Memorandum

TO: Members of Council
FROM: Krista Power, City Clerk
DATE: Friday, August 7, 2020
SUBJECT: Additional Information
Committee of the Whole/City Council - August 10, 2020

COMMITTEE OF THE WHOLE

Additional Information

1. Memorandum from Mr. G. Broere, dated August 10, 2020, relative to First Report – R 74/2020 Follow Up including the following attachments:
   
   Attachment A – Summary of Community Consultation and Engagement
   Attachment B – Proposed Chapples Multi-Use Indoor Turf Facility Overview
   Attachment C – Proposed Chapples Multi Use Indoor Turf Facility Public Comment

2. Memorandum from Mr. N. Gale, City Manager, dated July 31, 2020 relative to the Proposed Turf Facility Economic Development.


4. Deputation request from Mr. J. Virdiramo, Canadian Lakehead Exhibition, dated August 4, 2020, relative to the Proposed Multi-Use Indoor Sports Facility, including the following attachments:
   
   Attachment A – CLE History
   Attachment B – CLE Annual Report

5. Deputation request from Mr. H. Wojak, dated July 31, 2020 relative to the Proposed Multi-Use Indoor Sports Facility.

6. Additional correspondence from Soccer Northwest Ontario (SNO) received on Thursday, August 6, 2020 relative to the proposed Multi-Use Indoor Sports Facility.


CITY COUNCIL

Additional Information

1. July 27, 2020 City Council (Public Meeting) Minutes

2. July 27, 2020 Committee of the Whole Minutes

3. July 27, 2020 City Council Minutes
Memorandum

TO: Mayor Mauro and Members of City Council
FROM: Gerry Broere, Director Asset Management
DATE: August 10th, 2020

SUBJECT: Multi Use Indoor Sports Facility- First Report Follow-up

On July 20th, Report No. 74/2020 was presented to Committee of the Whole as a First report. The report provided both a financing recommendation and a recommendation to proceed to tendering the project to continue the advancement of a new Multi Use Indoor Sports Facility.

As part of the First Report process, Council is given the opportunity seek clarification of the report contents and seek additional information, this memo provides a response to the comments received at the July 20th Committee of the Whole meeting.

Although Councillors all had questions, common themes were apparent, this memo will address the comments Administration were not able to respond to on July 20th.

**Business Case**

**Proposed Outcomes:**

The proposed multi-use sports facility, to be located in Chapples Park, offers a long term, sustainable, flexible building solution that will include the following key components:

- Indoor synthetic turf field 310’ x 190’, min 40’ clear height (150’ x 90’ quarter pitch)
- Turf dressing rooms (8), referee change area, multi-purpose change room
- Indoor walking track (main level)
- Multi-purpose rooms (1,000 sq. ft., dividable into 2 separate rooms)
- First Aid Room
- Concession
- Client Service/Facility Control Access
- Mechanical/Electrical rooms
- Public lobby/entrance/washrooms
- Administrative space (facility staff and shared access user group administrative space)
- Mezzanine viewing area (capacity 800)
- Storage space (including opportunity for limited, exclusive, onsite equipment storage for rent to user groups)
- Automatic quarter pitch field separation curtains
- Playing field accessories
- Full load building generator
- Exterior access door to the field for future programming flexibility.
- Pedestrian connectivity
- Transit and vehicular circulation (includes the extension of two way traffic on Chapples Park Way)
- Parking
- Landscaping
- Integration with existing and future planned Chapples park elements.

The primary purpose of the proposed facility is to address a current service gap that has existed since late 2016 for approximately 6,600+ turf users (soccer, football – flag, touch, tackle, Ultimate Frisbee, cricket, lacrosse, baseball, rugby)– current members/registered participants of 15+ key end user groups. Other beneficiaries will include students of local school boards, including Indigenous high schools, and post-secondary institutions, the general public using Chapples Park, individuals/groups interested in indoor walking, summer/multi-sport camp participants, participants of fitness/wellness programs and community meetings that can be accommodated through multi-purpose space, visitors attending sport, cultural events and potentially future trade shows.

Other project objectives include:

- advance the Chapples Park Master Plan (R48 2017) which supported the development of a multi-use indoor sports hub at this site as a phase 2/medium term priority (6 to 10 years)
- increase tourism and the economic benefits to Thunder Bay
- retain existing/attract new talent and population growth to Thunder Bay by offering quality sport/recreation facilities that are responsive to the needs/preferences of the existing population and align well with the same of new Canadians, immigrants, and our growing Indigenous population
- ensure Thunder Bay is competitive with other Canadian cities by providing recreation/sport infrastructure responsive to the an increasingly diverse population
- promote individual holistic health through increased opportunities for physical literacy, physical activity, social inclusion, confidence building and mental well-being through quality sport and cultural development programs
- foster city building, community pride
- develop Thunder Bay’s volunteer and event hosting capacity.

**Economic Impacts:**

The current Phase 1 Development/Detailed Design outcome will provide for Phase 2 tender ready construction documents of the proposed 127,000 gross square foot facility. Phase 1 is expected to be completed by October 2020 with $1.45 million direct spending in Thunder Bay CMA generating $2.13 million total employment income and 9.39 person years of employment.

In Phase II, the total project site work/construction, and Phase 1 costs are estimated to be $33,643,500 (Class B estimate). This will result in over $22.5 million direct spending, generating over $33 million increased earned income/146 person years of employment in Thunder Bay CMA. Annually, facility operations and sport tourism will result in $1.33 million in direct spending; $2.09 million increased earned income/15.37 full-time equivalent jobs in the Thunder Bay CMA. Potential end users of the proposed facility have identified 11 new events involving 33 event days that could be held between October to mid May annually. Total attendance, including
accompanying persons, is expected to be 4,888 with 20% of event participants originating from outside of Thunder Bay (80+ km one way). Visitor spending in Thunder Bay is expected to be $479,579; generating $795,142 increased earned income/5.11 full-time equivalent jobs in Thunder Bay CMA.

**Improved Community Health Outcomes:**

There is need for additional, year round access to indoor recreation facilities to support access for opportunities to become physically literate, more active and to support improved individual health outcomes. Most (94%) Thunder Bay adults do not meet the Canadian Physical Activity Guidelines of 150 minutes of moderate-to-vigorous physical activity per week. (Canadian Community Health Survey, 2017). Physical inactivity is a risk factor for developing chronic diseases, such as heart disease, diabetes, and some cancers. Adults in Thunder Bay experience chronic diseases and die from chronic diseases at higher rates than provincial averages. Some examples:

- In 2016, the prevalence of hypertension among Thunder Bay District Health Unit (TBDHU) adults was 276.9 per 1,000 people. (Provided by ICES; Ontario Hypertension Dataset (HYPER))
- In 2016, the prevalence of diabetes among TBDHU adults was 136.9 per 1,000 people. (Provided by ICES; Ontario Diabetes Dataset)
- From 2010-2013, the incidence of all malignant cancers among TBDHU adults was 674.2 per 100,000 people. (Ontario Cancer Registry – Cancer Care Ontario)
- Mortality rate from cardiovascular disease is 198.3 per 100,000 in Thunder Bay compared to 170 per 100,000 provincially (Public Health Ontario, 2015)
- Mortality rate from cancer is 223.4 per 100,000 in Thunder Bay compared to 189.6 per 100,000 provincially (Public Health Ontario, 2015).

Obesity rates of adults in Thunder Bay are 32.2% compared to 26.5% provincially. In 2015, the Early Development Instrument (EDI) data indicated that 23.8% of children in Thunder Bay were considered vulnerable in the domain of physical health and well-being (EDI Summary Report, District of Thunder Bay 2014/2015). This is higher than the provincial average of 16.1% of children considered vulnerable in the same domain.

**Demand for Indoor Turf in Thunder Bay:**

A recent survey in 2020 completed by administration concluded user demand exceeded the available supply during peak season, prime time. That exceedance was approximately 3,300 hours of ¼ field booking time.

The supply of peak season, prime time indoor turf is based on October to mid May, 32 weeks, Monday to Friday – 5:00 pm – 11:00 pm (last booking) and Saturday and Sunday, 8:00 am to 11:00 pm (last booking).

During the most recent engagement with key end users (20200, soccer groups represent 64% of demand during peak season, prime time, followed by football (13%) and Ultimate Frisbee (11%).

Demand during peak season, non-prime time is expected to be 2,630 of 5,760 hours of available ¼ field bookings, representing approximately 45% capacity.
Key users are older adults and students. Demand by turf user groups during off peak season is expected to be low as user groups head outdoors.

**User Fees:**

Administration conducted a benchmarking study in August 2019 of facility rental fees to access indoor turf. User fees vary based on dimension of playing surface, time of use (peak v. off peak/prime v. non-prime), and, in some instances, demographic profile of user group. This information assisted in projecting facility revenue generating potential. Below is a sample of facilities benchmarked and an extract of their fee schedule:

<table>
<thead>
<tr>
<th>Location</th>
<th>Playing Surface Dimension</th>
<th>Fee Category</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Winnipeg (Winnipeg Soccer Federation North &amp; South)</td>
<td>Full Field (210’ x 330’)</td>
<td>Peak Season/Prime Time</td>
<td>$630/hr (including taxes, excluding extra fees)</td>
</tr>
<tr>
<td></td>
<td>1/2 Field (156’ x 210’)</td>
<td>Peak Season/Prime Time</td>
<td>$315/hr (including taxes, excluding extra fees)</td>
</tr>
<tr>
<td></td>
<td>¼ Field (99’ x 156’)</td>
<td>Peak Season/Prime Time</td>
<td>$175/hr (including taxes, excluding extra fees)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Off Peak Rate (eg summer/weekday)</td>
<td>$105 - $210/hr (including taxes, excluding extra fees)</td>
</tr>
<tr>
<td>Brampton Soccer Centre</td>
<td>Full Field (85’ x 200’)</td>
<td>Prime</td>
<td>$256/hr (pre-HST)</td>
</tr>
<tr>
<td></td>
<td>Full Field (85’ x 200’)</td>
<td>Non-prime</td>
<td>$168.37/hr (pre-HST)</td>
</tr>
<tr>
<td>Ontario Soccer Centre (Vaughan)</td>
<td>Full Field (200’ x 300’)</td>
<td>Peak Season/Prime Time</td>
<td>$620/hr (pre-HST)</td>
</tr>
<tr>
<td></td>
<td>2/3 Field (200’ x 200’)</td>
<td>Peak Season/Prime Time</td>
<td>$440/hr (pre-HST)</td>
</tr>
<tr>
<td></td>
<td>1/3 Field (100’ x 200’)</td>
<td>Peak Season/Prime Time</td>
<td>$220/hr (pre-HST)</td>
</tr>
<tr>
<td></td>
<td>1/3 Field (100’ x 200’)</td>
<td>Peak Season/Non-prime or Off Peak</td>
<td>$120/hr (pre-HST)</td>
</tr>
<tr>
<td>Carleton University Field House (Ottawa)</td>
<td>Full Field (190’ x 160’)</td>
<td>Peak Season/Prime Time</td>
<td>$324/hr (pre-HST)</td>
</tr>
<tr>
<td></td>
<td>½ Field (175’ x 95’)</td>
<td>Peak Season/Prime Time</td>
<td>$186/hr (pre-H-ST)</td>
</tr>
<tr>
<td></td>
<td>½ Field (175’ x 95’)</td>
<td>Peak Season/Non-prime</td>
<td>$115/hr (pre-H-ST)</td>
</tr>
<tr>
<td>Young’s Sportsplex (Welland)</td>
<td>Full Field (200’ x 300’)</td>
<td>Peak Season/Prime Time</td>
<td>$460/hr (pre-H-ST)</td>
</tr>
<tr>
<td></td>
<td>1/3 Field (100’ x 200’)</td>
<td>Peak Season/Prime Time</td>
<td>$160/hr (pre-H-ST)</td>
</tr>
<tr>
<td></td>
<td>1/3 Field (100’ x 200’)</td>
<td>Peak Season/Non-prime Time</td>
<td>$80/hr (pre-H-ST)</td>
</tr>
<tr>
<td>Northern Community</td>
<td>½ Field</td>
<td>Peak Season/Prime Time</td>
<td>$123.87/hr (pre-H-ST)</td>
</tr>
</tbody>
</table>
Operating Estimates:

An analysis of revenue vs. expenses completed by Administration indicates the facility will be a cost neutral operation, and potentially provide a small surplus. Facility revenue is based primarily on field rental only. These operating estimates would not include the potential net program registration revenues associated with any programming that would be offered through proposed 1,000 sq. ft. (or 2 @ 500 sq. ft.) multi-purpose rooms or rental revenues associated with onsite equipment storage and administrative/commercial space for user groups.

Operating Model:

The Special Purpose Committee – Multi-use Indoor Sports Facility has yet to identify the preferred operating model for the facility.

Aside from direct delivery by the City, the following arrangements are the most common arrangements involving third parties:

- **Strategic Alliance** – a relationship that involves the municipality and one or more organizations collaborating on planning and delivering select facilities, services or programs.

- **Contract Agreement** – services contracted by the municipality to a partner organization, whereby the contracting partner delivers a service consistent with a predetermined specification.

- **License or Lease Agreement** – facilities rented by the municipality to a partner, where the licensee or leasee licenses or leases a public facility for its private and sometimes its exclusive use (although usually with provisos for public access guarantees).

- **Service Agreement** – services provided through an agreement between the municipality and one or more partner organizations, where services are jointly controlled, managed and operated by the partners as specified in an agreement.

A successful Invest in Canada Infrastructure Program (ICIP) Application, would restrict the potential operating model options available to Council – only a non-profit third party operator could be considered.

Program Development/Marketing Plan:

As based on current estimates by key end user groups for demand to indoor turf exceeding the available supply during peak season/prime time, continued engagement with key end users, the development of a turf allocation policy and proposed user fee schedule are key to addressing the key driver of revenue for the proposed facility.

There is a need for continued program development to finalize the proposed use of the facility during peak season, non-prime time and off peak season usage. Continued consultation with walking groups, older adult centre staff/older adults, Indigenous organizations, schools, the
Secondary School Sport and Athletic Association (SSSAA), and the post-secondary athletics/wellness programs will assist in refining the program plans during these times. Another opportunity would be to explore interest in corporate/industrial leagues.

The development of a more robust marketing plan could be undertaken once these additional program development/opportunities are addressed based on feedback from clients on their preferred information/communication channels and ability to pay for access to programs/services during these non-prime time/off peak times.

**Project Risks:**

**Impacts of COVID-19**

Recreation/sport facility closures and restricted capacities to achieve the necessary physical distancing in the event of a potential reopening of a facility have negatively affected access to many sport/fitness activities. As this facility is not expected to open until 2022, it is uncertain whether a successful vaccine will have been developed and distributed.

The Province’s current Stage 3 Framework for Reopening would restrict access to the indoor facility to up to 50 persons at a time for a specific area, subject to physical distancing and other restrictions on ‘league play’. While the dimensions of the proposed playing surface would have sufficient space to accommodate up to 50 persons at a time, this would represent approximately 40% to 60% of the normal capacity during peak season, prime time, assuming regular participation rates of 20 – 30 players per ¼ field at a time (80 – 120 for full field).

There are at least two potential outcomes: i) increased demand for access to indoor turf given restricted capacity; or ii) reduced demand for access to indoor turf because reduced capacities, with no change to user fees, results in increased cost to the individual user. As we are just in the process of reopening some recreation facilities, Administration will be monitoring impacts on demand and the associated financial implications.

Recent research studies (2020 ParticiPACTION Report Card on Physical Activity for Children and Youth) continue to highlight the pervasive link between physical activity and health among children and youth (5- to 17-year-olds). A recent study on the impacts of COVID-19 on the physical activity behavior and well being of Canadians generally indicated that 40% of inactive individuals were more likely to become less active; approximately 40% of active individuals became more active and 22% became less active (Lesser and Neinhaus, “The Impact of COVID-19 on Physical Activity Behavior and Well-Being of Canadians”, International Journal of Environmental Research and Public Health, May 31, 2020).

**Other Indoor Turf Development in Thunder Bay**

Currently, there are limited options for access to indoor turf and/or to practice turf sports indoors in Thunder Bay. Key end users groups advise that there is limited access to the Lakehead University Hangar and available school gyms are unsafe for turf sports due to their limited size. Use of outdoor synthetic turf in winter conditions poses increased risk of slips/falls to users and damage to the turf.
Administration is aware of the potential development of an indoor turf facility to be located as part of a development at 1125 Golf Links Road (Report 173 2019). The proposed dimension of the playing surface as presented in Report 173 is 190’ x 150’ (full field) or 90’ x 150’ (1/2 field). This proposed playing surface dimension approximates half of the proposed size of the multi-use indoor sport playing surface or the equivalent of 2 quarter (1/4) field rentals. The development of a recreational facility of this size, combined with the proposed multi-use indoor sports facility, would increase the available supply of indoor turf during peak season, prime time to 12,744 1/4 field rentals, creating an excess supply of 960 ¼ field hours. (approximately 8% peak season, prime time demand).

While neither facility alone could adequately address all user demand during peak season, prime time, there would be some ‘softening’ of supply that could introduce increased financial risk to either operation, especially in the earlier years of operation. Media reports of the potential development of a second dome at 1125 Golf Links Road and/or other locations in the city would provide even greater over supply risk.

Should actual demand during peak season/prime time not be consistent with estimates acquired through end users or excess supply exist due to the development of the facility at 1125 Golf Links Road. The proposed facility design for the multi-use indoor sports facility could be adapted with a relatively modest investment to accommodate other non-turf flooring (ie sprung wood flooring) to support other community needs such as badminton or basketball. More research would be required to support the business case to accommodate the demand for these alternate uses.

**Hosting of Large Cultural Gatherings:**

Opportunities for the facility to host large cultural gatherings during the off peak season (mid May to September) continue to be explored, but are not included in the current building program.

To facilitate these additional uses protective flooring and flooring storage is a requirement. There are different grades of protective flooring – pedestrian friendly through to vehicular friendly products. Preliminary research into the costing of protective flooring itself range in value from 150K (pedestrian traffic), to 650K (vehicular traffic). Cost estimates for storage range from 160K (detached onsite cold storage building) to 300K (added to proposed facility). There is currently no vacant Municipal space available to accommodate the storage of protective flooring. Additionally the installation/removal costs, hosting costs, and the limited demand received to date for the proposed facility to host these events, will require a business case to support hosting these events in the future.

**General Questions:**

The size of the elevator cab is 6’-8” long x 4’-3 1/2” wide with a 3’-6” clear opening on both short sides. The elevator buttons are adjacent to both opening at an accessible height and will be proud of the wall so they can be activated with a closed fist. The elevator can accommodate two wheelchairs and two companions (if required). Alternatively the elevator can also accommodate one motorized scooter and two companions (if required). There is also no need for scooters and
wheelchairs to turn around in the elevator or reverse in / out as there are door openings on both sides that provide access straight through to the different levels.

The fall 2022 completion date is an estimation by Administration. Until the tenders are received, the actual construction time remains an estimate. Three principals, time, cost, and quality bind project management. One cannot be changed without affecting at least one of the others. In this case, an accelerated schedule will have an impact on cost, quality, or both.

Currently there are no letter of intents signed by potential user groups. A letter of intent would be somewhat premature at this stage since it is still unclear as to who would be operating the facility and who would be the most beneficial parties to these agreements. Letters of intent can also be viewed as non-binding and so there would be questions surrounding the enforceability and enforcement of such a document. There is also uncertainty at this time on whether a letter of intent would be useful or necessary in connection with any future grant or funding program.

**Community Consultation & Engagement:**

Consultation and Engagement Completed to date:

Attachment “A” summarizes community consultation and engagement regarding the development of a Multi-Use Indoor Sports Facility.

Fact Sheet:

In response to questions raised on Monday July 20th at COW when the first report was presented, a Fact Sheet has be developed and posted on the Get Involved web-site. Attachment ‘B’

Summary of Online Survey:

Four hundred and five (405) surveys were completed from July 6 – Aug 3, 2020. Demographics of the survey respondents can be viewed in Attachment -C. Full survey responses and all comments can be found in the attachment.

In review of the comments, four themes emerged and are summarized below;

- 23% of respondents clearly indicated they were not in favor of the project, rational ranged from, not needed, ongoing private development, infrastructure debt, and cost.
- 35% of respondents clearly supported the project, rational range from long overdue, satisfies a demand, and provides year round recreation activity.
- 27% of respondents clearly indicated this was not the time to proceed with the project, rational ranged from COVID-19 implications on City finances, ongoing Program and Service review, infrastructure deficit, and no supplemental funding.
- 15% of respondents provided general comments on the project ranging from facility design, inclusion of tennis, location, financing, process, and the necessity of the project.
Full results from the online engagement can be found in the attachments.

Gerry Broere

cc EMT
    Krista Power – City Clerk
Attachment –A

Summary of Community consultation and engagement.

Public engagement on this proposed project has been conducted in accordance with our Public Engagement Framework save for the limitations of COVID-19 such as in-person opportunities in conjunction with the most recent first report.

Engagement prior to commissioning the most recent facility design:

- Recreation and Facilities Master Plan – 2016 -2017 – extent of consultation included in executive summary – included recommendation to develop indoor turf facility through partnership approach in medium term

- SNO – conducted engagement on proposed SNO/Stantec Facility during spring/summer 2017 (City provided financial support to this study) – contents of this engagement included in their report – they did deputation to Council early 2018

- City then procured services of Crupi Consulting/Moazzami Economic Consultants winter 2018 to undertake additional engagement with key stakeholders and hosting of public open house April 2018 – contents in consultants’ report, summary in report to Council, and, we also posted results of public engagement on City website

- GM Community Services conducted engagement 2019 and 2020 with key end users of facility, asking them to provide most current info on demand (asking them to be conservative) and events they might host through the facility.

Engagement since commissioning a design:

The General Manager has continued to engage the following user groups to inform the use numbers of the facility:

a. Indigenous groups, including education, sport and wellness;
b. All the main educational institutions- university, college, school boards;
c. All the potential end user groups including soccer, flag and tackle football, lacrosse, cricket, baseball, ultimate Frisbee, amongst others.

- The following Committees were engaged over the last 6 months:
  a. Accessibility Committee and Built Environment group;
  b. Clean, Green & Beautiful Committee

- A user group open house took place on February 19, 2020, at the Oliver Road Community Centre. This meeting gave user groups a chance to take a look at the design thus far and discuss operational needs. Approximately 50 people were in attendance.

- The original public open house was originally scheduled for March 18, however once presented with the Class ‘C’ estimate it was determined that we would have to modify the
overall building program to align more closely with budget, and therefore looked to April to do the public open house.

- The emergency order due to covid 19 came around this time and we delayed the public open house further, finally settling on a virtual open house July 6th using the Get Involved website.

**Current Engagement:**

*New* – In response to questions raised Monday at COW when the first report was presented, a Fact Sheet will be developed on the project for public release early next week.

While an in-person presentation was originally intended for the proposed indoor turf facility, due to COVID-19 a large gathering of this nature was no longer possible. Additionally, we would typically set-up a presentation kiosk in City Hall lobby where in-person feedback could be collected - however, again, because of the pandemic, this was not possible at City Hall, nor any other in-person location.

- As an alternative to an in person open house, the presentation has been made public as a virtual open house, available in both video format and PDF document. Residents can watch a virtual presentation by Stantec Architecture on the proposed facility and, as of Friday, July 17, also view the first Report to City Council on the proposed facility which includes specific details on the proposal such as costing. The presentation, Report, and online comment form welcoming any additional resident comments, can be found at [www.thunderbay.ca/GetInvolved](http://www.thunderbay.ca/GetInvolved). Participation has been strong.

- Promoted awareness through as many channels as possible (TBT News Hour, the Chronicle-Journal, local radio stations, and online media outlets such as TBNewsWatch) including Shaw Cable TV (airing daily on the Community Producers show at 7am, 10am, 1pm, 3pm, 9:30pm) and on Tbaytel OnDemand under Local Content.

- Posted links to the virtual presentation to the City's social media channels and posted a feature directly on the City website homepage.
Proposed Chapples Multi-use Indoor Turf Facility

Artistic rendering of the proposed Multi-use Indoor Turf Facility which would address the growing need for indoor turf sports during the winter months.

OVERVIEW

The proposed Chapples Multi-use Indoor Turf Facility project supports the ‘Grow’ pillar of the “City of Thunder Bay Strategic Plan 2019-2022 – One City Growing Together”. The development of this proposed facility aligns with the strategic direction to develop key infrastructure with a focus on city building and social infrastructure to strengthen our economy, lifestyle and well-being.

The proposed Chapples Multi-use Indoor Turf Facility will provide a direct immediate benefit to indoor turf users (approximately 6,000) within the city.

Since 2016, the City of Thunder Bay has been systematically examining the possibility of constructing an indoor turf facility to address the need for indoor turf sports capacity during the long winter months that we experience. Participation in turf sports, and especially soccer, have trended upwards over the last decade in North America, with Thunder Bay being no exception. Pent-up demand for access to indoor turf has been consistent since project inception.

The Indoor Turf project represents a major strategic infrastructure investment in the form of a new indoor venue that can accommodate full, half and quarter field play, and a multitude of field sports. Additionally, dedicated indoor walking space in a safe environment year round, that is linked to transit and the active transportation corridor provides opportunities for citizens to remain active year round in a fully accessible setting. The inclusion of multi-purpose rooms provide capacity for recreation programming, rentals for community meetings, and additional event hosting amenities. Ultimately, this increases our recreational capacity and supporting citizens of all ages and backgrounds in their well being and developmental goals, while continuing to promote Thunder Bay as a great place to live, work, and play.
**ECONOMIC BENEFIT TO THE CITY**

The current Phase 1 Development/Detailed Design outcome will provide for Phase 2 tender ready construction documents of the proposed 127,000 gross square foot facility. Phase 1 is expected to be completed by October 2020 with $1.45 million direct spending in Thunder Bay CMA generating $2.13 million total employment income and 9.39 person years of employment.

In Phase II, the total project site work/construction costs are estimated to be $32.2 million (Class B estimate). This will result in over $22.5 million direct spending, generating over $32 million increased earned income/141.6 person years of employment in Thunder Bay CMA.

The total project costs are estimated to be $33,634,500.

Annually, facility operations and sport tourism will result in $1.33 million in direct spending; $2.09 million increased earned income/15.37 full-time equivalent jobs in the Thunder Bay CMA.

Potential end users of the proposed facility have identified 11 new events involving 33 event days that could be held between Octobers to mid-May annually.

Total attendance, including accompanying persons, is expected to be 4,888 with 20% of event participants originating from outside of Thunder Bay (80+ km one way). Visitor spending in Thunder Bay is expected to be $479,579; generating $795,142 increased earned income/5.11 full-time equivalent jobs in Thunder Bay CMA.

**PROJECT HIGHLIGHTS**

Currently, the project has focused on providing the following amenities for users of all ages:

- Indoor synthetic turf field 310’ x 190’, min 40’ clear height (150’ x 90’ quarter fields);
- Dressing rooms and referee change area;
- Indoor walking track with dedicated locker area;
- Mechanical/Electrical rooms;
- Concession;
- Public lobby/entrance/washrooms;
- Tournament hosting/Administrative space;
- Two Multi-Purpose Rooms that can be joined into one larger Room;
- Mezzanine viewing area;
- Operational and Storage space;
- Automatic quarter pitch field separation curtains;
- Playing field accessories;
- Full load generator to provide emergency backup power;
- Pedestrian connectivity;
- Transit and vehicular circulation;
- Parking;
- Landscaping.

Artistic rendering of the 127,000 gross square foot facility which has projected economic benefits derived from facility operations, sports tourism, new jobs, and new local events.
PROJECT COST AND FUNDING

The estimated total cost of the Indoor Turf Facility is $33.6 M, including all design & site development costs.

<table>
<thead>
<tr>
<th>FINANCING</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Source of Financing:</td>
<td></td>
</tr>
<tr>
<td>Indoor Turf Facility Reserve Fund</td>
<td>$14,857,200</td>
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<tr>
<td>2020 Municipal Accommodation Tax (estimate)</td>
<td>$473,600</td>
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<tr>
<td>Special debenture – 25 year</td>
<td>$15,000,000</td>
</tr>
<tr>
<td>Additional Transfer from Renew Thunder Bay Reserve Fund</td>
<td>$3,303,700</td>
</tr>
<tr>
<td>Total Financing</td>
<td>$33,634,500</td>
</tr>
</tbody>
</table>

Length of Debenture 25 years
Total Estimated Interest $8,370,600
Total Estimated Financing Costs $42,005,100

Property Tax Impact on Median Single Family Detached Home $20/year
Municipal Tax Levy Impact of Financing (estimated) 0.60%

Administration currently has outstanding funding applications submitted with the following agencies.

Phase 1 Development/Detailed Design:
Fednor- $300,000
NOHFC- $650,000

Phase 2 Construction:
Investing in Canada Infrastructure Program (ICIP) – Community, Culture and Recreation Stream for construction- $21,999,000.

Should ICIP funding or an alternative funding source be identified prior to Tender, the special debenture may only be partially required or removed entirely from the funding formula.

FACILITY OPERATION COSTS

The pro-forma completed by Administration suggests the facility would break-even or possibly provide a small surplus. In addition to operational costs, expense provision for capital renewal was included in this analysis. Revenues are based on the expected field use provided by surveyed users and take into account various user fee scenarios.
Proposed Chapples Multi-use Indoor Turf Facility
Public Comment
July 6 – Aug. 3. 2020
Engagement Opportunity

Open public comment was invited on the Propose Chapples Multi-use Indoor Turf Facility from July 6 – Aug. 3, 2020. A dedicated project page at www.thunderbay.ca/GetInvolved shared information about the project and invited public comment. Information posted to the page available to the public included a video presentation from Stantec Architecture, a slide show presentation from Stantec Architecture, the Corporate Report on the Multi-Use Indoor Sports Facility (available as of July 17, to City Council and the public), and a further quick reference Fact Sheet was also made available on July 30.

While an in-person open house nor drop-in booths were not possible due to the COVID-19 pandemic, the virtual presentation and comment period was heavily promoted through as many channels as possible. This included local media outlets: TBT News Hour, the Chronicle-Journal, local radio stations, and online media outlets such as TBNewsWatch. The virtual presentation also aired on the City’s YouTube channel, Shaw Cable TV (airing daily on the Community Producers show at 7am, 10am, 1pm, 3pm, 9:30pm) and on Tbaytel OnDemand under Local Content. The information and engagement opportunity was also promoted through the City’s social media channels throughout the comment period and featured on the City website homepage.

Participation:

- 3,100 individuals visited the Proposed Chapples Multi-use Indoor Turf Facility engagement webpage
- 405 citizens provide comment

Demographics of Participants:

AGE RANGE

- Under 18: 0%
- 18 - 24 years: 3%
- 25 - 34 years: 23%
- 35 - 44 years: 14%
- 45 - 54 years: 13%
- 55 - 64 years: 30%
- 65 years: 17%
The below citizen comments have been provided verbatim, with any identifying names removed. Comments have been divided into two time periods, July 6 – 16 (Pages 4 – 49), and July 17 – Aug. 3 (Pages 49 – 77). The Corporate Report containing financial information became available as of July 17, and residents had the opportunity to provide further comment at this time up until Aug. 3.
Thunder Bay presents itself as a city for people with active lifestyles. Having a track long enough to support running activities should be a consideration, as we have long winters and many runners in the city.

At a time when the City is looking to possibly get rid of much-loved facilities in this city, this is NOT something that should even be considered. This is nothing more than the latest iteration of the event center. Hard NO from my household on this white elephant.

I truly wish tennis courts were going to be included in this facility...:(

Why are we proceeding with a new facility when Council has been stressing fiscal responsibility and not opening new infrastructure when we can't maintain what we already have?? The design aspects look well thought out however this is not the time. We are sinking in debt due to COVID we aren't offering programs or services due to financial constraint. Lets not add to the burden. I like the idea of the project, but strongly disagree with the timing.

if this would house concerts that would be great, but otherwise the suggestions/ideas laid out are very limited. Drone competitions (seriously), didn't know there were hat many drone enthusiasts here...maybe you could reach out to the RC community, I am sure they would welcome the use of this facility especially since they meet outside maybe make one weekend day/month for (clubs)like this. As far as (walking) the city is investing a lot of monies into walking/biking trails in the city, more and more $$ are being channeled into this area, you may have to think in a broader perspective...what do other cities use such a structure for?

The indoor facility is much needed. A whole age group of kids have lost out on a place to train and exercise. The city should either fund this or close down a lot of arenas because it is discrimination if they don't.

At a time when this City has a huge infrastructure deficit, a well established track record of not properly maintaining it's existing assets and an already high property tax rate (that keeps going up and up and up), building yet another facility that won't be maintained makes little to no sense. Additionally, with covid, it is highly unlikely that any monies will be forthcoming from either the
Federal or the Provincial government. This is not a need, it's a want. People are already reeling from tax increase after tax increase and now with many having been off work (or still off work) due to covid, they are stretched to their financial limit. A project of this magnitude and cost, at this time, is simply irresponsible. We did not elect a council to waste money on legacy projects.

I believe the city should completely shelf the idea.

This is a waste of money that we as tax payers cannot afford.

I hope that there is a consideration in the design for private industry to be involved beyond the internal side. Some space availability that allows a business to operate potentially 24/7 to help assist with reducing the cost of operation and maintenance of the facility.

Is this the ideal location for a facility such as this given how swampy the area can get? Was the location of the golf dome ever considered for the new build? I admit I would have to do more investigation to put forward better comments. But these are some thoughts.

What are plans for a turf cover if you are planning to host trade shows, music events or as an evacuation centre. Do plan for people to just walk on the field for these events?

If you are hosting trade shows or music events can you drive on the turf field to bring in equipment to display or the sound stage and equipment?

Most sports events require more than one regulation field, are the plans for just exhibition events?

Is this more of a recreation training facility than an event space.

How many events are planned for the facility each year. How does that impact recreation use.

Does the 40 feet height meet the need for baseball or cricket

Why are we considering a multi-use indoor turf facility when you want to close Dease pool, close the Conservatory, sell golf courses and to sell Port Arthur Arena. The private sector can build it. Isn't someone already building a Soccer Plex. Keep what we have and spend the money on upkeep.
The city has a hard enough time maintaining current infrastructure, in 10 years this facility will require extensive maintenance that city council will keep pushing back year by year until the building is sold for a fraction of its building cost. In the opinion of this taxpayer move on from this idea and focus on pressing issues the city is behind on. ie, roads, parks, homeless, addictions, urban sprawl.

