A discussion was held and concerns were raised relative to potential rising costs of building materials due to tariffs being implemented by the US, and a question was asked relative to safety net funding for approved projects that are set to commence in 2025.

11. Next Meeting

The next meeting date will be held on March 19, 2025 at 12:30 p.m. in the McNaughton Room.

12. Adjournment

The meeting adjourned at 2:05 p.m.



Downtown Fort William Revitalization Committee Meeting Minutes

Wednesday, February 28, 2024, 4:00 p.m.

Martin Room - 3rd Floor, City Hall

1. Downtown Fort William Revitalization Committee Meeting 01-2024

Chair: Stephen Margarit

2. Members

Councillor Mark Bentz

Scott Bradley

Councillor Brian Hamilton

Scotia-Leigh Kauppi

Michael Larizza

Stephen Margarit

3. Officials

Joel DePeuter, Director - Development Services

Devon McCloskey, Supervisor - Planning Services

Peder Olsen, Property Agent - Realty Services

Guy Walter, Landscape Architect

Kelly Hell, Committee Clerk

4. Guests

Jeff Palmer, Urban Systems

5. Welcome and Disclosures of Interest

6. Agenda Approval

MOVED BY: Councillor Mark Bentz
SECONDED BY: Michael Larizza

WITH RESPECT to the February 28, 2024, meeting of the Downtown Fort William Revitalization Committee, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

7. Minutes of Previous Meeting

The Minutes of Meeting 07-2023 Downtown Fort William Revitalization Committee, held on December 13, 2023, to be confirmed.

MOVED BY: Councillor Mark Bentz
SECONDED BY: Michael Larizza

THAT the Minutes of Meeting 07-2023 of the Downtown Fort William Revitalization Committee, held on December 13, 2023, be confirmed.

CARRIED

8. Downtown Fort William Strategic Renewal Plan

Discussion was held relative to the above noted.

The final version of the Downtown Fort William Strategic Renewal Plan was provided to the Committee via email prior to the meeting. The Committee agrees that the requested changes were met including formatting fixes, moving summaries of relevant community improvement plans to the appendix, and to ensure the document is accessible to post online.

9. Strategic Renewal Plan Implementation Options Report and Committee Conclusion

A discussion was held relative to the memorandum from Peder Olsen, Property Agent – Realty Services dated February 21, 2024, regarding the conclusion of the Downtown Fort William Revitalization Committee as the mandate has been met per the Terms of Reference.

The Committee agreed that there is value in continuing to meet and discussed

meeting bi-annually, annually, and at the call of the Chair as the project meets milestones. Development Services expressed concern regarding ongoing support to the Committee due to the emphasis on housing within the City's Strategic Plan through the Mayor's Task Force to accelerate housing, which will increase the workload of existing limited staff resources.

The Committee Clerk will discuss options with Office of the City Clerk.

The following revisions to the Terms of Reference were discussed:

- 1) reduced meeting schedule
- 2) monitoring the Downtown Fort William Strategic Renewal Plan moving forward
- 3) adding additional City representatives to encompass all components for the revitalization.

10. New Business

11. Meeting Schedule

A discussion was held relative to the above noted. The meeting schedule is to be determined.

12. Adjournment

The meeting adjourned at 5:40 p.m.



LAKEHEAD REGION
CONSERVATION AUTHORITY

February LRCA Board Meeting
Lakehead Region Conservation Authority
February 26, 2025 at 4:30 PM
130 Conservation Road/Microsoft Teams

Members Present:

Albert Aiello, Robert Beatty, Donna Blunt, Rudy Buitenhuis, Dan Calvert, Trevor Giertuga, Sheelagh Hendrick, Greg Johnsen, Brian Kurikka, Jim Vezina

Members Present (Remote):

Grant Arnold

Also Present:

Tammy Cook, Chief Administrative Officer

Ryne Gilliam, Lands Manager

Melissa Hughson, Watershed Manager

Ryan Mackett, Communications Manager

Melanie O'Riley, Administrative Clerk/Receptionist, recorder of Minutes

John Collin, City Manager, City of Thunder Bay, part of Meeting

Deanna Walker, Manager, Reality Services, City of Thunder Bay, part of Meeting

Rilee Willianen, Encampment Response Plan Lead, City of Thunder Bay, part of Meeting

1. CALL TO ORDER

The Chair called the meeting to order at 4:30 p.m.

2. ADOPTION OF AGENDA

THAT: the Agenda be adopted as published.

Motion: #35/25

Motion moved by Dan Calvert and motion seconded by Albert Aiello. **CARRIED.**

3. DISCLOSURE OF INTEREST

None.

4. MINUTES OF PREVIOUS MEETING

***THAT:** the Minutes of the Lakehead Region Conservation Authority 71st Annual Meeting held on Wednesday, January 29, 2025 be adopted as published.*

Motion: #36/25

Motion moved by Dan Calvert and motion seconded by Albert Aiello. **CARRIED.**

5. IN-CAMERA AGENDA

***THAT:** we now go into Committee of the Whole (In-Camera) at 4:32 p.m.*

Motion: #37/25

Motion moved by Albert Aiello and motion seconded by Dan Calvert. **CARRIED.**

***THAT:** we go into Open Meeting at 6:15 p.m.*

Motion: #38/25

Motion moved by Albert Aiello and motion seconded by Dan Calvert. **CARRIED.**

***THAT:** the In-Camera Minutes of the Lakehead Region Conservation Authority January 29, 2025 meeting be adopted as published.*

Motion: #39/25

Motion moved by Dan Calvert and motion seconded by Sheelagh Hendrick. **CARRIED.**

City of Thunder Bay representatives left the meeting.

