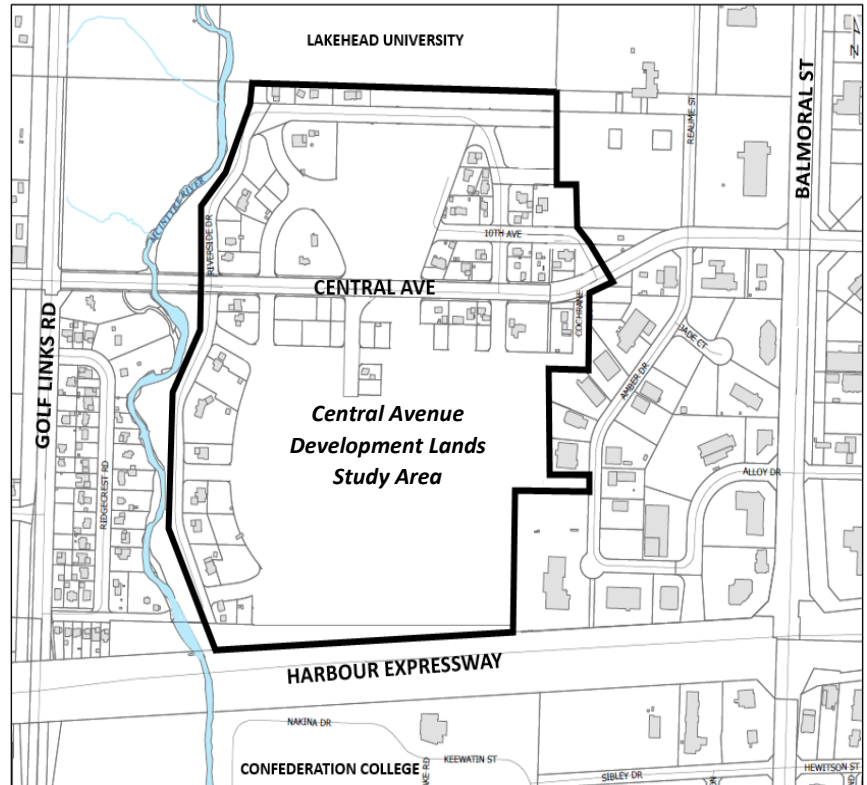


Laying the Groundwork for Growth

November 20, 2024

The City of Thunder Bay is providing this letter as an *advanced notice* to landowners, key agencies, and stakeholders of an upcoming public engagement process that the City will be starting in early 2025 to provide information and seek feedback on the Central Avenue Development Plan.

The City has identified the lands along Central Avenue, between Golf Links Road and Balmoral Street, as an area with significant potential for new growth and residential development. To review this further, the City has initiated several studies to evaluate the development potential and identify constraints within the area. This information will be used to assist in the preparation of a development strategy for these lands.



This area is referred to as the Central Avenue Development Lands.

Background

Thunder Bay is experiencing growth and needs more housing, and more housing options. The City recently completed a *Housing Lands Needs Study*, which found there are not enough existing homes in Thunder Bay. This shortage contributes to rising house prices and rental costs. Addressing the shortfall in home construction is one important way to ensure residents have access to housing that is attainable for them, across all housing types, including home ownership and rental units. An adequate supply of housing with attainable pricing is also a key strategy to attracting new residents and businesses to the City.

While the City does not build homes, the City can support new housing construction and can impact new housing costs in a number of ways.

With support from the Federal Government, the City has already launched the *Housing Accelerator Fund Program*, which includes several initiatives, such as grant programs, to support new housing within the urban area of the City. Through the *Housing Lands Need Study*, the City has identified several areas of City-owned land that may be made available for needed new attainable housing, including the Central Avenue Development Lands.

Initial Notice of Upcoming Study and Community Consultation Central Avenue Development Lands

Why here?

The Central Avenue Development Lands are designated as “Urban Residential” and were identified to offer a significant opportunity for residential development in the City’s Official Plan. However, urban services, such as municipal sanitary sewer and storm sewers, do not currently extend into this area, despite being available on adjacent lands. Due to the lack of urban services, this area has been zoned as “Future Development” in the City’s Zoning By-Law, which does not allow for further development until a *Development Plan* has been approved by Council.

These lands are located in the centre of the City and are in close proximity to urban services and amenities, such as Lakehead University, Confederation College, existing commercial and retail businesses, and existing transportation corridors including transit and multi-use trails. The City is also the largest landholder in the area with over 24 hectares (60 acres) of land and the private lands also hold potential for new development and re-development.

What is a Development Plan?

A *Development Plan* is a detailed plan prepared for lands to provide direction on the overall layout and design of an area. Items such as land use, servicing, park and amenity space, transportation and road layout, environmental protection, and urban design shall be considered, including its relationship with surrounding lands. Essentially, a *Development Plan* provides guidance and a framework for how an area should be developed and what criteria needs to be met.

Next Steps

The purpose of this letter is to provide early notice as the City recognizes that your interest and involvement in this project will be integral in the creation of the *Development Plan*. The City will be in contact with you again soon as we seek to gather additional information on the area. Opportunities for formal public, stakeholder and agency input will also be communicated soon, which will include an in-person public open house in the new year. The City has also created a *Get Involved* website, where additional information will be shared.

If you would like more information at this time, please contact:

Aaron Ward, P. Eng.

Project Manager, Development Services
111 Syndicate Avenue South, P.O. Box 800
Thunder Bay, ON P7C 5K4
Phone: (807) 627-7492
Email: aaron.ward@thunderbay.ca

Links:

Get Involved: <https://getinvolvedthunderbay.ca/central-avenue-development-lands>
Housing Lands Need Study: <https://www.thunderbay.ca/en/resourcesGeneral/Housing-Strategy.pdf>
Housing Accelerator Fund Program: www.thunderbay.ca/HAF
Official Plan: <https://www.thunderbay.ca/en/city-hall/official-plan>