I don't believe it is the time for this type of project.

In light of financial difficulties presented by Covid-19 it would be irresponsible to proceed with an indoor turf facility that would compete with one being constructed by the private sector. Lowering property taxes thru a forensic study of all the city’s expenditures is a much more responsible way to proceed. We need to remember that the taxpayer does not exist to provide employment for city workers or to fill the bank accounts of the local construction industry. Concentrate on the facilities we have rather than some pet project of the current council.

Where are the tennis courts? $30 million and it doesn't include indoor tennis?

Waste of money.

Nothing but a bloody waste of taxpayer dollars. A private soccer complex is presently being constructed, this is not needed.
If concil wants to do something constructive ----- repair the roads. Lower the water rates. Less raises to council members.

What a joke!! You want to get rid of all city run golf courses and stadium for a multi use turf. There are less children in Thunder Bay to use this place. Schools are closing. There are seniors who use the golf courses. Keep them get rid of the multi use facility. You got rid of municipal golf course. Didn't safe there. Start thinking about the citizens want. We don’t want a new facility. Just like we didn't want a multiplex at water front

With all going on we can not afford to build this structure.
This is what the residents of Thunder Bay need

To whom it may concern,

Please consider any way in which to include indoor basketball courts however possible. Understanding it is an indoor turf facility, the inclusion of a walking track would indicate the intention is to encorporate summer activities that can now be done in the winter with this facility. Considering that the alternative City facility (The Complex) has an outdoor basketball court limits the ability for enthusiasts of all ages from being able to grow their skills on an all year basis.

Appreciative of your consideration.

I think it's a good idea to have this facility and it's close in the Northwood neighborhood. I also think there should be a section for a gym like for work out machines and and work out accessories (dumbbells and weights etc) and have a sauna in the change rooms

I think it looks wonderful. It is simple but meets the needs of so many Sports groups And organizations. I appreciate the mock up of different field uses. It’s position within the existing Chapples space lends itself to future extensions, but at present doesn’t impact Community Tennis our Chill field, and leaves most baseball diamonds intact. You’ve even taken spectators into account. At this stage, my only wish is to see the 2 lane walking track expanded to 4 lanes, and just some reassurance of ample spectator seating. Also, the City may need to consider building a secondary road into and out of Chapples. Or upgrade the intersection at Edward and Redwood.

I absolutely believe that we need an indoor recreation facility. Winters are long and we want to promote people to be active and social!

Building this type of facility is long over due! My children have played soccer in Thunder Bay for years, and this will be a welcome to play games indoors. We have attended Winnipeg and Toronto tournaments and will look forward to home tournaments. When we were at out of town tournaments we spent money on hotels, food, shopping, and entertainment and more. I’m hoping the same will happen in Thunder Bay with tournaments. I have one child in hockey, where he has a lot of options to play his sport in multi facilities. It’s time for other sports to have this opportunity in a facility that will provide year round play. Looks like a great presentation and I look forward to when it opens.
1. Track is unnecessary. Focus on function. Indoor turf facility. That is what you told us is required.
2. Media room is unnecessary. There will never, ever be a televised event from this facility, unless the mens' league gets a deal with Shaw Cable 10.
3. Wrong location. Building anything in Northwood results in cost overruns. Access to Chapples is limited.

The city hired a consultant to cut recreation activities because the city lost 5 millions dollars. So now our tax will go up and services will increase. BUT we got 30 million to build an Indoor turf facility? Get your heads straight and fix stuff people will actually will use. Tear down for William gardens and build a stadium or event center not a soccer plex for the city wealthy families. Most of the poverty group loved pools and small services which are now canceled because of Covid 19 and the city choices.

While this proposed facility looks very impressive, I question the need for the City of Thunder Bay to be looking to build this as we should be divesting ourselves of any operations that would be better served by private enterprise. The City cannot even maintain the existing infrastructures that we currently have. I cannot condone my tax dollars being used in this way and it would be irresponsible for the City to go ahead with this project when there are so many other priorities that should be addressed first.

Thank you for the opportunity to be heard.

There was one line that mentioned Trade Shows. Can anyone please elaborate? I'd like to support this plan but Thunder Bay currently has many facilities for sports, and nothing for Trade Shows or conventions. If this can be honestly used as Trade Show space (at an affordable rental rate), I would be on board.

This project should be put on hold indefinitely. Funds should not be expended on any major “legacy projects” until after the pandemic and associated costs are calculated and a plan is made to cover them.

This is a facility that the residents of the City cannot afford. If the project is to go ahead, it must be completely funded by user fees.

Phase One Grant Thornton Program & Service Review, p. 79: "While we received many positive comments about this project, and the place of soccer in the community, it does raise questions about what will be taken away to ensure development and operations of the new facility can be supported."

We are an active family, but can not support this endeavour. There is already a private multiplex being built. The price tag of 30 million is enormous, and with the debt our country is now in due to Covid-19, the odds of funds being allocated from other levels of government are slim.
Recreation is a luxury, police is a necessity. Build the required police station prior to this facility. That being said, I also support this facility as long as it does not prevent the proper funding for essential service facilities.

I do believe if this facility is built it should include indoor tennis. I believe indoor tennis would make more money on rentals than frisbee.

Needs gender-neutral washrooms.

At a time when city council is considering selling the city’s golf courses, ball stadium, etc., why are they even considering building this facility? Isn't a private developer working on a soccer facility already? This seems like the wrong time to be spending tax dollars on a project like this.

I think it would be a great addition to the city but what about all the venues that the city is looking at closing if we can not maintain what we have then we sure can not afford to add so until we can look after what we have why waste money on a wish list.

During Covid19 is not the time to be considering such an expensive facility. The cost of the facility should be privately paid or through grants.

I am against building such a structure since the City is already in trouble financially and has been advised to dispose of assets it already has. Why are we not reusing the sites we already own. Why is money being spent on another building needing future use. We went through this with the previous events centre in the north end and now we have one happening in the south..... We need to think outside the box and utilize the city sites we have and get out of the sports business altogether... let the private sector fundraise on its own for such sites.

I think if you add a fitness centre, running track (maybe even a swimming pool) to this “multi-use indoor turf facility” project, you will be actually successful. At this time this centre is not including the most beneficial aspect to what a person who plays active sports actually really needs. If you’re going to spend millions on a facility, have every sport AND fitness amenities available. It would be an excellent addition to Thunder Bay for such a facility. The idea of having a sports centre WITHOUT a fitness and/or running track available is mind bottling. Shake your head City of Thunder Bay and think outside your proposed box.

Google: Repsol Sports Centre in Calgary, AB. (This facility has GYMS to house basketball, volleyball, soccer, tennis. A fitness centre, swimming pool, hot tubs, driving and mini-put, locker rooms, Jugojuice etc. You get the idea.
We don't need this building when we cannot support and continue to do maintenance on existing city owned buildings and services.

I really hope this is approved by council. This project is investing in the youth of Thunder Bay. It’s creating an opportunity for children to play sports in a world class facility. It will teach healthy living, social skills, team building. It has the potential to steer kids away from bad habits. The opportunity to attract tournaments from a variety of sports. There is too much opportunity to pass a project like this. Spend the money and make our children happy.

Matt and Derek have brought forward a great presentation of this proposed sports facility. This venue will serve Thunder Bay citizens for many years to come, pending approval and completion. I am uneasy with the proposal for two directional traffic at this point. No specifics on the size of future expanded walking and cycling paths. Users are currently accustomed to one way traffic, which works well and is safe. I would assume there would be an opportunity to erect an art display(s) of some kind to reflect Thunder Bay's unique geography/cultures/vistas/sports history. Maybe near the entry plaza or as part of the interior features or furnishings. Overall, a challenging, workable concept. Look forward to following our progress on this venture.

We have better things to spend that money on. We have drugs crime and poverty that should be addressed as well as infrastructure to be done on our city. If you want to put up nice new things that many residents cannot afford to even attend you should be more fiscally responsible with our money.

I think it is absolutely crazy to build this when the city is looking at getting rid of facilities that we already have ie drinks, pools, conservatory, golf clubs. Let the private industry do this NOT taxpayers.

how are we going to pay for the ongoing expenses.or is this going to be taxpayer subsitized. how many soccer players are there. what other city this size has a taxpayer funded soccer plex. big dreams at the expense of others, council should grow a backbone and learn the word no.

This is insane this town cannot sustain this project people are struggling as it is we need to bring more business in here this is an unnecessary unneeded project when you’re trying to close down other stuff because we can’t afford to keep it open enough is enough listen to your people we don’t want this.

When I walk at the marina I see: rotted benches, weeds growing in the rock gardens, spider webs and rusty poles at the end of the piers that sometimes aren’t even working, as well as an empty railway station... we need to stop coming up with wow factors that we cannot afford to keep up.
How much maintenance is needed for this new facility? Can and will the city employ enough people to keep this building looking good and being a draw, or will it just be left to rot like the gardens, like the PA stadium, like the conservatory, like the marina? What is the life span of the building? Is it just a burden we are leaving for the next generation to tear down because it wasn’t done well: like Churchill Highschool? Start INVeStInG in the city instead of splashing new fancy pieces with wow factor that will look like garbage sooner than later.

Great facility! Wrong location. Chapples is a beautiful green space, and it should stay like this. Plus car access is limited, and it should stay like this. There are so many other sites within a 5km range that could be used, without disrupting this existing site.

Don’t do it

The design is definitely utilitarian. Built here, it would just...be there. That's it.

There’s no flow to the architecture and looks like it would fit in any of our randomly placed industrial areas.

I think this is would be a great addition to the city of Thunder Bay. We currently have next to nothing for indoor sports and adding a multi-sport complex will go a long way into allowing kids to play a variety of sports year round. My only concern would be taking over baseball diamonds and where the removed ones would be moved to. Chapples is one of the few places that has the ability to have a multitude of baseball diamonds for all levels of little league and losing this would be unfortunate. If these will be replaced, I see zero issue in the complex being put where it is. If not, I might consider a different location but that’s me being nitpicky.

City is going to do what ever they want regardless. You do not build a place like that, when people are dying and dead of covid, The border is closed, there’s no music in parks, schools are closed, every thing is closed. Covid is not going to go away it's most likely still going to be here in 2022. Because city is going to do what they want, I say SHOP LOCAL for contractors and and skilled workers, Hiring out of town and having local people sitting at home is not right. Like what St Joe's did.

Given the financial climate and possible ongoing social distancing restrictions I don’t think it is the right time to proceed with a project of the magnitude.
I don’t feel that we need this right now. I feel that the city should be focusing in fixing the roads and facilities that we already have.

Have you considered implementing post-covid-19 design changes that may be required, such as improved ventilation with HEPA filtration, incorporating plexiglass barriers at initial construction rather than retrofitting, antiviral/antibacterial materials for high touch surfaces (copper door handles for example), enough space for people to physical distance inside rather than que up outside especially in the winter, outdoor patio space/seating for waiting and concessions.

Thunder Bay needs this facility. To attract people to come here. Tourism is such an important part of this town. Soccer has always been an important sport in our home and will always be. My kids grew up playing here and I know it has made them both respectable young men that they are today. Team mates that will be friends forever, and every parent deserves the opportunity to have their children play all year round. Thunder Bay needs something exciting.

I believe this is Not the Time to start spending big dollars on projects. With the City looking at selling other assist’s e.g golf courses. The city should approach major companies to sponsor the building like for example the Roger’s Center. They can ask Shaw or TBTel. Plus also the city should pull out of the New Art’s Facility and spend that money on our Covid-19 deficient (5 Million $). There is a private outfit already building a indoor soccer facility. How many do we really need?

While I am generally supportive of recreation facilities, this is the wrong time to be considering such a significant public investment, particularly when senior levels of government have not confirmed their contributions to the project. There is already a private sector indoor bubble being built, with potential for a second on an adjacent property. Should use outstrip the demand for these new indoor facilities and should our fiscal situation be much improved (including the addressing of infrastructure funding deficits and soaring crime and social challenges), then perhaps we should consider such a project. This is the wrong time and our priorities need to be elsewhere.

Finally, capital funds are typically easier to secure than the ongoing operating funds needed to staff and maintain such a facility. What are the ongoing costs and how will these be offset by user fees?

No this is another project our city does not need, tourism and sports facilities are not the answer to growing business in our city, we need more manufacturing jobs, more industrial jobs (not logging, mining, heavy equipment operators these types of jobs are hard to land as one needs to know someone to get into it, mines will eventually run dry, logging will become further and further costing more to transport and sell, and the market is flooding with trade people in construction) tourism and sporting facilities are seasonal and only two entities profit from this; the city and the owner, the jobs will still be minimum wage, raising land value to an already outrageous housing priced city. We have more pressing concerns to address in thunder bay, crime rates, drug dealers and wannabe gangs, trap houses that need to be closed and people being busted for operating are not being red flagged to other renters. Native persons whom are addicts are being ushered through a never ending revolving door, not getting the appropriate counseling or treatment (but the saying is you can only help those whom want to help themselves) these
persons among the many, need purpose in society otherwise they'll revert to their habits. Deteriorating city streets pavement / asphalt has a life expectancy and needs to be redone every few years not just patched up and forgotten about, are you the elected city leaders going to pay for my insurance deductible everytime I have to bring my vehicle in for blowing out a tie rod end hitting a unavoidable pothole and causing an accident ?? How about demolishing some of the vacant run down buildings along Simpson street encouraging new businesses to reopen and revive that area of town ! Our city has potential to be what it was once considered " the Detroit of canada " the city has let many great opportunities pass us by because we were not willing to play ball.... the Honda plant, the coke ash plant, via rail to name a few. Start thinking long term survivability and less short term, run the city as a city should be run, it's an honor and a massive responsibility to be an elected city council member not a self righteous privilege thinking that because your in the circle you know what's best

Great idea. All types of uses year round is excellent plan. With that sack the FW gardens. Used only for few hockey games and folklore festival. Extensive waste of city funds being spent on old facility

Although we are primarily a hockey family, something like this is desperately needed for other sports here in Thunder Bay. These multi-use facilities seem to be the way to go - after visiting them over and over when we are in the US or S. Ontario. I'd support any type of facility that gets our citizens moving.

That being said, it's time for a new multi-pad, centralized rink in this town. Watching the rinks we have crumble is sad and frustrating.

At this point in time, I don't think we need to be looking at a indoor facility.

The soccer dome is not required as a private one is in the works. If we are selling golf courses then NO socceer plex.

The facility is needed in Thunder Bay. It would facilitate the most amount of use for many user groups in our city. Build it sooner to save money from costs going up.

Am I in favor? Absolutely NOT! Let's keep this simple. The city will seriously consider closing golf courses, Jumbo Gardens, the conservatory (among other facilities) that cater to tens of thousands of hard working tax payers and give a variety of recreational options yet have the nerve to try and shove a multi-million dollar soccer field down our throats and justify the expense. You can call if a multi-use indoor turf facility all you want but lets be honest. It's a soccer field to cater to one sector of our community and by doing so will likely spell the end of many other
facilities that many of us enjoy. I hear the private sector is already working on another bubble soccer field. The city doesn't need to waste my money on a facility that is absolutely not needed or wanted by the masses.

We need positive recreational opportunities for our continually increasing levels of youth obesity to have any chance of receding. Perhaps we can work on a plan where we as a city partner with our indigenous neighbours from the surrounding FWFN, Matawa tribal council and other tribal councils who actually have accomplished positive large infrastructure projects without issues and delays like we see with our own local processes.

30 million does sound pretty expensive but at this point I’d rather it just get built, it’s taking way too long to just do the planning.

In support of this because exercise, sports teams and generation recreation is so important, but only if it is economically feasible - aka general population shouldn't be on the hook for paying for this via an increase in property taxes. Facility needs to be self sufficient money wise so it’s sustainable. Those that want to use the facility should be responsible for paying for it.

Although I am a big advocate of sport/sport marketing and event hosting, I am wondering why we would proceed with a public facility of this type and cost now? Is there not a private facility being constructed? Is it the role of the City to compete?

What a great project!! While all the proposed uses are stellar reasons for this there is one sport/group that is not included at this time. Dog sports!..obedience and agility shows in particular. These shows have brought numerous out of town participants who contributed to our tourism economy. Presently there is no venue. Please investigate the requirements for this to happen. We have a huge dog community in TBay!

Enjoyed the presentation! This looks like a great facility and is sorely needed in Thunder Bay! I would like to see this type of arena available to rent to the dog sports community as well. Particularly dog agility and rally obedience which both have active communities in Thunder Bay. When we compete in neighbouring Minnesota the majority of trials are held indoors on artificial turf. Non dig sports people often go first to a sanitation issue, but handlers and dogs competing in performance events are very use to this and a sanitation or dogs eliminating inappropriately is not an issue. Access to a facility like this would allow Thunder Bay to bid for events like the AAC or UKI Nationals which would bring teams and tourism dollars to the city.

There is currently a private sector indoor facility under construction. The City should not compete with the private sector. The money could be better spent upgrading or replacing existing facilities (ie Conservatory, FW Gardens). Stop wasting our money!
At a time when council is simultaneously looking to close multiple arenas, sports facilities etc. Why are we now looking to create another arena?! I'm not oppose to it, but this seems really redundant. All you're doing is borrowing from Peter to pay Paul. If we can't afford what we already have, we shouldn't be purchasing/funding more. This facility would be a great idea, but we need to look at maybe making it a private facility like a YMCA.

If there is already a group building a indoor turf facility on golf links road with 2 buildings and a hotel then I don’t think the city should continue with this project. Why would we need to facility’s for the same purpose? I would rather see the City of Thunder Bay bring back the Event Centre to replace fort William gardens and to be building on the waterfront as precisely proposed. The event centre will not only provide a new bigger building for our hockey teams but will provide a space for big events and concerts to come to Thunder Bay. Having this in the downtown waterfront area will also be a great addition to this city! Please consider bring back the event centre!!!!!!!!

I am concerned about the cost, which always seems to be considerably more than budgeted for. We already have a sports complex at the university and perhaps the college will renovate. Can the citizens of Thunder Bay afford this? Our taxes are already sky high. How much will it cost for a membership? How did you determine its location? Thank you.

I feel that there are so many more important things that the City should be spending money on. On the one hand closure of the City operated golf courses is recommended for consideration. Perhaps it is time that the City should be allowing the private sector to take over responsibility for all sporting events and venues.

I disagree with spending funds for such a facility within our community

Please just get this project done already. The citizens have been without a proper facility to play year round turf sports long enough! Get the funding from other levels of government in place and get the shovels in the ground before all the organizations lose their volunteer and children get waylaid with unhealthy alternatives. Keep everybody busy, happy and healthy!

I appreciate the flexibility of the design. No mention was made about the cost to heat and cool the facility and if any long term cost savings efficiencies have been considered such as solar heating and cooling? I whole heartedly support the building of this facility.

Thunder Bay needs facilities to encourage and keep young families in the cities. Desperately needed. Please build
Perhaps now is not the time to throw this much money into a new project when there is so much infrastructure in need of repair and renovation. the pandemic has taken a huge toll on the city coffers and individuals and businesses are suffering. if you think this will keep "young professionals" in thunder bay, think again. Quality of life is so much more than a limited use sports complex. There are so many contributing people in this city who are not"young professionals" or who are not sporty

The city should concentrate on essential services at this crucial time, not recreational facilities.

I am not in favor of Multi Use Indoor Turf Facility at this time, as the city need to ensure that present facilities are not closed or reduced services prior to opening a new facility

Not sure why hesitation from city council obviously the city would benefit from the construction of the this facility once completed

When I say City I mean the residents of thunder bay and those visiting and let’s not forget the generations to come

I don’t feel this is a clever thing to be doing at this time we cannot afford it you talk about closing facilities that we currently have and are being used why not take some of the money from renew thunderbay and actually renew what we have a private guy is looking at building one jet him do it and maybe in 5 or so years we can relick at it

Definitely opposed to this would like to see some of the money you have earmarked used to help out what we have

Sorry not for it

This not the time to be thinking of spending a pile of money that our city, government or citizens don't have with all of us worried about our health and welfare in this time of virus.

Will thunder bay chill be moving in this space?

What study was done to determine the needs of this type of facility with our current population, city of thunder bay folks can afford the fees at this facility? and recreation interests How many people in thunder bay actually play soccer, tennis? What survey was done and projections to the future demographics?

Was a consultation with our indigenous community ie our CTB manager of indigenous services to host regular powwows to engage our regional First Nations right now we always struggle with trying to find a feasible place to host our new years powwow as an example, last year Lakehead University annual Powwow was cancelled due to student fees not able to accomodate this event anymore

Statistics Canada measures Thunder Bay's census metropolitan area — the city (107,909) and its immediate surrounding municipalities — as having 121,621 people, of which 12.7 per cent would mean an Aboriginal population of 15,445.

What is the cost to the city? Is this all grant monies?
My wife and I are absolutely against tax money being used for this. With all the expenses of Covid, this is not the time to provide a facility for a small percentage of our community to use. Our community does need recreational opportunities, but public money should be used to provide activities that more people in the community will enjoy. And we must be fiscally responsible in what we spend. Definitely not an expensive new facility. Better to maintain what we have and provide hiking, biking, and walking trails at much less cost.

I think the city needs a facility like this and we needed it two years ago! Losing the dome was a huge blow to indoor sports, for all genders and all ages. A multi use indoor facility would see use from several leagues (soccer, frisbee, football) and the walking path would be a great addition, but I would like to see more lanes so a marathon or event could be held, such as special olympics! I think the seating would be adequate as proposed, it would even open up the facility to movie nights, concerts, or plays. The hangar at Lakehead University has seen much success with its indoor turf field, and the city could also use such a facility. It would definitely be a welcome complement to our many outdoor spaces. We have spent money on worse ideas and things in this town, so let's start investing in a space that will last many years and host many different events and sports. We pride ourselves on having a healthy and active city, let's start investing in it. We will reap the rewards for years to come.

The project should be put on hold until it is determined whether or not a private sector multi-sport facility currently under construction will satisfy the market demand in the city. In any event, the project should not proceed without 2/3 funding from senior levels of government. In any event, the Chapples Park area should be left undeveloped except as a water-retention area for stormwater management.

Is this the proper place to build the building as it's right beside the flood way. Also how is the ground and water table level there? Also how much will the total project cost to build and run each year also what is the amount that the site can make like a real number?

I really like this idea. Would it be cheaper to build in Innova park? Is a 12 sheet curling rink an option? This site should have a proper batting cage for softball and hard ball players.
The proposed multi-use indoor turf facility has my full support.

Sports are a crucial part of children’s growth and development. They help in the development of mental health and physical fitness of the body. ... The city needs a facility like this to build a stronger, healthier, happier and safer community

I see no provisions for parking. Would like to see where they are planning for everyone to park and what effect it will have on the recreation trail that now exits.

This will be such a much needed value so soccer and other turf sports can continue through the winter months. Our past facilities have been poorly maintained and poorly managed due to their private nature, so a City owned facility will be great for continuity and standards of care being maintained! I cannot wait! Thank you!

I am very pleased to see an indoor facility in Thunder Bay. It's great that it can be used for a variety of sports & activities. Great to have an indoor soccer field once again. Having an indoor softball/baseball field is something that this community has been missing and will benefit so many people. Baseball / softball is a great sport for a wide range of ages and skill levels. Some people dont play softball due to the poor conditions of the outdoor fields so having an indoor facility like this will be great. Will there be a children's play area near the spectator seating?

As a Tax payer i support this, we need a facility to play soccer. It promotes health and fitness and our community could greatly benefit from this.

I thinij in the virtual presentation was well laid out and factual. The one thing missing was the potential cost.2

I am against spending this kind of money at this time. Soccer can be played outdoors for 6 months a year. It’s no different than baseball or any outdoor sport. Build good soccer fields, and maybe take some money to invest in hockey programs to make it affordable for kids in the winter. In my opinion there are not enough kids in winter sports anymore they did girls high school hockey this past spring the turnouts were amazing a lot of kids could hardly skate worked the hearts out. My granddaughters school was teamed up with the native girls school because of
numbers the bonding was amazing this is what Thunder Bay needs. Not against soccer just to much money building and managing with no revenue.

An indoor turf facility has been needed for years.

Great design however there should have been consideration to combine this with twining the ice pad and possibly be attached to a pool to achieve economy of scale with construction and operation. Consideration should be given to delay the start of this project to 2022 and ensure that we first have government funding prior to committing tax payers hard earned dollars. Consider a plebiscite where only the tax payees vote on whether this project should be deferred or constructed.

An indoor facility is needed to provide individuals of all ages a place to play turf sports during winter months.

I think the facility looks wonderful, however I can not see how we can spend that much money on something new at the risk of losing so many other things that have been proposed. Invest in what we have. Spend on existing facilitesup keep on a regular basis instead of waiting until repair costs are so significant. Get investors to create something new.

This would only cater to certain people in this city, not to mention the one way in one way out into chapels as well as this is a quiet residential area, with not a lot of traffic flow and a lot of citizens use this for outdoor recreation as it is on the city bike path trails

I believe that due to many circumstances beside the financial strain that this is not the time to be investing in any such Capital Projects. We need to get through this pandemic and see economically what the future holds for residents both financial status and employment. We need to invest in rehab centres for all the addictions that are rampant in this City and make this a top priority. We have an aging public paying in to the tax base for City funding and at the rate our taxes have been impacted in the past years as well as other utilities it is becoming difficult to support these projects and feed and clothe our families. Now is definitely not the time to go ahead with this and I hope you will reconsider following through with this. I am a home owner with a lead pipe and perhaps the City should be investing in replacing these pipes to all the homes infected from the reserve funds and not passing the portion on private land to the homeowner. Remember the initial hookup to the home was installed by the City therefore the line is actually their property which services my home with water. This is a substantial expense to the homeowner which to many will be unaffordable and it is a right to be supplied with fresh uncontaminated drinking water.
this facility is an exercise in exclusivity: as a homeowner, I have no choice to opt out. My property taxes pay for the municipal golf courses, the canada games complex and programs at community centres: all of these are financially out of reach for me. I'm a homeowner who could never use them but must underwrite them for our privileged families. next presumably the downhill skiers will be demanding indoor skiing for the summer season. all these legacy projects are vastly more important than our limping infrastructure.

I lived in the community of Thunder Bay most of my life for the past 60 years plus if they're proposing using this is a multi-purpose fact faculty such as the General Public walking are running in the winter time and for trade show ideas and then of course the soccer baseball and other sporting activities that can be enjoyed indoors then I would say I'm all for it ever since the bubble let's just say burst its bubble LOL I think we need this faculty I was sitting on the fence about this earlier but now I think it's a wise idea to go forward with this project

I would rather see this complex and feel more people would benefit by it rather than an art gallery. My only concern would be the traffic into chapples

Although I agree in principle a multi use convention center would be mor practical This proposed center is basically catering to soccer. However before the city invests in this project they should repair the damaged sidewalks and roads in the area. The sidewalk on Perth Crescent can only be called disgusting. All the city does is paint mark the damaged areas, so the city is fully aware of the issue. The amount of money been spent on spray paint and time half the sidewalk could have been repaired. I guess something will be done when someone trips and falls and is injured and sues the city. I love living in this city which I have lived for 31 years. City council and not just this one but several previous ones seem to spend more fine bickering than getting important repairs done

It's time that all citizens of Thunder Bay realize the importance of retaining and attracting families to Thunder Bay. Although many may consider this a frivolous project, it is my opinion it could likely be the catalyst in turning the economics of the city around. I am 100% behind this project, let's quit bickering and get it built!

I am wondering if the city could please those who want the indoor turf facility and those who want the Conservatory not only to remain open but to be expanded. Could the indoor turf facility be connected to the Conservatory and have a restaurant attached?
Would like to see this built to accommodate our soccer and tennis players, in addition to other sports!

I have been competing in dog agility for 16 years and travel to do this several times a year. One of my favourite places to go is the soccer blast in Burnsville MN. If the city of Thunder Bay would open the Chapple’s indoor turf facility to dog agility events for a reasonable rental fee, events could be held during the winter and would bring revenue to the city.

For me the entire project, in size and scope is a complete waste of the public’s dollars. All facts associated with this project are contrived and intended not to give the taxpayer any return on investment. It is fully intended to be a design failure and directly competes with the private sector. Clearly this project does not fill the design criteria of being for the greater good. No Shower rooms are required, not just cutting back, eliminate, after all where are the showers at outdoor fields? What happened to the comments previously about off season shows such as trade shows and rv shows? They never where nor ever would happen. This entire project with out $ figures in this presentation is nothing more than deception perpetrated on the public.

I fully support a new Multi-Use facility. Give the people somewhere to play.

It looks like this would be a very attractive asset for the city. Especially if climate change affects the conditions for outdoor winter sports to a shorter period having a facility like this would allow options for residents, including children, to engage in healthy physical activity. What kind of space and equipment would be available to individual community members? Something like what Confederation College fitness centre has? Just a concern about amount of parking available and number of spectator seats. Doesn’t seem to be adequate given the numbers of family members and general public that might come to some events.

This facility should not be considered at this time due to the financial pressure put on the city due to covid 19. Our infrastructure needs a lot of work and our taxes will likely rise to pay for covid expenses. We do not need the additional expense of this facility at this time.

I feel it is a much needed event centre as our weather conditions in Thunder Bay can be quite difficult and changing. We have a very long winter and this will enable all our kids and the public in general to be able to remain healthy, in shape and attend events all year long! I LOVE THE IDEA!

This really looks like a real grand event centre converted into a multi use facility in the time of a Corana virus Pandemic I see why the the city is wanting sell some of their receational faciltys and cur back on all city services. It sure looks like nice archatectal facility in beautiful outdoor Park.
This city is in the hole as it is. Anything build in this city always exceeds the projected cost. It is someone’s pipe dream just like the hospital always grid lock.

Will there be fair usage opportunities? I play baseball and football and my kids play soccer. I want to know how time allocation will be determined. This can not just be a football or soccer facility with some random free times for other sports (ie/ equal chance at usage of field between sports, equal change at premium times).

Have we seen a sensitivity analysis on profitability? Time and time again projects all over the world end up underwhelming when it comes to profitability. It's very likely that the "conservative" estimates become the high end.

Why are we building this when it has become apparent that the city should divest of recreation (ie/ closing PA stadium, closing golf courses)?

Why 800 seats? That seems like a lot. Why a media area (that seems like a very futuristic possibility). Could some of this space be used for a room that can accommodate a batting cage with a live pitcher and pitching mound(s)? That would have way more value.

First of all, you are placing this facility on a flood plains. What do you think is going to happen to your building? I can tell you that you’ll sink on one end and flood the whole building. Second of all, this facility is too small and obviously only for the rich of Thunder Bay to attend. Ontop of that 150 parking spaces for only 800 seats? What!?!? And a one way drive. Thunderbay driver +that=chaos. What's going to happen with the new covid laws? Are we going to be able to attend sports events in stadiums after? What's really going to happen here? Also during this covid event why are we wasting our money on this when I still haven’t seen. Masks or a bottle of hand sanitizers from this city yet they want to make it mandatory. Ontop of that. What about the kids? Only the kids with rich parents can use this facility? Cause I don’t see it being to including for the majority of kids in this city yet everything for the kids is being taken away.

not in favour at this time with all that's happening viruse people unemployed down turn in the economy

With the Mayor always commenting about the "lost revenues for the City" because of COVID-19 this does not seem to be the time for building this Multi-Use facility. The report just out about closing down City run golf courses, beaches, conservatory etc. seems to be more what the council should be looking at to save money rather than spending on this Multi-Use building. If the City wants to get out of golf courses, why are they looking at getting involved with a soccerplex. Does the mayor drive around the City to see the condition of our roads etc. This is where this money should be spent. It seems that whomever is mayor, they want a legacy--- Hobbs and his Conference/Sports Centre and now Mauro with his Soccerplex. Perhaps Council should look at reducing the number of councillors before the next election and save some time
and money this way. Taxes are out of control for a city of this size anywhere else in Ontario. The City seemed to save money by laying off workers because of the COVID-19.....where is this savings in wages going.

I do not believe that it is a good idea to spend this kind of money on a project for sports at this time. This plan worth $30 M should be scrapped at this time while persons cannot safely gather in crowds or groups. Instead, keep the golf courses open and build extra playgrounds for children in residential areas. Because of COVID-19 - there needs to be more recreational spaces where adults and children can enjoy on an individual or family basis without having to worry about overcrowding.

Where is this money coming from? Taxpayers will have to upkeep, mtc., taxes, utilities, caretakers etc. There are too many poor people in Thunder Bay. More importantly, We need a Rehab facility, professionals, and ongoing support for the many young drug users in Thunder Bay - more that we need to spend $30 M on a Sports Facility.

Building this facility is expensive but there is a large population of Thunder Bay that will confirm, we need it. Our fall and winters in Thunder Bay are long and cold. Many children, teens and adults want to take part in team sports that don't involve snow and ice. We want to exercise, compete with our teams and meet new people. We need a facility that is built to properly and safely accommodate these activities. Many of the sports we will be able to accommodate in this facility can't be safety played in a high school gymnasium. If we want our city to get out and be active we have to provide the facilities. I am sure we felt The Fort William Gardens or Canada Games Complex were expensive when we built them but we can see the social, cultural, and physical benefits they have provided our community outweigh the cost of the buildings. This facility will offer our community the same types of benefits. It will be a hub for indoor sporting activities and a first class facility we can proud of.

At this time I feel it is very irresponsible for the city spending all that money on this project. We need infrastructure work done. City Is looking to cut programs through out the city to help with the deficit. Start with this one. We have outdoor playgrounds that are not open due to covid. And now they want to build an indoor playground when no one knows how we will all be socializing in the years to come. We have to stop spending when we are crying about needing money. Hello, is anybody home!! If masks become a permanent part of our attire, we are told that you shouldn't wear one when exercising. Well you won't be going into that indoor playground to work out. 😖. Please shut the wallet.

At a time when our provincial premier is asking for the right to continue emergency measures to deal with an airborne covid-19 for up to 2 more years, I believe it would be imprudent to invest any time, energy, or money, in a venture that will recirculate indoor air to exercising participants who share that air and whose respiratory systems will be at maximal intake and output. Please wait at least two years, then take this extremely costly venture to a public referendum. As it is, the ample outdoor facilities at Chappels Park are rarely used, and I am one of those users. Before we put money into new facilities, we need to finance the public golf course on that premises, as well as the existing conservatory and other under-funded facilities on which we public who finance all of this have come to depend. Thinking caps please.
ARE YOU KIDDING .
Last week you presented the tax payers who ELECTED you a review of the services that you are thinking of deleting. Golf, baseball, pools, hockey rinks, conservatory. You are now proposing a Thirty million indoor turf facility. Seriously how do you plan on running it. You don't have the funds to keep the above mentioned facilities open, but you want to build something that will service only a certain amount of the population. There is already a private turf facility being built and the expenses will be theirs. We have all seen what happens when you sell off a very nice golf course for bargain basement prices. It sits abandoned for years.