6. BUSINESS ARISING FROM PREVIOUS MINUTES

None.

7. CORRESPONDENCE

None.

8. STAFF REPORTS

8.1. Kam River Erosion Control, Victor Broadway - Operation, Maintenance and Surveillance Plan – 2025

Members reviewed and discussed Staff Report KAMEC-01-2025 related to Kam River Erosion Control, Victor Broadway Operation, Maintenance and Surveillance Program.

***THAT:** Staff Report KAMEC-01-2025 be received.*

Motion: #40/25

Motion moved by Sheelagh Hendrick and motion seconded by Dan Calvert. **CARRIED.**

8.2. 2024 Victor Street Monitoring Reports

Members reviewed and discussed Staff Report KAMEC-02-2024 related to the 2024 Victor Street Slope Monitoring Reports.

***THAT:** Staff Report KAMEC-02-2024 and the Victor Street Slope Monitoring Report, dated October 4, 2024, and the Victor Street Slope Monitoring Report, dated December 5, 2024 be received.*

Motion: #41/25

Motion moved by Rudy Buitenhuis and motion seconded by Robert Beatty. **CARRIED.**

8.3. 2024 Asset Management Plan Strategy Update

Members reviewed Staff Report LM-03-2025 related to updates to the 2024 Asset Management Plan Strategy.

***THAT:** Staff Report LM-03-2025 be received for information.*

Motion: #42/25

Motion moved by Robert Beatty and motion seconded by Rudy Buitenhuis. **CARRIED.**

9. CHIEF ADMINISTRATIVE OFFICER'S REPORT

9.1. Monthly Treasurer's Report

Members were provided with the monthly Treasurer's Report for January's Administration and Capital.

9.2. Administrative By-Law Update

Members reviewed and discussed Staff Report Policy-By-Law No. 1, Administrative By-Law Version 6.0. The Administrative By-Law was amended to incorporate various updates as recommended by Conservation Ontario in order to improve and keep the document current.

***THAT:** Administrative By-Law No. 1/2018, Version 6.0 be approved.*

Motion: #43/25

Motion moved by Rudy Buitenhuis and motion seconded by Robert Beatty. **CARRIED.**

9.3. Conservation Authorities Act Hearing Guidelines Update

Members reviewed and discussed Policy-DEVREG-09-2025 related to the updated LRCA's *Conservation Authorities Act* Hearing Guidelines (Version 4.0) to reflect the various changes to the Act and the enactment of O.Reg. 41/24: Prohibited Activities, Exemptions and Permits.

***THAT:** Conservation Authorities Act Hearing Guidelines, Version 4.0 be approved.*

Motion: #44/25

Motion moved by Robert Beatty and motion seconded by Brian Kurikka. **CARRIED.**

9.4. Remuneration of Members 2025 Policy Update

Members reviewed and discussed Staff Report Policy-BOD-06-2025 which updated the per diem rate and provided the 2025 remuneration rate for Members per the policy.

***THAT:** Board Policy BOD-06: Remuneration of Members be amended as outlined in Staff Report Policy BOD-06-2025.*

Motion: #45/25

Motion moved by Brian Kurikka and motion seconded by Jim Vezina. **CARRIED.**

10. PASSING OF ACCOUNTS

***THAT:** having examined the accounts for the period January 1, 2025 to January 31, 2025 cheque #3459 to #3486 for \$88,507.82 and preauthorized payments of \$126,286.88 for a total of \$214,794.70, we approve their payment.*

Motion: #46/25

Motion moved by Robert Beatty and motion seconded by Brian Kurikka. **CARRIED.**

11. REGULATORY ROLE

Members were provided with the summaries of the Plan Input and Review program and Section 28 permits issued since last meeting.

12. PROJECTS UPDATE

12.1. Communication Manager Projects Update

Members were advised that the LRCA will be participating at the CLE Spring Home & Garden Show in April.

Members were advised that the Education Coordinator will be conducting education programs in partnership with the Thunder Bay Catholic District School Board (TBCDSB) in March. A financial contribution of \$4,700 from TBCDSB was made to carry out the program.

12.2. Lands Manager Projects Update

None.

12.3. Watershed Manager Projects Update

It was noted that February 14, 2025 snow surveys indicated that the snow survey locations were slightly below average for snow depth and water content, when compared to the historical averages for February 15.

It was noted that the water level of Lake Superior continues to be below average.

It was noted that LRCA staff presented at the "2025 Invasive Species Forum" related to the Thunder Bay Regional Phragmites Collaboration. It was noted that LRCA Environmental Planner, Michelle Willows and Watershed Biologist, Jessie McFadden were awarded a "Leadership Award" by the Sault Ste. Marie-based Invasive Species Centre, a non-profit organization, on their efforts to remove and control invasive phragmites.

13. NEW BUSINESS

None.

14. NEXT MEETING

Wednesday, March 26, 2025 at 4:30 p.m.

15. ADJOURNMENT

THAT: the time being 6:27 p.m. **AND FURTHER THAT** there being no further business we adjourn.

