



## Ward Meeting Minutes

**Wednesday, November 26, 2025, 7:00 p.m.**

**Thunder Bay 55 Plus Centre**

**700 River Street**

### **1. Red River Ward Meeting 03-2025**

Chair: Councillor Michael Zussino

### **2. Resource Persons**

Aaron Ward, Manager - Engineering

Flo-Ann Track, Council & Committee Clerk

### **3. Welcome and Opening Remarks**

The Chair provided a land acknowledgement and introductory comments.

There were approximately 46 people in attendance.

### **4. Minutes of Previous Meeting**

Minutes of the 02-2025 Red River Ward meeting held on October 2, 2025, for information.

### **5. Intercean Development – Central Avenue Development Lands**

Aaron Ward, Manager - Engineering provided an overview of the Central Avenue Development Lands, historically known as the Intercean Development and responded to questions.

Discussion was held relative to the above noted. Some of the items discussed as follows:

- How we got here/why here?
  - Thunder Bay needs more housing and more housing options

- Most recent study "Thunder Bay Housing Lands Needs Study & Strategy" presented to Council June 2024
- This location was identified as a "Top 10 Sites to Prioritize for Future Development"
  - this is just one component of the various Housing and Growth initiatives the City is working on
    - visit [buildthunderbay.ca](http://buildthunderbay.ca) for more information
- Located in the centre of the City
  - close to urban services and amenities
  - currently has access to municipal watermain, no sanitary sewers or storm sewers
    - 2 sanitary connections available to east from Amber Drive
  - roads are built to various previous standards, combination of paved and gravel, no formal trails or sidewalks, limited street lighting
    - lack of funding in the past and low density did not allow the city to prioritize this area
- High-level estimate concludes the Central Avenue Lands and surrounding lands could accommodate up to 1200 residential units in the long-term (included adjacent lands along Reaume Street and Lakehead University)
- September 2024 successfully secured \$10.4 million Provincial "Housing-Enabling Water Systems Fund" money specifically for underground works (watermain, storm and sanitary sewer, and stormwater management works) covering 73% of eligible costs
- January 2025 successfully secured \$8.64 million Provincial "Housing-Enabling Core Services Fund" money specifically for above-ground works (roadworks - paving, sidewalks & trails, street lighting, intersection improvements) covering 50% of eligible costs
- Preliminary Infrastructure stats:
  - Approximately,
    - 3.2 km sanitary sewers
    - 2.6 km watermains

- 2.6 km storm sewers
  - 2 to 4 new stormwater management facilities
  - 1 km of upgrades to gravel roads including paving, lighting, drainage, sidewalks
  - 2 km multi-use trails
  - intersection improvements
  - widening of McIntyre River crossing
- Revised completion date - March 2029
  - Total anticipated cost \$31.5 million
    - by leveraging and stacking other Federal & Provincial funds, less than \$3 million will be City tax and water/sewer rate funds
- Where are we now?
  - As the contractor, the City has completed several Background and Existing Condition Studies including:
    - Stages 1-3 Archaeological Assessments
    - Conceptual Development Plans
    - Environmental Impact Studies & Species Risk Assessments
    - Stages 1-2 Environmental Site Assessment
    - Geotechnical and Groundwater Investigation & Monitoring
    - Land Use Compatibility study
    - Property Boundary Verification
    - Topographic Surveys
    - Traffic Assessment and Traffic Impact Studies to determine what improvements are required - considers current and future development
    - Municipal Servicing (water distribution, storm & sanitary collection system) and Utility Assessment (hydro, telecommunications, gas)
    - Private Septic System Information - Thunder Bay District Health Unit

- Public Engagement
  - preliminary informal consultation has begun
    - 2 mail-outs to neighbourhood
    - discussion with residents, approval authority agencies, businesses, interest groups & stakeholders
      - all correspondence is being tracked and documented
      - will factor into upcoming formal engagement events and reports to Council
  - Upcoming opportunities for formal public engagement
    - Public Information Centres/Public Open House events will be advertised
    - City Council Public Meetings:
      - any changes to Zoning, create new roads or Surplus city owned lands requires City Council approval
      - affords the public an opportunity to voice any concerns
- Development Plan & Land Use Concepts
  - there are no plans to develop any of the existing baseball diamonds as part of this project
  - Development Plans
    - provide guidance and an overall layout and design of an area including the surrounding area
      - Housing, Retail, Commercial and Health Services, Public Service Facilities, Education, Parks and Green Spaces, Sustainable Mobility
    - framework for how an area should be developed to meet specific criteria
      - land use, servicing, amenities transportation, environmental protection
  - Land Use Concepts