The city of Thunder Bay has received a report to close down two golf courses and the conservatory. If we can't keep our current infrastructure open or properly repaired, we should not be going into debt building a new facility. If you can't fix what we have, we should not go into debt when we have a national fiscal deficit and put our city into a deeper hole.

Since we are looking at building such a facility it would be a shame not to include tennis courts now, as it will be more costly to add later on.

It is interesting that this project is progressing forward at the same time that the Program and Services Review is being undertaken. I believe that this project must be on hold until the Program and Services Review is complete. The Review is making recommendations that will save the City thousands of dollars (sometimes hundreds of thousands of dollars) and at the same time this facility will cost millions of dollars to build. Is it known how much the Indoor Sports Facility will cost to operate on an annual basis? Are the recommendations from the Review intended to create dollars to fund the Indoor Facility on an ongoing basis? What about the current facilities that need renewal or a re-build i.e. FW Gardens?

Interesting that the facility has seating for 800 on the second floor (not to mention those that are on the field) and yet only 150 parking spaces (5 people per car?).

The video presentation talked about Cricket, Lacrosse, Ultimate Frisbee, Rugby and Tennis. Are there so many teams/players/leagues of the above-noted sports that there is a significant demand for this type of facility? Will it pay it's way?

The Canada Games Complex is another indoor facility that the City owns, operates and supports financially. What kind of drain on resources does the Complex impose on the Taxpayers? Will this Indoor Facility do the same?

Until these questions, and more are answered, how can anyone support moving forward with this Facility? If the answers are known, why do the citizens of Thunder Bay not know them? There needs to be complete transparency with information that is easy to access.
My husband and I do not feel that the City can afford this kind of investment based on the present financial situation of our Municipality, without raising our taxes considerably. We are home owners so that affects our personal financial situation. We are seniors so the only use we would have for this facility is its walking area, in the winter time.

This facility should be cancelled and no more money spent on it. Our city is in a state of emergency and our remaining financial resources should be re distributed for essentials and to maintain current facilities. This is certainly not the time to be building 30 million dollar projects.

After the services review, I find it inappropriate to limit and threaten the closure of some services—rather be willing to spend $30 million on a sports complex. Golf in Thunder Bay is many residents mental escape and quality of life. The city is expressing a view to shut them down in lieu of opening a 30-million dollar facility. City council is prioritising a level of hierarchy of sport in order to grant contracts for multi million dollar projects. It’s disappointing that city council is not recognising the usage of current services and it’s importance for our mental well being—and are not willing to focus on the $100,000 to save such golf courses—but are willing to spend multi-millions on infrastructure. Think of community first. And do not attack the public’s only escape from social stressors. We work hard and pay our taxes, all for enjoyment of outdoor recreation. It’s a slap in our face to close our golf courses and adjacently granting a 30 million dollar sports complex on the very grounds we use to play the game. Be better and have some respect to your constituents. You are elects, who should put community integration first. The cost is too high in the (as noted from the services review) difficult financial times. Do not support this project.

At this moment we have an enormous Debt because of the Pandemic, so put this project on hold along with all feel good projects. The infrastructure needs to be improved, especially the roads. Keep the taxes from increasing for at least 2 years until things get back to normal. Suspend all raises until things get back to normal.

I believe this should have done this 20 years ago. Unfortunately this is not the time due to Covid-19. Taxes will be going up and we cannot afford this project know. I also believe we should have corporate sponsorship for at least 50%. Thank you.

Now is not the time to commit to building the Multi-Use Indoor Turf Facility. The Financial impacts of Covid is still largely unknown and to move forward with such an expensive project when the City may already need to either have large tax increases or cut services due to this new Covid operating environment is not prudent. Furthermore, the core service review recommended the possible closure of community centres and other recreational facilities, yet we are looking to build a new facility. Lastly, the City already had an infrastructure deficit and now is not the time to be adding new assets that have to be maintained.
At this time (with pandemic etc) can we afford another facility and if so who pays to maintain it. At present we are looking at an arts complex (at what cost) and other major expenses, plus a deficit from the pandemic (our taxes go up again). We need major $ spent on infrastructure i.e. roads, sewer, water, etc. before we invest in the luxuries. Did we not go through this with the hockey complex (at what cost) and here we go again. Should this not be put to a vote by the public (we are the paying for it) and let the majority decide rather than a few councilors who what a legacy project. When do we stop spending what we don't have and what we don't need and improve the services and infrastructure we NEED. Every thing is nice to have but reality is another thing. I have so many other questions i.e. how much do our taxes increase, who pays to maintain it, what percentage of the population will use it for what you say it is meant for, is it user pay and if so how much, why would we compete with private enterprise who are building a field now with the intent on expanding as the market dictates plus a hotel WHY. We have many under utilized facilities now, let's look at them first. Again put it to a plebiscite, maybe at the time of your bid for re-election. LET THE TAXPAYERS DECIDE. Thanks for reading this and hopefully answering some questions.

- It looks amazing, so long overdue, cannot wait for our kids to enjoy this!!
- Please provide washrooms with hands free taps and paper towels; it also seems like the number of washrooms are far too few given the spectator capacity.
- PLEASE install water fountains that can refill water bottles - for athletes AND spectators
- PLEASE ensure that there are HEALTHY FOOD options!! Every out of town facility/tournament we have been to we have had to leave to find something athlete-friendly to eat - a deep fryer should not be the only cooking method available. Please let Thunder Bay be a leader in this area!!

I don't believe this facility is needed at this time, with everything that is going on with Covid 19, drug gangs, etc. If you were going to spend that amount of money why not save the conservatory or other things that we have that need upgrades. I have young grandchildren that play soccer, and maybe one day would love a facility like this. But I believe our money should be spent on more important thing our roads for one.

If there are matching dollars from the provincial or federal governments, then council should not proceed with this project at this time. During a global financial crisis in the midst of a pandemic is not the time to commit to build a multi-million dollar facility.

This is absolutely ridiculous. After publishing the Program and Services Review, urging citizens that certain facilities must close in order to save on costs, the City then proposes a plan to spend $30 million to build an indoor facility? The Program and Services Review mentions that it will cost $100,000 to keep the golf courses up and running. Golf is a mental escape that allows individuals to enjoy the outdoors and take a break from reality. It is quite disappointing that the city is proposing spending millions of dollars for a sport facility, and ignoring the importance of Thunder Bay citizen's well being. The golf course's usage has skyrocketed over the years and the City council is refusing to acknowledge it. A golf courses allow for inclusion and accessibility. Building an Indoor-Turf-Facility creates a barrier and forms a sense of exclusion. The City of Thunder Bay should be ashamed in themselves. As a tax payer, I would prefer my money goes
Towards enjoyment of an outdoor recreation. And as city council, you should be thinking of the community first. To be clear - I do not support building this "Multi-use Indoor Turf" Facility.

I wholeheartedly agree that Thunder Bay desperately needs an indoor turf facility as I enjoy sports such as soccer and ultimate frisbee, and with long winter months indoor is the best option! However, I do not think that the proposed Chapples site is the best option for the facility. Chapples is one of the largest green spaces in the city (when including the golf course) and is a lovely space for outdoor recreational activities such as sports, but also walking, running, rollerblading, biking and skateboarding. The loop around Chapples, especially during recent times, often has 50+ people enjoying the paved way for outdoor exercise. I feel that having a facility in the center of the fields area would seriously ruin Chapples as the space it is right now. Also, Chapples currently has limited parking, only one entrance, and is a low geographical point meaning building such a large structure would pose serious challenges. I feel that there are other spaces in Thunder Bay that are better situated, more easily accessed, and currently unused that would be more appropriate for this awesome, and very necessary, facility.

This would be a great investment for the city, located near the centre of town and planned with plenty of parking. It would attract regional sports events, and it looks like it has two meeting rooms which also could be useful. For several years our two teenage sons have looked longingly at Winnipeg's two (or more) similar facilities and wished there could be some sort of winter soccer facility here. One of them will have finished High School by the time this new one could be finished, so it's past time that the city got to work on providing this sort of facility. If property taxes have to rise to help finance it, I would be one of many who are prepared for that. But there must be some regional funding available too.

How can we afford to build and operate this facility the taxes in Thunder Bay are to high the 2nd highest in the province

2/ we are selling recreational facility's now because of a shrinking tax base ex municipal golf course, closing decade pool, closing some outdoor rinks, possibility of closing Cj apples and Strathcona golf courses closing the conservatory

If we can not afford these why are we building something else that will add to taxes with the cost of the day to day operation and maintenance

3/ we need to fix are infrastructure. In the city cut regulations to encourage private development. This will grow the tax base not build monster city owned building in a shrinking tax base

LETS concentrate on expanding the tax base not expanding the taxes on the few that are here to pay them

This proposed project is a frivolous use of taxpayers' dollars, particularly when one considers that a private sector solution is currently under development. By competing with the private sector, the city is jeopardizing the potential to increase its tax base at a time when the City of Thunder Bay should be looking for every opportunity to attract new businesses and developments.

Rather than spend $30m+ to construct a sports complex, which is projected to run a significant operating deficit each year, the City of Thunder Bay should focus its efforts on creating
incentives to attract new business and grow its tax base. The unfortunate reality of the city's proposed project is that the tax base will not be increased and the city's annual deficit will continue to grow, which will inevitably lead to higher property taxes for the citizens and businesses of Thunder Bay.

It is time for city council to adopt prudent fiscal policies to help the city flourish and grow.

I'm not sure from your rendering if each washroom only has 1 or 2 facilities? Yes I see at each end so a total of 4 restrooms for over 800 people to use? Please say this is just for the drawing sake? A building this size needs way more restrooms then that so i'm hoping there are banks of them in those areas so the lines up are NOT an hour long then you have missed half of the game you came to see. Even the Fort William Gardens has large restrooms with approx 20 in each if not more. Otherwise everything about the building seems reasonable inclusive of all sports and people.

This will be a costly endeavour that should not be placed on the citizens (taxpayers) of Thunder Bay. If we had more major contributors to the tax base the city would be in a different position. It is irresponsible to consider especially at this time.

This is the most ridiculous asinine waste of money. There are so many areas lacking severely that affect quality of life. This is nothing but an area that a select group of people will use. What about everyone else?

I really do want to have a great multi-use complex here in the city, but I really feel that during COVID-19, this is not the time for the city to be spending money that might be used for something else. Even breaking the ground is risky as the province could be shut down again. In the event that we are able to open back up, will the plans of the facility reflect our new reality? Are there changes that would need to be made an ultimately costing WAY more money than originally thought? Again, I want to be supportive of a complex that we very, very much need, but fiscal restraint at this current time might be the better plan.

I say NO we don’t have the funds to build. Private sector only

NO! NO! NO! Do not spend another penny of my money on this unaffordable waste. Soccer is an awesome OUTDOOR sport. Wait for summer. Play outdoors.
The Indoor Turf Facility needs to be put on hold as we traverse the economic ramifications of the pandemic in the city. There has also not been adequate public consultation due to the restrictions Covid-19 and the time of this call for comments is happening when the general public is on summer vacation. It also lacks simple questions: Do you want the city to spend $30 million dollars on a Indoor Turf Facility? Do you agree with the city building an Indoor Turf Facility? Would you like to see the city invest in partnership in the private sector to build an Indoor Turf Facility? There are no sources of funding from Provincial or Federal programs at this time and asking citizens to borrow funds to build the facility is simply irresponsible. $15 million has already been taken from Reserve funds to build this facility to date. With a projected $10 million deficit by the end of the year due to the pandemic, borrowing or taking money from this funding mechanism is not what is needed to assure that the tax paying public is not looking at a substantial increase to their tax levy in the 2021 budget. I say NO to the Indoor Turf Facility at this time.

No
Use funds for maintaing Existing facilities!!
Ie DEASE POOL!!

NO TURF FACILITY!!!

I am hesitant to support the indoor turf facility for a number of reasons:
a. is the facility being funded by more than just local taxes? Is there provincial or federal money being funneled into the costs of this structure? If no money comes from other sources, are the city taxpayers on the hook for ALL costs, even the overruns which we know will happen?
b. this project was started before the pandemic was even an issue, but now, the pandemic is an issue, a huge issue. People need to step back and reconsider the creation of something new when there isn't enough money or time to maintain many of the things that the city already owns.
c. along the same lines as the second point is the need to have money to maintain what the city owns or find ways to sell these items without the city losing their services. The Port Arthur stadium, the Conservatory, the Fort William Gardens, Victoriaville, golf courses, Chippewa park, Boulevard Lake, etc. are all on a chopping block and yet the city has money to create a new facility? Shutting any of these down is NOT a solution if the money is then being funneled to something that doesn't exist yet. Find someone to take over any of these and keep them functioning must be done first. The city's track record for maintaining its properties is not good; it seems to be a policy of out of sight/out of mind.
d. the city should use this time to do repairs to the Conservatory, upgrade Chippewa Park so that they are viable sources of escape for everyone during this pandemic. Let's fix what we have first. Let's try to find other sources of government money to fund the indoor turf facility. If the city can't get anyone else to see its value, why should the people who live here believe it will have value?
e. Let's get the priorities in the right order....I am tired of these "legacy" projects that cost us millions of dollars before shovels even hit the ground. I am tired of these "legacy" projects that don't seem to show an ability to sustain themselves once they are finished. We are still waiting
to see what will happen with the art gallery which I have no doubt will cost the city millions more. How about we complete one ridiculous idea before starting another?

No Indoor Turf Facility at this time

I do not support the project until the pandemic crisis is resolved. We are in a very uncertain time economically and this project must not go forward at this time.

This is an unnecessary expenditure. We as a city cannot afford this. I as a business cannot afford the increased taxes that are sure to come with it. Please concentrate on our existing infrastructure and quit constantly raising taxes. We cannot afford to lose more businesses from an already weakened tax base. Put this project and the art gallery on the shelf for now, until better times.

Need one but not at the present time due to our situation and applying for funding from a cash strapped government is a pipe dream. The tax payers can’t afford another tax hike at this time which will be inevitable.....

Do not build the indoor turf facility. Do not spend that money on that kind of facility

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<th>What is the business plan?</th>
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<td>What is the financial breakdown of operating revenues and expenses?</td>
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<td>What is the net operating impact to the City of Thunder Bay?</td>
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<td>What are the schedules that inform user revenue projections regarding daily usage?</td>
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<td>What information has been provided by the CEDC and Tourism Thunder Bay on the economic impact projections of this facility for our community?</td>
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<td>Have any private partners such as local sporting groups committed to capital contributions? If so, are there any agreements relating to priority scheduling for funding partners?</td>
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<td>Does the building design include loading doors of at least 14’ that allow trade show hosting capacity?</td>
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<td>Does the plan include purchase of a solid floor to cover the turf for trade show events?</td>
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<td>Does the building design include air conditioning?</td>
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<td>What type of kitchen facilities are included for concession and catering?</td>
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<td>Have the senior levels of government committed/approved funding contributions? If not and if there is a funding shortfall, what is the plan to finance this project?</td>
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What will the property tax implications be?
Will this facility compete with the private sector turf facility that is currently in progress?

Too much money let’s support the children in the community where everyone has needs why cater to soccer crowd totally irresponsible of this council

Strongly object to the construction of this facility for the following reasons. First, the city has lost a great deal of money because of Covid 19. Next, the city should consider the construction of a new police station its primary responsibility. In addition, saving $30-million would allow Dease pool to be refurbished, both golf courses to remain open, the Conservatory to be updated, Port Aurthur Arena to remain open and many other recreational opportunities to be developed to serve a broad spectrum of taxpayers. In addition, a local business man is building a soccer facility. Certainly this is an incentive for investors to put their money into similar projects. The list of activies goes far beyond those that need a large facility. Indeed, most are not indoor sports. Please do not build this facility.

This is well overdue in our community. We have been in the need of this for some time. Soccer Northwest has done its study at the behest of the city and it has proven that it will be used even with the addition of the supposed dome being built.
This is supposed to be a turf facility only. It is not purposed to be a space for conventions and trade fairs. They do not use these types in other centres for this purpose. There are plenty of other sports that would interested in using this but quite honestly have not done there due diligence to advocate on their behalf over the years.
This facility is something that will benefit thousands of users and is a value-added recreational space that players can train in and use recreationally. We have been talking about a proper space like this for over a decade now and it is becoming increasingly frustrating to see our city drag its feet on this. We wouldn't be having this converstation about a rink. By the time this is hopefully done my son will have one season to use it before high school is over.
In addition I know that there are several recreational uses/ spaces in the city that lose money and I am fine with that because they add a health and wellness benefit to our community as well as attract or retain citizens. My son has commented many times that he will not live here after high school because of our lack of facilities or proximity to others or to competitive sports aspects. This makes us sad and frustrated as professionals who encourage our family to strive for something higher.
As for the viability and long-term usage of this facility or the past event centre, I believe it will do more for our city than a low usage art gallery (but I support anything that enhances our city's image and adds value to our community).
As for the Chamber of Commerce's questions in our local paper, this is why we as a city never seem to get anything constructed because we have so many people complain about advancing our city's image. We travel tremendously for our kids sports and everywhere we go the facilities are far more in number and maintained. The chamber also questions the private connection into this infrastructure. I know that no private sports program contributes directly to facility construction/ maintenance other than their hourly fees. This includes, LU hockey, Kings hockey, high school football and track and field, the tennis club, golf lessons and green fees. So to
assume that a soccer program should contribute to a facility’s construction cost is ridiculous. If we had more large industries who would contribute to our tax base like we used to then we would have more money to access for any infrastructure. Also if we had an event centre or larger hotel with a very large conference hall they can host events as well, not in a turf facility that is supposed to be used for turf. 
Thank you for your time. It is time for us to get this done!

I have been involved in soccer for several decades in Thunder Bay. I started and ran Volunteer Pool Soccer Club, which had 2000 players at its peak. More people, especially youth, are involved in soccer than any other sport in Canada. In Thunder Bay it has grown from being an ethnic based sport to a major activity for all people in the city. It is a sport that anyone can play. You do not have to be tall, big or rich to play soccer. Everyone is active as they play. There is no waiting for the next play in the game. The indoor version of the game is fast, active and inexpensive if there is a facility in which to do it during the winter. Thunder Bay is known as a hockey city, but a lot of people do not have the money to play hockey in one of the half dozen or more rinks available to the players. The hundreds of soccer players in the city have had to use what was available, sometimes makeshift, over the years with no permanent facility in our city. Now is the time to rectify that. No matter when we decide to build this center there will be problems and naysayers. You can always find a reason to not do something. The development of anything new, large or small always occurs because some people believe in it to its completion in spite of the obstacles built in front of them, whether subtle or overt. The City needs to continue to support the drive to create this long overdue facility. We will always have some problem or another appearing. However, the problem of hundreds of youth and adults in Thunder Bay not having a place to play never disappears.

I have not seen the business case for such a complex. We can not afford to have yet another white elephant in the city and continue to dump money into things that fundamentally do not make any financial sense. What is city council thinking here. Thunder Bay is not a destination for conferences, that could not be handled by our existing hotel system. Please give your head a shake, and figure out who will pay for this facility. Like other towns, it should be based on the user pay system. Which we all know can not afford the $30+ million dollars for such a facility. And also why is the city competing against private investors for the same thing. This is absolutely ludicrous!

Please find another location for this. There are many families who use this area and do not want a sports complex in there area. This is a SAFE area for families to bike and walk, please find another location such as james st soccer fields

This facility has to happen. Thunder Bay is home to literally thousands of people from 3 years old to people in their 60’s.

It’s a cost effective sport for all families and it’s an outlet for everyone in regards to a healthy active life style, mental decompressing, and many other benefits.

The soccer population is HUGE here in Thunder Bay and programs need to be able to get back to what it was.
This is a no brainer, complete this ASAP!

This facility is a positive step for many in Thunder Bay, not just soccer players....in light of covid and our inability to participate in physical activity with friends I'm sure we have all seen the impact on our mental health and that of our children’s. Sports and facilities such as this are integral to our community and everyday life! Let’s support this endeavour together!

As many of you know I am a huge supporter of this project. I started sharing ideas and bugging city council the day after the sports dome collapsed. It has now been 1335 days since we have had any real indoor sports. I also shared 71 days worth of locations in Ontario and Canada some big some small that have indoor turf to be used for multiple groups and sports. It’s now time for the turf users in this city to have a safe and reliable place to play watch and attend sporting events etc. It makes so much sense to have this facility located inside Chapples park with the existing soccer pitches and tennis courts and gold course and hockey arena and stadium within walking distance. It will be a true sporting hub area that serves a huge sporting population. Please throw my family’s name in for supporting this project now as we simply can’t keep waiting as stated it’s been 1335 days.

Thanks

Thunder Bay desperately needs this facility for soccer, football, frisbee, baseball, etc. This will help with the long-term future of soccer and football youth programs.

The indoor turf facility in Thunder Bay is well overdue, however sacrificing current green space that is used by the public is not the way to proceed. The facility should be relocated away from that currently used space.

I believe it is very important for the youth in our city and the soccer community to have a place to play soccer all year long. Our winters are extremely long and this is a sport that needs an indoor facility, so children can continue to grow and be active all year round. The soccer community has already lost many years, without having the proper facility opened to accommodate all teams/players. I believe this facility can only enhance our city and provide positive experiences for many people.

A facility such as this has been on the docket for over a decade. The soccer community has lead not only by example, but also through swear equity and financial contribution. At every twist and turn we have been to the precipice, only to be turned in another direction at the last moment. We have seen how those with money are able to sway public opinion, and utilize back room tactics against user groups. We have witnessed individuals and not-for-profit groups ante up
hundreds of thousands of dollars to find suitable options only to have those with the back room contacts scuttle the dreams of a generation of soccer players. We have listened to councils, administrators and urban planners, followed their suggestions, only to see it unravel at the last moment. I have been for this plan when it first came to the fore before the collapse of the sports dome, I have championed it since, and I for one do not want to sell my business and move from my beloved community because we had the rug pulled out from us again. What use are paved roads to nowhere, a city with no services, and a tax base that is less than a decade away from death? If we don't plant seeds for future generations, our relevance as a community is greatly diminished.

At a time when we are concerned about supporting existing businesses, keeping our taxes in line to try and be more competitive with other northern Ontario municipalities and conducting a core services review, how can this be a legitimate priority? There is zero chance this can be operated without an annual deficit. It is unlikely higher levels of government will provide any funding for the capital construction value. Where is the public business plan showing the firm costs to build and operate? With infrastructure crumbling and that deficit growing annually, an indoor turf facility would easily be the most irresponsible use of tax payers money in this city’s history. The core services review clearly concludes the city needs to get out of many businesses we have no business being like the conservatory. This would be a better example of a business we shouldn’t be in. Hopefully council doesn’t cater to a very small secular user group and does what’s best for the ratepayer And shelf this forever! If user groups want it so bad, they can become investors and fund it themselves. Furthermore, this council sends a dangerous message to private sector investors and developers when they start funding projects that clearly compete with private sector dollars. Shameful. Invest in projects senior government will match funding for and leverage growth and employment at a time we need it more than ever. Once the usual local companies finish building this, tax payers will bear this burden forever. Abort. Now. Get another lead project ready and go lobby the feds for something that actually benefits the majority of Thunder Bay residents. Kids play soccer outdoors all summer and this faculty design doesn’t seriously allow any of the other listed used, those are posed to fool stakeholders that there is more intrinsic value. Also, local clubs won’t want any actual tournaments, which there are none in winter, ever, bc just like the golf down, they will complain about losing field time. Another farce metric used to sell this project to the public for a select few in the city.

We live in the surrounding area and we would love to have this available so we could get our children involved. This would also really benefit our elderly family who live in Thunder Bay as it would be a great place for them to walk.

Overall it is a much-needed facility that will provide a lot of flexible use to many citizens and tourists in Thunder Bay. This will help keep kids and adults active in long winter months, and can also be used as extra training fields during the summer without having to worry about weather or outdoor field conditions. The design is simple but attractive and seems well thought out. I love the appreciation for natural light and the spectator viewing angles. Having a walking track is great for parents who want to exercise as their kids are playing. The big lobby is beautiful and very inviting. Having transit available and a place for out of town buses to park is ideal. This will be a great way to bring people to our city for tournaments which will infuse the city with more money via the hospitality and tourism industry.
My only suggestions for the design is to ensure there is a baby-changing station in both male and female washrooms (or in a neutral/family washroom or changing room). Also having multiple water-bottle filling stations would be great to promote reusable water bottles! I’m sure this was already on the radar with the sustainability focus of the project.

I really hope this project gets approved, it is vital to our community’s wellbeing.

To the City Council of Thunder Bay and the team at Stantec,

The proposed facility represents a major opportunity to invest in our community and our citizens for many, many years to come. The plan presented by Stantec is thorough and will provide sporting opportunities for individuals of all ages and a wide variety of sporting interests. It furthers the profile of Chapples Park and will turn underutilized space into a busy, energetic community facility.

While the need to spend money responsibly and ensure that major facilities at least come close to breaking even in terms of operating costs is important, I believe that this has been demonstrated on several occasions in reports and presentations on this project. It is a sound investment, particularly in comparison to a variety of other athletic facilities that operate at a loss every year but still play an important role in our sporting community. While I appreciate our local Chamber of Commerce asking questions, I believe that many of their questions have been answered previously. Moreover, I think many of the member businesses of the Chamber would relish the opportunity for the events and tournaments that this facility would attract to our community. This means more people in Thunder Bay, booking hotel rooms, buying local goods, spending money on local entertainment, eating local food. An investment in this facility is an investment in our local business community and a commitment to ensuring a growing customer base and continued economic growth.

The strongest argument in support of this facility, however, is the investment that it represents in the health and well-being of city residents, in particular our young people. For approximately eight months of the year our exercise opportunities outside of cold weather sports are extremely limited. A lack of access to physical activities discourages the health of our community, not only physically but also mentally. It provides our kids with more opportunities to engage in risky behaviours. Thunder Bay has recently touted its commitment to our youth, particularly since the announcement of the Youth Inclusion Program; it's time to take this commitment to the next step by giving young people fields to play on during the winter. Provide options for young and old to get active during these dark, cold months and an alternative to substance abuse that we know is all too prevalent in our city.

This city council has the opportunity to be brave in a time of doubt and worry as we grapple with Covid-19. Times are uncertain, budgets have been tested and we don’t know what the coming months will hold. But you have the opportunity in approving this facility to show that you, our elected leaders, aren't going to make decisions based on fear and anxiety. You have the opportunity to make this investment in our community, in our citizens, and show that you are willing to make the financial commitment on our behalf on a thoroughly considered project that makes Thunder Bay better. Be brave.
Speaking matter-of-factly, this facility is desperately needed in our city and long overdue. For too long, city councils of the past as well as our current council have dragged their feet regarding such a facility. This has not only caused a dramatic increase in price, but even more importantly, less children becoming/staying involved in organized sport. Too often in Thunder Bay we find ourselves sitting around the dinner table discussing the crime that has just occurred down the street, or the inebriated individual that we ran into at the grocery store and the solution brought to the table from councillors over and over again is the need for more public housing, as well as increased funding for substance abuse rehab. Although I would agree that these are important strategies, I argue that even more important is ensuring the next generations do not follow in the same footsteps of the past. This only happens if we create opportunities for people to feel included, healthy (both physically and mentally) and find joy in something that is not work or family related. This is what sport is excels at.

Speaking specifically in regards to soccer, it still seems ridiculous to me that we can have honest and fact driven conversations regarding the price of this facility (which of course will host more than just soccer) when to this day, Thunder Bay taxpayers subsidize indoor arenas to the tune of nearly 2 million. This does not even take into account outdoor rinks which also have a significant dollar sign assigned to the setup/ takedown. Furthermore, it is important to remember that by any business study done on this project (there have been several) that this facility will in fact make money. If the city does not feel that they need more rate funded dollars in the bank, then why charge for anything city related (i.e. parking). All soccer players have finally asked for is a bit of equality.

Lastly, regarding the naysayers in our community, if policy and public projects were all determined by Facebook/Twitter warriors, we would be living in a world of hate, intolerance, racism and driving on perfect roads. This is not what we need in Thunder Bay, or anywhere for that matter. I feel safe to say that the silent majority support this project and furthermore, that this can not wait any longer. Hopefully, another election is not needed before the project comes to fruition because one way or another, the majority will have their say. Thank you.

This indoor turf facility is much needed in Thunder Bay and will be beneficial to the community for many decades to come. This facility will give people of all ages the opportunity to come together to take part in healthy sporting activities which are currently unavailable in our city.

This facility is a must for our community. We need to show leadership and move forward with projects like this in our city. Youth and adult sports have suffered greatly over the years because of a lack of space. We can not always go with the status quo and think it is ok. We are a strong city that requires the facilities to help it grow positively.

This facility is much needed for our very active, vibrant soccer community. Soccer is a competitive and fun way to keep our youth and adults active and healthy, it is well supported here in Thunder Bay!
I believe this facility is a must for the city of Thunder Bay. I was born and raised in Thunder Bay
and would be absolutely devastated to hear and see the city taking away opportunities from the
youth. During these times we need to all come together and support the future of the city, the
future of athletics, and with this indoor facility we are not only able to fulfill the dreams and
aspirations of the youth and community, but also prove to all that we as a city are doing
everything we can to support all. From the elderly to the youth, everyone would benefit from the
addition of an indoor facility, and I believe deciding to prevent the construction of the facility
hinders the potential Growth of the city.

This project will really help the sport community to grow and many young people will be more
involved in sport giving also good opportunity for the their future. This facility will be one of the
most important project of Thunder Bay. Our community needs something like that!

I completely support the construction of this facility. I believe the facility of this tape will benefit
are the youth of thunder Bay and will be something that draws potential citizens to our city. It
opens the door also for sport based tourism other than hockey tournaments. I would like to see
a cost breakdown however. I feel what is missing from this presentation is an outline of what the
cost to construct the facility will be in the future costs that will be incurred.

Thunder Bay desperately needs a place like this during the long winter months. I think this
project should absolutely be prioritized and brings so much benefit to the community.
Economically, culturally, and benefits to public health will all be results of this project becoming a
reality. I personally would be using this facility very frequently.

My family and I believe that this sports facility is desperately needed for the children of Thunder
Bay. As much as I understand that there is a big hockey following in Thunder Bay there is also a
big following in a variety of other sports including soccer and football etc. Soccer can only be
played outdoors for a limited number of months in northern Ontario and need an indoor facility to
continue their passion the rest of the year. I support this facility 100%.

This is without a doubt the best project of this city! We desperately need a sports facility so we
can keep our lives healthy and active and also an important key for the future of our children

So excited about this place. We need a place like that for our children. We need a place where
our children will feel safe and where they will be able to stay active! Let's keep them out of
trouble and give them a chance to practice their sport. So much benefits for the city and for all of
us.

The fact that this has taken as long as it has should be enough for the city, city council and all
those involved with the delay to sit back and give their head a shake. Everyone says we’re on
par with other major cities, when we’re clearly far from it.

As a local resident, and tax payer, it is simply appalling as to how this city doesn’t have a multi
sport indoor facility that clearly does nothing but support and promote the municipality, and an
active and healthy lifestyle.

This city is so behind and stubborn with change it’s no wonder we have the reputation we do and live in the situation we’re in.

The fact that we have residents of this city complaining that this facility is a bad idea just floors me and many others. For someone to confidently say "this facility is a bad idea, it’s a waste of money, we don’t need it, put the money towards something good" is clearly unknowledgeable and has no understanding of the city or world we live in today.

That’s also the same person who thinks the art gallery is the best money maker this city has, (when it doesn’t make anything because who pays to go look at pictures, that’s a pure waste of tax payers dollars but it still went up, and I don’t see that promoting a healthy lifestyle) but at the same time those are the same people who can’t accept the fact that Victoriaville is a tax payers money sucking vacuume that we continue to support even though it’s a deteriorating piece of rubble that costs the city more to maintain and keep running than the amount of revenue it generates and puts nothing back into the city

Soccer is the most popular and played sport in the world. It defines unity, team work, commitment and passion.
It hands down promotes nothing but a healthy and active lifestyle.

This facility is needed. Look at Winnipeg, sault st Marie, and Toronto. How is it that the closest facility is 9 hours away.

This facility will host all type of multi sport events, it can support garden shows like the CLE used to. It can be used for off season training for our sports teams like the Chill, Boardercats, thunderwolves.
All schools can benefit from this as well. Especially high school soccer.

Plain and simple, this city needs a multi sport facility. Thunder Bay has a reputation where no matter the decision, no one will be pleased and the whining will begin.

Everyone thinks they are a politician, a force of law, or that they have some “right” and only look out for them selves and the city has suffer for it.

Set this facility up because it’s good for the city, we need it.
To say “kids have no where to play” hurts me and many other parents, aunts,uncles,spectators and supports.
In the past, all we wanted were kids to play. Now we literally have a city that’s doing it’s best to take that away. Kids need to grow up with others and be social and comfortable around other kids. Sports help with making friends, team work, problem solving, working hard and most of all, to never give up. Which is clearly something this city has done, Thunder Bay has given up. We sit back, and watch and address things as they come up. This is a perfect case of where the city has been reactive instead of proactive.

Multi sport facilities are needed for the youth, middle age, and senior age groups. It’s meant for all people of all races, sizes and background. This facility accepts everyone because it is meant to promote nothing but a happy healthy and active lifestyle. This is the facility that will bring us closer together a as community.

My kids haven’t been able to play soccer in the winter for the past 5 years because they city
hasn't made any effort. My tax dollars gone to waste, to help fund a dying mall or a non revenue generating art gallery, I paved roads, terrible patch jobs, 3 day waiting period for snow plow removal on my street. Use my tax dollars for something good for once and something that everyone can benefit from.

This is so very exciting for the city of Thunder Bay, I can't believe it has taken this long to finally get a facility like this. What a benefit to the community this will be. I love how accessible the building is, I like the spectator zone, the extra washrooms, the multipurpose rooms and how the fields can be used for so many different sports.