Motion: #47/25

Motion moved by Brian Kurikka and motion seconded by Robert Beatty. **CARRIED.**



Chair



Chief Administrative Officer

Corporate Report

REPORT NUMBER 052-2025-Growth-Development Services-Planning Services	
DATE PREPARED March 4, 2025	FILE 58T-00501
MEETING DATE April 14, 2025	
SUBJECT Amend Draft Approval of Plan of Subdivision – Mountainview Estates – Shore Bay	

RECOMMENDATION

WITH RESPECT to Report 052-2025-Growth-Development Services-Planning Services, we recommend that the request by Stantec, agent for the owner, to extend draft plan approval for three additional years to April 14, 2028, as it applies to Mountainview Estates Draft Plan of Subdivision (58T-00501), legally described as Part Of Lots 17 & 18 Concession 3, S.K.R., municipally known as 1811 Mountain Road, be approved;

AND THAT the extension approval be subject to the conditions outlined in Attachment B and on the November 27th, 2021 Draft Plan of Subdivision prepared by J.D. Barnes Limited. being Attachment C to this report;

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

EXECUTIVE SUMMARY

The subject lands received draft approval for a plan of subdivision comprising of 69 lots for single detached homes on April 11, 2022. The current Owner recently purchased the land and intends to complete the remaining conditions and complete the subdivision. The draft approval will lapse without an extension.

The Owner is requesting that the deadline to complete the conditions of draft subdivision approval be extended for three additional years to April 14, 2028. Administration is recommending that the extension be granted, subject to the original draft plan approval conditions.

This recommendation is made on the basis that the draft subdivision continues to be permitted by the Official Plan and Zoning By-law, as well as the reasonableness of the extension request and its justification.

DISCUSSION

In April 2022, Council approved the draft subdivision plan for Mountainview Estates (58T-00501), as depicted in Attachment A, to be serviced by municipal piped water and individual private septic systems.

The draft subdivision plan includes 69 residential lots, new streets, and seven blocks of land to be dedicated for public use (two stormwater blocks, two walkway blocks, and four open space blocks) and requires an extension to prevent its lapsing. The original applicant/developer was unable to complete the conditions to enter into a Subdivision Agreement due to unforeseen circumstances. The new Owner (Developer) recently acquired the lands and plans to fulfill the conditions of draft plan approval and move forward with the Subdivision Agreement to develop the lands.

A number of the conditions of draft approval have yet to be satisfied and the current owner has requested an extension of three years to April 14, 2028.

Planning Services, Engineering, Parks & Open Spaces staff, and Utilities have reviewed the existing draft conditions and do not raise any concerns related to the requested extension.

Planning Services supports the Developer's request to extend Draft Plan Approval to April 14, 2028. This recommendation is made on the basis that the subdivision continues to be permitted by the Official Plan and Zoning By-law, as well as the reasonableness of the extension request and its justification.

FINANCIAL IMPLICATION

There are no direct financial implications associated with this report.

CONCLUSION

Administration recommends that draft plan approval for the Mountainview Estates Draft Plan of Subdivision (58T-00501), be extended and that the conditions of draft plan approval be modified as contained in Attachment B.

BACKGROUND

The subject lands received draft approval for a plan of subdivision on April 11, 2022, under application by a previous owner. The development did not proceed and the current owner recently purchased the lands with the intention to fulfill the conditions, enter into a Subdivision Agreement and complete the subdivision.

REFERENCE MATERIAL ATTACHED

Attachment A – Property Location
Attachment B – Conditions of Draft Plan Approval
Attachment C – Approved Draft Plan

REPORT PREPARED BY

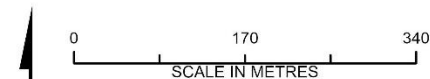
Decio Lopes, RPP, MCIP, Supervisor – Planning Services

REPORT SIGNED AND VERIFIED BY

Kerri Marshall, Commissioner - Growth

Date (04/02/2025)

Property Location



CITY OF
Thunder Bay
Superior by Nature
DEVELOPMENT SERVICES

CON 3 S/R PT LT 17&18 RP55R8646 PT PT 1 REMAINDER PCL 24568

ATTACHMENT B - Draft Approval Conditions for File 58T-00501

DRAFT APPROVAL CONDITIONS FOR 58T-00501 apply for a period of 3 years, ending on April 14, 2028 for the plan, shown on Attachment "C" of Report R 052-2025 (Planning Services) being the draft plan prepared by J.D. BARNES LIMITED dated November 27th, 2021, which provides a total of 69 lots for single detached dwellings, two stormwater blocks, two walkway blocks, new streets, and four open space blocks.

STANDARD CONDITIONS:

1. That the streets shall be named to the satisfaction of the City of Thunder Bay.
2. That Blocks 70, 71, 72, 73, 74, 75, 76, and 77 be conveyed to the City of Thunder Bay.
3. That the owner shall satisfy itself that all lots conform to the requirements of By-law 1-2022, as amended.
4. Easements and Easement Agreements as may be required for utility or drainage purposes shall be granted by the appropriate Authority and that the City is to be advised in writing, by the appropriate authority, as to how this condition has been satisfied.
5. That a 0.3 metre reserve be dedicated to the City at the limits of any streets abutting neighbouring lands, and at the limit of the streets at the end of each stage of development.
6. That the owner shall enter into a general subdivision agreement satisfactory to the City of Thunder Bay to satisfy all the requirements, financial, insurance, and otherwise, concerning the dedication of lands, provision of roads, walkway, parkland, fencing, signage, street lighting, and the installation of services and drainage facilities.
7. That prior to final approval, the owner conduct an archaeological assessment to the satisfaction of the Ministry of Heritage, Sport, Tourism, and Culture Industries and that any recommendations be included in Subdivision Agreement between the City and the owner.
8. That the Owner shall provide a final servicing study prepared by a Professional Engineer, to the satisfaction of the City Engineer, and that any requirements are included in Subdivision Agreement between the City and the Owner.

