

## MEMORANDUM

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**TO:** Mayor's Taskforce on Building More Homes Advisory Committee

**FROM:** Summer Stevenson, Project Manager – Housing Accelerator

**DATE:** April 17, 2025

**RE:** **Central Avenue Development Lands – Request for Feedback**

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The purpose of this memorandum is to request feedback from the Mayor's Taskforce on Building More Homes Advisory Committee ("Taskforce") on three specific items relating to the Central Avenue Development Lands (CADL) Project.

### **Background**

The CADL Project is being undertaken by the City of Thunder Bay to facilitate housing development in the CADL (also known as "Interocean") area by providing and extending road, water, wastewater, and stormwater infrastructure enhancements, thereby enabling the development of approximately 1,260 new residential units. This project increases service levels of existing and future residents while supporting the City's long-term growth and housing targets.

This project is partially funded by the Provincial Housing-Enabling Water Systems Fund (\$10.4 million), Provincial Housing-Enabling Core Services Fund (\$8.64 million), Housing Accelerator Fund (\$500,000), and Building Faster Fund (\$470,890).

The Taskforce received an overview of this project on January 29, 2025, from the Manager – Engineering. A discussion was held relative to the project scope, status, and timeline. Feedback was requested from the Taskforce to inform the project.

### **Feedback Request**

The City is preparing a Development Plan for consideration that will guide how development occurs in the project area. This Plan will include, but is not limited to, infrastructure alignment (including locations of new fully-serviced roads), municipal services, land uses, parcel sizes, and community amenities.

As Administration drafts the Development Plan for CADL, the Steering Committee requests feedback on the following:

1. What would be an appropriate range of lot sizes provided in the project area?
  - a. The anticipated residential zones within the CADL will be Urban Low-rise and Urban Mid-rise, which have minimum lot sizes of 10m and 18m respectively. Parcels can be divided into smaller lots that meet the minimum lot size, or larger lots that can be parceled later (see Question 2).

2. Should the City construct all new infrastructure or leave some larger parcels available (such as 8 to 10 acres) available to allow private developers to parcel up the lands as needed (see slide 9 – Optional Blocking – from previous presentation).
  - a. Note that roads and infrastructure installed by private developers would not be eligible for HEWSF / HECS funding).
3. Should neighbourhood scale commercial opportunities be included?
  - a. What types of commercial uses could be focused on?