The need for a facility like this in Thunder Bay is evident. As a youth sport, soccer is affordable and would provides tremendous physical, relational and emotional growth opportunities. The adult soccer community in Thunder Bay is passionate and established, yet has no place to play. The investment in this facility would bring a huge return to thousands of Thunder Bay residents.

The need of an indoor sports facility is real for Thunder Bay. We lived in Toronto 12 years before moving to Thursday Bay, and our kids active live has been affected by the lack of this facility during long winters specially.

We implore the authorities in power to approve financing of such facility, it's LONG OVERDUE. Thank you.

Mother of two children
(15 and 20yrs old)

This facility needs to open. It provides many activities for all ages and can bring revenue to lower out taxes!

We need this facility for the kids and any sports teams in this city. If we want this city to grow and be more family oriented then you need to make things for kids to do in this city and playing sports like soccer (as a team) help teach kids responsibility, team work and loyalty. Please move forward with building this facility and quickly

I fully support this project - this facility is much needed in our city.

Yes, to the Chapples Multi-Use Facility

This new facility will provide all age groups in our city a much needed venue for being active all year round. More importantly, it will provide our youth with positive opportunities that will keep them off the streets, where they could easily find negative influences.
It will bring people to our city which will benefit our local service industry financially.

I would like to see our City Counsellors be leaders that help the City of Thunder Bay grow and provide positive opportunities that will keep our youth in this city.

Counsellor’s please support the construction of this facility and vote YES!

This is such a wonderful thing for this community. It should not be a difficult decision to support a multi sport facility in a town our size! Kids need sports to learn valuable skills in leadership, teamwork and work ethic. Let’s give the kids of Thunder Bay an opportunity to play their sport YEAR ROUND! It’s been too long of a wait for a facility like this.

My first comment is to ensure that things are done right the first time.

I strongly recommend that consideration be given to expand the number of provided change rooms as 8 change rooms is not enough. With one of the proposed uses as a soccer facility, hosting a tournament for a wide range of age groups can likely mean that four 1/4 size fields will have 8 teams in competition, using the provided 8 change rooms. Potentially 4 to 8 more teams should be prepared and warming up to play immediately upon completion of the game to keep things on schedule and make the most of field time. With only 8 change rooms total, there is no way for the next teams to get ready. Operationally, there should be at least another 4 to 8 change rooms provided.

Similarly, 150 parking spaces is not enough. There is more than enough space to expand and do it right. Again my example of 8 teams competing with 8 to 15 players per team (typically all travelling in their own vehicle) along with referees, support staff, and the overlap for the next round of competition realizes that 150 spaces will not be enough parking spaces during peak times. As well, teams competing again in a short period of time may find that their players don’t leave the facility, but rest and prepare for their next match. Thus even more cars fill the lot. I’ve experienced this exact scenario at soccer tournaments in Minnesota and Manitoba. Parking must be calculated for a maximum capacity scenario.

City planning previously identified a potential second access road through either Cameron St or Dease St past the Centennial Conservatory. The ability to quickly and easily access and exit the area during peak usage times, especially for emergency vehicles, cannot be discounted. A second route is required.

Repeat facility users (leagues, teams, etc) will likely want a location to store their equipment – I don’t believe enough space or rooms have been allocated to capture all of the potential users, considering the revenue potential through rent. As well, an on-site store providing equipment and clothing to support the sports would also be beneficial, and another source of revenue for operating costs.

The building site plan identifies the main access road proceeding past the front of the facility, and a possible drop off point with the walkways “raised”. If raised means elevated, that is great. If it means slightly higher walkway and perhaps striping, I think the current configuration is a mistake. The layout forces every vehicle to drive through all of the pedestrian traffic going to and coming from the facility. Vehicle access through the far side of the parking lot and proceeding through the lot to park is a better and safer design.
I don’t believe that the ability to host a trade show should be a consideration for this facility. The previous turf field SportsDome experienced field damage every time a trade show type event was hosted there. Focus on appropriate turf sport uses to preserve the field and ensure its longevity without higher maintenance and operating costs.

Thank you.

I believe the demand is there for the multi Purpose indoor field and is long over due for the users of Tbay. I like the design and size

Great concept! Let’s aim for a smooth execution. My comments are as follows:
* parking for 150 seems small. Didn’t it mention it can hold 800?
* how are they going to ventilate the space?
* janitorial areas not mentioned.
* other name ideas - who’s investing?
* the roof the roof the roof is on fire. Not fire but windy/rain/snow storm. How economical and efficient are you going to be with the materials and design when it comes to those storms?
* where are the snow piles going to go in the parking lot, which is going to be too small!
* I see the enjoyment to be had here, I really think this would be a nice place to allocate resources for this city. As long as it’s properly and easily accessible to the members of the community that wish to enjoy it!
* more programs and events to be held! The scheduling and routines that come will be beneficial to the society and economy.
* deliver on the seating, please.
Thank you much for listening to some of my ideas.

I was born and raised in Thunder Bay. For most of my childhood and teenage years, I was heavily involved in many outdoor and indoor sports. Thunder Bay is in desperate need of this facility. It is concerning that residents fail to see the economic and health benefits this project would provide to our community. Too often is Thunder Bay ignored for major provincial or national sports related tournaments because our fields are in complete disrepair or are unavailable to meet the demand. This results in thousands of lost dollars to the local economy and not to mention more financial burden for our athletes having to travel out of town. Recall the world baseball junior tournaments and how beneficial those events are for our local economy. Now imagine bi-weekly tournaments of similar or greater magnitude because our city now has the capacity to host with this facility. Now understandably this is a large and costly project and careful considerations need to be made to ensure this project is planned and executed diligently. Affordability will always be a question for debate but this facility was needed years ago. The current situation our stranded athletes are in is a direct result of years of oversight and inconsideration to our local sports demand. Further prolongation will only lead to greater costs and there will never be an ideal time for our city to invest. The private sector has failed. Let our economy grow and invest in a well-built facility that can withstand our harsh winters and provide a healthy environment for physical activity. The economic growth this facility can provide will
help support smaller sized community projects and ease the financial burden of tax payers. Please support this project.

I think the turf facility is a must. People in Thunder Bay rely on a indoor facility through our long winter months to remain at top condition for grass sports. We have a lot of athletes in this city who are close to the next level and can get there with year round practise. 100% in favour

This looks great. Would love to see the kids being able to play these indoor sports again in a proper setting. This has taken far too long!

We have been waiting for a project like this for what seems like an eternity. Even surrounding communities have access to better resources than the epicentre that supports them. This facility is essentially a no brainer! It can be used by so many organizations and clubs. The other indoor facility (currently used belongs to the university) and its at max capacity. Why if we are an epicentre for all surrounding communities do we not have a this already in place? Winnipeg has a tone of them and they are all utilized and bringing in an income. The events, tournaments and community run events that could be housed there make this an unnecessary conversation! If you build it they will come!!!!

At a time when the city is running a large deficit due to the pandemic, it would be prudent to delay such an expense. There is limited information about financial implications going forward for the city. How do you justify closing facilities suggested by the recent accountants report but going ahead with another facility for a new special interest group. Especially when a private sector group is currently building a soccer plex. The accountants report suggests selling all golf courses among other facilities to private sector individuals. I would suggest that the accountants would not endorse building another public facility when the city is looking for ways to save money and cut down on costs. I believe this is poorly thought out and badly timed. Please don't put our city into further debt. Remember the event centre fiasco and all the money wasted on reports and designs. Respectfully submitted

I would strongly recommend the addition of another multi sport court surface to accommodate tennis/badminton/pickle ball. This project should be meant to be inclusive of all types of recreational users, old and young. The lack of indoor tennis courts is a significant barrier for athletic development and additional leisure options in the long winters. Pickle ball has become a popular older adult activity as well. I am unimpressed the suggestions have gone unheard - as this is a once in a lifetime opportunity to be as inclusive as possible to all stakeholders. I have memories as a child going to the confederation bubble for school sport tournaments as well playing tennis with family. I strongly urge you to add 2-4 Alternate surface courts. I personally would not have a use to attend the facility unless tennis courts were there.
The building in a multi-purpose indoor sports facility is a must for the community of Thunder Bay. As it is well researched, playing sports is a great way to remain fit, encourages a healthy lifestyle and is fun! Not only does sports create/encourage a healthy lifestyle, it also gives people the opportunity to socialize with others. The building of a multi-purpose facility will encourage children/teenagers and adults to become/remain active in a sport of choice (soccer, baseball, flag football, ultimate frisbee, lacrosse). This structure will have the benefit of hosting a number of sports and will provide children/adults a safe and comfortable place to remain active year round and enjoy their favorite sport in an optimal environment. I look forward to seeing the community of Thunder Bay enjoying this facility in the near future.

I’m very excited about this project. As someone who lives in the neighbourhood and uses the the paths surrounding chapples, I hope that with increased vehicle activity can also mean increased safety for those on the tracks. Barriers, separation from the road, etc. Thank you!

As long as our taxes don’t go up, I think this a beautiful building, let the users pay for the building

I viewed the proposed Stantec plan and I think this is a winner for the community. It provides something for people of all ages and is a big plus for our sports minded citizens. It has been a long time coming and I truly hope that The City of Thunder Bay can act quickly to make it happen. I would also support any fundraising to help with the costs

I strongly support this facility. There is a major void in recreational facilities (in particular soccer) in Thunder Bay.

The indoor turf facility is not something the city can afford at this time, I have seen no evidence whatsoever that this facility will pay its way. When spring comes all the soccer players will be out on the city fields where they can practice for free. As will all the their other “proposed” users. Who in their right mind would go into a building and pay to use a field when you could breathe fresh air and do the same for free. The only time this facility will be used is the dead of winter which may be 4-5 months of the year and with global warming maybe even less. Who is going to subsidize the cost? Perhaps all the proponents of this facility would like to sign up to pay their share of the increased tax costs. They can share it. I don’t want to pay it. At this time we can not drink our water without filtering it. Solve some of the problems the city now has before throwing tax dollars into a white elephant the taxpayers will have to fund for decades.

This has been a long time coming, please build it right now. Please consider where we live in isolation, with a winter that never seems to end. I have raised three kids and the winters were occupied with indoor soccer all winter long. Not sure what that might have been replaced with if we did not have that outlet.
Now I have watch my grandkids not have any affordable venues to participate in, and it breaks my heart. I read the questions by the chamber of commerce, and the last one really made me wonder. The only other venue which is under construction knew full well that this project had been approved. So no the city is not competing with the new bubble going in. It’s the bubble that’s going in that wants to compete with the city. Consider their past performance and see how they have left the community high and dry.

The group seems to have an attitude that if we are not involved in the pro

I don’t support this project. I believe this proposed facility will serve a very small proportion of the Thunder Bay population and that dollars allocated to recreation could be better used. The primary proposed use of this facility is for soccer and it was stated that there is seating space for up to 800. This seems extremely excessive and I believe it’s important for citizens to be informed as to why 800 seats are required for a facility that is hosting recreational activities. This seating capacity leads me to believe that perhaps there are plans to have a sports team associated with a semi-professional league play there, which would significantly reduce the use for truly recreational activities for community members. Citizens should be provided with more information about the exact proposed uses and which leagues will be accessing the facility.

Thunder Bay need a facility like this for our youth and for everyone to enjoy all year around, special in the winter. I’m looking forward for it to be built.

I believe this facility would be an asset to the City of Thunder Bay. We have quite a few excellent soccer teams and no where decent to play.

Facilities like these are a luxury and by no means a “need”. With this said, I don’t think there is any other investment the city can make then a soccer facility here. I joined the sport back when it was an extremely small community 15 years ago and now it is arguably one of the biggest sports in this city. Quality of life is a huge and this facility keeps kids out of trouble and create friendships for life. The beauty of this facility is we only need ONE to cover a whole sport.

This is such a great project for a city that desperately needs a new indoor sports facility. Almost everything in this city is outdated and never ends up being built for the next generation of kids to use. This project serves to help fill that gap and bring joy and happiness to so many people in Thunder Bay and the region! Can't say enough good things about having this project go through!

Please Build this Facility. It is embarrassing that a city of this size does not have an indoor turf building for sports.
Awesome idea for a facility. Really needed in Thunder Bay.

This would be a fantastic addition to the cities amenities, and has been a much needed institution for youth sports since the destruction of the Sports dome. Thunder Bay has struggled to maintain a centre for youth indoor sports. A permanent center would enhance the quality of life for youth in a large way.

Something this city desperately needs

I want to comment on the $30 million proposed sports facility. All well and good for sports fans. However, the Conservatory, the south ward's 1967 confederation celebration project, is in need of less that $1 million to replace glass, etc. Surely we can afford to repair a sadly neglected city treasure if we can consider really expensive projects such as the multi-use indoor turf facility.

Many people have visited the conservatory over the years and will continue to do so. Sports for those who are interested are great. But please remember that the quiet enjoyment of natural beauty within the city, especially in the winter time, is just as important. How many non sports facilities do we have in the south ward? Minimal. A city needs enjoyable places for all ages and for people with a variety of interests. At a time when we need to be aware of the environment so we can walk lightly and respectfully on this earth, the Conservatory is a wonderful teacher to all of us. Please repair this wonderful treasure on our south side.

If you accept this sports facility and let the Conservatory continue to be at risk of closing, that is extremely short sighted. If the conservatory had received regular maintenance since 1967, the costs would have been less. It's time to do the right thing for the non-sports users, school children, elderly, etc.

I think this facility is a great opportunity for the city and planners to support the youth of Thunder Bay and encourage increased regular physical activity! Can't wait to get out on the fields personally.

This facility is way over due for our city. The longer we wait the more we are letting our youth down. I hope there are memberships so I can use the walking track all winter.
This is a must need for our city. There are essentially no options for indoor field sports such as soccer, frisbee, flag football and cricket. This is a must for a younger generation of children as they look to develop their skills 12 months of the year.

Much needed! As a soccer player who grew up playing in Thunder Bay, we would have all benefited from a facility like this! This will make a positive impact on our youth and for the adult leagues.

The City of Thunder Bay so very badly needs this to follow through. For far too long has hockey been the priority while the growing soccer community is put second. Soccer is the fastest growing sport amongst youth in North America and it’s time we get on board. Not to mention this facility will offer more than just soccer but that is where my heart lies and I’ve had to play on too many sub par fields in my life. Let’s get this one right.

The turf facility is something the city has needed for years. I think it’s great that something is being put together.

Way too much for a few people playing games. The private guy is building bubbles to cover indoor sports. Winnipeg has an indoor GYM soccer team sports for the winter. We have plenty of things in the city to do in the winter, Just build something half this size and 90% of the players would be happy. WHY ARE YOU HIDING THE OPERATING COST…..? Looks like a lot on maintenance / staff will be required. Our city is terrible at repairing or replacing things so make everything heavy duty and simple.

Move forward with multi facility

A facility like this is much needed in this city. For a town that lives in winter weather for the majority of the year a multi-sport indoor facility that can accommodate all sports and age groups is a necessity. So many local athletes from all sports, both young and old, will benefit from this being up and running!

How is this even a debate for our City?! If we want to grow as a community we have to open our doors to future revenue which comes in several forms...local participation from various athletic clubs & organizations, tournaments which also increase our travel and tourism dollars, and a myriad of cultural events when it is not being utilized for sports. So again, why are we even debating this? All of our own children are heavily involved in sports and one of them happens to
be pursuing soccer into his post secondary education. Soccer is one of the fastest growing sports and not only adds to our children's quality of life but also that of our community who attend the events. When our youth and older adults are engaged, it is not only healthy for the body but equally as important for the mind. I am more than willing to support this facility because our families and future city growth depend on it! Let's be forward thinking. "Build it and they will come".

I believe this facility should be built immediately, I have witnessed children twisting their ankles on uneven ground. This is disgraceful and must be rectified. Please build as soon as possible.

I think this multi complex is needed in Thunder Bay
Winters are long and this will allow soccer and many other activities to happen that is long overdue
Soccer is huge here and I have watched my kids play indoor and want to see the same opportunity for my grandkids
Also adults to continue to play the game the love!!!

Thunder Bay has waited far to long for an adequate indoor sports facility. Any city in Canada with our population has a indoor sports facility and the fact that we don’t is embarrassing. Our youth athletes are being robbed from essential training opportunity. Be better Thunder Bay.

We have enough parks and infastructure to maintain, I feel that the city at present is not keeping up to road or park maintaince. I would be very hesitant to build the turf facility.

I would just like to say any sort of facility would be a welcomed addition to Thunder Bay. I’ve been involved in soccer for over 20 years and now in my late 30’s and I only play indoor soccer to stay active and involved in the soccer community, especially during the long winter months. However, when our only facility collapsed a few years back it really hurt soccer and other indoor activities at the dome. There is no safe place to play in the city or to accommodate soccer and other indoor activities. Thanks for taking in our considerations towards having a turf facility.

This type of facility is needed in Thunder Bay. We have a long fall to spring where main stream sports that people can excel at have no platform to play or practice. Sports such as Baseball, Soccer, Football can really only be played outdoors from after May long to mid September. Approx 4 months. An indoor facility allows players to keep playing and developing in the sports they love during a long cold winter.

A city this size should have 2-3 of these facilities and we are fighting over one.

We want people to be active and involved well here is a place to stay healthy and stay out of trouble.
If this gets project doesn’t get approved it will be a sad day for people in Thunder Bay and certainly make me consider why people are making the decisions they are.

This looks fantastic and I love that it is multi purpose for many sports groups and different activities.

This facility is much needed in our municipality. I hope the project will proceed as our youth need a venue to continue athletics during our long winters.

We have a large sports community and long winters in Thunder Bay. An indoor sports facility is a must. I miss playing indoor soccer and football. More importantly than myself though, this is about giving kids another place to play as well. Let’s get playing again!

Great concept and a facility that will be valuable to our community. except timing is not right, with the impact of Covid 19 on our City this project should be set back 2-3 years so we can recover from the financial impact of the Pandemic. It would be irresponsible of Council to proceed at this time, money for this project could then be applied to taxes, this project is a Want not a Need. The impact of a delay decision would be softened by a private sector facility. Due to Covid there is a shortage of building materials and prices are very high (supply and demand) In a couple of years prices will have leveled out. Money spent for this project to date would not be wasted but stretched over a couple of years. It is incumbent on the present Council to act in the best interests of the citizens of Thunder Bay.

The importance of this facility is so multifaceted as it will benefit so many complex layers of our community and region. Most notably, when we look at the benefits of participating in amateur sport, multiple studies have shown how this positively impacts long term professional development. Kids who participate in sport early in life are most likely to be successful community members in their adulthood. I’m sure most people are familiar with the Government of Canada’s Sport for Life summary from 2019, but here it is for reference: https://sportforlife.ca/wp-content/uploads/2019/06/Long-Term-Development-in-Sport-and-Physical-Activity-3.0.pdf. Thank you for your work on this project!!

The construction and establishment of an indoor turf facility would be nothing but beneficial for our community. It would be used by thousands of residents, for a multitude of different activities, such as the ones previously described being soccer, lacrosse, football, etc. As well as benefitting those seeking a suitable training facility during our harsh cold winters, and the more casual players looking for entertainment, this facility concept has the potential to bring in immense revenue for the city of Thunder Bay. Of course memberships can be offered for fixed rates, and day access can be granted for a certain price as well, but tons of more profit can be made if the facility contains add-ons as well. An example of this could be having a small restaurant within the facility, to accommodate visitors, players, parents, and attract even more people to visit. If the
facility were to contain more than one field, it can be used to host tournaments in numerous
different sports, and thereby attract many more people from different cities to the facility, as a
portion of tournament sign up fees can go back towards city funding. If Thunder Bay can create a
facility alike to those in Winnipeg or Minneapolis, many more people from those cities will have
the desire to visit Thunder Bay, stay at our hotels, eat at our restaurants, play in our
tournaments, have their children play in youth tournaments, all of which put money back into our
municipal economy. Aside from money, thousands of people would make use of this facility.
Personally, I am a youth soccer player who has grown up playing in the sports dome and now at
the Lakehead university hangar. I have experienced that the hangar is an insufficient facility for
soccer due to size and turf quality, and I have observed many friends and acquaintances put
their physical activity on hold for the winter merely because Thunder Bay lacks a sufficient field
house. If the new sports facility is approved, and if it is made into a sports complex of sorts,
hundreds of local soccer players will find use for it, thousands of soccer players of all ages and
from different cities will utilize it, and overall, Thunder bays tourism sector will experience a very
profound boost. Thank you for taking the time to read and consider my comment.

The proposed multi turf facility is needed for many reasons including a suitable stable place for
sports. Not certain though if the timing is rights??? If the city can assure citizens that financial
help is forthcoming from other sources than the city such as private investors, provincial &
federal governments, etc....than this proposal is much more accepting.

This facility will be a great benefit to our city. Not only great for soccer for all ages but will be able
to be used for many other events/benefits as well.

There needs to be indoor tennis courts (preferably 4-8 courts) included in this facility!!! Consult
the tennis community! Why is soccer (and other sports) prioritized over tennis? Also, perhaps the
city should maintain its outdoor public tennis courts for summer use.

Public Comments July 17 – Aug. 3, 2020

*The Corporate Report containing financial information became publically available as of July 17, 2020,
and citizens were invited to provide further comment up until Aug. 3.

Survey Response

Please provide your comments:

Concerned that the city cannot afford this. And extremely concerned that this will be another
venue for the 1% of Thunder Bay to access. Where is the disability accommodation? How far is
this bldg from the closest bus stop at -45C? Not everyone in this city drives.
I love it, designed well. A lack of bike racks outside but other than that I’m excited!

Do we need this now?

This facility is long over due for turf sport athletes in our city.

Great idea . Love the plan . Please just move forward . We desperately need a facility like this in Thunder Bay.

This is a waste of money when this city needs so many necessary things - roads that can be driven on without ruining your vehicles front end or tires, cheaper water rates when we live beside the largest Great Lake, water that is drinkable from your tap, city paying for the pin hole leaks in water lines which they caused, homeless people need access to a place to stay, more police to keep us safe and keep the drug dealers out of our city, rehab facilities for addictions, mental health assistance. And the list goes on. This is a legacy project for the Mayor - who has been all but faceless during the pandemic. Council needs a total revamp - stop voting for these people who accomplish nothing. Put the money where it is needed.

I have been a proponent of the multi plexi centre that would have been completed by this time and added way more benefits to our city and economy than this suggested soccer complex. Why consider this expenditure when 2 other soccer buildings are under way? The city should continue to accumulate funds to complete the project for which so many investments have already been utilized. Never mind the naysayers and go forward with concrete plans to complete what was started.

This facility is well overdue. We are the biggest city in Northwestern Ontario yet we lack the proper facilities for youth to develop in various indoor sports. This city has winter 8 months of the year, we need a dependable location that can help provide a great environment for people of all ages to enjoy as well as develop. I wish this place was around when I was younger, it would be a source of pride for resident and a neccessary step for this city to progress forward. This community deserves this building and I hope that we will see it finished so that people of all ages can enjoy various sports in the cold winter months.
#1 The project requires an E.A
#2 We live in the area, a professional traffic study needs to be completed
#3 Significant increase in personal injury lawsuits flow from operating such facilities
have the cost of defending such lawsuits been factored into the assumed break-even projections
#4 What bona fide user groups rental agreements/guarantees, if any, has the City rec’d to
support revenue assumptions
#4 The corporate report suggests an unmeasurable amount of Covid 19 related risks, a private
sector supplier is willing to assume those risks, why would the city want to continue on and put
the corporation$ at further risk.
#5 Where is the business plan to support a 40 million investment.
#6 Who is operating the facility
#7 Is any one other than the city liable for losses
#8 If up to $40 million is allocated to this project, other funding of $40 million will be needed
elsewhere and have to come from taxpayer or debenture, are interest or other financial costs of
the $40 million allocated to this project annually?
#9 do Union bargaining rights apply to operating this project
#10 what replacement reserve #s are being carried for the project
#11 what are the user rates per hour
#12 a single point of entry for emergency and other vehicle access is contrary to current city
policies and the city’s insurance policy

No need to waste valuable tax dollars. Private soccer venue to open in october.

In my humble opinion: Although it would be nice to have a multi-use indoor facility, this does not
seem to be the appropriate time to use millions of dollars to build it. It does not matter which level
of government gives money toward the cost of building, the money still comes from one place -
the taxpayer. We are going to be paying billions to balance the federal, provincial and municipal
budgets due to the cost of the pandemic; it seems to be more appropriate to use taxpayer money
to improve the facilities we already have (i.e. Conservatory, Fort William Gardens, etc.) and the
infrastructure (i.e. roads, sewers, etc). If there are private companies who wish to build a soccer
complex or multi-use facility (i.e. centre for shows, etc), then it is time for them to step up to do
so. We need to use taxpayer dollars for things that are not "wants" but "necessities".

I find it interesting that when the city sold Municipal golf course, for a pitence!!!!! The council had
said that the city should not be competing with private courses for golf. But now it is alright that
they can build this soccer plex that will compete with a private sector turf facility that is currently
in progress. A turf facility is being built. Let this go, spend this money on badly needed city projects.
Please, now is not the time to talk of spending so much money.

As a social worker in the community, I feel there are other initiatives the city should be looking into
funding as opposed to an indoor turf facility. We need programming for at risk youth (i.e.
Underground Gym, Evergreen, etc.) to provide prosocial opportunities. An indoor turf facility likely
will only benefit the children whose parents can afford organized sports. There has to be a way to
spend city dollars on a more inclusive program or facility.
Not the time to even consider this project. The City tells us they have to close other recreational facilities because we cannot afford to keep them open, yet you want to build a brand new one and compete with the private sector. Clearly you are coming in stupid. Let's get over this covid crisis and try to maintain what we already have. Maybe you can throw some turf in the new art gallery that got shoved down our throats.

It is a waste of money at this time given Covid, social distancing and limits of numbers and there is not enough people that ever use the sport facilities. Example loss of thunder bay flyers, loss of the baseball team, low numbers at the current baseball team games and Lu games. The amount of people that currently access Canada games complex, the hangar clearly show we do not have enough people interested in multi use facilities to make this profitable.

This project should not be moving forward as there is no evidence that the majority of citizens are behind this very costly project.

Not the right time to be building this recreational facility.

No increase taxes should come from building or running this facility.
Thunder Bay has one of highest tax rates in the province

As I drive around the city during warm months, I see many soccer fields with no one on them. So I seriously don't see a need for an indoor soccer field.
City hall recently complained that two golf courses are costing $113,000 per year. Imagine how much the annual overhead will be for this building.
They say it will be profitable. If so, why aren't business people lined up to take the risk. I would vote NO in a referendum.

It's about time !!!

I don't feel like this is necessary for Thunder Bay. There are many other great facilities in Thunder bay that the city fails to upkeep (fort William gardens, the conservatory). This will eventually fall under the same neglect as those. Our tax dollars are better spent elsewhere.

I strongly believe before we add additional facilities we need to maintain and upgrade current infrastructure. I believe the operational review highlighted the extensive number of facilities we currently have on the books.
This is not a good time to spend the money on a want. This will only increase our taxes because Covid 19 has cost the city big bucks already, without any income from Community centres, senior centres, arenas etc. We do not need the indoor turf facility at this moment in time. Let's pay our current costs first.

I realize this is a big undertaking and will be expensive, however it is long overdue. This city has a long winter, and a new facility offering walking and sports options is a great contributor to mental and physical wellbeing. It is a place to have youth keep active and be in a healthy environment. I would like to see it remain affordable for the public to use, and to ensure that the facility is marketed to host a variety of venues so it remains well-used and busy. My biggest disappointment is that indoor tennis courts were not included in this facility. It makes sense to me that you would do it once, and do it right. There is a large tennis community in town who deserve indoor courts. Thunder Bay has hockey rinks, pools, gyms and will now have soccer and turf sports, but racket sports have been neglected. Please do not forget the community of racket sports enthusiasts and reconsider.

I feel that in the current global economical environment, this project is better left for a private developer to champion. The taxpayer of Thunder Bay will be burdened with its share of the Federal, Provincial and Municipal tax recovery from the current pandemic. This city has enough sports and entertainment facilities that do not currently run in the black. We do not need another one. Use what we have.

If a certain group is lobbying to get this project moving forward...get them to pay for it...ALL of it.

This facility is not something that Thunder Bay can not afford at this time. The Covid 19 pandemic has cost this city, province and country a huge monetary deficit that will likely take many years to recover from. Add to that the ongoing loss of industry, policing costs to deal with an ever growing drug crime problem and the need for affordable housing for low income and homeless people our residential taxes with necessarily increase to levels that will force many from their homes. The demographic reality is that this city has a large and growing seniors population that will have other priorities than a turf facility. Let the private sector finance such an expensive endeavour if it has a potential to show a profit. If it can't be profitable then it will become just another tax burden benefitting a few. We can't afford this project at this time. Perhaps in the future but certainly not now.

This is ridiculous to be considering at this time, our property taxes are already too high, we have no idea how Covid will effect the financial future of the city and to imagine it will be revenue neutral is a pipe dream! Delay or cancel this unnecessary expenditure until all the facts are in!

This is not the time
In light of the financial problems presented by the pandemic any effort to go ahead with the Indoor Turf Facility would be financially irresponsible. Ratepayers are already over taxed and with many out of work or on reduced hours they can ill afford to pay for the mayor’s pet project especially in light of the excessive cost, unimaginative design and the fact that the private sector is in the process of building a similar facility. Perhaps it’s time the RCMP did a forensic audit and started following the money as any continued effort to build the Indoor Turf Facility in our current fiscal situation starts to look a little fishy.

Only proceed if you have a solid commitment from all levels of government for funding. Would rather see a new multi purpose arena/convention centre built with these funds.

Please stop wasting taxpayer money. We can not afford this. A private company is already building this. I do not want this to proceed.

I feel that this city would benefit from this indoor sports complex, however I also feel it should not just be for soccer. There are many other children in this city who play other sports other than soccer. My son played on a baseball team (PA Nats all star) a few years back. They won in a Ottawa and were team Ontario, made it to the semi finals in Medicine Hat, close to being Team Canada. My point being, there are other sports, like baseball, that should have equal use of this facility. Flag football is another. I think if built, we may need it to be big enough to EQUALLY schedule in ALL sports that require the field portion(soccer, baseball, flag football.) Our Winters are long here, this is definitely needed and I know will be booked solid. My sons baseball team(Lakers) can barely get one practice a week at the hanger(soccer consumes this schedule😡). There are not her places for them to practice. Our city struggles with gangs, drugs, etc and I feel (as a social worker in the front lines) we owe our children to steer them down a better path and sports is definitely the right direction! It teaches them numerous life skills and keeps them active. I’ve read ppl saying use the money for more shelters and hospitals, but let’s not bandaid these issues further, let’s prevent them in our youth!

Given the current state of the world, I believe strongly that this project should be put on hold. Large gatherings are not going to be safe for the foreseeable future. It doesn’t make sense to invest such a large amount of money into infrastructure that will have limited use.

We do not need the facility. We are in the midst of a pandemic and all non-essential spending needs to be stopped.
The city can not afford this project. If there is should a demand for this, the private sector would have built this a long time ago. Another concern is that the city is not growing. Our population has been stagnant for many years, with the hopes of growth that hasn't happened. Taxes are getting unaffordable to cover these wants. The city needs to think differently going forward to lower taxes just to keep the few big companies that are left in the city. This is more of a priority than a indoor Turk facility.

The city should not even be considering a facility like this at this time. Focus on maintaining/improving existing facilities such as pools, conservatory etc that benefit a broader segment of the population. We don't need this.

I am against the building of the the Chapples Multi-use Indoor Turf Facility at this time, especially without any commitment from the federal and provincial governments.

I believe this is a waste of money in light if the fact we have an infrastructure deficit and basic items such as roads and bridges need too much attention. If we are going to take a large project then it should include multiple ice surfaces as well to make a true multi purpose facility!

It is ridiculous to even bring this indoor turf facility at this time. We do not know how the city's finances will be at the end of the pandemic. There is a private dome facility being built by a local company which is all that is needed. A city run facility will not pay for itself and we will be burdened with the debt for many years to come. There is no federal or provincial funding in place. Our city council has shown the taxpayers a building that is not needed, and they are irresponsible to even suggest that our tax dollars should fund this. Spend the money on the building that our police services so desperately needs.

Why are we building a new recreation complex at a time when the City is contemplating a study that recommends the closure of many existing facilities golf courses etc. it doesn't make sense to be undertaking both at the same time. I recommending the Indoor Turf be postponed until the other facilities are dealt with.

I am not a supporter of this development. I feel that this multipurpose indoor turf facility will have the same issue as the indoor ice rinks in Thunder Bay. Basically team sports are played after the work/school day and on weekends and the rinks sit empty during the day unless there is a hockey tournament going on. Unsure how a reliable source of admission fees will be maintained with this as a reality. Also not a fan of walking inside in the winter so I wouldn't pay a fee to do that, and a great many people mall walk for free. At a time when people are rethinking how they participate in the community because of Covid19, I would be concerned that numbers won't be where the City thinks they will be. The Chamber raised some great questions and the City needs to be providing answers to the questions asked. What business gets funding from a bank without a well thought out and developed business plan.
City can not afford this facility. Benefits minimal for the cost.

This is definitely not the time to be thinking of building a very expensive facility. Our taxes are the highest of our 100,000 people. We cant afford to be spending that kind of money. We have to get our economy back in this city. People aren't back to work yet and you want to spend money foolishly. Does not make sense. NO I STRONGLY SAY NO TO THIS PROJECT!!!!!!!!!!!

what are long term operating costs?
What is break even point? How do you plan to obtain revenues (show breakdown and source)?
Covid has introduced unpredictable changes, wouldn't it be prudent to wait until pandemic is over?
How much is being raised by local partners (soccer clubs, businesses, etc)?
What would happen if the facility wasn't built?
Is there going to be public consultation?
Will there be a referendum?

With the city so deeply in arrears thanks to the Covid 19 outbreak, we feel that this is not the appropriate time to incur a $30 million dollar expense. The city is looking to save money by potentially getting rid of city run golf courses, the Conservatory, outdoor skating rinks, the Arena, etc. etc. We do not need a "legacy project" such as this at this time. We should definitely not be touching reserve funds to finance a soccer plex. Let's get financially stable again before this project is considered.

there is very little information financial impact on tax base.the dome couldn't turn a profit.now you are telling us this one will break even.the shovel isn't even in the ground and you have already made changes to control costs . tell the taxpayer the truth. we will subsidize this till the end of time.

Our city needs this facility as soon as possible. If nothing happens soon we are looking into other cities so my daughter has an opportunity to play indoor sports and receive a scholarship.