ATTACHMENT B - Draft Approval Conditions for File 58T-00501

9. That the Owner shall provide a final hydrogeological and geotechnical study prepared by a Professional Engineer for the design of the subdivision, including the road system, stormwater management facilities, and individual septic systems, which shall include an appraisal of the groundwater conditions in the area with recommendations for permanent groundwater control measures, to the satisfaction of the City Engineer. This final study shall include confirmation that the Provincial Policy Statement site conditions are suitable for the long-term provision of partial services with no *negative impacts*, to the satisfaction of the City Engineer, Planning Services Division, and the Thunder Bay District Health Unit, and that any requirements are included in Subdivision Agreement between the City and the Owner.
10. That the Owner shall prepare a final lot grading, drainage, servicing, stormwater, and erosion control plans prepared by a Professional Engineer, to the satisfaction of the City Engineer, and that any requirements are included in Subdivision Agreement between the City and the Owner.
11. That the Owner shall provide a final stormwater management report prepared by a Professional Engineer and a stormwater facility landscaping plan prepared by a Landscape Architect, addressing the stormwater management quantity and quality control requirements, to the satisfaction of the City Engineer and the Lakehead Region Conservation Authority, and that any requirements are included in Subdivision Agreement between the City and the Owner.
12. That the Owner shall provide a final flood study and hydraulic analysis, including a cut-fill analysis prepared by a Professional Engineer for any water crossings or works proposed in the flood plain, to the satisfaction of the City Engineer and the Lakehead Region Conservation Authority, and that any requirements are included in Subdivision Agreement between the City and the Owner.
13. That the Owner shall provide a final meander belt analysis and erosion hazard assessment, in conjunction with the final geotechnical design and a fluvial geomorphological assessment all to be prepared by a qualified professional, to the satisfaction of the City Engineer and the Lakehead Region Conservation Authority, and that any requirements are included in the Subdivision Agreement between the City and the Owner.
14. That the Owner shall provide a final traffic impact study, prepared by a Professional Engineer, showing the proposed street classifications within the development, the

anticipated effects from the development on existing streets and highways that abut or serve the development, staging recommendations including temporary access requirements, and recommendations for any on-site or off-site traffic related improvements to be completed, to the satisfaction of the City Engineer and the Ministry of Transportation, and that any requirements are included in the Subdivision Agreement between the City and the Owner.

15. That the Owner shall, for each stage of the development, satisfy the City Engineer that the servicing and access requirements for each proposed stage are acceptable, and that any requirements are included in the Subdivision Agreement between the City and the Owner.
16. Specifically related to lots 51 to 56, that the Owner shall demonstrate through an assessment completed by a qualified biologist, that the active broad-winged hawk nest has ceased to be used, otherwise, these lots shall not be developed and a minimum 100 m radius be protected (left undisturbed) around the nest, as long as the nest is occupied.

CONDITIONS TO BE INCLUDED IN A SUBDIVISION AGREEMENT:

17. That the Subdivision Agreement between the City and the Owner contain a provision:
 - a. For the construction of fences along all park blocks, open space, walkway blocks, and stormwater management facilities, to the satisfaction of the Parks & Open Spaces Section and the City Engineer.
 - b. Wherein the Owner agrees to provide and install street, parks, and stormwater facility signage to the satisfaction of the City Engineer and the Parks & Open Spaces Section.
 - c. Wherein the Owner agrees to provide and install a barrier and a “no trespassing” sign at the western limit of the new street abutting the private lands to advise the general public that the lands to the west are privately owned.
 - d. Wherein the Owner agrees to maintain the natural condition of Blocks 70 and 71, and to complete any additional improvements to these lands as may be required, to the satisfaction of the City Engineer, Parks & Open Spaces Section, and the Ministry of Transportation.
 - e. Wherein the Owner agrees to complete any vegetation clearing between late August and mid-April to avoid the migratory bird nesting season, due to the potential for migratory birds to establish nests in the vegetation on-site.

