

Zack & Jessica White
432 Toledo St.
Thunder Bay, ON

November 16th, 2025

Build Thunder Bay team,

We are writing today to voice our concerns regarding the proposed 600 unit development at 791 Arundel. We live on the corner of Toledo St. and Arundel St. along with our two baby girls. Our home has driveway access on both streets and our large back windows on both the main and upper floor look out at the beautiful green space. With no tree coverage between us and the property, we have a unique perspective of the use of this community space. There is rarely a time we glance out the window and don't see at least one person utilizing the paved path or various unpaved trails on the property. It is a very popular trail system and one of the most beautiful and scenic paved paths in the city. Given our shared property line with the proposed development, proximity to both Arundel and Toledo, and lack of natural visual barrier, few city residents would be more negatively impacted by this development than us.

The 600 unit development, as shown in the conceptual rendering posted by the city, would dwarf our property. This would reduce the amount of sunlight we receive, increase light pollution at night, increase noise levels, decrease privacy/safety, increase traffic, and reduce the value of our property below what it would have been if this area were to remain as green space. I don't think any reasonable person in our position would want to have 600 units of housing built right out their back window. The primary reason we bought this house in 2023 was for the view, privacy, and access to the beautiful green space that we have been fortunate to enjoy, thus far.

From our family's perspective, the ideal outcome would be for the greenspace to remain as it is. When we first learned about the potential development after the October 28th meeting of the standing committee on growth, we created an online petition that has so far gained over 300 signatures of local residents opposing the development. The list of names and signatures as well as comments from signees is appended to this letter. I was also in attendance at the Current River ward meeting held on November 5th where over 100 concerned citizens came out to voice their opposition to the project, save one individual who spoke in favor. It is clear that there are a large number of city residents that do not want this project to happen and wish for the green space to remain as it is. We are certainly, and understandably, among them.

However, we understand the situation that the COTB is in. We understand the current need for housing in our city and the \$5.88M HAF grant that is contingent upon some very ambitious housing targets. We understand that urban sprawl creates a tremendous strain on the city services relative to tax base and that infill and urban densification in areas already connected to city services is a much more economical way to increase the housing supply. We understand the features of the property that make it attractive for potential development. We're also fully aware that our property line ends at our fence. Land beyond that belongs to the COTB and that entity can do with it what it pleases. However, the standing committee and ultimately council are the ones who decide if this proposed development will take place, and to what extent. The members of that council are elected by the residents of the city to be their voice and reflect the views and

needs of the residents in their decisions. I hope that council considers the concerns of the members of the community opposing this project when they make their decisions.

If it is decided by council that some amount of multi-unit housing need be developed on 791 Arundle, our request is that it be done in a reasonable and responsible manner that addresses the concerns of the nearby residents and other community members. 600 units does not fit in line with the current makeup of the area and would be a massive influx of new residents, and vehicles; increasing traffic on both Arundle and Toledo. A development of that size would change the neighborhood character and culture for generations to come. The justification for the size of development must be based on more than short-term monetary gain achieved by hitting housing targets. Our recommendations to balance the need for housing with the impact on the local residents and community are as follows:

- 1) Leave the popular paved path as is by limiting development to the east and north sides of the path only. This would allow the community to continue to use the path and maintain privacy for the Toledo residents along the south half of the property.
- 2) Plant mature trees or hedges between the paved path and the west property line along the north section of the property to provide those Toledo residents with a similar level of privacy as their southern neighbors.
- 3) Maintain the existing tree line along Arundle to allow some privacy and noise barrier from Arundle traffic to both Toledo residents and residents of the potential development.
- 4) Reduce the number of housing units down to something more reasonable and appropriate to the area. Something similar in scale and density to the existing condo and apartment buildings across the street from 791 Arundle.
- 5) Limit the number of stories of new apartment buildings to 4 stories to reduce the impact on neighboring properties and the natural beauty of the area.
- 6) Place the vehicle access for the proposed development directly across from the east entryway of Parkview Place at 790 Arundle St. This creates some distance between the intersection of Toledo and Arundel, as well as the driveway for the home at 432 Toledo. This location would improve safety by essentially creating a two-way stop intersection.

We feel that these recommendations are all fair and strike a balance between the city's need for infill housing and the impact on the adjacent properties and surrounding community. We are not against housing being created for people that need it. We are also not against new people being able to enjoy all the area has to offer. We simply want to limit the negative impacts on our property and the community, if it's determined that development move forward on this property. Thank you for your consideration in this matter. We would be happy to discuss further details at your convenience.

Sincerely,

Zack & Jessica White

Enclosures: Image of proposed development extents

Online petition including names, signatures, and comments for consideration