My daughter has not been able to train indoors for 4 years. It's sad our city doesn't have a facility. I take pride in our city but it's a joke we have nothing for our youth.
This facility is needed!! Our summers are short enough and there are many sports that would benefit.
My son plays competitive soccer and typically would practice or play games 3 times a week. Practicing in school gyms for the last few years has resulted in many injuries and difficulty adjusting to playing conditions at tournaments.
I would rather have my kids involved in sports and learning discipline and other life skills than roaming the streets bored. It is ridiculous that other smaller northern communities have indoor facilities and we are still waiting.

No to this facility for at least two years provided the affects of Corvid 19 are understood.
Administration is getting us in over our heads again. SUSPEND this project. Also, stop asking for our opinions when your mind is made up.

My hope is the city would truly use this as multi turf facility and be open to all uses and not just specific sports. For example, there are a number of residents who practice and compete in the sport of dog agility. Some have competed across Canada and many also attended events throughout the US, primarily in MN. Thunder Bay lacks a facility for indoor agility trials in cooler and winter months and an indoor turf multi use facility would be a welcomed facility for their use. The ability to hold an indoor trial would also boost tourism. Currently the largest outdoor dog trial in town has various attendees from MN. Having dog agility trials on indoor multi use turf facilities is common. Look to our neighbours in MN who hold events at equivalent facilities. The second part of having a turf is keeping it affordable for users and fairness amongst groups for access, especially at prime times. All this being said, first we need a facility. We needed one many year ago. I am currently watching my nephews who adore soccer age our of playing years and hurting chances at post secondary scholarships because there is no appropriate indoor facility. There are no studies needed. Furthermore to save taxpayer dollars, there are many successful facilities in Canada in similar climates. Get some existing plans and build. We don't need to reinvent a turf. It needs to be cost efficient and practical, not an architectural masterpiece. All these studies and planning is costing much more money and delays. Get the shovels in the ground and get it built!

This location currently has one way in and one way out. Has the amount of added traffic for Redwood Avenue been considered? Since the second entrance was closed (to build the floodway) evening traffic on Redwood has made it difficult to access residences. At times traffic is backed up to Westminster Street. What is being done to enable this residential street to handle this traffic?

Would like to see this project completed. So many youngsters have missed out on their soccer, tennis etc. Each year it is put off, costs escalate more and more! Busy kids stay out of trouble. My granddaughter played soccer on a "revamped" field, stepped into a hole; stepped into a hole; now 2 years later and after 2 surgeries she still wears a knee brace and can't play soccer, perhaps missing out on a scholarship in the sport. We definitely need this facility!!

I don't agree with spending all of this money on a facility that will only be utilized by well-to-do people. I am hearing of little to no opportunities for economically/financially disadvantaged people to use this facility. No word on whether or not a PAL card would be accepted or what the cost of admission would be. Not very inclusive at a time where we need inclusivity more than ever. The people who CAN afford to use this facility can already afford to participate in a variety of other recreational opportunities.
With all the extra expense to do with Covid 19, and all we hear about the extra debt and possible cutting of services, I think this is the wrong time to start this project especially with Provincial and Federal funding not in place. There is a private developer building a complex which should fill the void until this complex is properly funded.

If the private sector is willing to build a facility, the city should not. In any case, now is not the time to take $$ from other needed infrastructure projects, like roads, curbs and sidewalks, etc etc. The federal and provincial governments have no money and are DEEP in debt so the city will end up with the total bill. The city has lost so much revenue due to covid19 they don't have any money either. Time to shelve this project to better financial times! The residents of Thunder Bay pay enough tax already. I'm not willing to pay any more tax to fund this project.

I think this facility is not necessary at this time. Concentrate on essential city services instead.

I do not agree to City Council's decision to proceed with the construction of the Multi-Use Turf Facility. It is entirely too expensive for a city that can't afford to maintain its current buildings, roads etc. to pay for a project that is not necessary. I say unnecessary as it is an item that not all taxpayers will use and should be forced into paying for. This city has dropped in population thus it should be looking for ways to trim the budget not inflate the budget. With the on going covid19 pandemic and a second wave of the virus expected this fall, tax payers shouldn't be saddled with a unneeded expense of sport building at this time. It could be that the cash needed to build this infrastructure would be needed to help citizens to weather out the rest of the pandemic. This city never had a multi-use indoor turf facility before and isn't needed now. The next election will likely rid the city of these big spending councilors.

please, before you spend anything on this facility, repair your city streets. they are in terrible condition. I have traveled all over Canada and the USA and I can tell you thunder bay streets are one of the worst, and also not helping to promote tourism.

please move forward with this project we cannot keep going backwards we need to move forward and stop this public input we elected officials to rep. us that's our input don't agree change your vote next election.on a side note what is up with the chamber of commerce don't they see an opportunity here that will benefit the entire city.THEY ARE CONCERNED ABOUT CONNCESIONS! GIVE ME A BREAK
I am reasonably in favour of the complex but I do have some concerns since I do live in the Northwood and use the other Chapples recreational facilities. What concerns me is the multi-use roadway/trail that runs around the area and is the only entrance/exit for the complex. There has been no mention on the cost of expanding this and I would assume this has to be done. You can't use a one-way roadway to move the traffic efficiently. There is a walking/biketrail that I feel will be dangerous for all who use it when the traffic starts moving. You also have only one realistic exit onto Edward Street.

Our money needs to be spent on much more important issues, our roads, present building sites and parks, mental health, public health and safety. Our taxes are just going to keep going up to cover operational costs (no matter what counsel says it will be astronomical what it will cost us to run it as the years go by) and many other desperately needed repairs will be held off or cancelled due to these costs over the years. Our population is dropping not climbing, we can't support these types of projects for the long run unless our taxes double, triple and quadruple over the next dozen years. Why does everyone think people are leaving here? No jobs, a falling tax base and irresponsible spending by the city and we the tax payers are left the flip the bill instead of living a comfortable life and being able to raise families affordably. Yeah let's build more unnecessary buildings and event centres when we can't even use the ones we have to their maximum.

I support the building of a new turf facility. I hope that as many users as possible will be accommodated. Citizens from all over the city can have access year round for a variety of sports and gatherings. Please do not let management of the facility fall into private hands as we would see the 'take care of your buddy syndrome' set in. Otherwise I especially see this as a fantastic venue for our youth from all walks of life.

This is not the time to build this turf facility. The city is far behind in projects that were once promised and never delivered such as the railway overpasses on the main arteries promised back in the 1970s and still not delivered, and we have seen once again the congestion and inconvenience when the cross arms fail to operate. The conservatory needs updating but council is reluctant to invest some money to bring it up to date. We do not need an indoor turf facility when more than ever we need to get people outside. We have a season called winter that is underutilized, let me explain. I'd like to see more focus upon the winter sports such as cross country skiing and the great ski nordic ski center in Lappe as well as the fine trails at Trowbridge. It would be great to see the young people engage in these kinds of sports, there is plenty of time in summer for soccer to be played outdoors on the numerous sport fields we have around the city that are fully paid for.

With the unknowns of covid19 and the ramifications of deep debt this country and province has taken on, this is not the time to build this. People are financially hurting and the property taxes are painfully high. Property taxes are recession and they keep going up, but the city will not acknowledge that fact, and in addition the water and sewer charges are out of control. Its very difficult for people on low income or fixed income to pay for all this while city council dwells on unrealistic dreams. Furthermore city council is out of touch with its citizens and their ability to pay. Citizens of Thunder bay do not want this project at this time. Also consider the fact that federal and provincial monies are paid through taxes, and taxes are very high in Canada, and for a person such as myself I cannot afford to support all this, its time to get realistic and determine needs from wants.
Although I think needed, now is not the time for our City to take on debt for this. I can't foresee a business plan that as a stand alone business would never qualify to service the proposed debt. The City really should be reducing costs not increasing. In addition, better locations than Chapples should be looked at, ie I saw someone mention attached to Games Complex. Seems to me not enough time and effort put into this. Grant Thornton's report needs to be dealt with and if going in debt, things like taking down Victoriaville makes more sense today as will pay back and then save taxpayers money.

Seems we have 2 different venues being built for Soccer? Also we are building an Art building? We also need a better hockey rink. I think we should make a large multi plex, Soccer, hockey and art all in one! It would save lots on logistics and operating costs. And the gardens is done! If Thunder Bay ever wants an event bigger then the Scotties they need a bigger newer facility.

My family wishes that this facility existed 5 to 10 years ago. Our children have played soccer since they were 3 years old. They have played competitive with TB chill and enjoyed it very much. Without having a true facility for indoor sports and Thunder Bays climate we had to make some difficult choices. We choose to leave Thunder Bay as the future did not look bright with hopes of returning to a built facility. Too much political fighting was delaying the positive development of our children in sports. We would love to see this facility move forward as it is such a rewarding development for indoor activities in Thunder Bay. Having been to other beautiful facilities in Winnipeg, Toronto and Minneapolis I can say that the design appears to be very well structured. I can tell you that sports and the well being our our family go hand and hand. Our oldest child developed much of his academic qualities due to the rigors of competitive sports. He is an A+ grade 11 student that has moved on from his first love of soccer and is now focused on long distance running. He hopes to get a scholarship in the next few years. Our other children are just entering high-school and are both extremely active and have very high academic ambitions. Our plan was to return to Thunder Bay in the next few years but this again has us rethinking our options. Youth and finding ways to keep an active city at any cost should be our focus. When you build and build correctly sure the cost is initially there but so many other benefits are rewarded. Examples include our Hospital, our University, our hockey facilities. They all have produced stars and put our city on the map. Thunder Bay needs to find ways to get things done..... Our city seems so backwards at times. Get this one done.. Please and Thank you. I never write these things. I hate speaking up but the other side loves speaking up so I had to say something. Don't let negativity be the champion as it so often does in our city. We need a victory on the good side or again my family will decide to look where we can find a progressive community. Thanks for reading my ramble.

In principle, the concept of a sport facility is OK. HOWEVER - My main concern as a taxpayer and resident is how the City can afford to build and maintain yet another facility, when there doesn't seem to be enough money in the budget to maintain basic city infrastructure or existing sports facilities (e.g., Canada Games Complex). Seems like another example of spreading limited resources even thinner and putting something in a location that will do nothing to improve either downtown core.
Current times are far too uncertain for the City to approve discretionary expenditures of this magnitude. Please do the responsible thing and put this project on hold.

The indoor turf facility needs to include Tennis Courts.

In this time on Fiscal restraint we do not need such a huge indoor turf facility that will mainly serve one community of soccer organizations. I can now see why the council has supported sale and closing of Port Arthur stadium selling golf courses and all the services to the residents of Thunder Bay. we really don't know how much this magnificent looking facility will cost tax payers and how much money are you going to get from Government that tax payers will end up paying for this. Spend some money fixing roads Sidewalks Outdoor Facility Boulivard Lake was once a Great outdoor Park in the 60's and 70's It was packed with People Enjoying the Outdoors. It was used Summer and Winter by snowmobiles and the ice racers until the city closed it to use in the winter. We do not need this indoor turf facility Event Center in the middle of an Chapples Outdoor Park when there are business building indoor sports bubbles in the city. We can not afford it at this time.

I can appreciate the effort to incorporate all the potential users of the facility and create opportunities for new users to be welcomed into the centre. Definitely there are opportunities to make it inclusive for many possible users. However the stretch to which this has been done is beyond reason. Including sports/activities that are not currently active to any large degree in the city is misguided and falsely expands the market for such a facility.

Everything comes down to operating costs and revenues. Many of the listed activities have a small presence and operating group and can not afford user fees to use such an indoor option. Much like the proposed event centre, it would need a major tenant paying fees throughout the year to provide a steady base income. This is not evident in the proposal. Consider that this facility will remain empty for more than 50% of the year, less so during summer months. To maintain it with expected occupancy in real terms of maybe 25% of the time is challenging without a consistent stream of revenue. Without seeing the expected operating costs and projected revenues to evaluate, there's no way to determine if this will be a viable option for the city's residents. To undertake a debenture and increase taxes for operating revenue will make affordability in this city a negative for attracting new growth, both for businesses and residents as who will afford to live here?

The city has been having discussions over many councils as to what is its place in the market versus private industry. Golf being one, does the city belong in the market competing against private in that provision? Even as it loses money in providing that service to make an “affordable” option, just because it can, should the city continue with that option? There was the debate when hockey and ice time were incredibly challenging to find. The city prevented private operators from setting up to provide new options. I don't know if I've time is still an issue but would that not also be a concern? To allow private operators open up to compete with city services to provide a greater service and take revenues away from city coffers? If there is a private sector player that is going to offer a similar facility, at rates higher than what the city might reasonably charge
(because it’s not in it to make a profit) should the city be competing? Again just because the city can, should it be in this business? If the private facility doesn’t go, it’s likely because there’s not enough market for a facility to be self sustaining from a revenue perspective. The point is the city run facilities that currently exist run as cost centres and don’t come anywhere near breaking even in operation. There is no way that a new facility could operate as a profit and not end up costing the residents even more going forward.

Additionally, the planned obsolescence of the facility should come into the costing. Beyond normal operating costs, capital upkeep and renewal in 5, 10, 15 years for HVAC or roof or other infrastructure improvements and replacements that are expected, how will those be funded? If I’m the building is not contributing to a reserve fund from operations, it again falls to the property taxes to fund. Again contribution to the challenge for affordability of living in the city.

This discussion has been too small scale, solely focused on a facility yes/no choice. If the city were truly to be run as a business, making evidence-based or backed decisions that are looking at a time frame of 10-15 years in the consideration, the process changes. Instead it’s being lead by politicians looking to get re-elected. It’s a shame that administration can provide valuable feedback into feasibility and yet must abide by direction of council for what will be another showcase facility that will never live up to expectations.

The auditorium that was scaled back from original concept that is too small to get some traveling acts to stop here (by reports from the auditorium managers); endless delays and deferrals about a solution to the gardens; waterfront development that will likely take years (if ever) to be fully realized.

When LU can internally fund an expansion to its sports facilities, how does its expansion integrate into options available to city sports organizations to meet their needs?

Why not a truly comprehensive facility that can do both? Replacement for the gardens and indoor turf facility that can be converted in a day? Pro sports stadiums can do that, if you’re going to aim, aim big!

Alas this project is only concerned with the validity of this project and does not integrate the needs and resources available in the city to complement service provision for the future. Or it’s relying on information that is outdated to make decisions on. Or worse it’s being swayed by special interest groups that are demonstrably favoured by members of council that don’t have the interests of the city as a whole at heart.

And seriously the possible uses listed include groups that are supported by the city in other ways with little or no charge (disc sports) and to expect that they’ll pay to use this facility? People’s interests or passions change with the seasons. There is no reason to have a 12-month season for anything except elite athletics. And that’s not a business the city is in, in my opinion.

This project will be no ones legacy, but it may be an albatross for many.

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The soccer plex is a good idea however at this time of lower tax base and loss of city income due to COVID-19, is it really a wise investment in monies needed for infrastructure and the social needs of the city’s less fortunate. Many homeowners and businesses can not sustain more and more tax increases such as we have seen in recent years. Fiscal responsibility demands that you delay this costly venture. We have an entrepreneur who is building a multi use facility. Let that be enough for now.

I am happy to see something for the soccer community. I have played soccer since the age of 4 and it has been very disappointing not to have somewhere to play for the last few years. I think this will be good for the community as well, as it would allow a possible place for tournaments to be held. I believe indoor tennis courts should be included as this was lost when the college bubble was converted, and a multiple use facility would be of more use than just for one sport.
100% in favour of this facility.

I think that is is exceptionally irresponsible to spend this kind of money on an indoor facility directly after a pandemic. Financially: at this stage we do not know how we will recover depleted emergency funds let alone come up with millions for a new recreational facility. We do not know what the province and federal government are going to be providing as relief and yet, we have allocated huge amounts of funding to an unnecessary expense

Logistically:
We do not know what community safety regulation are going to come, are going to linger, and are going to be required. While we begin to reopen i can understand the optimism but we have not studied this virus long enough to know what it will be like during flu season, next year, what it means for individual long term health and what will be societies reaction. I point to this simply because it would be irresponsible to build a large public facility like this if next year, there are social distancing, barriers, capacity, sanitation etc regulations that force the plans to be changed or worse immediate renovations.

Actual community use:
The truth is you only ever hear the loudest voices. For this project, im sure its the people with an interest in this facility. Its like closing down the hoito. Once the closure was announced the whole city cared, when months prior in the day to day, it was going bankrupt. I for one, will not be enrolling my children in team sports, like soccer, where contact is inevitable until there is a vaccine. You will see a reduction is adult participation (adult rec leagues) as they likely haven't played in years and will just decide not to get back into it, especially if they understand the risk. Sharing water bottles, fountains, showers, locker rooms. These are all clear risk factors that many people will use to determine that their/their childrens involvement is just not sound.

LET alone the fact that this year, and perhaps next, are going to be financially tight for most families. Many have likely seen 1 if not both parents/primary financial contributors have a reduction or total loss of wage. Looking forward, Next year in the spring, when everyone does their taxes and realizes the CERB didn't have income tax deducted and it needs to be paid at that time. When the CRA conducts their integrity investigations and requires repayment from those not eligible.

Once things return to being open & operational you will see family spending on travel, they will spend their disposable income on getting away.
At best, It will be at least 5 years before there is a reasonable recovery in the budget to justify the expense, established science behind the best practices & requirements for the logistics of the building and a stable base of people who will utilize the facility. It would be a disaster to see the facility need to be renovated or bailed out after it was clearly inappropriate at such an early stage. We have seen a huge influx in domestic violence, addiction and mental health crises. Families are in shambles and soccer is not going to solve it. We should focus any surplus funding into community access to addiction and mental health services, especially out patient and access to counseling. The lcbo in county fair keeps setting record levels for sales. This community is hurting. It is bleeding. And you want us to kick a ball.
Please go through with this project. Thunder Bay needs a facility like this. We have winter for a large chunk of our year, indoor facilities are important to positive development of our youth. If we put this off any longer it will end up costing us more money. When will be the right time to build this? Never, so the right time is NOW

MUCH NEEDED FOR OUR COMMUNITY!
We have no place to play indoor turf sports during the winter months. Enough talk and studies, let's get a shovel in the ground already.

this is terribly uninformative. there is no indication what the business plan is, what the operating costs are, what assumptions are made as to usage and fees and overall a terrible picture of the actual costs to the city.

I am in support of the Chapples Multi-Use Indoor Turf Facility for several reasons: Soccer is a popular sport played by all ages, and for families it is not a huge expense (compared to other sports - e.g. hockey, skiing, golf) Many soccer players have had no place to play indoors since the collapse of the bubble on the CLE grounds. The City - i.e. my taxes support many other types of sports facilities in our City, such as indoor pools and ice arenas, so I feel that the indoor turf facility should be supported also. While the facility would provide for indoor soccer, as proposed it would also be available for indoor walking (a great activity, especially for seniors and available throughout our long, cold winters) and other sport activities. The location within the Chapples Park area is central and easily accessible.

As a taxpayer in the city I truly believe that this is not the right project for the city at this point in time. We cannot afford to operate existing recreational facilities as it is. Where is the projected operating and maintenance budget? Where will the money to cover these operating costs come from? Where are the revenue projections for this facility? How much will it cost the city annually to operate it? Why is the city going to compete with the private sector developer who is building a similar facility? Why is there no provision to support other indoor sports such as tennis? Why has the city spent significant money on this future albatross with no clear mandate to do so from the taxpayers of the city? This is the wrong project at a time when the city should be looking to save money and concentrate on maintaining our crumbling infrastructure. I, for one, will not support any council members who try to push this project ahead at this time.
This is not the time to proceed with this project and I OBJECT strongly to my house taxes increasing to pay for this, now and in the future! STOP this now.

I think due to what is going on we do not need to spend the money at this time on a facility that champions large gatherings. With the poor condition of the economy we can use that money better to support local businesses and more so the city infrastructure. Keep Thunder Bay Safe.

As this moves along it becomes more and more evident that this City Administration and Council has not earned the Citizens trust in how they share information. This entire project should be turreted and restarted form the beginning. Get it TURFED.

Take care of homelessness and the truly awful potholes before you start building multi-million dollar facilities. I'm not against an indoor soccer rink, but this is overly lavish and only serves one sector of the population.

The city is in no financial position at this time to undertake this project. City taxes and user fees are very high now As a taxpayer I am totally opposed to this project at this time.

This facility will help for generations. So many children’s and youth need a facility like this so they have the same opportunities as people in other sized cities. We can play hockey, skate and swim whenever we want. But my children love soccer and have no where to play. This facilities appears to serve so many and won’t lose money. What is the city waiting for? Build it already.

I am a "kids and sports" convert having watched the benefits of my three (now young adult) children working their way through the multiple sports offerings we have in Thunder Bay, with soccer being one of the sports we were most committed to. Trips to Winnipeg, MN, Markham, ON and Blaine, Minnesota underscored for me the importance of investing in accessible, affordable, multi-season and multi-sport facilities. The final design does not have to be grandiose, but it does have to be big enough to accommodate as much or more than the "Golf Dome". To those who are working so hard to make this happen I commend you!!

Two things, from "the cheap seats" that concern me: 1) The need for the existing clubs (primarily two I believe) to phase out individuals who are making it impossible for them to work together. They need to be united now more than ever! 2) The location: Having experienced the soccer fields at Blaine, Minnesota, I do understand Soccer Northwest's dream BUT, I do not understand the desire to build in the green space that we know and enjoy as Chapples Park. A person does not have to make very many loops around the park to appreciate that it is a traffic and parking nightmare . . . . and a beautiful park that should be left as is. YES . . . build a facility, sooner than later, but please reconsider the proposed location. I want to believe that "if we build it they will come" but not if it means a 3 kilometer slow
moving loop every time I commit to driving into Chapples Park . . . and I don't see any cost effective solutions to that. It makes me wonder if the Kinsmen would be interested in selling their James Street building to Soccer Northwest and if more parking could be made available in this highly accessible location, possibly even with off/on ramps from the Thunder Bay expressway. Thanks for hearing me . . . keep lobbying! You have my vote!

This facility is needed and is well overdue. Looking forward to the completion of this facility and the opportunities it will create for our economy; not to mention the health and well being benefits it will create for all members of our community.

Very little information regarding operating costs so difficult to discern value.

Covid 19 13 million loss in revenue. Now is NOT the time to spend money on none essential assets. City losses money on Auditorium. Private enterprise would build if it could make money. DON'T BUILT A MONEY PIT (see the movie).

I am very concerned the Municipality is looking to spend with the private sector while simultaneously threatening to close affordable options for the community. Stop selling out for short term finances that long term will cost more especially a cost of services that are affordable.

This brand new infrastructure will offer the use of the building at what cost.? Would a family just making their bills have options that are free or a minimal cost.

While you talk of closing affordable golf a more affordable option for many, while you open a new program?. What will public have to pay for individual use or for annual membership perhaps.?

Learn how to better manage and maintain our present infrastructure. That's all for now from me.

NO TO BUILDING IT AT THIS TIME!!
I do not feel that the city is in a financial position to spend this kind of money. Not even close. If the city feels it has extra cash to invest how about fixing our crumbling roads, build shelters for homeless, start a program to assist police with mental health and addiction problems... don't just arrest them for loitering... help them! the list is long however i haven't got the time to list more. I think i've made my point. NO TO INDOOR TURF AT THIS TIME!!
I cannot get over how crazy it is that this has not yet been tabled, postponed, or cancelled. We just had a service review that suggested closing the Port Arthur Stadium, conservatory, and hockey rinks. It urged the city to further review the utilization of the Canada games complex, and is suggesting the city not be in the business of administering/providing golf courses. We HAVE facilities that are under utilized as it is. An additional facility is likely to further reduce traffic at these facilities, and ultimately be under utilized itself. Our council needs to acknowledge that these types of facilities fail in this city. unless there is a plan in place addressing the weaknesses of these facilities, which cannot be done prior to an in depth analysis of why these facilities are under utilized, and the those items are actively addressed in the new plan we will be having the same discussion on weather or not it should be closed in 10 years.

I am genuinely concerned that these recommendations were not analyzed for the underlying themes we are seeing across our city. Our population and our community utilization cannot sustain what we already have let alone a new multi million dollar facility. Federal funding has not been approved. We are seeing a huge depletion of our emergency reserves, and most of the families in this city have seen a tougher financial year than most. It simply is not the time.

Starting construction in the late fall of 2020, when a "second" wave of COVID-19 is anticipated is just arrogant. If non-essential businesses are forced to shut down by the provincial/federal government again, the construction crews will be halted anyway. This does not need to happen now.

This is not the time for the City to take on a 40 Million $ Item (when amortized) in the middle of a pandemic. Taxes will increase and struggling homeowners cannot afford this at this time. This facility is not universal use, primarily for those with disposable income but taxes paid by everyone.

I have a number of comments to make.

1. No where in this presentation does it say what steps have been taken to prevent the building from sinking. This has been a concern of mine since the start.

2. There is nothing in this report regarding the costs to the city or the user groups. I see this as an extension to the quality of life of residents of the City of Thunder Bay. This project is to add to the Master plan for Chapples Park. Is the golf course included in this plan? If city council is planning to get rid of existing Quality of life institutions in the city i.e. the conservatory, Strathcona Golf Course, Chapples Golf course then I am against adding this one as a replacement which future councils will then decide to abandon or sell off.

3. I think the layout for this facility is excellent but would like to know how the hard court facilities, would be installed and how costly and time consuming and expensive it would be to change to this use. I feel there is especially a need for the Tennis courts.

This is stupid. There are lots of facilities the city owns that can be reutilized for this. it is about time the city gives back to the residents in the form of tax relief. $30,000,000 for a facility that is for a small minority is dumb when the city is in the hole from Covid.
The facility doesn't offer nearly enough benefits to the citizens of Thunder Bay given the price. There are several indoor turf facilities being constructed by private businesses that can satisfy requirements without the burden to citizens of $30+ million that could be used for many many other projects. If there isn't significant federal funding then the facility will cause a city with a shrinking tax base and already very high tax rates to push even more onto its citizens who can't afford it.

Ummmmm... how about we spend the money on fixing the conservatory & dease pool & many other parks etc. A tennis court to be built where dease pool is, is absurd. (Insert sarcasm here) I'm sure all the children in the area will just be lining up to play tennis. Widnall will not be able to accommodate all. Give your head a shake council! We need to keep our children occupied & exercising through the summer months. Tennis court? C'mon now

This facility is currently unnecessary at this time. The private sector is building a complex. Why would the city compete with them? Also the funding is uncertain and the city can ill afford to assume financial responsibility for the project within the economic climate the city is experiencing. And I have no doubt about cost escalation as the facility is to be built on a swamp. I believe the new school being constructed just down the street cost ballooned by 10 million.

All activities planned for the turf facility can be enjoyed outdoors for at least 6 months a year. Winter covers a whole different bunch of activities so there is lots of variety for our residence. If the summer sports are played in the winter months, our arenas will suffer along with ski hills. More infrastructure requires more maintenance costs. We can't properly maintain what we have. We don't need this facility even with 3 level gov't support and absolutely not worth a 15 million dollar debenture. We couldn't replace Dease pool we could barely afford to repair Chapples soccer field and we are now contemplating getting rid of PA Stadium. Lets fix what we have before adding more.

First of all, thank you to the Chamber of Commerce for speaking up about having City Administration share the cost of this project with the public before closing this survey. Again i felt like Council and Administration was trying to rush this through without divulging all the cost before the public survey closed. City Council needs to seriously consider putting this project on hold until there is a guaranteed commitment of $22 million from the provincial and federal governments for this facility. I agree with Councillor Johnson, if this money is not available, we should not be borrowing the $15 million and paying interest on this facility over the next 25 years. Council needs to prioritize its infrastructure projects and this one should not be on the top of the list. Given the millions of dollars that COVID-19 will impact our budget along with other capital needs like the $52 million proposed Police Station and other aging infrastructure and facilities, now is not the time for a multi use facility. If the upper levels of government DO NOT guarantee funding, City Council MUST NOT proceed. Table the project until we get our priorities in place and financial house in order. What is the rush? How about the extra cost of adding a secondary access through Dease St? It will be necessary for public safety. How much will that cost? Has the cost of services (sewer, water, hydro) been included in the estimated $33 million cost? How about annual operating costs?

This is facility that the city has needed for a long time. I am excited about this project going forward for the future of growth in our community
Too expensive. Too few will participate/benefit from the project. Our city has other needs that are higher priority. Don’t burden our children & grandchildren with this debt.

Unless there is commitment from the govt on funding. This project should be dead in it's tracks.

I don't believe the city needs or can afford such a complex for a few elite people, there are so many in this city that are under housed and hungry. Why do we have food banks? Why do we have people living on the streets? These people need jobs we should be looking at long term jobs in industry etc. We have lost so much industry our elevators, the mills etc. Bombardier is just barely hanging on and we are considering spending millions on a museum that no one goes to and an indoor sport facility for sports that can be played in a field. The seniors that you keep raising their taxes on, will soon be broke due to city expenses the telephone, and water bills are atrocious, how can we be expected to keep up when we are on fixed incomes. I am definitely against this project.

Funding must be in place before the city approves the project to advance to tender and construction.

I think the facility will greatly benefit the soccer community in Thunder Bay, has potential to bring tourism dollars to the city through hosting tournaments which Thunder Bay is great at and, the project will create temporary constructions jobs.

In light of the pandemic situation and current economic climate, I am not sure these benefits are worth the city reserves and being in debt for the next 25 years, if I understand correctly. Secure funding before its advanced to the next stage.

I understand that a select group of tax payers want this built! What is the perdition of tax payers in the coming years who will be required to pay for this? Will they be able to afford the taxes required for this and everything else to run this city? The younger generation is having a difficult time being able to leave home and not have to return to their parents home after realizing what it cost to be out on their own! The ones who are pushing for this facility are trying to leave a legacy and do not care about what will happen to the next generation because of their actions today! The population of Thunder Bay is getting older and more seniors are retiring sooner therefore tax income for the City of Thunder Bay must be declining! If I were on council I would want to know will the population of Thunder Bay be able to afford this and maintain the operation of all the other aspects of running the City! Can anyone answer these questions truthfully without adding politics to the equation? Thanks
Adding to my previous comment. You people on council must know that every street in this town need's to be dug up right. If I was sitting in front of all you, I would tell you to just stop it and come back to earth. More than half of this city is unemployed and or working a min wage job.

No I do not think Thunder Bay can afford this in this time of Covid. Business is hurting, we have an aging population, we have major drug/crime problems. As a new senior. I am tired of the constant increase in taxes and I am seriously looking at moving.

I see a city that encourages addictions and welfare instead of funding cessation programs. Wake up!!! Why do you think we have a flow of drug addicts and dealers coming here from Toronto? Word is out, Thunder Bay is easy to get welfare, Thnder bay supplies drugs to addicts for free, booze to drunks for free, housing to drug dealers for free, and the police are babysitters.

I am saddened by the direction of our city. You are looking at ways to further burden the taxpayers instead of making Thunder Bay a better safer place to live....

If this B.S. indoor soccer field is built, I promise you that I will move my family out of this God forsaken dump, in which some people refer to as a city. If we move, so to will my parents, my parents in-law, my sister and my sister-in-law with her family of 5. I emplore you to listen to the majority of the residents of The City of Thunder Bay, and trash this idiotic idea of an "Indoor Turf Facility", which will only cater to the wants, not needs, of a select few. The smart way to spend the money, would be to replace the decrepit Fort William Gardens, with a new arena in Port Arthur. Then, Fort William Gardens could play host the Indoor Turf Facility, until it fails miserably, all the while, the new hockey arena thrives on the half way decent side of the city. This sh*t hole town is already a despicable laughing stock to the rest of Canada, don't dig the hole deeper.

break even is not enough. We need a facility that generates income. We CANNOT afford this right now. A debenture is suicidal for this city. The facility has to be right sized, either big enough to support more then soccer or smaller so it will be used to full capacity all of the time. 150 parking spaces for 800 seat capacity is not enough. Please rethink this who,e thing. What are the ongoing maintenance costs. What about the other soccer facility being built, this just does not make any sense.

I think we should scrap this project because the "New Normal" dictates that we will never be able to use it so why build it?

I do not think this is necessary for Thunder Bay if the funding is not available. It is highly unlikely I would ever even step foot in this building so this isn't something I would ever want to pay my hard earned money on as a tax payer. There are so many people in this city struggling already and to add something even more onto their plate is unfair.
I would like to take back my comment about this Facility. I feel it is wrongly presented to the community as you are not letting citizens know that there is another soccer facility being built in the city. We do not need two and one will not be using city funds to build. Be honest in your proposals.

We don't need this indoor facility. Let a private group build it if it's in such great demand. Let citizens vote on it. Council has no credibility.

I was extremely disappointed to read about the proposed $42 million facility. Specifically because just last month city council had Grant Thornton recommend cuts to programs and services to save money. If our city truly requires cuts to our existing programs and services, then how can we require a multi million dollar facility? Especially when the services recommended by Grant Thornton to cut pale in comparison when considering funding. Cuts proposed include the Thunder Bay Conservatory, selling Jumbo Gardens, closing both city golf courses. Each service has a loss in the hundreds of thousands, which is nowhere close to the $42 million for the Chaples facility. I am tired of seeing our existing city culture looked over and abused because city council requires a new facility. One could argue we would not require it either, if council continued to maintain and upgrade our current, well loved, and excellent city services and programs. It makes one wonder what incentives city council has, and whether they truly have the towns best interest in mind, or their own.

This is not a good idea. Without proper funding secured, we are unable to support this, particularly when there are so many existing services (conservatory, Boulevard beach) under threat of closure. We should be maintaining what we have instead of building something new.

I do not agree with moving forward with the Chapples facility at all because I do not believe the city residents should be paying for it. The city has more important places to be spending money (failing required infrastructure?). Given what Thunder Bay residents are facing with the economic implications from the ongoing Covid-19 virus, it is a particularly bad time to be contemplating this recreation facility when the tax base has been affected. We face an increase almost every year as it is . . . . If people are wanting this facility, then do some private fundraising amongst a consortium of others.