- f. Wherein the Owner agrees, that for the area of the identified bat roosting habitat, vegetation removal should be avoided, however, if it cannot be avoided, the Ministry of Natural Resources and Forestry timing restrictions for clearing vegetation of May 15 to July 31 (to be confirmed with the MNRF) will be followed.
18. That the Subdivision Agreement contain a provision wherein the Owner agrees to include in all offers of purchase and sale the following notices:
- a. For all lots, notice that the adjacent lands to the west of the subdivision are identified for future development.
 - b. For all lots, notice that homeowners should utilize water conservation features and techniques as the lands are serviced with an unlimited supply of City water that will ultimately discharge into the natural environment through their private septic systems.
 - c. For all lots, notice that these lots may be subject to higher than normal water pressures, and the dwellings on these lots shall be equipped with a pressure regulating device to maintain water pressure in the dwelling at less than 550KPa (80 psi).
 - d. For all lots, notice that there is potential for migratory birds to establish nests in the vegetation on site. Any vegetation clearing should be completed between late August and mid-April to avoid the migratory bird nesting season, however, timing restrictions should be verified with the Ministry of Natural Resources and Forestry prior to any vegetation removal.
 - e. For certain lots (to be determined as part of the detailed design for each stage), notice that raised septic beds may be required.
 - f. For certain lots (to be determined as part of the detailed design for each stage), notice that these lots are discouraged from including basements due to the presence of high groundwater and the potential for groundwater elevations to increase over time, or that the basements be constructed above an elevation to be identified by the subdivision developers' Professional Engineer.
 - g. For lots 9, 12 to 16, 33, 34, 37, 38, 48 and 49, notice that a stormwater management facility may be constructed on the adjacent lands, and these facilities will be subject to fluctuating water levels.
 - h. For lots 1 to 16, 21, 22, 29, 30, 33 to 43, 45 to 54, 56, 57, and 61 to 60, notice that a fence may be constructed along the limits of the lots abutting all park blocks, open space, walkway blocks, and stormwater management facilities.

- i. For lots 21, 22, 29, and 30, notice that these lands abut a public walkway block.
- j. For lots 10, 13, 35, 37, 41, 49, 57, and 62, notice that these lots may require additional slope stabilization measures or works as they encroach into the stable slope and / or 6m wide access allowance for access to the stable slope.
- k. For lots 8 to 19, 21 to 23, 26 to 30, 32 to 54, 57, 61, and 62, notice that a permit from the Lakehead Region Conservation Authority may be required prior to the issuance of any building permits and prior to any modifications or grading works to the lots.
- l. For lots 1 to 42, and 62 to 69, notice that a permit from the Ministry of Transportation may be required prior to the issuance of any building permits and prior to any modifications or grading works to the lots.

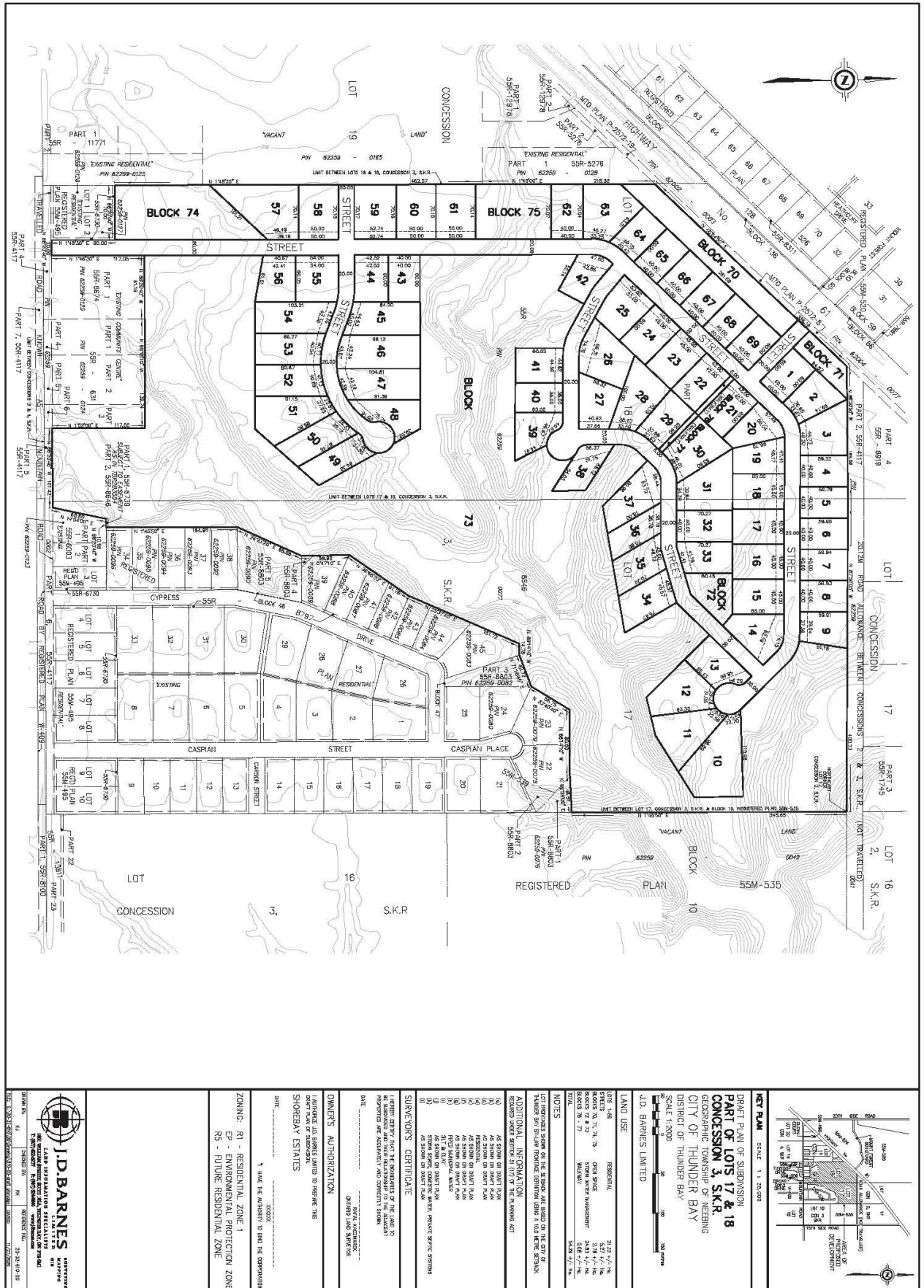
CONDITIONS TO BE COMPLETED AT REGISTRATION OF THE SUBDIVISION:

19. The Owner shall:

- a. Satisfy the City Engineer that the applicable requirements of the *Environmental Assessment Act* have been met.
- b. Satisfy the City Engineer with respect to the dedication of land for drainage and stormwater management purposes.
- c. Satisfy the City Engineer with respect to servicing the subdivision and providing all required easements for drainage, servicing, access, temporary turning circles, or otherwise, and for releasing or modifying any existing easements.

