

MEMORANDUM

TO: Mayor's Taskforce on Building More Homes Advisory Committee

FROM: Joel DePeuter, Director – Development Services

DATE: November 12, 2025

RE: **Call for Proposals**

The purpose of this memorandum is to provide the Mayor's Taskforce on Building More Homes Advisory Committee ("Taskforce") with an update on the Call for Proposals for large opportunity sites that was held summer 2025.

Background

On June 2, 2025, the City of Thunder Bay issued a Call for Proposals for 10 high potential opportunity sites comprised of parcels of City-owned vacant land for the purpose of growing the urban housing supply, building vibrant neighbourhoods, and supporting sustainable development. The Call for Proposals was open for a period of 8 weeks and closed on July 31, 2025.

The Taskforce was notified of the Call for Proposals via email from Manager – Realty Services Walker on Monday, June 2, 2025, and via a memorandum from Project Manager Stevenson dated June 11, 2025, for discussion at the June 18, 2025, Taskforce meeting.

Results

More than a dozen submissions were received for 6 of the 10 sites. Proposals were scored by the City's internal Development Review Committee. High scoring proposals were identified for 4 of the 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 sites 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 Housing Accelerator Fund 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 \$1.4 to \$2.8 million

Next Steps

The City issued notice of the potential surplus of the 4 sites beginning on October 29, 2025. This provides the public with an opportunity to provide input prior to a report back to Growth Standing Committee on November 25, 2025, for endorsement.

Unlocking lands for housing development supports the Housing Accelerator Fund Approved Action Plan and the City's housing targets. The proposed projects offer an opportunity to potentially meet, or even exceed, the housing supply growth target of 1,755 homes.

As such, the following motion is presented for the Committee's consideration:

WITH RESPECT to the memorandum from Director Joel DePeuter dated November 12, 2025, the Mayor's Taskforce on Building More Homes Advisory Committee recommend that City Council approve the surplus of 300 Tokio Street, 144 Fanshaw Street, 791 Arundel Street, 211-223 Tupper Street & 224 Camelot Street.