I am a parent who works for the city and also has 2 kids involved in the competitive program in soccer. As much as I would love to see this facility built I believe this isn't the right time UNLESS the government is willing to give the city the funding. The City does not have the money to build this or maintain this building as our budgets are slashed or a temporary hire freezing take place year after year. We do not have enough money to fix our own infrastructure right now. As a soccer parent I've been to the facility in Winnipeg that this is being modeled after. It is a beautiful facility and we would be lucky to have it. However, I do believe the facts that soccer northwest or other organizations are giving you are heavily skewed. The cost to rent the facility for the organizations will be costly and will affect the registration costs for indoor soccer. Many
players play other sports as well (hockey etc.), if the costs go up the leagues will lose some players as parents won't be able to afford 2 sports to pay the rental costs as indoor soccer has been fairly cheap.

Unless the government isn't willing to come to the table and help, the city should be looking into building something smaller that they can afford. There are many cities that have bubble domes (as we had) that are less costs to build. This will help having something in the meantime at a lesser cost and we could lobby the government over the next 10-15 years to build something bigger and better. The city should remember, very soon the Fort William Gardens will need replacement.

This is not affordable and should not rely on increasing property taxes to support the ongoing operation of this facility. Using city reserves to fund this should not be used. There are many other infrastructure issues that this city needs to work on and improve rather than creating new one’s. The fees required to be paid by users groups will be high costs that will not render the use/booking the facility requires to fund the annual operating costs let alone capital repairs and improvement costs in years to come. There is another private project underway to build indoor turf access. I don't believe that having another sport/recreation facility publicly funded is warranted when you balance cost to the tax payers.

I am in support of the proposed indoor turf facility. I look forward to walking on the indoor track during cold/wet days!

My question is will this be built using local union trades people?

I am concerned about building new facilitates when existing facilitates might be shut down. I am concerned that the city will be competing with the private sector. I am concerned that there will never be enough parking and nowhere for the over flow to park. Maybe change the location to somewhere like the Canada Games.

I believe a multi-use facility is deeply needed by the Thunder Bay community. The proposed faculty is excellent.

The city can't afford a giant luxury facility like this at this time and The Goal Sports Centre II can handle the demand.
Spending money on this new complex is unnecessary. Put the money towards existing public services ie the conservatory where all citizens can enjoy through out the year. Low income, single parents and seniors need a place like the conservatory for piece of mind and to be able to relax in an uplifting relaxing beautiful forum.

I'm totally against this $42M building. Make use of what TBay already has to offer. The City cannot afford this when trying to cut expenditures on parks..swimming pools etc. etc.

I believe that the city needs to provide facilities that will keep our youth actively involved, and I support this facility in theory. BUT..... not if it comes at the expense of other city owned facilities, especially the Conservatory and growing greenhouses which provide much needed year round respite to ALL of our citizens and tourists.

I think the money being used for this facility would be better allocated to the infrastructure that is already in place in the city. Instead of taking away funding for things like the conservatory, and libraries, I think the city should consider using the proposed $42 million and reinvest it into the city. An indoor turf facility will not be used by the majority of the population in Thunder Bay, but places like the Conservatory and libraries are used all the time, especially by underprivileged citizens. In the winter, many of the homeless population rely on those places as somewhere to go while also being provided a service. An indoor turf facility just does not provide the same kind of safe haven. I don’t personally know a single person in this city who would rather have an indoor turf facility over the conservatory and the libraries.

This project is very important toward the growth of our city, to attract potential business and new residents and develop our children’s wellness. 

Don’t. We can't afford this. Help the homeless.

I fully support this project. Similar facilities exist in various other cities. Quality of life needs to be emphasized. The expense is worth it

I am against this project. We have a private project that is being built to fill this void. The 30 million, oh sorry it ballooned to 43 million over night. These monies can be spent in better places. It doesn’t make sense that council would cut services to save thousands of dollars, only to turn around to spend millions on project with unclear numbers. Ground sampling in the chapples park were inadequate at best.
You only have to look at the Churchill school being built to see the troubles it had. 10 million extra bc of poor soil testing, plus the changes they did to the school to keep at 10 million. Change the size of the school, the gym I believe was made smaller. Let's wait to see how the private soccer Plex makes out before we spend any more money on this project.

I previously had mixed feelings about this facility. Now that I am aware of a private facility being built I am opposed to a new city facility. Though I am not like to use any such facility my grandkids could and private is good enough.

Please don't! There is already a private facility in the works. Why bother???

Why is this being built. We just said no to an event centre and arena. This is something that could be combined with that kin of venue. Truly a waste of tax dollars. What is the projected revenues from the facility over the long term? (15 plus years).

We are in the midst of a global pandemic, why is this even a priority?!? You haven't secured funding from neither the federal nor the provincial governments! City taxpayers are the only ones who are going to be screwed over now? I urge that you temporarily halt this project until a more suitable time arises. You can't even maintain the infrastructure that we already have! Show some fiscal leadership that this city is sorely lacking!

No way we can do this hush hush. Give everyone the business plan that will show what your saying. Property will lose money, no government support, not at this time

Please get this done. Clearly a need in the community and for those councillors who are playing to the under privileged crowd are you really going to tell me soccer is expensive when compared with almost any other sport? The longer we wait the more expensive this becomes. Lets not have another event centre where the city wasted 5 million on project they didn't follow through on.

A project of this size and cost must be put to the people in a referendum. It doesn't matter if you support this project or not all of the citizens of the city have a right to have their voices heard. This is especially true if we need to get a debenture. This was done when the City made a major contribution to Thunder Bay Regional. A referendum is especially needed as the City faces the financial impacts of the COVID virus. An online unscientific survey that is self-selected does not replace a referendum.
This is a great facility to have as Thunder Bay doesn't own one of these. It will serve many ages and provide many variety of sports. Our winters are quite long here in the northwest and our cardiac rates are high because of this. We need this facility and it will be the first one to be proud of. It will improve mental health and a safe and fun community centre for all.

Although I believe that this facility - if done properly could serve our community well, I don't believe this is the time to do it and I don't believe it has been designed as a long standing multi-purpose facility (no Tennis, no Conventions, etc). It has been designed as a short sighted Legacy project of Mr. Mauro's. It seems he will stop at nothing to have this built. If he wants it so bad, then let him put his own money into this and then he can have his name put on it. There is also private industry that is planning on building a sports plex. This is not the time to be spending these kinds of dollars. Only if we have funding in place from other levels of government should we even consider this. We are trying to cut costs and save money during not only this pandemic but overall as a city (Core Services Review) and you want to use any money we have to build this? What a great way to be responsible with our money. We have many buildings in the city that have been neglected to the point of having to either close them or spend millions to fix them. Why wasn't there money set aside for these buildings short and long term maintenance/capital needs. We need to take care of the facilities we have, not build more structures to take care of. This facility will use up more of our resources and will not even break even with the plan that is presented. There needs to be enough of a revenue stream to be able to put money into reserves to keep up with the capital needs of the building. The fees would have to be so high that most sport clubs would not be able to afford them. This project should be shelved and put some of those reserve dollars into the buildings we already have that are falling apart.

I find it rather ironic that the city is considering both a report that recommends the closure and/or disposal of so many recreational facilities while at the same time considering spending $33 000 000 on a new facility, not even a replacement.

Will Ultimate and Cricket get an equal/representative share of field time? Clearly all possible uses for the facility have been included to try and sell the concept as more than just an indoor soccer field.

At $33 million, and borrowing to do it, you might as well go bigger and add tennis and other activities. Too much compromise happens in this city. The proposed downtown event centre was financially cut back so much it became just an arena which no other level of government would finance.

Considering the unplanned COVID costs to the city that have already happened and will be happening for quite some time to come, is this really a wise use of funds. I would like to be able to drive or ride my bike to this facility without destroying my vehicle on the deplorable roads.

We can't afford this facility right now. The city is facing huge obstacles and the infrastructure is horrible. Fix the roads and decrease the debt first. Why is it that the people 'who are listening' to these comments have a vested interest in seeing this project completed, project managers and the architect. The city councilors should be the ones listening.
I do not support this project until all funding from other (federal and provincial) sources is secured. As well, a facility maintenance and renovation account is mandatory in the operating budget. Funds for this account need to be procured through user fees (10 to 15%). When the time comes for repairs and renovations, the required funding will be available. The city will not have to provide extra funding. The facility needs to be self-sufficient, with no annual subsidy from the city of Thunder Bay.

Project looks great. Financing is do-able. Confident that some gov't funds will roll in to support it. If not, it should be completed regardless. In the meantime, a rink should be leased to the soccer group in order for them to continue to stabilize programs and ensure numbers are in place when the time comes to rent this new facility. In addition, it will support any fundraising initiatives from the soccer group to support the new facility. We can't fundraise if we are not playing and our programs are not running. Nobody will support it if they are not playing in some capacity.

This is a good idea and a nice project. However, considering the current financial situation of The City, my wife and I consider that securing at least half of the necessary funds from the Federal and Provincial Governments should be mandatory prior to authorizing further expenses. Additional borrowing should not be authorized prior to having secured said Federal and Provincial amounts. And by secured, we mean have the commitments in writing and budgeted at all three levels of government.

My first comment is: Where has democracy gone in Thunder Bay and why hasnt there been a plebiscite on this project before strapping the taxpayer with additional city debt? I have reviewed all the general public information on this project that I could find. I simply dont understand how my city council is considering the sale of valuable public assets e.g. some parkland, golf courses, PA ball park etc while planning to spend vast amounts of taxpayer money on this unnecessary 'indoor turf facility' project. Why is Soccer Northwest somehow deserving of this massively expensive taxpayer project while other public amenities are ignored or will be sold?! Federal and/or provincial funding hasnt been secured BEFORE considering this project with a projection of $42 million to Thunder Bay taxpayers! Planned bike and walking paths and their maintenance, not to mention grounds keeping must also be added for taxpayers to cover while Parks & Rec can barely keep up what our city already has! The project has increased by $3.6 million since conception and if gov't funding fails our city plans to borrow the money! Outrageous considerations while our city contends with costs due to Covid-19 and no idea what costs may lie ahead due to same. A new turf facility wont make my travels on city streets, or sidewalks any easier. Nor well it renew or at least clean our old downtowns, remove Victoriaville or plant sheltering trees along our streets and boulevards. I understand the consulting fee alone was $1.5 million. $12.2 million has already been taken from reserve funds, another $3.3 million will be asked to be allocated from the general reserve fund to the indoor turf facility. This is outrageous - and with Thunder Bay having the second highest tax rate in Ontario, higher than Toronto. Our own Chamber of Commerce has indicated scathing gaps of oversight on this project, in their letter to council it stated 13 major points - one that is foremost, there is NO BUSINESS PLAN! The metal building lacks any reasonable form of attractiveness - it is yet another ugly square metallic block that our city is becoming famous for. As an unfortunate taxpayer in Thunder Bay, I demand that council immediately cease spending any further multi-millions on this project and support the public facilities that we already have and stand fiscally prepared for any further Covid-19 expenses.
That the City Of Thunder Bay would commit to spending multi millions of our tax payer savings on a project that: 1. Has No Business Plan, 2. NO other funding beyond than Our savings 2. is of No Benefit or Interest to the great Majority of citizens, 3. appears to be nothing more than a Legacy Project for certain councilors and the Mayor 4. Threatens to sell off other long established beloved city amenities such as Strathcona and Chapples Golf Courses, Port Arthur Stadium, Jumbo Gardens Community Center which are for everyone and NOT theirs to sell, to appease their SELF-AGGRANDIZING scheme is an affront to the Citizens of Thunder Bay! ENOUGH! Do the right thing and stop this now before committing another 3.3 Million Dollars.

Wrong location. How much more is this costing because of the Chapples location? Pick a better, more stable grounds. My suggestion is Westfort Playfield on Neebing avenue. This eliminates the need for additional road access and additional costs in the near future. Outdoor soccer fields can be designed yo accompany. Baseball fields can be added at Chapples or better yet, at Baseball Central.

No Debenture! It is absolutely reckless to take on additional debt to build a field of Dreams. Stay within your means. If this means a bubble, use a bubble.

Wrong design. Track is unnecessary. Media room is unnecessary. 800 seat capacity is not necessary. Remove these. In place, add batting cages and bullpens, a training/weight room, spot to kick field goals. build this for the community it is to serve, not a catch all to try and justify it.

No recreation facilities break even or make money.
MEMORANDUM

TO: Members of City Council

FROM: Norm Gale, City Manager

CC: Eric Zakrewski

DATE: July 31, 2020

SUBJECT: Indoor Turf Facility Economic Development

Find attached to this memo the Thunder Bay Community Economic Development Commissions (TBCEDC) review on the economic development aspects of the multi-turf project, penned by TBCEDC CEO Eric Zakrewski (cc’d) and Tourism Manager Paul Pepe.

City of Thunder Bay (CTB) Administration is reviewing the TBCEDCs findings and does have questions… in some cases we do not have common understanding of methodologies used by the TBCEDC and CTB Administration and the TBCEDC may not, eventually, agree on all aspects of the TBCEDCs assessment. We are doing this work now.

Also, do keep in mind that this assessment is limited to the economic development aspects of the project. In our view, these aspects are but one lens to look through when assessing the utility of this project; members of Council should take a wide view with many lenses when assessing the utility of the project.
July 16, 2020

Mr. Norm Gale,
City Manager
500 Donald St E, Thunder Bay ON P7C 5K4

RE: Community Economic Development and Tourism Thunder Bay
Indoor Turf Facility Proposal

Dear Mr. Gale:

In response to your request of July 10, 2020 the Thunder Bay Economic Development Commission (CEDC) and Tourism Thunder Bay are providing a preliminary review and analysis of the proposed Indoor Turf Facility (ITF); as current described by the City of Thunder Bay’s (CTBs) consultants (Stantec) in a public consultation forum. The CEDC is a project based arms length organization that has a mandate to promote economic and tourism development for the City of Thunder Bay. The objective of our review is to offer the CTB our preliminary perspective on the Sports Tourism and Economic Development aspects associated with the proposed major investment in this asset.

Basis of Review

The review is based on the current scope of the project including a review of previous studies (Crupi Consulting Group, 2017), proposed scope of the facility’s design information provided to the CEDC by Administration in December 2019 before the design phase was undertaken and again on July 13th 2020 during the public consultation process. The evaluation is also based on raw economic, construction and projected field demand data provided to the CEDC by Administration in July 2020.

Scope of Review

The CEDC/Tourism Thunder Bay scope at this time includes a review of the identified tourism values within a 2017 feasibility report (Crupi). This report does not challenge the validity of the tourism impacts within that report but provides an updated tourism economic impact review based on the scope of project as it is currently proposed, changes to the sport tourism hosting landscape since 2017 in a Covid and post Covid sport tourism economy and recognizing the addition of new and proposed turf surfaces in the community since its commissioning.

In addition, based on available information, the economic development and impact potential is assessed at a high level.
Assumptions & Limitations

The following summarizes key assumptions and limitations in preparation of this preliminary analysis:

- The facility is as described by Stantec in public consultation materials published July 2020.
- The CAPEX for the project is $33.6M, +/- 10-15% (without long-term debt servicing costs).
- The estimated total cost with debt servicing is $42M (+/- 10-15%)
- The potential increase to the municipal tax levy for financing is at least 0.6%
- The total actual cost could exceed $48M, or more.
- A detailed business and financial plan was not available for review in detail at the time of this report.
- The CEDC was requested to provide this analysis one week ago.

Tourism Analysis

The scope of the CEDC/Tourism Thunder Bay review is specific to the economic tourism value to host events that draw visitors from a radius over 50 km of the city. While the venue has a tourism value, it's important to define the scope of that value accurately based on its scope. That current scope includes the playing surface, dressing rooms (8), referee change room, indoor walking track/spectator capacity (approx. 900), proposed mezzanine level, concession, public foyer, administrative meeting room/office space, public washrooms, mechanical/electrical, Ambulance bay and storage.

Sport Tourism Values

In 2017, an economic impact report (Crupi) identified a number of potential indoor sport tourism events that the future centre could accommodate. The events were largely and realistically identified as local market recreational and development level league opportunities. Given the current scope of project and new outdoor artificial turf investments in the City (St. Ignatius and St. Pats), it is felt that the facility realistically would more likely host approximately six modest sport tourism oriented events annually, focused overwhelmingly on local participants, with regional participation of an anticipated 411 participants plus 200 accompanying family members. While previous economic impact reports were reasonable at the time, there are recent changes to consider. These changes include the scope of the facility and additions of new outdoor artificial surfaces that extend the length of playing season within the community. While youth centred events tend to draw additional family members, adult events generally only bring the participants. Sport Tourism Canada’s current 2020 guide of provincial and national level sport tourism bid opportunities for the following three years does not include any opportunities this facility would be able to host.
The CEDC/Tourism Thunder Bay estimates that total direct tourism related impacts of best bet events is estimated at between $313,260 and $413,779. This represents between 3 and 4.5 FTE employment positions created related specifically to the tourism value of the facility. Ancillary economic impacts range from $188,000 and $248,000 for total projected impacts ranging from $501,260 to $661,779 based on a standard recognized multiplier of 1.6. This assessment does not preclude new opportunities for tourism related events to present themselves for consideration. Based on information provided by Administration to the CEDC and Tourism Thunder Bay on July 13, 2020, the modest sport tourism projections are realistic but on the upper scale of CEDC estimations. However, the multiplier estimated by Administration is significantly higher at 10 fold than the standard sport tourism economic multipliers ranging from 1.44 to 1.68 based on standard EDCO, EDAC and other professional economic development body recommendations. Tourism Thunder Bay utilizes an average multiplier of 1.6 as standard practice on high level economic analysis.

In discussions with London Ontario, where a similar facility has been previously built, local recreational demand for field time has limited the ability of the facility to host sport tourism events as the timing of field usage conflicts with local user groups. The facility has not hosted trade shows and only one significant non sport event. Given the estimated field demand data presented to the CEDC by Administration, it is estimated that the majority of prime field time will be used by soccer, followed by flag football. Unfortunately, there is no detailed data to evaluate with respect to field usage demand or capacity during off peak times (daytime weekday/late evenings).

During the time that the previous air supported turf field was operational. Tourism Thunder Bay is unaware of any indoor soccer events hosted that drew out-of-town teams based. No requests for bid or hosting support have been presented to Tourism Thunder Bay in the past decade.

Limitations to Current Project Concept

The facility would have the physical capacity to host an event parallel to the former Mid Canada Outdoor Show, large social group, and faith based gatherings similar to the 2017 Lutheran Youth Congress that could include a variable tourism impact. Thunder Bay is a hub for forestry, mining, and industrial trade shows could be considered for this venue. As the current scope of the project does not include a comprehensive catering kitchen or turf protection surface included in its scope, most of these usage options are unlikely to materialize as the turf facility would likely not accommodate the weight of vehicles, RVs, heavy indoor machinery and related exhibits on the turf facility. The food preparation facilities could not serve a function to adequately feed large groups.

With respect to hosting conferences, the scope of the project will not have the capacity to successfully bid on and host corporate events in its current configuration. Large corporate events require a hard floor surface, a full onsite-catering kitchen capable of full meal service for hundreds of people.
simultaneously, exceptional audiovisual acoustics and capabilities, a minimum of six break out rooms and event coordination space for concurrent session agendas and event management.

With respect to the recreational sport private sector competition currently, it is our understanding that construction currently underway to create a new indoor air supported venue to include a 190 by 150 ft sub dividable playing surface. This project is scalable to include two fields to meet market demand. This surface will provide significant annual capacity to the indoor recreational soccer community. General facility usage demand data provided to the CEDC in July 2020 indicate that the demands would support a single venue but not necessarily two.

Economic Analysis

Construction Phase

Based on the minimum estimated CAPEX cost of $33.6M, approximately 146 short-term jobs ranging from labour to skilled trades would potentially be created in the Thunder Bay CMA with this project. Impacts on the building supply chain are more difficult to estimate at this time during the pandemic and the associated inflation of raw material and manufacturing costs. This is a significant risk to this project. Typical engineering estimates for Class “B” contingencies of 10-15% not recommended in the budgetary planning process. The pandemic has driven up the costs associated with many building materials, labour and trades. In addition we have concerns relative to schedule escalation due to unforeseen delays which could also compound cost over runs. A contingency of at least 25% would be recommended in assessing the financial feasibility of a project of this nature.

It is our understanding that at this time that the project would financed 100% by the CTB (reserve funds and/or special debenture(s)). Given the impacts of the pandemic on City financial reserves and the operating budget, it would be prudent to secure funding from higher levels of government (Province and Federal) for this project to improve the economics.

A private sector development is currently underway on the Golf Links Road corridor with capacity for up to two fields that can provide similar services to user groups (in theory). There is concern that this project may be perceived as competing with private sector investment, which could send a detrimental message to the investment community abroad.

Operation Phase

The operation phase is not expected to generate any significant economic development potential throughout the lifespan of the facility. The primary limiting factors for this are the lack of suitable conference and convention design aspects. The facility will not function as currently designed to attract any significant tradeshows, conferences or conventions. Based on our review of other similar facilities;
we expect the facility to operate a net loss per annum, requiring annual subsidy from the municipal budget. No significant job creation is anticipated with the operating phase.

Conclusions

Based on the limited timeframe and information available, the following present our key conclusions:

- The ITF presents high social and recreation value to a limited number of user groups in Thunder Bay.
- Predicted usage during summer seasons is expected to be low due to competition from lower cost, outdoor turf and traditional turf facilities.
- The ITF presents a potentially modest tourism impact from local and regional visitors.
- The ITF will provide a short-term boost the local economy and supply chain with approximately 146 short term jobs created and associated service and supply opportunities.
- Given the facility location is largely removed from other businesses and the design limiting factors relative to potentially hosting conventions, tradeshows and conferences; it is not predicted to generate significant economic development benefits long-term.
- A private sector financed facility is proposed for the Golf Links corridor. There is concern that proceeding with this project could send a detrimental message to the private sector investment community.
- Existing user group data suggests there is likely only enough demand for one facility to be developed in Thunder Bay, but not two.
- Compared to typical conditions, there is an increased financial risk associated with delivery of this project. The pandemic is causing increased costs for raw and manufactured materials, as well as labour and trades costs in all markets. We recommend a contingency of at least 20-25% be applied to the standard Class “B” cost estimate for consideration to better accommodate for uncertainty.
- Given the impacts of the pandemic on City financial reserves and the operating budget, it would be prudent to secure funding from higher levels of government (Provincial and Federal) for this project to improve the financial feasibility while minimizing potential tax levy increases.
Closure

Should you have any questions or concerns, please do not hesitate to contact the undersigned at 625-3962.

Sincerely,

Eric Zakrewski
Chief Executive Officer

Paul Anthony Pepe
Manager, Tourism Thunder Bay

Copy: Mr. Craig Urquhart, Chairman, CEDC Board of Directors
MEMORANDUM

To: Members of Council

From: Mayor Bill Mauro, Chair – Multi Use Indoor Sports Facility Committee

Date: August 6, 2020

Subject: Multi Use Indoor Sports Committee Information – Committee of the Whole August 10, 2020

On August 6, 2020, the Multi Use Indoor Sports Facility Committee held a meeting in order to receive information within a memorandum from City Manager, Norm Gale relative to a revised position by Administration relative to the project. The memorandum received contained a referral motion relative to the source of financing and tender of construction.

At this meeting a resolution was passed by the the Multi Use Indoor Sports Facility Committee that the memorandum be received and that it be referred to Committee of the Whole for their information and for discussion and/or decision.

Attached is the memorandum for inclusion in the agenda for the August 10, Committee of the Whole meeting relative to the Multi Use Indoor Sports Facility.

Attach: Memorandum from N. Gale, City Manager dated August 4, 2020
Memorandum

TO: Multi-Use Indoor Sports Facility Committee

FROM: Norm Gale, City Manager

DATE: August 4, 2020

SUBJECT: Recommendation to Refer Decision re: Source of Financing Proposed Multi-use Indoor Sports Facility and Tender of Construction

The purpose of this memo to recommend to the Special Purpose Committee and City Council a referral of a decision regarding the source of financing and the tender of construction of the proposed multi-use indoor sports facility. The rationale for this recommendation is related to new and emerging information that has been gleaned in the past few weeks.

As per Report 83/2020 (July 27 Committee of the Whole)- Financial Implications of COVID-19 Pandemic & Budget Variance Report #2, Administration is forecasting a $7 million tax supported pressure until year end 2020 based on the status of COVID-19 reopenings until July 13/20. This estimate does not include the reopening of Churchill Pool (August 4th), Current River Arena (August 24 – financial impacts unknown), and the financial impacts associated with the potential reopening of other aquatic venues (Canada Games Complex, Volunteer Pool), arenas, and school based child care programs.

To date, there is no confirmation of external funding to support the project. The Grant Thornton Program and Services Review Phase II Report has recommended the rationalization of various City owned facilities and financial prudence in respect of developing new facilities in the COVID-19 context.

As Administration continues to develop reopening plans in an environment of changing regulation, in spite of some lessening of restrictions, net revenue losses/additional costs, in some cases significant, continue to be evident for fall 2020 and into 2021 and potentially 2022. Uncertainty regarding the City’s future financial position due to COVID-19 and any financial relief that may be forthcoming from other levels of government is unknown. Although we know that both levels of government will provide financial support for our operating deficits, we don’t yet know to what degree and for what programs, nor what will be required to access this relief funding. Further, we don’t know whether we’ll get such support for the 2021 budget. Therefore we have low confidence in what our future operating budgets will look like.

This recommendation to refer a decision regarding source of financing and the tender for construction is not based on merits of the project. In my view, the project is well conceived, and Council, Council’s Special Purpose Committee and Administration have been thoughtful and duly diligent so that a fine project is shaping up.
Accordingly, Administration recommends that a decision regarding the source of financing and tender of construction be referred, at a minimum, until Council receives additional information on the status of COVID-19 financial relief from other levels of government, whether that financial relief will extend to 2021, details on what the proposed 2021 operating and capital budgets might look like, the status of current external funding applications or the availability of additional external funding, any Council decisions subsequent to the program and services review, and/or Council is comfortable in proceeding with the development of this new facility vis-à-vis potential rationalization of other City facilities as recommended by Grant Thornton.

Council may want to consider referring a decision regarding project advancement to as late as November 2021. This timeframe is within the current term of Council and their current strategic plan. Project estimates would be updated for the 2022 budget. A decision in November 2021 would allow for a Spring 2022 project start date and a late 2023 opening date.

In light of the above, Administration provides a revised recommendation for R74 2020 - Multi-Use Indoor Sports Facility - Project Advancement to the Special Purpose and City Council for consideration:

“With respect to Report No. R 74/2020 (Community Services - Asset Management), we recommend that a decision in respect of the source of financing and tender of construction of the new Multi-Use Sports Facility be referred to Administration;

AND THAT Administration report back on or before November 2021 in respect of the City’s financial position, confirmation of the sources of financing for the project including any funding from other levels of government to support the advancement of the project;

AND THAT any necessary By-laws be presented to City Council for ratification.”

Sincerely,

Norm Gale
City Manager

c.c.  Kelly Robertson, General Manager, Community Services
Gerry Broere, Director, Asset Management
Linda Evans, GM Corporate Services & Long Term Care
Lauren Paradis, Manager, Budgets and Long Term Planning
Hello,

Please note the following response to Speak to City Council has been submitted at Tuesday August 4th 2020 10:03 AM with reference number 2020-08-04-136.

- **Please state what agenda item you would like to speak about:**
  Multi-Use Indoor Sports Facility

- **What are you requesting from Council?**
  other:

- **If other:**
  We would like City Council to consider the possibility of a partnership with the C.L.E. site for development.

- **Have you already been in contact with City Administration in regards to the subject matter of your deputation request?**
  Yes

- **If yes, what was the outcome?**
  We arranged a meeting.

- **Please select the date of the meeting:**
  Committee of the Whole - Monday, August 10th

- **First name:**
  Joe

- **Last name:**
  Virdiram

- **Email:**
  jovevirdram@gmail.com

- **Organization you represent: (optional)**
  Canadian Lakehead Exhibition

- **Please note the names of the presenters that will be attending with you:**
  Lawrence Timko, others to be announced at the meeting
History
The Canadian Lakehead Exhibition was known in 1922 as the “WESTALGOMA AGRICULTURE SOCIETY”. Mr. Walker was engaged as the Secretary / Manager in 1917 and served in that capacity until 1929.

At this point the Society never had a midway at its fair.

The Society looked at a name change for the West Algoma Agriculture Society, it was felt a name distinctive of the Area should be considered. The suggestions put forward to the Board members were as follows:

- Ontario Lakehead Exhibition
- Superior Exhibition
- Great Northern Exhibition
- Western Ontario Exhibition

Unfortunately these names did not appeal to the members.

It was not until the year 1929, on a motion by J.R. Hutchison that the name of the West Algoma Agriculture Society be changed to “Canadian Lakehead Exhibition”. All agreed to this name and the Federal Government was petitioned, two months later authorization was received in the form of a letter from the Hon. John S. Martin.

1920s

Special Admission Rates: Weekly Tickets – Good for 6 admissions $1.00. Which was on sale at Rutledge’s Book Store and McAuliffe’s Drug Store.

To call the C.L.E. office you phoned South 170.

1960s

1966 Fair admission price was $1.00 for Adults and 25 cents for children. The Attendance Prize each night for seven nights for 7 Beautiful Fords, one 1966 Mustang will be drawn and 6 1966 Falcons, all from Gibson Motors Memorial Avenue.

Also in 1966 the Police Department and O.P.P. held their Bike Skill Test known as Bicycle Rodeo for young bicyclists.

1967 the C.L.E. hosted the RCMP Musical Ride and Concert Band. Cost to attend this event was Adults $1.00 and Children .50 Cents.

Also in 1967 the yearly Fair was held July 21 – 29 which featured 7,000 Free Displays, 70 Midway Attractions, 7 Free Cars for the Attendance Draw and many Grandstand Shows. On the Saturday the Fair was officially opened by one of the Lakehead’s most attractive young Citizens – Miss Candace Kartinen who was Miss United Appeal for 1967. Opening the Fair was one of her first duties of her new job as Miss United Appeal 1967.

1968 Fair also featured a new 1968 car for the attendance draw each night. This is the 78th Fair the board was so proud of this years fair, President Joseph L. McCormack invited Prime Minister Trudeau to participate in opening ceremonies. The fair had many great attractions such as: Cheetah which can beat a car to 70 mph and Jughead a ostrich.

1968 Fair also saw the Mighty Thomas Shows run the midway.

Did you know that in 1968 Fair goers could leave their cars at the Simpson Sears Allstate Service Station and have their cars filled up with gas for Premium it was 52.9 cents a gal. and for Regular 47.9 cents a gal.

At this point we should mention that all the Canadian Lakehead Exhibition’s were very heavy with cattle displays, horse racing, farm equipment, horse shows, petting zoo’s etc. Many trophies are still on display in the C.L.E. Office 425
Your event headquarters for 130 years!

We are open for business 362 days of the year. Whether you’re planning a meeting for half a dozen people or a full scale event, the CLE is the place to be. Need to host a convention, wedding, shower, shag, fundraiser or any special event? We can help. We have the facilities and the expertise to accommodate your needs.

Our complex is centrally located on approximately twenty acres, in the very accessible intercity area of Thunder Bay, with plenty of shared parking for everyone.

We are situated next to the region’s largest shopping center and within minutes of the airport and first class hotels. Major traffic routes including the Harbour Expressway, May St., Memorial Ave., and Fort William Road will bring you right to our door.

The Canadian Lakehead Exhibition is a not for profit organization administered by a Volunteer Board of Directors. The Board is responsible for our Annual Summer Family Fair as well as The Spring Home and Garden Show. These events are two of the largest events in Northwestern Ontario.

The CLE is also directly involved with the Annual Project Pizza Event and an Annual Staff / Volunteer Appreciation Evening. The Board and Volunteers work diligently throughout the year with other projects as well.
Through The Years With The Canadian Lakehead Exhibition

The Canadian Lakehead Exhibition, in Thunder Bay, celebrates 130 years of being a community meeting place in 2020. We think that is an eternity, yet other Fairs in Canada have histories that reach much further back than that.

Our Fair originated in 1890 when The West Algoma Agricultural Society was formed. The Canadian Lakehead Exhibition, as we are called today is one of the earliest, still operating organizations / businesses in our City which incidentally turns fifty years old this year [an amalgamation of the former Cities of Fort William and Port Arthur]

The formation of The West Algoma Agricultural Society was the result of the efforts of D.F. Burk, Bank Manager in Port Arthur, and Burt Burris, Immigration Officer, who called a Meeting to discuss Organizing a Fair for the district. The express intent for an Annual Fair was to bring rural and urban peoples together, to have a meeting place, to exchange ideas, to assist the farming community in creating better crops and in raising better livestock. The thoughts of the day were to hold annual shows to showcase arts and crafts, agriculture, horticulture and livestock and to promote business and industry throughout the area, with their participation in the events. It is fair to say that probably all Fairs had the same ideas in their origins.

There was a number of locations, for our first Fairs in the very early years, including the Port Arthur waterfront and the Port Arthur Armories. It was, however in 1908 that both the former Cities of Fort William and Port Arthur purchased a tract of land to be the permanent home of the West Algoma Agricultural Society. This land was bordered by Fort William Road, Northern Ave, and the Wylie Street Extension (running parallel to where the old grandstand was and close to where Silvercity Theatre sits today). This property was known as “Exhibition Park”. There were two more land acquisitions, one in 1910, when four and a half acres were purchased across the McIntyre River, where InterCity Shopping
Mall stands today. The next land acquisition came in 1934 when the lands west of the Wylie Street Extension to May Street were purchased.

The original buildings, needed by the Society to carry on its business of annual Fairs and other activities were built in 1912 along the Fort William Roadside of the property. These buildings included the “Women’s Home Arts Building” (now The Dorothy E. Dove Building and present home to Thunder Bay Country Market), the Agricultural Building, the Office, a small Grandstand and three large Stock Barns (located where the Coliseum is today) as well as two sheep and hog sheds.

In 1934, with the acquisition of the western part of the grounds, it was decided to move the Agricultural Office, The Women’s Home Arts Building and the Agricultural Hall over to the May Street side of the grounds. What a feat that must have been. The Dove Building still stands there today, the Agricultural Hall has since been demolished due to fire and the Office was used as The Saint John Ambulance Building, where it sat next to the Auditorium Building for a number of years. It has since been moved back to the “Exhibition Park” side and is now known as the Kiwanis Building.

In 1939 more land was acquired to extend the property north to Isabel Street. The year 1939 also saw the building of a bridge over the McIntyre River to access the far northern part of the property as well as the building of a much larger grandstand, a Superintendents home (next to the Women’s Home Arts Building on May Street) and six new livestock buildings (most of us will remember these). They were torn down in 1998 to make way for the Silvercity Theatre. They had become too costly to repair – a sad day for most of us. The 1939 updates also included chain link fencing around the Exhibition site.

