

February 4, 2026

File no. Z-08-2025

Notice of Application

Planning Services would like your comments on an application that is currently under review for a Zoning By-law Amendment at 116 and 222 Coady Avenue.

Submit written comments, by emailing arden.irish@thunderbay.ca, **no later than February 25, 2026**. Please quote the file number, Z-08-2025, in your submission. Copies of all correspondence will eventually be forwarded to City Council and to the applicant. Your comments will be considered in the evaluation of the application and used to prepare a recommendation to City Council.

Lands subject to the application

The subject property is known as 116 and 222 Coady Avenue and is located at the north side of Coady Avenue, as shown on the key map on page 3 of this notice.

The property is currently vacant. Surrounding uses are Residential, including a variety of housing forms ranging from detached houses to the north, apartments to the east, and townhouses to the south. The lands are zoned “FD” – Future Development Zone and designated as “Residential” in the Official Plan.

The subject lands are not subject to any other application under the Planning Act at this time.

Purpose and effect of the application

The purpose of this application is to re-zone the properties to “UL” – Urban Low-rise to allow for a Residential Use on each property in accordance with the Density Standards, Height and Location requirements and Access, Landscaping and Parking requirements of the UL Zone.

If approved, the effect of this amendment would be the construction of a 4-unit Apartment at 116 Coady Avenue and a 6-unit Apartment at 222 Coady Avenue.

The applicant’s site sketch is shown on page 4 of this notice.

Additional information

Additional information and material about this application is currently available upon request by contacting arden.irish@thunderbay.ca. The recommendation report to City Council will be available for viewing at a later date.

If you wish to be notified of the decision of the Thunder Bay City Council on the proposed Zoning By-law Amendment, you must submit a written request to arden.irish@thunderbay.ca.

Copies of all comments will be forwarded to City Council and to the Applicant. **The collection of personal information including names and contact information provided in written submissions is made under the authority of the Planning Act for the purpose of creating a Public Record. Personal information is collected in compliance with the Municipal Freedom of Information and Protection of Privacy Act.**

If this notice has been received by an owner of lands which contain seven or more residential units, please post this notice in a location which is visible to all residents living on the property to which this notice applies.

Right to appeal

Please note that the rights of third parties to appeal decisions to the Ontario Land Tribunal have been restricted under the Planning Act. Only the applicant, the Minister, specified persons, public bodies, and registered owners of lands to which the by-law will apply and who make oral submissions at the public meeting or written submissions to the City before the by-law is passed, will be able to appeal the decision of the City of Thunder Bay to the Ontario Land Tribunal.

If a person or public body would otherwise have an ability to appeal the decision of the City of Thunder Bay to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Thunder Bay before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Thunder Bay before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

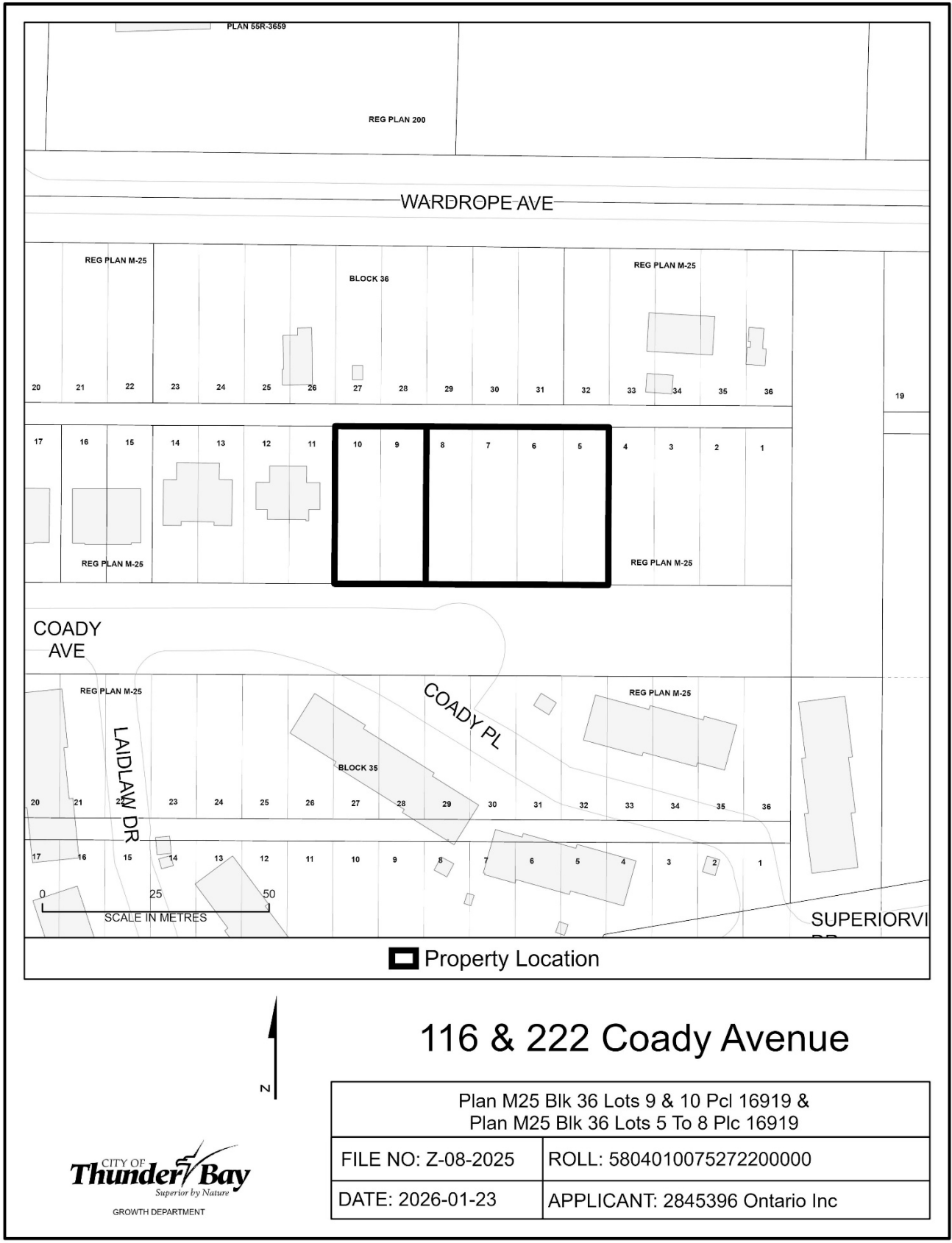
Questions?

If you have any questions about this notice or you require accessible accommodations or materials, please contact:

Arden Irish, Planner II

Arden.irish@thunderbay.ca
(807) 625-2704

Key map of property location:



116 & 222 Coady Avenue

Plan M25 Blk 36 Lots 9 & 10 Pcl 16919 & Plan M25 Blk 36 Lots 5 To 8 Plc 16919	
FILE NO: Z-08-2025	ROLL: 5804010075272200000
DATE: 2026-01-23	APPLICANT: 2845396 Ontario Inc



