

ATTACHMENT “D”

FACT SHEET- 300 TOKIO ST. (D79)

Property Location: 300 Tokio Street
Roll Number: 5804010029012000000
Legal Description: 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 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 (“the Lands”)

Area: 2.60 ha or 6.44 ac
File Number: 25 504394

EXISTING STATUS:

Present OP: Residential
Present Zoning: UM - Urban Mid-rise Zone
Present Use: Vacant Lands
Services Available: Yes

RECOMMENDATIONS:

Appraised Value: To be determined
Appraisal Date: N/A
Notice Method: Post Sign/City's Web Site/ Neighbourhood mail circulation

SPECIAL CONDITIONS:

Easements to be granted and/or retained, where required.

CONSULTATION:

PUBLIC CONSULTATION:

Public notice was provided through neighbourhood letter circulation, signs posted at the property and notice on the City's website. The following feedback was received:

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.

INTERNAL AND AGENCY CONSULTATION:

A circulation was undertaken to the various servicing departments and agencies regarding the surplus of this property, and no objections were received.