20. The agreement shall be registered against the title of the lands to which it applies.

Page 91 of 104



Corporate Report

REPORT NUMBER 007-2025-Growth-Development Services-Planning Services

DATE

PREPARED

February 20, 2025

FILE PROJ-03-2023

MEETING DATE

March 17, 2025

SUBJECT

Delegation of Approval Authority for Certain Planning Applications

RECOMMENDATION

WITH RESPECT to Report 007-2025, we recommend that Administration be directed to bring forward policy changes through an Official Plan Amendment to allow for approval of Minor Zoning By-law Amendments, Consents, and Subdivision approvals to be delegated to the Manager of Planning Services;

AND THAT Council direct Administration to provide public notice of its intent to hold a public meeting to amend the Official Plan as it applies to delegation of planning approvals;

AND THAT Council direct Administration to prepare the necessary by-laws to authorize the delegations of authority to the Manager of Planning Services;

AND THAT the proposed delegation of Authority By-law provide for the referral of Planning matters back to Council or the Committee of Adjustment in appropriate circumstances;

AND THAT Council direct Administration to present the Official Plan Amendment and associated by-laws to City Council for decision by November 24th, 2025.

LINK TO STRATEGIC PLAN

The delegation of certain planning authorities to City Administration directly supports the growth and sustainability pillars of the 2023-2027 Strategic Plan and will streamline development approval processes.

EXECUTIVE SUMMARY

This report recommends that City Council delegate approval authority for minor Zoning By-law Amendments, Consent applications, and Subdivision approvals to the Manager of Planning Services. These proposed changes support Thunder Bay's growth

objectives by accelerating development approvals, increasing administrative efficiency, and enhancing the customer experience.

The proposed delegation is consistent with provincial legislation and reflects best practices from other Ontario municipalities. Subject to Council approval, Administration will bring forward specific policies and by-laws for approval before the end of the year to delegate the following:

1. Minor Zoning By-law Amendments including:
 - a) Removal of a holding symbol;
 - b) Introduction of a holding symbol;
 - c) Enactment of a temporary use by-law and extension;
 - d) Housekeeping zoning by-law updates;
2. Granting Consent, including lot severance, lot addition, boundary adjustment, easement/right of way registration, validation of title, and registration of lease of more than 21 years, upon application.
3. Subdivision approvals and time extension, where all requirements of the Zoning By-law and Official Plan are met.

All delegated decisions will remain subject to legislated requirements of the *Planning Act*, maintain conformity with the Official Plan, and public notice and appeal provisions.

These changes will advance the implementation of the One Stop Development Shop, improve housing supply, and support the City's Smart Growth objectives by freeing Council and the Committee of Adjustment to focus on strategic planning matters.

DISCUSSION

This report recommends that an Official Plan Amendment and delegation by-laws be brought forward for Council's consideration to delegate additional planning approval authority to Administration.

Delegating the approval of minor Zoning By-law amendments, consents and subdivision approvals will speed up timelines, improve customer experience, increase efficiency and reduce the number of applications that are heard by Council and the Committee of Adjustment.

Administration has identified additional planning matters that implement Council approved policies and regulations and are currently recommended for delegation to staff. In addition to streamlining development approvals, this would allow Council and the Committee of Adjustment to focus on more intensive, strategic or impactful applications such as Official Plan Amendments, Major Zoning By-law Amendments or contested consents and minor Zoning By-law amendments. As Administration continues

to review the planning processes, additional areas that are appropriate for delegation may be brought forward to Council.

The recommendation to streamline and delegate approvals is consistent with the City's 2023-2027 Strategic Plan, the One Stop Development Shop initiative and forms part of Council's approved Housing Pledge Action Plan to improve housing supply and affordability.

Minor Zoning By-Law Amendments

Recent amendments to the *Planning Act* provide Council the ability to delegate the approval of zoning by-law amendments that are of a "minor nature" to a Committee of Council or to Administration provided the City's Official Plan contains provisions specifying the subject matter of by-laws that are delegated. While the *Planning Act* does not define the phrase "by-laws that are of a minor nature", it does state that the term includes but is not limited to by-laws lifting of holding (H) provisions and the passing of temporary use by-laws.

Holding Provisions

Section 36 of the *Planning Act* establishes the authority for the passage of holding provision by-laws.

Holding provisions can enable a conditional approval giving an applicant assurance that their development may proceed subject to certain conditions being met. To further streamline development approvals, staff anticipate that Holding provisions may be used more often to facilitate timely decisions. By delegating the approval of the removal of Holding provisions to staff, it will speed up approval of these routine implementation matters and also increase administrative efficiency.