- several high-level draft concepts have been developed but require work based on the findings of studies
  - these draft concepts will be provided for public feedback through formal public engagement
- Where are we going?
  - Finish review of Background & Existing Condition Studies
    - majority of the studies are done
  - Refine Development Plan options for public and stakeholder feedback
  - Plan & proceed with first of several public engagement events and formal public engagement process
- Answers to the following frequently asked questions were provided:
  - What type of new housing & development will be going in?
    - residential, urban low-rise, up to 6 storeys
  - Will I be required to connect to the new sanitary sewer?
    - No, it is not required, but the cost would be minimal during the development phase. If you choose to service your lot later, you will bear the full cost to do so
  - Has any new housing development been approved yet?
    - No
  - How can I ensure Council hears my opinion?
    - provide your feedback at upcoming Information Centres/Public Open House events, provide a deputation to City Council, contact City Council members individually or by email, speak with Administration
  - Is there any benefit to my property?
    - Street lighting, paved roads, sewer
  - What if I wanted to buy or sell land from the City?
    - to view current Properties & Lands for Sale visit the Realty Services website [Realty Services - City of Thunder Bay](#)
    - contact Realty Services to speak to a Property Agent 807-625-2991

- Why hasn't construction started yet?
  - A full review has not been completed
  - Some work will commence in 2026
  - Infrastructure to be completed by 2029
- When will the first formal Public Information Centre be held?
  - 1st Quarter 2026
  - Administration advised that information relating to neighbouring developments will be shared also
- Will my taxes increase?
  - taxes are based on the assessed value of your home
  - if you choose to connect to the sewer your taxes will not increase
  - your water bill will increase if you choose to connect to the sewer
- A resident asked why they did not receive any notice of the development?
  - As per the Planning Act residents residing within 75 metres in all directions of the development receive notice
  - Any resident having questions is welcome to attend the upcoming Public Information Centres/Public Open House events which will be advertised
- A resident asked if the trail along Golf Links Road will be affected?
  - Part of the plan includes trail improvements and the addition of a sidewalk on the opposite side of the street
- A resident asked if the Harbour Expressway has been considered as part of the East/West Trail System, not directly beside the Expressway, but across from the ditch?
  - Bridge work to cross the main drainage ditch (Lion Channel) is included in the 2026 Budget
  - The City has received Provincial ICIP Funding for a Trail System on the north side of the Harbour Expressway, another East/West connection trail from Golf links Road to Memorial Avenue

- A resident asked why is there no trail running north/south along Water Street?
  - The City does not own the land

## 6. 2026 Capital Projects - Red River Ward

The Chair provided an update of the Capital Projects included in the 2026 & 2027 Capital Budget for Red River Ward, currently before City Council and scheduled for ratification on December 2, 2025.

The following information for 2026 construction season was shared:

- Citywide Capital Initiatives
  - TBayTel Multiplex - Fall 2026
  - Victoriaville Revitalization - street work is next step
  - Marina Festival Area Parking Lot Renewal and Road Realignment - first stages of the full reconfiguration of the festival area at Marina Park
    - future work includes the Park, Playground, Berms, Vendor Area, Entrance
- Red River Ward
  - Residential Street Resurfacing
    - Windsor St. from Blucher Ave. to Junot Ave. S.
  - Sidewalk Replacement
    - Algoma St. N. from Red River Rd. to Camelot St.
    - Van Norman St. from Jean St. to Algoma St.
  - New Sidewalk and Multi-Use Trail
    - Oliver Rd. from Burwood Rd. to Golf Links Rd. - Spring 2026
    - Oliver Rd. from Keith Jobbit Dr. to Balmoral St. (carry-over project)
  - Watermain and Sanitary Replacement
    - College St. from Red River Rd. to Hebert St. (continuation from 2 years ago)
  - Watermain Replacement and Pavement Resurfacing