In 1949 the go ahead to build the Coliseum (Our Prime Event Venue) and the Auditorium (Home to Boulder Bear Climbing) buildings was given. The Claydon Building (home to Thunder Bay Gymnastics) was erected in the 1960s. Two other buildings also remain on the CLE complex. They are our Maintenance Shop (a former Safety Supply Business purchased in the 1990s and the Scarnati
Building (formerly our old Shop). Back tracking a bit, in 1946 the Parking lot across from the present
day office was also purchased. An addition to the Coliseum took place in 1959, which gave us our
Office space, Board Room and Cardinal Room. Another addition was completed in the eighties for
mostly storage and yet we are still in need of more room

The above written is the history, as we are able to piece together, of both land acquisition and buildings
that now grace our grounds and others that have sadly met their demise.

The West Algoma Agricultural Society underwent a name change in 1929, after a few years of much
debate and at least three choices to choose from, the Canadian Lakehead Exhibition became the new
name for the Agricultural Society. The society still exists and operates today under this new name.
The Canadian Lakehead Exhibition has a very historical and storied past. One can just imagine the
Days of horse and buggy and the stories not written down and passed on to us, the current care
akers, of this amazing part of our history.

The C.L.E./West Algoma Agricultural Society did not incorporate a midway into its events until 1923.
The first Carnival made an appearance in 1920-21. Before this time local groups i.e.: The Rotary Club
organized midways as far back as 1917. The professional Midways / Carnivals included the Northern
Shows, the Johnny. J. Jones Exposition, Conklin Shows, The Royal American Shows (24 years)
Shaibur Shows (1961), The Mighty Thomas Carnival (1962 to 2008), a second round of Conklin Shows
to our present day Select Shows. The Mills brothers, Jim and Bob amalgamated their two shows,
Canuck Amusements & Select Shows to bring us the combined midway that we see today. Their
Midway is a huge part of August Family Fair.

The C.L.E., to this day has continued with its roots in mind. The Dorothy E. Dove Building (named
in honour of one of our former directors) is still home to artwork, crafts, baking, sewing, knitting,
and so much more, just as it was in the very early years of the C.L.E., adults & children alike are still
encouraged to enter the products of their handiwork into the Annual competition & display held during the Fair. A Creative Arts booklet is produced yearly to introduce you to all the categories, new and old that you may want to enter. Cooking shows are held daily in the Dove building & holding onto another tradition, originally started in 1922, the Baby Show is still held yearly. The days of massive cattle, pigs and sheep shows are now gone but animal displays & petting zoos are still an integral part of our Fair. Our agricultural component is housed in the Heritage building during our modern-day fair. Kids World was introduced in 1995 and is still a very popular destination for the younger ones. Kids World occupies the Claydon Building during our annual Summer family fair.

Entertainment is one of the mainstays of the fair industry. Today we offer the nightly hypnotist show as well as many feature acts on our main stage. This year Kim Mitchell, Haywire, The Hip Show, Street Heart and Trooper will be on hand as we celebrate our 130th year.

The Coliseum is home to our many vendors during the fair, one of our vendors, Maple Leaf Fudge has been coming to our Fair for over fifty years The Coliseum also hosts Joe’s Java Hut Kitchen should you be in the mood for some very tasty food.

The Auditorium building is no longer used for the fair but is home to Boulder Bear Climbing throughout the year.

The Canadian Lakehead Exhibition is an organization founded on the aspects of the Fair industry but certainly, that is not the only event that happens on the grounds. In the way early years, the grandstand was the main attraction, sadly two grandstands are no longer on the grounds but have left a long lasting history. A racing track for horses first appeared in 1900 with the first grandstand being built in 1912. Motorcycles were the first to use the horse track for racing with the first in the history of the Cities a motorcycle race that took place on Labour Day in 1912. The C.L.E. horse track also played host to the
first auto race held in the Lakehead in September 1914, thus began the rich local history of auto racing.

In the 1950’s & 60’s the C.L.E. Racetrack was the place to be when the Lakehead Stock Car Club operated here. The race car track has been gone from the C.L.E. for over 50 years as well as the second grandstand but the stories and the memories remain. The last races were held in 1966. In 2017 we hosted “When There Was Thunder”, which was a Reunion & Social for stock car enthusiasts. We were honoured to have some of the Drivers and Pit Crews who raced on our grounds more than fifty years ago, in attendance, a truly memorable evening.

There were many, many other events that took place on the C.L.E. grounds, in days gone by. The Winter Carnival, The 1995 Nordic Games Award Ceremonies, the Chamber of Commerce Trade Show (which ran for 25 years), Thunder Bay Community Bingo, Auto Sport Racing, The Soccerplex, The Thunder Bay Kennel Club, The Sportsmen’s Show (1950’s), dances, concerts, boogies, political rallies, public meetings, the Light Horse Association, the Jim Jewett singers, the Horse Racers, The Lakehead Handicap Association and the Association for Deaf Children only barely touch the rich history of events which took place on the C.L.E. grounds or at Exhibition Park.

The C.L.E. has also hosted the RCMP Musical Ride twice, played host to such events as the Big Jive with Jerry Palmer, A Canada Day Celebration with Bobby Curtola & Allan Andrusco, An Evening with Paul LaFrance co-hosted by Soroptimist Thunder Bay. A Night to Remember with Johnny Mueller (A Buddy Holly Tribute).and many, many other similar Events,

Fast forward to the modern day C.L.E. as there is far too many events & Fairs from our storied history to mention. In 1997 the C.L.E. embarked on a complete overhaul of the grounds, most buildings and our infrastructure was replaced. The barns, all six or seven were torn down, as well as the old Superintendents house. The Office/St. John Building was also moved back to Exhibition Park. The grounds were paved and the Dove Building, after 107 years was able to be used year-round. With the addition of a furnace, in the very, very early years, it was heated by huge fireplaces. In years 1997 to
2000, The C.L.E. grounds had three structures built, the first being the Heritage building, then the Sports Dome (no longer standing after a devastating snowstorm in November of 2017) and finally the Silvercity Movie Theatre. It was during this time that the Safeway Milk Carton also came down. The milk carton had replaced the ever-remembered Co-op Milk Bottle, the gathering place for family & friends during Fairs gone by – thus the “Meet Me at the Bottle” slogan.

Today, the Canadian Lakehead Exhibition is overseen by a VOLUNTEER Board of Directors who receive no remuneration but spend countless hours in their efforts to promote and maintain us facilities. We are grateful for our staff of full time & part time office & maintenance personnel. Many, Many other volunteers also give us their time to help out with the events of the C.L.E. Today, our C.L.E. facility hosts many shags, benefits, meetings, boat shows, quilt shows, showers, family gatherings, auctions, yard sales, flea markets, health shows, graduations, etc., again too numerous to mention. In the last few years we have been promoting the land that was formerly Exhibition Park, where our humble beginnings were. To date we have had circuses under the Big Top, Car Shows, our 125th Birthday Party and new last year Thunder Bay’s Ribfest, this year there are already a number of Events booked.

The big event for the C.L.E. however, continues to be our Annual Summer Family Fair. Next would be our Annual Spring Home and Garden Show formerly The Yard & Garden Show which we will host for the 22nd year in 2020. We also host an Annual Appreciation Night at Christmas time for all of our Volunteers, Tenants, Staff & Sponsors. The CLE has also hosted the Project Pizza Event annually for well over 25 years. This undertaking brings grade three students to our facility to learn all about the makings of Pizza and all of the ingredients that go into it. This year also marks the Fifth Anniversary of our Thunder at the Bay Motorsports Extravaganza, this Car Show is in partnership with our local Mopar Club and is open to every make and model, no matter what shape the vehicle is in. We love the
Works in Progress and Rat Rod categories. This year's Show will take place on the August 22 & 23 weekend.

In an effort to preserve our history we have had two murals commissioned and are on the east side of the Auditorium Building. In 2020 as part of CLE's 130th year we hope to reproduce the iconic "Co-op Milk Bottle" on one of our buildings.

The past, present and the future of the C.L.E. are in these musings. We hope we have also brought back some memories of the beginnings of your Fair. We hope you join with us in looking forward to a future which is bright and promising for our Fair industry.
ANNUAL REPORT YEAR IN REVIEW 2019
CANADIAN LAKEHEAD EXHIBITION

OFFICERS 2019

PRESIDENT
- Al Law

VICE-PRESIDENTS
- Joe Virdiramo
- Lawrence Timko
- Reta Stoger
- Judy Anderson

DIRECTORS
- Judy Anderson
- Barney Bodnarchuk
- Ann Femlak
- Denis Gauthier
- Jim Glena
- Breda Hewitson
- Tracey Larocque
- Al Law
- Basil Lychowyd
- B.J. MacIsaac
- Bill McNeill
- Gord Merko
- Danny Mosa
- Ralph Scharf
- Reta Stoger
- Lawrence Timko
- Joe Virdiramo
SECRETARY/TREASURER - Joe Virdiramo
PAST PRESIDENT - Danny Mosa
FAIR CHAIR - Basil Lychowyd
HONOURARY DIRECTORS - Marian Benka
- Rudy Maronik
ASSOCIATE DIRECTORS - Dave Cano
- Larry Hebert
AUDITORS - Grant Thornton, LLP

clex@tbaytel.net

www.cle.on.ca
2019 turned out to be an outstanding year for the Canadian Lakehead Exhibition. The weather helped make the annual FAMILY FAIR a very successful event. Select Shows and Canuck Amusement provided an outstanding Midway. The CLE’s Advance Ticket Program continues to be the CLE’s most successful revenue stream. The CLE grounds continued to be a very busy Community meeting place with the addition of the RIB FEST, and the THUNDER CON.

Many of the CLE committees have started their meetings, working towards the events for 2020. The CLE will be celebrating their 130th Anniversary in 2020.

The Canadian Lakehead Exhibition continues to more than meet the objectives of an Agricultural Society as mandated by the Agricultural and Horticultural Organizations Act. The CLE continues to be engaged in activities that encourage agriculture awareness and improve the quality of life of persons living in their community. Pizza Project is one of the top educational programs offered in the Province of Ontario; and the CLE will be making Pizza Project available to Grade Three students in 2020 for the 28th year.

Every year CLE Directors are provided the opportunity to attend educational sessions at the Ontario Association of Agriculture Societies Convention, and at the Canadian Association of Fairs and Exhibitions Convention.

The Canadian Lakehead Exhibition is a major meeting place for City of Thunder Bay citizens. Some days there are literally thousands of people accessing the grounds to either attend Cineplex Theatres, Thunder Bay Country Market, Thunder Bay Gymnastics, Boulder Bear Climbing Centre, Heritage Building, Coliseum Building, Cardinal Room, Benjamin Circus, CLE Family Fair, “Thunder at the Bay” Car Show, Rib Fest, Thunder Con, Home & Garden Show, Soroptimist Two-bit Auction, and Pizza Project.

2020 proves to be a busy year for the CLE, as at least two major events will be moving their program to the CLE grounds.

A big thank you to the CLE Management team, CLE Board of Directors, CLE Maintenance staff CLE Office staff, and Grant Thornton for their help in making 2019 an enjoyable experience.

Also, I appreciate the large number of volunteers who have given hours of their time in helping make the activities at the CLE very successful.

It was a privilege serving as the CLE President in 2019.

Al Law
CONTRACTS ANNUAL REPORT 2019

1. Theatre Building Land Lease
   Agreement ends July 14, 2039

2. Midway Operators Contract:
   - Agreement ends August, 2023

3. CBS Outdoor Canada (Bill Board Sign):
   - Agreement ends December 31, 2028

4. Pepsi Bottling Group:
   - Agreement ends August 30, 2024

5. The Big Flea Market/Craft Show:
   - Agreement ends December 31, 2021

6. Country Market (Dove Bldg.):
   - Agreement ends November 30, 2022

7. Boulder Bear Climbing Centre (Auditorium Bldg.):
   - Agreement ends May 31, 2025

8. Thunder Bay Gymnastics (Claydon Bldg.):
   - Agreement ends December 31, 2023

9. RIB FEST (Our Kids Count)
   Developing a Yearly Agreement

10. Thunder Con
    Developing a Yearly Agreement

11. Festival of India & Festival of Colours
    Developing a Yearly Contract

Report Submitted by Al Law
V.P. OPERATIONS 2019

The following is a condensed picture of what has transpired under the operations Committee.

DOVE BUILDING:
The integrity of the structure was assessed by an Engineering Company chosen by quotes and photos of the support structure requiring repair and or replacement were submitted to the C.L.E. The scheduling of the repairs and costs to complete this project would be totally funded by the C.L.E. Project to be completed December 2019:

Dove Building: Major renovation to women’s washroom – new counter top, new sinks, new mirrors, new flooring, baby changer unit, painting.

Former Dome site: Presently vacant and ongoing discussions of possible options i.e.: joint efforts with C.L.E. as a partner. Need to pursue Government Grants.

Heritage Building: New heaters, new solar lights.

Grounds: Security Cameras: Have been installed mainly in and around the Coliseum. Camera installation is ongoing and is very beneficial to assist us in insurance claims re: accidents, slips, falls and property damage, theft, etc. Installations of solar lights, continuous paving repairs and new digital advertising sign is being installed. All three large bleachers had safety railings installed.

Kiwanis Building: Major replacement of entire plumbing facilities and piping.

Coliseum Building: Replaced two boilers. Replaced roll up door. All four stages were upgraded and painted. Removable safety railings were installed.

Auditorium Building: Roof leaks repaired and new vents were installed.

Common area concerns are ongoing such as paving upgrades, sewer and water rupture or collapses, snow removal, sanding, salting, grass cutting, painting parking lines, etc.

I thank our Maintenance Staff Paul, Kevan, Real, Romeo, Mike and Carol-Ann for an excellent job and their assistance to all our clients to ensure all their requirements are addressed is greatly appreciated. Where would we be without Dulcie and Debbie? I thank you for your devotion, expertise and people skills to assist our renters resolve all their concerns.

My Committee is proactive, are valuable in promoting improvements to the entire grounds and all buildings. The Committee includes Barney Bodnarchuk Co-Chair, Ollie Anderson, Reta Stoger, Basil Lychowyd, Danny Mosa, Tracey Larocque, Al Law. Ralph Scharf, Gord Merko and Rudy Maronik.

I thank the Board for their input and support.

Respectfully submitted,

Lawrence Timko
V.P. Operations
2019 C.L.E. Agriculture Report

2019 was a successful year for Agriculture.

Under the guidance of Honorary Director Marian Benka, the 26th Annual Pizza Project held in April proved to be a highlight for the C.L.E. Agriculture program. 642 grade three children from Thunder Bay schools participated, along with numerous teachers and parents. Local area farmers, the Master Gardeners, along with the many volunteers helped make the program the success that it is.

The C.L.E. Family Fair had over 1,000 exhibits entered into the Creative Arts program; with Judges trying to pick the top 3 winners in the various categories. Thank you to Sandy Seeley for coordinating the staffing in the Dove building. Many hours were spent by the Prize Book Committee on developing an up to date Prize Book. A big thank you goes to Debbie Shmanka for selling all the ad space in the Prize Book.

The Special Needs Day Program coordinated by the Creative Arts Committee had approximately 1531 plus participants represented by over 40 Community Organizations.

The Creative Arts Program also hosted the following programs:
- Annual C.L.E. Family Fair Baby Show;
- C.L.E. Cooking Show;
- Fair Demonstrations (A big Thank You to Elaine Curtis for again coordinating the approximately 25 demonstrators).
- The C.L.E. Lost Children Program.

The C.L.E Family Fair Agriculture Program was held in the Heritage building and hosted the following programs.
- Petting Zoo
- New Reptile Show was very good
- Magic in Agriculture - Rylan.

The C.L.E. Entertainment program proved to be very successful under the leadership of Entertainment Chair Peter Mersch, along with Trevor Hurtig and Debbie Shmanka.

Many thanks to all those that served on the Committees and did their best to make all the facets of the Agriculture Area of the C.L.E. such a success.

Respectfully submitted,

Reta Stogar
V.P. of Agriculture
CREATIVE ARTS COMMITTEE REPORT
129TH FAIR
CANADIAN LAKEHEAD EXHIBITION -- 2019

The Creative Arts Committee of the Canadian Lakehead Exhibition meets on a year round basis whose dedicated volunteers plan, prepare and carry out the successful programs for the Dorothy Dove Building during the annual summer fair. These volunteers also participate in other activities of the exhibition such as the annual Project Pizza, Home n’ Garden Show and many more. They revise the Prize List annually utilizing suggestions and ideas from exhibitors, members and other fairs. (We try to keep up with new ideas and trends) Advertisers (many new this year) are secured to help defray the cost of producing the Prize List. We now use Design House to format the book and other related needs. This service frees the CLE office staff for their regular daily duties. The public receives the book free of charge although the cost of publishing is over $3.00 each. The books are distributed in late March and the next months are spent planning programs and selecting judges. Each year presents challenges selecting judges for our exhibits because the event takes place over the August long weekend. Several OAAS judging sessions have been well attended and District 15 has informed us that at least nine persons have completed their requirements and are now qualified. Judges. We have new challenges of all kinds because of the entire program implemented by the fair board for the annual fair as well as those within our building. Since the building is occupied by the Market during the year, all of our fairs materials are locked away in several storage areas. Our committee consists of sub-committees which are responsible for various agendas yet the entire committee approves these plans and has input into their ideas. At fair time these volunteers and a paid staff work twelve or more hours a day for two plus weeks to process, judge, display and prepare the building for opening and closing. Everything must be stored away again until the next fair and we start over again!

Results of Planning:

- Over 1000 Prize Books printed and distributed with advertising secured
- More pages and a new cover with colour included in the book. Book posted to the Website
- Photography sponsorship –Sooter Studios Canning and Baking Competitions
- Baby Change Area and baby show sponsorship Shoppers’ Drug Marts
- Several other sponsors secured, About forty Craft Demonstrators scheduled Cooking Show revised.
- Total exhibitors – 145 Total exhibits judged- 1095 Exhibits are up because we had more new exhibitors and the new senior homes had more participants Baby show 25 Contestants. +3 "no shows".
- Total Prize Money - $3598
- Total Prize money less exhibitors’ fee= $3346.20 (about $248.80 which covers administration costs)
Top Exhibitors: (* not eligible again until 2022)
1. Jocelyn Linder* $202.00
2. Marie Hynna $165.00
3. Gail D'Angelo $154.00
4. Isabelle Koopmans $151.00
5. Jackie Najvar $146.00
6. Judy Couture $140.00
7. Austra Tallon $138.00
8. Diane Urainen $104.00
9. Hailey Madore $97.00
10. Monique Misone $81.00

Top Prize Winner: HELEN REITH PLAQUE  Jocelyn Linder
Top New Exhibitor FROM THE HEART FLORIST GIFT CERTIFICATE
Bentley McFarlane
Best Creative Exhibitor-Adult  DOROTHY DOVE PLAQUE  Lynn Becotte
Best Creative Exhibitor-Youth- WENDY'S YOUTH PLAQUE-  Hunter Nash

O.A.A.S Poster Competition:

| Up to Grade 4 | Junior | Bentley McFarlane |
| Grade 5 to 8 | Intermediate | Hailey Madore |
| Grade 9 to 12 | Senior | None |

O.A.A.S. Butter Tart Competition

- none awarded

O.A.A.S. Chocolate Chip Cookie Competition

- Isabelle Koopmans

O.A.A.S. Quilt competition

- None awarded

Bernardin Adult Home Canning Best of Show

- Austra Tallon

Bernardin Jam/Jelly Award

- Austra Tallon

Bernardin Snap Lid/ Mason Jar Craft Award

- Wendy Stoltz

Bernardin Gift Basket Award

- not awarded

Bernardin 2019 Best of Show Special Award

- Austra Tallon

Robin Hood Family Favourite Baking Award

- Lori Merkley

Robin Hood Best Lunchbox Snack

- None awarded

Crisco Family Favourite Baking

- None awarded

Best of Show—Adult Art

- Colleen Flanagan

Best of Show – Youth Art

- Ashley Erickson

Emerging Artist-Christine Jensen/Bode Judges Award

- Bentley McFarlane

Photography Best of Show

- Laura Swain

Horticulture Best of Show

- Marie Hynna

Organized Youth Group Award

- No entries

Nursing Home Special prize

- First: Pioneer Ridge
- Second: Sister Leila Greco
- Third: Sourbridge Pinewood Court

ISABELLE BARRETT MEMORIAL AWARD

- Austra Tallon
Cooking Show:  
The cooking show has become very popular with audiences increasing each year, and many regulars attending daily. For the past several years they have provided door prizes which of course are always popular as is the tasting. Demonstrations by guest chefs were presented as well as the staff from the district Health Unit. It is becoming difficult to schedule the chefs, and a different approach may be made by choosing guests knowledgeable in various cooking methods.

Special Needs Day and Tea:  
The Canadian Lakehead Exhibition and Select Shows sponsor a "special needs day" at each annual fair. The various social service agencies in the community are asked to request the number of tickets that they might need for their special clients to provide for free admission and free rides wristbands and a "Tea" in the Dove building. Although we receive many more requests than we can provide, we pro-rate the tickets and over eleven hundred tickets are provided. The Creative Arts Committee is responsible for organizing this day. Free admission is by one gate only and CLE volunteers serve at the gate and apply the wristbands. The committee, with sponsors who provides cake, cookies and beverages for the tea as well as some entertainment (THANKS "To our tireless musicians") . Tea guests came at their discretion and we had plenty of space for them as required by the fire regulations. For the past several years the time for the tea was revised to better accommodate our guests.

Baby Contest:  
The venue for the contest at the "Silver City Theatre" is a good choice. The parents like the air conditioning; grandparents like the theatre seating; and generally speaking there are all good comments about the venue. We pay a nominal fee for the use of the theatre. Better lighting was arranged since the lighting in the theatre setting is not adequate. Three judges had a difficult time making their decisions. There were 25 entries. Outdoor temperatures and showers were a problem. Each child received a gift bag. Picked by the committee and provided by our sponsors. Individual prizes and ribbons were awarded. Mainly by the sponsors, Shoppers Drug Mart, Select Sh s, Silver City theatres and of course The Canadian Lakehead Exhibitiis Silver City provided "change tables" for the babies. We thank them all for their help in this event. Shoppers Drug Mart also sponsored our very popular Baby Change area with all kinds of products needed by moms and dads to change their infant.

Demonstrations:  
Various crafts and art demonstrations were provided by our local crafters. The wood carving and other crafters were the Swedish Weavers, Jewelry making, local Native artists and more. All demonstrations were well received. We sincerely thank all who gave of their time and talents for these demonstrations.
Lost Children:
This is a project that the Dove Building has taken responsibility for over the past years. Several of our best and more mature workers are asked to do this task. Lost children are brought to the building and these individuals amuse them and coordinate finding the parents with the office, security and others. They provide juice, cookies and games for the children while they wait to be found or take them for a stroll on the grounds hoping to find their parents. Their hours are nighttime from 9:00 p.m. until 1:00 a.m. Regular staff provides this service of lost children during daytime hours. This year was a quiet at first, but the last three days were very busy with lost children (and parents)!

Volunteers and Staff:
The committee provided about 500 hours of time from July to August 30, and a total of nearly 2000 hours over the course of the year. This year’s staff, with many new members and no volunteers, provided over 400 hours of paid labour. Security for lost kids and Bookkeeping required nearly 100 hours. Committee members say that this was one of the best staff groups ever! Special Thanks to all staff and of course committee members.

The devoted and faithful members of this committee (Elaine Curtis, Ann Fomiak, Marie Hynna, Gord Merko., Austra Tallon, Sandy Seeley, B.J. MacIsaac, Rosalee and Bill MacDade) must also have special THANKS for their cooperation and untiring volunteer efforts throughout the year. The Staff of the CLE is always there when needed to help above and beyond the call of duty (especially Debbie who works diligently to secure advertisers for our prize list; Dulcie who keeps us on track; Liann and Gord who hold the money bags and Paul who supplies the guys for the hard work. AL Law and Reta Stoger board members attend our meetings to add their input). We say THANK YOU to all of them and to the CLE Board of Directors for their “cooperation” and support throughout the fiscal year.

As we work with the changes in our program and venue we will always have challenges to make revisions and improvements in what takes place in the Dove Building. The Creative Arts Committee will take on those challenges and work with them to the best of their ability. Personally, I, after forty + years would like to sit back and for once just enjoy the fair, but there does not seem to be anyone who will “step up” and take this position. I think that it is time that the Board needs to seriously consider looking for my replacement.

Respectfully submitted: Marian Benka
Chair Creative Arts Committee
Honorary Director, CLE
PROJECT PIZZA-2019
"27 YEARS OF A SLICE OF FARMING"

THE FARM CAME TO THE CITY at the Canadian Lakehead Exhibition on April 10 and 11, 2019, for the 27th annual hosting of "A Slice of Farming – ProjecPizzZA!"
This project is a cooperative effort of many groups within the Thunder Bay Community whose sole purpose is to provide a learning experience with regard to farming in their community. Since young people all enjoy eating pizza, it is used as a means of providing this information as required by the Ontario school system plan for Grade 3 students. The grade three students who attend rotate through eight stations and learn how pizza is made from the cow to the table. Each station provides a hands-on learning experience of about 13 minutes, with several minutes for travel to the next station as they continue their rotation. The entire eight slices are covered in two hours, plus another 15 minutes for their pizza and milk lunch. Participants must be prompt in arriving at the venue, one late school can cause havoc with the program. At the end of the sessions, the participants receive a slice of pizza, a carton of milk and the tomato plant that they planted which they take back to their school with them to watch it grow.

The slices of pizza stations are:
**DAIRY CENTRE** - here they observe the milking of a cow, learn about the amount of milk produced, how nutritious it is and they even get to meet a farmer.
**ANIMALGROWTH** - this is where they learn how a cow grows and what it must eat and drink to insure its proper growth and development and produce milk.
**VEGETABLE CENTRE** - here they experience the actual planting and care of a tomato plant and learn about veggies used in making pizza; how and where they are grown.
**GRAINS & SEEDS** - we show them the grains, how they look as they grow and how they are used in the making of flour, the seeds that provide the oil and also the other by-products made from grains.
**CHEESE CENTRE** - This is where they learn how cheese is made and how cow’s milk is processed for pizza and other uses. Our local cheese farm provides samples, a short video and displays.
**SAUSAGE CENTRE** - they learn about the meats that make up sausage, as well as the other uses and by-products of the animal. They learn that nothing is wasted.
**MACHINERY** - Miniature machines are used to demonstrate their uses on the farm. An actual farm machine is brought in for them to view.
**NUTRITION CENTRE** - where they learn that pizza is a healthy food because it contains most of the nutrients that they need, they learn by playing food games. Food safety is discussed. The District Health unit assists with this station.

After visiting all stations it is time for them to get a piece of pizza (sponsor is Pizza Hut) and a carton of milk purchased at cost from the Thunder Bay Dairy
Farmers. A hand sanitizer is used for all hands before sitting down on the Coliseum floor to eat. Then, after picking up the tomato plant which they have planted themselves, they are on their way back to school. Other hand-outs are provided for the teacher to follow-up this teaching experience back at the school. I should not forget to mention that each group of school children must have chaperones who also participate and acknowledge that they have learned much by attending.

This project is coordinated and supported by members of the Horticulture Society, Master Gardeners, District Health Unit, Ministry of Agriculture and Food, Local dairy and other farmers, both school boards, local businesses, volunteers and of course the Canadian Lakehead Exhibition. Upon request, some of the Horticulture Society and/or Master Gardener members make pre-project school visits to explain the project and what to expect when they arrive at the CLE.

Over 600 (608) grade three students plus teachers and chaperones participated this year. Twenty-one schools were involved. (Lakehead Board, Separate Board and the Christian school. Their classes are divided into groups of 12 to 26 students for their rotations. Using the Ontario guidelines and a manual we have developed, teachers are encouraged to plan an educational unit prior to their visit. Volunteers from the above mentioned groups as well as other volunteers are recruited to assist in the presentations at each station. A lunch is provided for all helpers. Four two hour sessions and a ½ day set-up are required to present this event. (This excludes pre-preparation)

Although supposedly retired, after 24 years, It was my pleasure to continue Co-Chairing this project. Into the 25th year (even though my husband was very ill) We are now in our 27th year and I am still here! ... We have a Board member Tracey Larocque, who has volunteered to train in order that the project continues and I can truly retire. Presently, we have had sufficient volunteers to help with the project. We had nearly 90 volunteers who contributed about 800 hours just to stage the event. Thank You to all of them. Many more hours were spent in preparation. This project fills a part of our agricultural mandate as designated in the Agricultural Act, bill 66, to provide education to the public as an agricultural society. A small fee is charged for each student, this fee does not in any way cover the cost of the program. All of the partners and the CLE carry the costs over and above the amount of the fee. Since the milking machine is now a fixture in the Scamati Building, it enhances our program, and is a part of this project. We have also purchased a portable milking machine as a back up. We use displays and other features to enrich the project.

The staff and many of the Board members of the CLE have been a wonderful help. The members of the committee which consists of key members of the already mentioned groups are essential to the success of this project. This cooperation and dedication is what partnerships are all about! The teachers give
high marks to this event in their evaluations and we appreciate the Thank You letters we receive from some of the classes. I also want to express my sincere Thank You to them, we could not do this without everyone’s support. One further Thank You is to the CLE Board of Directors for making this project available as one of our Agricultural Mandates.

Respectfully submitted: Marian Benka
CLE Honourary Director
Chair Pizza Project
129th ANNUAL FAIR REPORT

As the sun came up on Wednesday August 7th, 2019, the Canadian Lakehead Exhibition the largest in Northwestern Ontario opened its doors at noon to start its 129th annual fair.

As a not for-profit organization, our volunteer board of directors along with many volunteers, paid staff, partners, support agencies, and sponsors took on the yearly challenge of putting on the annual fair.

The Select Shows along with Canuck Amusements have provided us with a very good, clean, and safe, midway, again this year. The operators were well mannered, helpful, and interactive with the public, all the time. This year they brought in a new ride called, a 3 abreast horse merry go round, and a newer version of a ride called the Himalaya. All the lights of their rides, games, and concessions, dazzled your eyes at night.

Our main stage provided some great Canadian entertainers such as, Sass Jordan, Chilliwack, Harlequin, Nick Gilder with Sweeney Todd, and a Local band called the Sensational Hot Rods. Magician Rynestone, and Hypnotist JayDee, were also featured daily on mainstage prior to all the bands playing. Most agreed that Chilliwack was the band to have seen and attracted more interest from the public. Some disappointment was expressed about not having any kind of a country & western artist perform. The quality of performance by Harlequin was questioned and the repetitious local engagements by the Hot Rods around town before our fair. All in all it went well and thanks to the local radio stations that played and help promote all the bands on our stage.

Kid's World was hosted in the Claydon Building with a full line up of entertainment and things for them to do. Some of the entertainment featured on stage were, Science North, Bobo the Clown, Jef Tanguay Balloon Artist, Grumpy Grampas, Jim 'n' 1, and local illusionist Tyler Biloski. Amongst others, things like the bouncy castles, face painting, fishpond, were all offered at no charge. Thunder Bay Gymnastics also had a daily floor presentation and a try out zone for them. Fun was had by all the kids who attended

A nostalgic corner was also set up inside the Claydon building again, commemorating some of our past fairs, community engagement, by way of collections of old CLE pictures, programs, news clippings, and clothing. A sprint racing car was also on display highlighting some of our past racing history.

In our Heritage Building we featured our agriculture display featuring live farm animals, a petting zoo, and pony rides for the kids. Sleeping Giant Exotics a local company brought in their live reptiles and wildlife collection for display. Kids also there got to see a free educational agriculture magic show.

The Dorothy Dove Building featured our Creative Arts, along with our Cooking Shows. A beautiful prize book was printed months well in advance, along with all the rules, and regulations to enter. Many home crafts, culinary arts, and horticulture exhibits, were on display. Judging took place, with prizes, and ribbons awarded accordingly.

The Cooking Show featuring live demonstrations twice a day by our local chefs and those who were in attendance also got to taste and sample some of the cooking. A canning presentation was also done. Gordy humored the crowd as their MC and gave prizes away during the shows. A suggestion was also passed on to look into, if we can get some of the students that are enrolled in the Confederation College culinary program, to come on over and demonstrate some of their skills next year.
Amongst other the Creative Arts Committee does organize a Special Needs Day with the various social services agencies in the community. On the request, the selected individuals are provided with a free admission ticket to the fair, a free ride pass on the midway, and free treats after inside the Dove building. ($60,000 est. program all donated) It’s estimated that 1,531 individuals participating this year.

Another component of our fair is our baby show. The contest was held in the Cineplex Theatre on the last day of our fair. Every baby entered received a prize and we are grateful of the parents who were able to bring out their babies. A big thank you goes to Silvercity for use of one of their theatres and the Creative Arts committee for putting on a great show.

As the sunset on Sunday August 11th 2019 the Fair concluded on the last day with a big bang at 11 p.m. The ever popular CLE Fireworks Show lit up the night sky all along the river banks. What a show it was. People lined up all along the river banks, inside our fair grounds, and the intercity parking lot to see the show. This was the Canadian Lakehead Exhibition Team to say thank you and see you next year. Thanks to the Pyro Boyz team for a great show.

