

Standing Committee Report

REPORT NUMBER 387-2025-Growth-Development Services-Realty Services			
DATE PREPARED		FILE	
November 24, 2025		25 504394	
STANDING COMMITTEE MEETING DATE		December 1, 2025	
SUBJECT		Surplus Declaration - Call for Proposals – 4 Opportunity Sites	

PURPOSE – To seek endorsement of the Standing Committee on Growth

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

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

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

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

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

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

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

EXECUTIVE SUMMARY

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

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

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

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

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

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

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

KEY CONSIDERATIONS

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

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

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

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

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

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

Next Steps

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

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

CONSULTATION

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

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

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

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

Broader Public Comments

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

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

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

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

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

300 Tokio St.

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

211-223 Tupper St. & 224 Camelot St.

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

144 Fanshaw St.

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

791 Arundel St.

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

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

Specific Comments Received

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

144 Fanshaw Street

Total Number of Inquiries/Comments: 34

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

300 Tokio Street

Total Number of Inquiries/Comments: 3

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

211-223 Tupper Street & 224 Camelot Street

Total Number of Inquiries/Comments: None.

791 Arundel Street

Total Number of Inquiries/Comments: 52

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

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

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

FINANCIAL IMPLICATION

There are no direct financial implications associated with this report.

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

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

BACKGROUND

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

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

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

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

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

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

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

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

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

REFERENCE MATERIAL ATTACHED

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

REPORT PREPARED BY

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REPORT SIGNED AND VERIFIED BY

KERRI MARSHALL, COMMISSIONER - GROWTH

Date (11/26/2025)