For additional administrative efficiency, staff also recommends delegation of authority to Administration to establish Holding provisions such as where land is identified as susceptible to flooding and erosion hazards by the Lakehead Region Conservation Authority (LRCA). Currently, Council will pass Holding By-laws applicable to areas determined necessary by the LRCA under its mandate and permitting authority. As development specific studies are completed or regulatory mapping is updated, Holding provisions would be either removed or applied by Administration consistent with any updated technical information. With delegated approval to Administration, these changes can occur without the need for a Public Meeting of Council.

Temporary Use By-laws

Section 39 of the *Planning Act* establishes the authority for the passage of temporary use by-laws. Temporary use by-laws can authorize temporary uses within a defined

area for a specific period of time not exceeding three years, but may be extended. An exception is that a garden suite may be permitted for a period of up to 20 years.

Minor Zoning By-law Amendments

Section 34 of the *Planning Act* establishes the authority to pass zoning by-laws. The comprehensive Zoning By-law must be relevant to modern development trends and issues and updated regularly. Housekeeping by-laws are necessary to complete minor updates that provide greater clarity, address minor issues such as typographical, grammar and numerical errors, formatting, outdated or inconsistent provisions, and incorporate approved site specific amendments.

In response to the recent amendments to the *Planning Act* several municipalities including Toronto, Guelph, Kitchener, London, Ottawa, Greater Sudbury, Ajax, Norfolk County and Brantford have delegated authority to their administration to pass minor by-law amendments. The specifics of these delegations varies among municipalities.

Consents

Section 53 of the *Planning Act* establishes the authority to grant Consent and Section 54(5) permits Council to delegate this authority to Administration. Consent under the *Planning Act* means severance, lot addition, boundary adjustment, easement/right of way registration, validation of title, and registration of lease of more than 21 years. Consents are generally technical in nature and, where proposed in fully serviced urban areas, rarely have operational implications for the City. The Committee of Adjustment currently decides on Consent applications.

Municipalities including Greater Sudbury, Owen Sound, Kingston, and Burlington have delegated consent approval to staff.

Subdivision

Section 51 of the *Planning Act* establishes the authority for Council to approve subdivisions and Section 51.2(1) allows for Council to delegate this authority to Administration. Through recent changes to the *Planning Act*, appeals are now limited to certain specified agencies and a public meeting is no longer required. Changes were made with the objective of streamlining processes to allow for in office approvals.

According to the Ontario Professional Planners Institute, approximately 1/3 of surveyed Ontario Municipalities have delegated subdivision approval authority to staff.

Referrals

Administration will recommend a process for matters to be referred up to Council or the Committee of Adjustment, as the case may be, such as where the application does not conform to the Official Plan or intent of the Zoning By-law. The processing timeline

would be impacted since the file would be presented to a future public meeting or hearing where staff would present their planning analysis and recommendation for the proposal.

FINANCIAL IMPLICATION

Streamlining planning decisions using tools enabled by the Province presents a no-cost opportunity to reduce development timelines impacted by Council and Committee of Adjustment meeting schedules and reporting deadlines.

CONCLUSION

Delegating minor planning approvals to the Manager of Planning Services will accelerate development approvals, increase administrative efficiency, and enhance the customer experience. The proposed changes apply to clearly defined areas where all applicable requirements are met.

This approach is consistent with provincial legislation and mirrors best practices from other Ontario municipalities. By streamlining routine approvals and establishing a referral process for more complex or sensitive matters, these changes will support implementation of the One Stop Development Shop and enable Council and the Committee of Adjustment to focus more on strategic planning matters.

BACKGROUND

In 2021, the Province passed Bill 13, the “*Supporting People and Businesses Act*”, which, among other things, amended Section 39.2 of the Act to allow for minor zoning amendments to be delegated to a Committee of Council or a member of staff. This change was intended to help streamline the planning approval process and reduce some of the administrative burden placed on municipal Councils.

Further, City Council may also delegate the authority to grant consents issued under Section 54 of the *Planning Act* to an appointed officer on terms determined by Council.

Bill 109, *More Homes for Everyone Act*, 2022 introduced tighter deadlines for planning decisions to be made.

Currently Planning matters delegated to Administration include extending the term of Subdivision Agreements and negotiating and executing notification, garden suite, development, condominium and site plan control agreements.

REPORT PREPARED BY

Devon McCloskey, RPP, MCIP, Manager - Planning Services – Growth Department

REPORT SIGNED AND VERIFIED BY

Kerri Marshall, Commissioner - Growth

Date (04/02/2025)

Growth Department

Memorandum

TO: Krista Power, Director – Legislative Services & City Clerk **FILE:** PROJ-03-2023

FROM: Devon McCloskey, Manager- Planning Services
Development Services, Growth

DATE: 03/27/2025

SUBJECT: Request for Presentation - Delegation of Approval Authority for
Certain Planning Applications

**MEETING &
DATE:** Committee of the Whole - 04/14/2025 (mm/dd/yyyy)

I respectfully request an opportunity to provide a presentation relative to Corporate Report 007-2025 (Growth-Development Services) – Delegation of Approval Authority for Certain Planning Applications.

I, Devon McCloskey, Manager - Planning Services will provide a Power Point presentation.

