

Standing Committee Report

REPORT NUMBER 330-2025-Growth-Development Services-Realty Services			
DATE			
PREPARED	October 7, 2025	FILE	25 504394
STANDING COMMITTEE MEETING DATE October 28, 2025			
SUBJECT Call for Proposals Update			

PURPOSE

For Information Only.

EXECUTIVE SUMMARY

The City of Thunder Bay continues to make meaningful progress in expanding its housing supply and reaching its early goals for the Housing Accelerator Fund Program (HAF). To sustain this momentum, achieve broader growth objectives and keep smart growth a top priority, it is important to expand the supply of high-potential infill lands ready for development.

In response to these needs, the City issued a “Call for Proposals” which identified 10 high potential Opportunity Sites and invited proposals that align with the City’s development vision for smart, sustainable, and inclusive growth. Administration received and evaluated a number of promising proposals, demonstrating strong interest and confidence in the City’s direction.

Together, the leading proposals represent the potential for approximately 1,385 new units – a significant addition to the City’s housing supply. These developments would also generate new employment, support local businesses, and provide substantial sustained economic benefits.

The next steps include inviting public input through issuing notice of the potential surplus and sale of four Opportunity Sites, followed by a report back to Growth Standing Committee on November 25, 2025 seeking endorsement. Subject to Council approval of designating the lands surplus, Administration would then negotiate agreements of purchase and sale and return to Council for approval.

KEY CONSIDERATIONS

On June 2, 2025, the City of Thunder Bay issued a Call for Proposals which invited development proposals for 10 infill Opportunity Sites to advance housing, growth and sustainability goals. This approach is a proactive method for making public lands available for development. By focussing on strategic infill opportunities, this work supports the City's readiness for growth, encourages complete and compact communities, and provides additional information on the intended use of the surplus lands.

The response to the Call for Proposals was strong, with more than a dozen submissions received for six of the ten Opportunity Sites, with several attracting multiple proposals. High scoring proposals were identified for four Opportunity Sites. Administration will now proceed with the surplus declaration notice process to advance the potential development of the following sites.

- 300 Tokio Street, approximately 400 units, 6.44 Acres, Zoning: Urban Mid-Rise
- 144 Fanshaw Street, approximately 200 units, 3.00 Acres, Zoning: Urban Low-Rise
- 791 Arundel Street, approximately 600 units, 7.90 Acres, Zoning: Community
- 211-223 Tupper St & 224 Camelot St, approximately 185 units, 0.7 Acres, Zoning: Downtown Neighbourhood

If fully realized, these four site could collectively deliver:

- Approximately 1,385 new residential units across multiple affordability levels and housing types
- 709 units permitted by the end of 2026, contributing directly to the City's HAF Year Three targets
- Estimated \$2–3 million in land sale revenue
- Significant construction investment valued at approximately \$400 million
- Estimated new annual property tax assessment growth of approximately \$1.4 to 2.8 million

The Call for Proposals remains open to encourage continued development interest in the remainder of the sites.

This work directly aligns with the City's Strategic Plan Growth Pillar and the draft Smart Growth Action Plan by facilitating the development of new housing supply options, supporting urban density through complete, compact, and walkable development, and promoting affordable and equitable mixed-use neighbourhoods that meet the community's housing needs. Increasing the supply of developable land by declaring City-owned lands as surplus directly supports the City's efforts to increase the housing supply and is part of the Council Approved Housing Accelerator Fund Action Plan.

If the four high scoring proposals were to move forward with building permits obtained in 2026, the City would be well positioned to meet its Year Three Housing Supply Growth Target of 708 new units under the HAF Program and unlock the final Housing Accelerator advance of \$5.88 Million for 2027. Not only would the volume of units be extremely significant, but these developments maintain a focus on building affordable and sustainable mixed-use neighbourhoods that support the growth, inclusivity and long-term prosperity of our City for all residents.

Next Steps

On October 29, 2025, Administration will issue notice to the public that Council will consider declaring the four properties identified above as surplus and invite community input.

On November 25, 2025, Administration will report back to the Growth Standing Committee on community input received and will seek endorsement of the Committee on any surplus declaration. Summary information on the proposals will be provided.

FINANCIAL IMPLICATION

There are no direct financial implications associated with this for information report.

The surplus declaration of Opportunity Sites would result in a range of sustained economic benefits to the City and community.

BACKGROUND

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

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

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

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

On October 9, 2024 the 10 Opportunity Sites were presented to the Development Community at the Build Thunder Bay Stakeholder Roundtable chaired by the City Manager.

The Call for Proposals was issued in June 2025. The public was invited to submit development proposals on the 10 Opportunity Sites. The City has also made efforts to bring these properties to a “shovel-ready” condition to expedite the development process. Many exciting proposals were received that will help to accelerate the housing supply while enabling economic growth. Proposals were evaluated based on alignment with housing and growth objectives, developer capacity and track record and addressing community and neighbourhood need.

Closed Session property related and information reports are not included in this background summary.

REFERENCE MATERIAL ATTACHED

Attachment A - Tokio Map
Attachment B - Fanshaw Map
Attachment C - Arundel Map
Attachment D - Tupper & Camelot Map

REPORT PREPARED BY

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REPORT SIGNED AND VERIFIED BY

Kerri Marshall, Commissioner – Growth

Date (10/20/2025)