



Ward Meeting Minutes

Thursday, June 13, 2024, 6:58 p.m.
Vance Chapman Public School
1000 Huron Avenue

1. Current River Ward Meeting 02-2024

Chair: Councillor Andrew Foulds

2. Resource Persons

Gordon Stover, Committee & Meeting Management System Coordinator

3. Welcome and Opening Remarks

The Chair welcomed those in attendance and provided introductory comments. There were approximately 45 people in attendance.

4. Minutes of Previous Meeting

Minutes of the Current River Ward meeting held on April 30, 2024, for information.

5. Ward and City Issues

5.1 1040 Huron Avenue

The Chair provided an overview of the housing complex currently in development at 1040 Huron Avenue:

- The lands at 1040 Huron Avenue were previously owned by the City.

- Council declared the property as surplus in 2003 and it was marketed for sale. It was listed for sale on the City's website and listed with a Realtor

from time to time.

- The property was sold to Ontario Aboriginal Housing Services (OAHS) in February 2022.

- Council approved the sale because the value was greater than the authority delegated to Administration for sale of surplus land by Council.

- Council's approval was given at Committee of the Whole public session.

- The property is in the Urban Mid-Rise (UM) Zone which permits Apartment Buildings.

- The lands will be used for residential purposes, we have no control over the type or tenure.

- This is a phased development and the current phase entails two 12-unit, 3 storey apartment buildings.

- The City has not received applications or site plans for any future phases including any potential development behind the new apartment buildings.

- No Planning Approvals (rezoning or variance) were required as the two, 12-unit apartment buildings meet the requirements of the Zoning by-law. Therefore, there was no public notice or public process requirement.

- Planning Services has issued a Site Plan Control Agreement. As part of Site Plan Control, Planning Services evaluates drainage, parking, onsite driveways (including fire routes), landscaping, location of waste facilities, impact on adjoining properties, etc.

- The building permits for the two, 12-unit apartment buildings were issued in April 2024. The floor plan for the buildings simply includes 1 bedroom apartment units and interior stairs and hallway. There are not any additional common areas or programming areas.

- The apartments are classified as affordable housing and are not specifically for clients with mental health and addiction issues.

-OAHS has hired staff including building coordinators and maintenance workers.

After the Chair provided the overview of the development project, residents expressed general concerns about potential for an increase in crime and drug-use in the area.

Traffic safety and congestion concerns especially in the morning around the school and at dismissal time were raised by residents.

Discussion was held relative to future rock blasting that may occur in the fall time. Neighbourhood surveys/questionnaire will be provided as notification to residents from the blasting company prior to beginning the work. Concerns were expressed regarding the blasting effects on surrounding properties and homes.

Residents expressed concerns over the lack of consultation for the apartment project in general prior to construction.

The Chair advised the property is still subject to the City's site plan control regarding requirements for landscaping, traffic, parking, water system, sidewalks, etc.

5.2 Homelessness and Encampments

Resident concerns were raised relative to the McVicar Creek Neighbourhood and the homeless encampments issue in the City.

Rules and standards for law enforcement need to be developed/implemented in the areas.

No concern for neighbourhood safety for surrounding residents and private properties as well as those individuals living in the tents.

There is an increasing number of encampments city-wide.

Concerns about private property trespassing as well as break and enters have been reported.

Visible drinking and drug-use.

City is being dismissive and not addressing the problem.

Neighbourhood residents are being threatened, intimidated and often confronted by people living in the encampments.

Littering and environmental concerns. Potential for the “camp fires” to spread.

Need to look at having a designated location in the city for the encampments.

The problem is getting worse and needs funding and assistance from upper levels of government.

The Chair advised that this is a country-wide issue, not just in Thunder Bay. Community stakeholder groups and social services are working together with the City to address this issue.

Police and paramedics do patrol the areas and offer help when required.

Councillors have been receiving numerous complaints regarding garbage and waste. City Council will be receiving a report on homelessness and encampments on June 24th to discuss potential options and next steps going forward.

6. Adjournment

The meeting adjourned at 8:40 p.m.