Thank you,



Devon McCloskey, Manager - Planning Services

Growth Department

Memorandum

TO: Krista Power, Director – Legislative Services & City Clerk **FILE:**

FROM: Cynthia Olsen, Director – Strategy & Engagement
Growth – Strategy & Engagement

DATE: 03/27/2025

SUBJECT: Funding Contributions

MEETING & DATE: Committee of the Whole - 04/14/2025

The approved 2025 Budget includes allocations of \$51,900 each for the following community-based strategies: Poverty Reduction Strategy, Food Action Network of Northwestern Ontario (formerly Thunder Bay & Area Food Strategy), and Age Friendly Thunder Bay, and \$15,000 for Incident Reporting & Referral Services (\$10,000 for referral service and \$5,000 for the annual report) through Lakehead Social Planning Council.

A ratified resolution is required to allow the Corporation to enter into service agreements with the not-for-profit organizations leading implementation of the strategies and confirm the appropriate signing authorities.

WITH RESPECT to the Memorandum from Director – Strategy & Engagement Cynthia Olsen dated February 11, 2025, we recommend that funding contributions in the amount of \$51,900 be provided to the following community-based strategies: Poverty Reduction Strategy (Lakehead Social Planning Council), Food Action Network of Northwestern Ontario (Food Action Network of Northwestern Ontario), Age Friendly Thunder Bay (Age Friendly Thunder Bay), and \$15,000 for Incident Reporting & Referral Services (Lakehead Social Planning Council) to support coordination of these community-based strategies;

AND THAT representatives of the strategies continue to report back annually on progress in implementing their respective strategy;

AND THAT the Mayor and City Clerk be authorized to sign all documentation related to this matter;

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

Growth Department

Memorandum

TO: Krista Power, Director – Legislative Services & City Clerk **FILE:** 20 1004327

FROM: Peder Olsen, Property Agent
Realty Services
Growth | Development Services

DATE: 03/28/2025 (mm/dd/yyyy)

SUBJECT: Downtown Fort William Strategic Renewal Plan – Implementation
Options Outstanding Item 2024-001-DEV

MEETING & DATE: Committee of the Whole – 04/14/2025 (mm/dd/yyyy)

This memorandum addresses Council's direction to Administration on April 22, 2024, regarding the Downtown Fort William Revitalization Committee and recommends that item 2024-001-DEV be removed from the Outstanding List.

At the April 22, 2024 City Council meeting, a resolution as contained in the April 15, 2024 Committee of the Whole minutes was carried, directing Administration to continue to advance the implementation of the Downtown Fort William Strategic Renewal Plan (the Plan) within current resource levels and mandates; and that the Downtown Fort William Revitalization Committee review its Terms of Reference; and that Administration review the necessity of the Downtown Fort William Revitalization Committee and report back on or before April 14, 2025.

The Downtown Fort William Revitalization Committee met on March 18, 2025, and received updates from Administration on impactful projects and implementation activities aligned with the goals of the Plan, including progress on the Reimagine Victoriaville project, community safety and well-being initiatives, and Housing Accelerator-supported projects. The Committee reviewed the Terms of Reference and concluded that the document remains relevant, while identifying minor housekeeping revisions that Administration can implement.

Given that Council is currently undertaking a broader governance review which includes a review of framework of council advisory committees, no additional changes to the

Committee structure or mandate are recommended at this time. Administration will continue to engage the Downtown Fort William Revitalization Committee to seek their input, perspectives, and guidance, specifically in the development of the City Manager's Workplan Item: "Develop a Viable Revitalization Action Plan for the South Core" scheduled for completion by Q4 2026.

The following recommendation is presented for consideration at the April 14, 2025, Committee of the Whole meeting:

WITH RESPECT to the Memorandum from Peder Olsen, Property Agent – Realty Services, dated March 19, 2025, we recommend that Outstanding Item 2024-001-DEV be removed from the Outstanding List;

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

Memorandum

Office of the City Clerk
Fax: 623-5468
Telephone: 625-2230

TO: Mayor & Council

FROM: Krista Power, Director – Legislative Services & City Clerk

DATE: Tuesday, April 1, 2025

SUBJECT: Outstanding List for Planning - Growth Session as of April 1, 2025
 Committee of the Whole – April 14, 2025

The following items are on the outstanding list for Planning - Growth Session:

Reference Number (yyyy-nnn-MTG)	Department/Div	Outstanding Item Subject	Resolution Report Back Date - (on or before date)	Revised Report Back Date - (on or before date) (Memos presented at COW updating or delaying Item)
2023-010-DEV	Infrastructure, Development & Operations - Realty Services	Hillcourt Estates	Mar-18-2024	Mar-31-2028
2024-001-DEV	Infrastructure, Development & Operations - Realty Services	Downtown Fort William Strategic Renewal Plan - Implementation Options	Apr-14-2025	
2024-002-DEV	Infrastructure, Development & Operations - Planning Services	Housing Accelerator Fund - Affordable Rental Housing Funding Program - Results of Program & Potential Adjustments	Jun-16-2025	

2024-003-DEV	Infrastructure, Development & Operations - Planning Services	Strategic Core Areas Community Improvement Plan - Results of Program & Potential Adjustments	Jun-16-2025	
2024-004-DEV	Infrastructure, Development & Operations - Planning Services	Deferral - Surplus Real Properties - Woodside Parkette	Jan-13-2025	Mar-31-2027
2025-001-GROWTH	City Manager's Office-Strategic Initiatives & Engagement	Boulevard Garden and Maintenance By-law	Q2-2027	