- Madeline St. from River St. to Crescent Ave., Watermain Replacement (River St. to Theresa St.)
  - Road, Intersection, and Storm Water Management Improvements
  - Innova Park Development - Traffic Signal Lights, Sidewalks & Storm Water Pond
  - Innovation Dr. from Golf Links Rd. to 300 metres westerly
  - Golf Links Rd. at Innovation Dr. – New Traffic Signals
  - Sanitary Sewer and Watermain Extension, and Intersection Improvements
  - Burwood Rd. from Oliver Rd. to 100 metres northerly
  - Oliver Rd. at Burwood Rd. – New Traffic Signals
- Sanitary and Storm Sewers, and Watermain Extensions
  - Central Avenue Development Lands
- New Pedestrian Bridge
  - Oliver Rd. at McIntyre River
- Park & Open Spaces Projects
  - Waverley Fountain & Cenotaph Structural, Mechanical and Electrical Design (carry-over project) funded by NOHFC and City
- Capital Facilities Construction Projects
  - 55 Plus Centre - Mechanical upgrades
  - Volunteer Pool & Community Centre - Building Envelope Repairs, Energy and Accessibility upgrades (pending funding approval)
- Hot In Place Pavement Rehabilitation
  - Fort William Rd and Water St. - carried forward to next year

The Chair shared the following information for the 2027 construction season:

- Central Avenue Development Lands - network expansion work will continue
- Juniper Dr. - pavement, streetlights; watermain, from Clarkson St. to Alder Ave.

- Maple Ave. from Windsor St. to Juniper Dr. - pavement, street lighting, watermain
- Alder Ave. will be completed last so construction in the area does not destroy new pavement
- Regent St. between Red River Rd. and Van Norman St. - pavement, sanitary sewer, watermain
- Algonquin Ave. - John St. to Tokio Ave. - sidewalks, street lighting
- Phillips St.- Phillips St. to McAuliffe Cres. - watermain, pavement

## 7. Ward and City Issues

### 7.1 Proposed Surplus of City Owned Lands

Resident Rod Seabrooke Proposed Surplus of City Owned Land - call for proposals re: 300 Tokio Street

A resident raised concerns about the conceptual construction project proposal the City received for a 400-unit apartment complex on Tokio St. between Picton Ave. and Junot Ave; the land is scheduled to be deemed Surplus by City Council on Tuesday, December 2, 2025 for future sale and development.

Discussion was held relative to the above noted. Some of the items discussed as follows:

- the concept that was chosen is out of character for the neighbourhood
- scale of the proposal is too large
- traffic concerns
- privacy
- noise
- three times larger than the Riviera Development on Junot Ave.
- where will that many people park
  - the concept includes underground parking
- seems like the City is fast tracking projects to meet Provincial goals

- the report before Council on Tuesday, December 2, 2025 is to Surplus properties, not to approve any future developments relating to this land
- lack of consultation with the neighbourhood
  - increase area of Notice, regardless of what the Planning Act requires, send more Notices out via mail
  - Call for Proposals was made public on June 2, 2025, closing date July 28, 2025
  - Public Notice was provided at the site, via mail, City website, Media, Facebook
  - Open House was held on November 19, 2025 at the Oliver Rd. Community Centre
- drainage onto abutting properties
  - this is addressed through the Site Plan Control process for all new development
- future need for a fly over
- reduced green spaces in the City
  - well utilized green space in the area - George Burke Park, McIntyre Trail
- City is trying to infill where infrastructure exists
- pollution
- height of the building will reduce light in neighbouring yards/homes
- Condos or rental units?
  - Rental units
- need for affordable housing
- Seniors are remaining in their family home because there are no alternative housing options
- there are not enough housing options on the market
  - more housing options will help to reduce the cost to rent/buy
- How can residents share their concerns with Members of Council

- Make a deputation
- Council contact information can be found on the City of Thunder Bay's [Meet Your City Council - City of Thunder Bay](#) web page
- Contact Realty Services at 807-625-2991

## **7.2 Tents - Unsheltered Homeless**

A resident asked if tents will still be permitted along McVickers Creek after the Temporary Shelter Village is completed.

The Chair advised that there will only be 3 designated locations for tent shelters in the City, the locations have not been confirmed at this time.

## **7.3 Status of Transitional Housing on Tupper**

A resident asked what the status of the proposed transition housing project on Tupper St. is

- The call for proposals resulted in over a dozen submissions which were evaluated and scored, resulting in four leading proposals, the transitional housing project did not meet the criteria for the specific opportunity sites.

## **8. Adjournment**

The meeting adjourned at 8:30 p.m.