



**Engineering, Development &
Operations Division**

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Memorandum

TO: Krista Power, Director Legislative Services & City Clerk **FILE:**

FROM: Kayla Dixon, Commissioner of Infrastructure & Operations

DATE: October 10, 2024

SUBJECT: **Approval and Authorization for Interocean Development Infrastructure Servicing Agreement**

MEETING & DATE: Committee of the Whole Meeting – December 2, 2024

The City of Thunder Bay’s application for the Housing-Enabling Water Systems Fund (HEWSF) has been approved by the Ministry of Infrastructure. The application was for servicing the Interocean development area which is located north and south of Central Avenue between Balmoral Street and Golf Links Road. To proceed with the execution of the Transfer Payment Agreement (TPA), a resolution of Council authorizing the City to enter into this Agreement with the Province must be passed.

The Province is contributing 73% of the total eligible costs, up to a maximum of \$10,402,500, toward the Interocean Development Servicing project. The City will be responsible for a municipal contribution of \$3,847,500, as well as any additional costs that may arise during the project. This contribution can be funded from Provincial housing initiatives awarded to the City as appropriate. The project completion deadline is March 31, 2027.

The project involves constructing water, wastewater, and stormwater infrastructure in the Interocean area. This includes extending approximately 620 metres of new sanitary sewers along Central Avenue, installing approximately 2.6 kilometres of new watermains, and adding around 2 kilometres of storm sewers, covering both the north

and south sides of Central Avenue. Additionally, two new stormwater management facilities will be constructed, incorporating all necessary mechanical, electrical, and internal control systems to bring the facility online. The outcomes of this project will enhance the water system, promote growth, and enable the development of approximately 1,260 new housing units in Thunder Bay.

WITH RESPECT to the Memorandum from Kayla Dixon, Commissioner of Infrastructure & Operations dated October 10th, 2024, we recommend that the execution of the Transfer Payment Agreement (TPA) for the Housing-Enabling Water Systems Fund (HEWSF) between the Ministry of Infrastructure and the Corporation of the City of Thunder Bay be approved;

AND THAT the municipal contribution required to fund the remaining portion of the project to be included in the 2025 and 2026 Capital Budgets;

AND THAT the Director Engineering & Operations be authorized to execute any necessary agreements;

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

cc:

Laurie Fors, Manager of Central Support