Changes implemented at this year’s fair

- Lighting improved behind theatre by smoking area and porta potties (extra light plant added)
- Midway security lookout stand added
- Shade tenting added at food court
- New security company REP supplying services during the fair
- Extra 2 more police officers hired for Friday and Saturday
- Upgrades and repairs to staging and bleachers

Challenges

- Smoking and vaping control on the grounds
- Cannabis regulation and policies
- Lost children
- Drug trading and use on the grounds
- Operation regulations
- Volunteers vs paid staff

Regulations and safety

The CLE has taken a proactive approach for any or all emergencies along with its agencies and tenants. A comprehensive Fair Emergency and Safety Plan have been developed and an Emergency Desk is maintained during the fair. It follows any local, provincial and federal acts and regulations and deals with such items as lock downs, bomb threats, weapons, and evacuations. It also highlights our emergency routes and our responsibilities by our tenants, agencies, volunteers, paid staff, and directors. It gets updated yearly and submitted to be accepted by the City of Thunder Bay, the Fire Department, EMS, and the Police Department. Drone safety use added this year. Training takes place and participants had to all sign off.
Special Thanks

- The Evangel Church volunteers did a good job in keeping the fairgrounds clean and safe even with reporting being short of some extra volunteers
- ACT/UCT did an excellent job of parking patron cars on the CLE grounds
- REP Security an excellent job along with local law enforcement to curb any major disturbances.
- St John Ambulance providing a friendly caring service for those in need
- Equipment World for helping out with our fencing needs and their portable lighting plants
- InterCity Industrial for donating to us the lookout stand that was used in the midway area
- The City of Thunder Bay for allowing us the free use of their 3 pop up tents.
- Recreational World for our free use of their camper trailers at the fair
- Our advance ticket sales outlets locally at all three Metro Stores and out of town outlets of Canadian Tire stores in Marathon and Nipigon, Northern Computers in Terrace Bay, Wellington Inn in Sioux Lookout, and The Enchanted Florist in Atikokan
- Excellent coverage and advertisement by all our local radio stations, TV, newspapers, billboards, social media, Facebook and magazines
- Our committees and volunteers that spent many hours meeting, pre-planning and doing.
- Our regular paid grounds and office staff for your long hours and coordination
- Hired extra staff, ticket takers, cleaners, bartenders, stage, sound, night watchers, gate attenders, judges, cooks, and lunch providers
- Our Major sponsor Pepsi, and anyone who donated in kind

Closing Comments

As you know we hired a new security company and they did do a good job, but they did bring up many new items up for discussion to the table. We need to work with them to find common grounds, understanding and resolution. A lot has to do with communications, costs, and policy.

This year we did have some windy conditions at times, which wreaked havoc with some of our portable signs. Some larger signs on fencing acted like sails on a boat. One caused a gate to swing over, and hit a car as it was coming in. The other one was a little more serious, as the security fencing between the midway, and the public parking lot, caused the fencing to topple over and hit a patron, and a car. Thank goodness no one got hurt, and we only had to deal with the damaged cars.

Some people going to the show complained that they had their cars broken into while parked on the CLE grounds during set up before the fair. Some security means being look at.

The CLE was looking to improve our current bleachers and approached the U18 baseball organization with an offer to purchase 5 sets of used surplus bleachers. They presented us with a contract with language which was not conducive to the CLE offer and the offer was declined. No further talks have transpired.

We have some special talented people in Thunder Bay that do special things in the public for the CLE which should be noted and recognized. Two people produced awesome videos of the CLE fair which is worth watching. The first one produced by Patrick Chondon that was done in slow motion with music mainly depicting the night scene of the midway. https://www.youtube.com/watch?v=37LR3X_LeWU
The next one was done by DJGamingHD which is he commentated with music, and walk around scenes. https://www.youtube.com/watch?v=LuoCj2YK30
Another line of interest was the availability of funding to offset some costs to improve environmental conditions, heritage, entertainment, celebrations and culture. Application for some of these funds starts in late summer or early fall to qualify.

As we move further into the future, online and electronic ticketing is becoming the new norm. This also brings up the revamping of our website, advertising, selling, and social media feeds to energize our communication means and links.

Having the theatre now being able to serve alcohol during shows, did not have any effect on the fair and worked well.

Need more discussion about people having access to public drinking water, possible a water bar, and not allowed to bring in their own water.

Over all we had a very successful fair given some of our challenges.

Our prices remained the same this year and we were still the lowest in comparison to other fairs of our size.

Many people from across Northwestern Ontario, US, and surrounding areas came to enjoy our fair.

The fair still is a major economic driver here in our city and it is estimated that over 2 million dollars is being spent during the week of the fair.

Rooms where at a premier and lodging was hard to come by.

We had excellent weather all week long.

Attendance at this year fair has been estimated at 55,000 people.

We must be doing something right as we are here for 129 years.

Many efforts go to our CLE team.

As Fair Chair I found this rewarding and very enjoyable.

Thank you for the opportunity and see you in 2020.

Respectfully Submitted

Basil Lychowyd
2019 CLE Fair Chair
Entertainment 2019

Our family fair once again partnered with Select Shows to provide all with a very popular midway.

All buildings were filled with a variety of exhibits to entertain the general public. The Heritage building housed the petting zoo and reptile exhibit which was a favourite of everyone who visited. The Dove building displayed many crafts made by talented Thunder Bay artisans. For those looking for delicious recipes, once again the cooking demos were a favourite with several Thunder Bay Chefs honouring us with their talents and delicious treats. The Claydon building housed Kids World that had many activities to entertain and free of charge!!

We once again enjoyed the talents of Rynestone. He is a talented young magician who not only performed on the mainstage nightly but also did many daytime shows to the enjoyment of all. This year he included an agriculture themed show to the delight of all who were lucky enough to witness!!

Our mainstage was the venue for the offbeat hypnotist show performed by a new talent JayDee. His performance combined comedy and hypnosis that had the crowd laughing! He performed daily to the delight of all who were lucky enough to be part of his interactive show!!

We enjoyed four major Canadian bands this year; Sass Jordan started our fair off with her rock style. Very personable she warmed the crowd. Juno award winning band Chilliwack rocked out on our mainstage! We were so lucky to witness their performance! We were also entertained by one of Thunder Bay’s favourites Harlequin. Performing some of their familiar hits especially “ I did it for love” . Our final major band performance was Nick Gilder and Sweeney Todd. They were awesome! They were absolutely the act of the week. They performed their super hits “Hot Child in the City” and “ Roxy Roller” to a packed house! We were so lucky to have this Juno award winning band play on our stage. We finished the week with the local performance by The Sensational Hotrods.

Our walkabouts this year included the Thunder Bay Clown Club. They made balloon crafts and tricks to the delight of all children they came across. Eric the Juggler walked around the fairgrounds and shared his talents to the awestruck crowd!

A great way to end our 2018 family fair was to watch our spectacular fireworks show.

Submitted by Pete Mersch
Entertainment Chair.
KIDS WORLD 2019

Kids World at the C.L.E. Summer Fair originated way back in 1994. It was decided that our 13 & under crowd would welcome a venue that was suited to their interests and at no cost to the participants. Our first year probably introduced the giant inflatables to Thunder Bay. They were huge and the Claydon building (where we are now) was the venue that was large enough to house them. Those first few years also introduced the “computer” to our Kids with a hands on station, courtesy of Norlink. Wow many things have changed. Not many homes had computers back then.

Today we still set up stations for our specific demographic. Our entertainment is geared to kids but a lot of Moms and Dads can be seen tapping their feet to the music. Science North, Our Kids Count (face painting), Make’n Take, Thunder Bay Gymnastics Association, Thunder Bay Regional Multicultural Youth Association and The Mason Chip program are all getting to be regulars in our five day play and learn center. Our Entertainers are mostly always here for return engagements. They included The Grumpy Grampas, Jef the Balloon Man, Bobo the Clown, Jim & I and Tyler Biloski Illusionist.

Our C.L.E Volunteers who work 5 hour shifts, take care of the fish pond, colouring contest and the bean bag toss, there’s mini putt too. We also have a Volunteer for each 5 hour shift to help make sure that no one gets injured on our inflatables that we bring in (smaller than 1994) but still part of the tradition.

Kids World has also been home to our Nostalgia Corner since the 125th Anniversary of the C.L.E. Oh to have a place to display it permanently. Dave and Larry, Thank you for all that you do.

In summation Kids World is the place for the younger ones to have fun, be entertained and probably learn a few things. Our Volunteers, our Directors, our Staff, nd Volunteers for our various organizations all make it happen. We are grateful to all who were able to help out in any way, from setup on Monday to take down the next Monday and all that goes on in between. We thank you. There would be no Kids World without you.

Respectfully Submitted,

Judy Anderson
Kids World Chair
2019 Cooking Show Report

This year we invited Chefs cooks and presenters who were not all affiliated with restaurants;

Ivan Ho from the Health Unit, Health foods
Jackson Lee, Cumberland Restaurant, Chinese food.
Lawrence Prystanski, Caning jams and jellies
Jeanette Posing, The Bannock Lady.
Joyce Ilkka, Caesar salad and appetizer
Real Lassonde, Quiche
Heather Savela, Current River Bakery

All presenters were exceptionally well done, and are willing to demonstrate again next year.

We tried a new schedule this year, instead of 6:00pm and 8:00pm, we scheduled the times at 3:00pm and 5:00pm, we had less attendance so we are going to try a later time start for next year.

The door prizes of kitchen utensils and cook books went over well with the crowd, so we will continue next year.

Ann Femiak, Chairman
The Midway Concessions Committee worked very hard this past year securing exhibitors to what seemed to be our best year ever!

Coliseum rentals were up this year which complimented the fair nicely. Exhibitors were eager to book their booth location for 2020, with opportunity for new vendors to join the annual fair.

Reta Stoger, Paul Hyland and Dulcie Prystanski mapped out all the booth locations for the Food Court and Inside/Outside Space vendors, maximizing where possible. We had new food vendors who are returning in 2020. We had a terrific Fair with fabulous weather!

A great deal of thanks to the Midway Concessions Committee for all their time and help. The Committee this year consisted of the following members: Co-Chair Tracey Larocque, Jim Glena and Dulcie Prystanski. Also a big thank you to all the staff who put in many long hours and hard work. Dulcie & Debbie spent many hours on the phone confirming bookings and trying very hard to entice as many vendors as possible. Our maintenance staff were very helpful and always ready to help in any way possible. The maintenance staff also assisted the Evangel Church cleaning group who did a wonderful job keeping the grounds clean. Thanks to you all……a great group of people!!!

We also put a shade tent up at the end of the food court, which was well received.

The Exhibitors Breakfast that was held on the Friday of the fair was well attended by all. The breakfast serves as downtime where the exhibitors can relax and meet fellow exhibitors as well as members from our Board. Our Cardinal Room kitchen served us well and again I thank all the volunteers who helped make this breakfast and fair possible.

Respectfully submitted,

Reta Stoger
Midway Concessions Chairperson
MARKETING REPORT 2019

2020 is here. This year will mark the 130th Birthday of the West Algoma Agricultural Society, now known (since 1929) as the Canadian Lakehead Exhibition. Hopefully we will be able to do something to commemorate this milestone in our history recreating the “Bottle” or “Milk Carton” is still uppermost in our minds.

2019 proved to be a very busy year for the Canadian Lakehead Exhibition. We saw many first time events come to our grounds. We are especially marketing Exhibition Park (as it was formerly known).

Our first event on the East Side of our grounds was a 125th Birthday Celebration. Thunder at the Bay Motorsports Extravaganza will again be held there for our fifth Anniversary Show.

In 2019 we were host to the Benjamin Circus in May and Ribfest in August and are currently working with another huge Thunder Bay event which will probably relocate to our “Exhibition Park” grounds. Ribfest will be back too!

The rest of our rentable venues did bustling business as well. New this year was another Thunder Bay favourite, in that Thundercon held their event here and will be back in 2020. Other first time events held here in 2019 that come to mind were the Dominion Motors Car & Truck Event, the Gun Show, The Silver Cove Rock & Gem Show, the Plan your Day Wedding Show as well as the Evergreen Neighbourhood Fundraiser. Some of these events are already booked for 2020.

Many, many of the events that have chosen our facilities as their home also took place this year. I’m pretty sure we are the shag capital of Thunder Bay. We also have many rentals for wedding and baby showers, meetings, celebrations of Life, fundraisers, Two Bit Auctions, Mothers Markets & Flea Markets. We are also home to the Annual Boat Show. Again a whole lot going on and the potential for more rentals increases every year.

The C.L.E. alone hosts the Spring Home & Garden Show, The Annual Family Fair, and Partners with the Mopar Group to bring the Annual Thunder at the Bay Car Show to our grounds. We host our Annual Appreciation Nite and our volunteers help with the Annual Soroptimist Two Bit Auction. That’s a lot of volunteer hours!

Our Committee is also the Events Committee so we are very involved in what happens here. Our Annual Appreciation Night for our Staff Volunteers, Sponsors, and Tenants was a huge success again this year. Many expressed their appreciation for what we do for our volunteers. The extra door prizes were a huge hit this year (Thanks Debbie).

Normally our committee puts together a float for the Parade of Lights and the Rotary Christmas Parade. This year being the exception in about thirty years. We did however decorate one of our stages for the backdrop for Appreciation Nite. We will need to figure out a float for 2020 that raises no safety concerns, if we are to continue the tradition. Perhaps we can purchase a trailer that can be used throughout the year.
I have touched very little on details of what we actually do here but safe to say, the job that we volunteer for certainly takes up most of our spare time. Reasons why we do this are varied but I guess we are a dedicated bunch who truly believe in what the C.L.E. does for us and our Community. The C.L.E. must persevere as we approach our 131st year.

In summation, we could not continue as an organization without those who work tirelessly to preserve our organization. On behalf of our Marketing Committee we extend our thanks & appreciation to our Office & Maintenance Staff, to our Board of Directors, Associate Directors & Honourary Directors, to our Sponsors, Tenants, Partners and to our Volunteers, we are grateful for your unending help. The Canadian Lakehead Exhibition would not be in existence without you!
THANK YOU!!

Respectfully submitted,

[Signature]

Judy Anderson
V.P. Marketing
The 128th Annual Meeting of the Membership of the Canadian Lakehead Exhibition was held in the Coliseum on the Exhibition grounds. Al Law, President presided at the meeting. Registered members and guests were greeted at the door by office staff and presented with copies of the annual reports. There were 44 persons in attendance with 38 eligible to vote.

The meeting was called to order by President Law at 7:05 p.m. There was more than a quorum of membership in attendance.

Mr. Law then requested a motion to appoint Marian Benka as the acting recording secretary for this 128th Annual Meeting of the Canadian Lakehead Exhibition. The motion was made by Bill McNeill with a second by Ann Femiak. It was carried by the membership.

Mr. Law then introduced guests Mr. Dave Rodeghiero and Mr. Daniel Sabbe of Grant Thornton LLP, Auditors for the Canadian Lakehead Exhibition.

There was a call for the approval of the Agenda. There were no additions or changes, and the motion to accept was made by Joe Virdiramo and seconded by Bill McFarlane. All were in favour.

A motion was made by Lorne Krisko and seconded by B. J. MacIsaac for the approval of the minutes of the 127th Annual Meeting of January 17th, 2018. There were no additions, errors, or omissions and the minutes were accepted as printed.

Bill McFarlane made a motion, seconded by Sandy Seeley to approve the minutes of the Special General Meeting held on July 24th, 2018. These minutes were also accepted as printed in the report booklet.

President Law then called for the approval and acceptance of the Annual reports of the Committees of the Canadian Lakehead Exhibition for 2018. A motion to accept these reports as printed was made by Barney Bodnarchuk and seconded by Ann Femiak. All, the reports were all approved.

Mr. Dave Rodeghiero from the firm of Grant Thornton LLP, then was called to the podium to report on the financial statements as presented by the auditors. He gave an excellent and thorough page by page explanation of these statements to the membership. A motion for the approval of the Financial statements was
made by Lorne Krisko and seconded by Jim Glena. All were in favour of their acceptance.

There was a motion to “Declare that all business transacted by the Board of Directors on behalf of the Canadian Lakehead Exhibition for the fiscal year 2018 be accepted by the membership.” (Oliver Anderson / Dave Cano) MSC The motion passed.

Barney Bodnarchuk made the motion to once again accept the firm of Grant Thornton LLP to be the Auditors for the Canadian Lakehead Exhibition for the fiscal year of 2019, motion was seconded by Joe Virdiramo and the membership voted in favour of the motion.

The nominated slate of officers to be elected at the 2019 meeting was presented. They have all met the requirements of the present by-laws. The following members as elected by acclamation: Breda Hewitson, Al Law, Tracey Larocque, Reta Stoger and Joe Virdiramo. A motion for accept was made by Gord Merko, seconded by Denis Gauthier and carried by the membership.

The appointed city representatives for the 2019 fiscal year are not yet appointed at this time.

There was no further business to be discussed and the meeting was adjourned at 7:35 p.m. (Bill McNeill)

Members were invited to stay for refreshments and to socialize.

Respectfully submitted:

Al Law
President

Marian Benka
Acting Recording Secretary
Hello,

Please note the following response to Speak to City Council has been submitted at Friday July 31st 2020 9:11 AM with reference number 2020-07-31-086.

- **Please state what agenda item you would like to speak about:**
  Multi-Use Indoor Sports Facility - Project Advancement .... REPORT NO. R 74/2020

- **What are you requesting from Council?**
  other:

- **If other:**
  That the proposed Multi-Use Sports Facility not be tendered for construction before a decision on possible ICIP funding for the proposed project is made. No ICIP funding .... no tendering for a Multi-Use Sports Facility.

- **Have you already been in contact with City Administration in regards to the subject matter of your deputation request?**
  No

- **Please select the date of the meeting:**
  Committee of the Whole - Monday, August 10th

- **First name:**
  Henry

- **Last name:**
  Wojak

- **Email:**
  valhenry@tbaytel.net

- **Phone:**
  (807) 475-8234

- **Organization you represent:** (optional)
  n/a

- **Please note the names of the presenters that will be attending with you:**
  n/a
The Multipurpose Indoor Turf Facility
* Accessible
* Durable
* Efficient
* Multi-purpose
* Multi-generational
* Affordable
* Profitable

A Forward Looking Choice for the Entire Community
Accessible
* designed above Code for ODA compliance
* designed with the ability to accommodate user groups of all abilities
* utilizes the Chapples Park property during all 12 months
* programming will include “Public Field Time” during all months

Durable
* permanent steel structure built with 50 year lifespan
* able to withstand the weather of Northwestern Ontario
* allows expanded contact time for groups during inaccessible months

Efficient
* designed with energy saving heating and air handling
* lighting using high efficiency LED

Multi-purpose
* can accommodate multiple sporting events simultaneously
* can be utilized for large scale events
* designed to be used as an Emergency Shelter

Multi-generational
* can be used by active individuals from 1-100
* will be used by many generations of Thunder Bayites

Affordable
* control by the municipality allows affordable recreation for the entire community
* mandate is accessibility to the many, not profits to the few

Profitable
* business plan, jointly funded by SNO, shows profitability after the first year of operations
Memorandum

TO: Krista Power, City Clerk
FROM: Councillor Aldo Ruberto
DATE: July 22, 2020
SUBJECT: Advocacy – Social Issues, Support for Vulnerable People
Committee of the Whole – August 10, 2020

This memo and associated motion is in regards to advocacy that I believe is needed for those in our community who are vulnerable. While the City of Thunder Bay has done more that it is required to do as a municipality with work like Crime Prevention, Drug Strategy and the Indigenous and Inclusion Office, I am putting forward a few actions that we can take as a regional center in conjunction with First Nations participation, Federal and Provincial governments.

It is important to state that health care addictions falls within the jurisdiction of the Provincial government and that housing is a responsibility of the Federal Government. I would strongly suggest that the people of Thunder Bay who are concerned about these issues assist the city with advocacy and contact our representatives in the Provincial and Federal Government to ask what is the long term plan for communities like ours that are struggling.

On July 20th at Committee of the Whole, I presented a motion to ask administration to work on the development of a loitering bylaw. This did not pass due to mainly fear that it targeted those who are marginalized in our community. Although I strongly disagree with those positions, I remain committed to come back with other possible solutions.

I believe strongly that the following statements reflect the need in our community and provide for an opportunity for our municipal council to respond.

- The opioid crisis should be dealt with the same intensity and resources that we are dealing with COVID-19.
- Advocating for the decriminalization small amounts of drugs for personal use should be a priority for this Council and all municipalities. The Canadian Association of Chiefs of Police have endorsed this as a first step.
- A safe outdoor space for individuals to use drugs, in addition to the safe indoor injection site and a mobile safe injection vehicle, to bring a safe site to the user on the streets, this would also provide much needed supports and provide greater support to those who require it.
Advocate for safer supply initiatives in Thunder Bay where individuals who use drugs for whom other treatment options have not worked are provided drugs at a low or no cost and are connected with the health care system. There have been positive outcomes with the Managed Alcohol Program.

Advocate for increased counselling and other supportive services to be attached to opioid agonist treatment clinics across the province.

As a result of the statements listed above and the concerns that have been presented to me by constituents, I offer two motions for Council’s consideration.

Motion #1 - Pilot PROJECT

With Respect to concerns about vulnerable people in our city, we recommend that Administration report back on the development of a pilot project to support those requiring access to safe spaces;

AND THAT Administration work review the pilot project approved in the city of Kenora relative to funding support for the Bear Clan to determine if a similar project would be of benefit for Thunder Bay;

AND THAT Administration reach out to stakeholders to collaborate and report back on or before October 26, 2020 on the work completed to date;

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

Motion #2 – Advocacy

With Respect to the social housing, addictions and vulnerable populations in our community, we recommend that the Intergovernmental Committee advocate for change in the following areas as priorities;

- Basic Income Support/Program for those that require it to allow for greater equity which allows for opportunity for health and wellbeing;
- decriminalization of hard drugs for personal use
- increased funding relative to the opioid crisis that includes a national and provincial strategy and support for municipalities
- the development of a safe supply program similar to the Managed Alcohol Program for those requiring substance use support
- greater funding for supervised consumption services (mobile and outdoor sites)
- greater funding for social housing and associated supports

AND THAT the Drug Strategy Coordinator and the Crime Prevention Council Coordinator include information in their annual reports on how the municipality is working with partners to achieve positive outcomes for those struggling with homelessness and addictions;
AND THAT a copy of this resolution be shared with the Ministers of Health for Ontario and Canada, the Solicitor General, the Minister of Municipal Affairs, NOMA, the Premier of Ontario and the Prime Minister of Canada.
At Committee of the Whole on July 27, 2020, Ms. A. Calderon brought forward a deputation to City Council on behalf of The Thunder Bay Community Foundation, The United Way Thunder Bay, and Thunder Bay District Health Unit, requesting that the City of Thunder Bay purchase 75,000 adult disposable masks, and 1,300 child disposable masks to meet the immediate needs of vulnerable community members, while The United Way of Thunder Bay and The Thunder Bay Community Foundation would undertake a longer-term initiative to provide support for the acquisition of reusable masks to distribute to vulnerable populations.

At that meeting, City Council passed a resolution requesting Administration report back on the costs associated with the quantity of masks requested, information relative to the distribution of masks, and information on known existing opportunities for individuals to obtain a mask at no charge.

This memo provides information relative to the approved resolution.

BACKGROUND

On July 16, 2020, the Thunder Bay District Health Unit Medical Officer of Health issued instructions under the Emergency Management and Civil Protection Act that will make the use of masks or face coverings mandatory in all enclosed public spaces, effective 12:01am July 24, 2020. Emerging evidence indicates wearing a mask or face covering when in enclosed spaces is an important measure in reducing community transmission of COVID-19. The cost of masks or face coverings may be prohibitive to vulnerable individuals in the community.

A mandatory mask policy has the potential to further harm vulnerable populations who do not have masks through decreased access to goods and services in indoor public spaces. A centralized procurement and distribution process for masks is important to provide equitable access to vulnerable citizens, and aid in the prevention of COVID-19 or outbreaks in the community.
The local Vulnerable Populations COVID-19 Planning Table (VP Table) has identified a gap related to the provision of masks to vulnerable individuals in the community. According to the Public Health Agency of Canada, some Canadians are more at risk of getting an infection and developing complications due to their health, social and economic circumstances. Providing masks to those who do not have adequate access not only assists those who are disproportionately affected by the COVID-19 pandemic, but it benefits the community overall, and will keep frontline, City and emergency service workers safe. Thunder Bay District Health Unit indicates that wearing a mask is part of a comprehensive COVID-19 prevention strategy that includes physical distancing, keeping hands clean, cleaning commonly touched surfaces, staying home when sick and getting tested if symptoms develop.

Data from the Lakehead Social Planning Council indicates there are more than 15,000 people living in poverty in Thunder Bay. In order for individuals and children living in poverty to have a supply that could last them approximately 6-8 weeks, it is estimated they would each require approximately five masks, equating to the request of 75,000 adult mask and 1,300 child masks.

There are examples of other municipalities in Ontario who are providing masks to vulnerable citizens as a result of masks becoming mandatory in all enclosed public spaces in their communities. The following are some examples:

- The City of Brantford has procured 3,000 masks for vulnerable individuals
- The City of Ottawa has asked community members to donate to them for distribution
- The City of Burlington is distributing masks through City Hall and libraries
- The City of Brampton has procured 1M to be mailed out to every home in Brampton

At the time of writing this memo, it cannot be confirmed if the above municipalities have found other funding sources to cover the costs of disposable masks, or if they used their own municipal budgets.

**COSTS**

Supply Management provided three quotes for adult masks and the lowest cost that meets the needs is $0.50 each, with 20,000 in stock in Thunder Bay. There is no minimum order, and the remaining 55,000 masks would take 2-3 days. 75,000 adult masks would cost $37,500 to purchase. Supply Management provided one quote for child masks at $0.75 each, with adequate stock in Thunder Bay. 1,300 child masks would cost $975 to purchase.

All pricing is Canadian dollars and will fluctuate with exchange rates and shipping charges, and is valid while quantities last. Based on minimum order quantities, exchange rates, and the unstable market, Administration recommends that, should Council wish to purchase masks, the orders be placed in full and held in City Stores until required. City Stores will be able to stock the masks and Supply Management will be able to support distribution to agencies as necessary.
DISTRIBUTION

Ms. C. Olsen (Drug Strategy Coordinator) has been involved in the local Vulnerable Populations COVID-19 Planning Table (VP Table) since March 2020. Recently a subcommittee of the VP Table formed to propose a framework for distribution of masks as a result of the resolution Council passed at the July 20, 2020 Committee of the Whole to allocate $10,000 of the Canadian Medical Association Funding toward the purchase of face masks for vulnerable individuals in the city of Thunder Bay, and for Administration to work with partners of the VP Table to determine appropriate methods for distribution of masks.

The subcommittee determined that key populations who may be most at risk of not being able to access or afford masks are as follows:

- Individuals accessing food banks or food security programs
- Individuals experiencing homelessness
- Individuals living in poverty (including Seniors, Youth, and Families)

The group proposed to provide masks to the VP Table member organizations, and other key community organizations to distribute. Geographical coverage across the city and target population ability to access were considered for the proposed distribution points:

<table>
<thead>
<tr>
<th>Target Group</th>
<th>Suggested Locations</th>
</tr>
</thead>
</table>
| Individuals Accessing Food Bank/Food Security Programs | a) RFDA 5 food bank locations (and home delivery)*  
 b) Ontario Native Women’s Association  
 c) Good Food Box Program  
 d) Dew Drop Inn  
 e) Roots to Harvest  
 f) Salvation Army Soup Van* |
| Individuals Experiencing Homelessness/Poverty | a) Shelter House  
 b) Salvation Army*  
 c) Beendigen*  
 d) Faye Peterson*  
 e) Grace Place  
 f) Isolation/Overflow Shelters  
 g) ID Clinics  
 h) Superior Points/Street Nursing  
 i) St. Joseph’s Care Group “outreach”  
 j) NorWest CHC Harm Reduction Team and CTS site  
 k) John Howard Society and Elizabeth Fry Society Social Navigators |
| Seniors in need | a) Meals on Wheels  
 b) Lakehead Social Planning Council  
 c) Thunder Bay Indigenous Friendship Centre |
Youth in need

a) Youth Outreach Programs (Dilico*, St. Joseph’s Care Group, Thunder Bay Counselling, Children’s Centre Thunder Bay)
b) Roots to Harvest – summer kids breakfast & snack bags
c) Youth Inclusion Program

Families in need

a) Children’s Aid Society
b) Dilico Child & Family Services
c) Tikinagan Child & Family Services
d) Education (Lakehead Public Schools, Catholic School Board, Matawa Education & Care Centre, Dennis Franklin Cromarty, French Catholic School Board)

All Target Populations

a) Lakehead Social Planning Council
b) City Transit
c) TBDSSAB*
d) NorWest CHC (walk in clinic)

The VP table reviewed and validated the above framework for distribution on August 5, 2020. Organizations marked with an “*” are those who have a supply of masks to provide to clients, and sometimes to other members of the community. Some organizations identified in the framework are not members of the VP Table, and they have not been contacted yet to determine their interest or needs related to masks and distribution. This is the next step of the subcommittee.

KNOWN AVAILABILITY OF MASKS

Through the membership of the VP Table, it has been determined that there are some organizations who have adequate access to disposable masks for their clients, and in some cases to other members of the public in need. The Regional Food Distribution Network does not have a budget for masks, but has been able to procure approximately 6,000 masks to distribute to individuals in need through food hampers. The District of Thunder Bay Social Services Administration Board has procured 30,000 masks for individuals in need, to be distributed through their entire service area.

The Thunder Bay Community Foundation and The United Way have identified they will work toward securing enough funding to procure approximately 10,000 adult reusable masks, and 260 child reusable masks for distribution in the community to vulnerable individuals at no cost.

Further, $10,000 of the Canadian Medical Association Foundation funding the City of Thunder Bay will receive will be put toward the purchase of masks. 20,000 adult masks can be purchased based on the above costing information provided.

FINANCIAL IMPLICATIONS
To purchase 75,000 adult masks and 1,300 child masks, it will cost $38,475. Funding allocated to purchase masks from the Canadian Medical Association Foundation will be able to offset this cost by $10,000, resulting in a cost to the municipality in the amount of $28,475.

Members of the VP Table and City Administration will continue to seek other sources of funding to assist with future needs. The Intergovernmental Affairs Committee may choose to advocate at the Provincial level for dedicated funding toward the provision of personal protective equipment for vulnerable citizens as the COVID-19 pandemic evolves.

RECOMMENDATION

As such, the following recommendation is provided for your consideration,

With Respect to the Memorandum from C. Olsen, Drug Strategy Coordinator dated August 7, 2020 relative to the procurement of disposable face masks, we recommend purchasing an additional 75,000 adult face masks;

AND THAT 1,300 child masks be purchased;

AND THAT Supply Management assist with the procurement, storage, and distribution of the face masks to outside agencies;

AND THAT Administration work with partners of the Vulnerable Populations Planning Table to determine appropriate agencies for distribution of masks;

AND THAT the $28,475 cost for the masks be funded from the Stabilization Reserve Fund;

AND THAT any necessary by-laws be presented to City Council for ratification.
MEETING: City Council (Public Meeting)

DATE: Monday, July 27, 2020

OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:31 P.M.

City Council (Public Meeting)
Chair: Mayor B. Mauro

PRESENT:

Mayor B. Mauro
Councillor M. Bentz
Councillor S. Ch’ng
Councillor A. Foulds
Councillor B. Hamilton
Councillor K. Oliver
Councillor A. Ruberto
Councillor Peng You

OFFICIALS:

Ms. D. Earle, Deputy City Clerk
Mr. M. Smith, General Manager – Development & Emergency Services
Ms. L. Lavoie, Committee Coordinator
Ms. F. Track, Committee Coordinator

OFFICIALS - ELECTRONIC PARTICIPATION:

Ms. L. Evans, General Manager – Corporate Services & Long Term Care
Ms. P. Robinet, City Solicitor
Ms. K. Marshall, General Manager – Infrastructure & Operations
Ms. K. Robertson, General Manager – Community Services
Mr. J. Kirychuk, Planner II

DISCLOSURES OF INTEREST

None.
CONFIRMATION OF AGENDA

Confirmation of Agenda - July 27, 2020 - City Council (Public Meeting)

MOVED BY: Councillor Andrew Foulds
SECONDED BY: Councillor Shelby Ch'ng

With respect to the July 27, 2020 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

PUBLIC MEETING PROCEDURES

Public Meeting procedures were read to Members of Council and those in attendance.

CITY COUNCIL (PUBLIC MEETING)

Zoning By-law Amendment - 941 Simpson Street

Report No. R 86/2020 (Development & Emergency Services - Planning Services) recommending that the Zoning By-law be amended to add home improvement store, retail store, and commercial school as permitted uses within the existing building at 941 Simpson Street.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated July 22, 2020 relative to Application for Zoning By-law Amendment – 941 Simpson Street Report No. R 86/2020 (Development & Emergency Services - Planning Services), referencing correspondence received relative to the application, distributed separately to Members of Council and City Manager only on Thursday, July 23, 2020.

Mr. J. Kirychuk, Planner II - Development & Emergency Services - Planning provided a brief overview of the report.

The Chair asked whether the applicant was in attendance and wished to be heard.

Mr. S. Huzan, Consultant, appeared before Council on behalf of the applicant and responded to questions.

The Chair asked if there were any supporters to the application who wished to be heard.

The Deputy City Clerk advised that no supporters had registered to participate electronically.

The Chair asked if there were any objectors to the application who wished to be heard.
The Deputy City Clerk advised that no objectors had registered to participate electronically.

MOVED BY: Councillor Rebecca Johnson
SECONDED BY: Councillor Andrew Foulds

THAT a Public Meeting having been held with respect to the application by Gregory Chvets, relative to Registered Plan W57, Block 9, Lots 1 to 5; NEEBING ADDITIONAL; THUNDER BAY; municipally known as 941 Simpson Street, we recommend that the Zoning By-law be amended as follows:

That HOME IMPROVEMENT STORE, RETAIL STORE, and COMMERCIAL SCHOOL be permitted within the existing building.

That the minimum number of PARKING SPACES for HOME IMPROVEMENT STORE, RETAIL STORE, and/or COMMERCIAL SCHOOL within the existing building be nine (9).

That the minimum required number of LOADING SPACES be eliminated for any USE within the existing building.

Subject to the following conditions:

That prior to the passing of the amending by-law:

The subject property, as shown on Attachment "A", is designated as an area of Site Plan Control (SPC).

The Applicant has entered into a Personal Undertaking with the City of Thunder Bay that includes the provision of a Performance Guarantee and a plan for parking and landscaping along the frontages abutting Simpson Street and Southern Avenue, to the satisfaction of the Parks & Open Spaces Section.

The Applicant has entered into a License Agreement with Realty Services for the use and maintenance of the private sidewalk located within the City owned right-of-way off of Southern Avenue.

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of twelve (12) months from the date of ratification by City Council. Thereafter, the file shall be considered closed and a new application will be required if the condition to be fulfilled prior to the passing of the amending by-law has not been completed.

AND THAT the necessary By-law is presented to City Council for ratification.

ALL as contained in Report No. R 86/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED
Zoning By-law Amendment - 639 McLaughlin Street

Report No. R 87/2020 (Development & Emergency Services - Planning Services) recommending that the Zoning By-law be amended to rezone the lands to "MU2" – Mixed Use Zone Two from "R2" – Residential Zone Two, and to reduce the minimum required number of parking spaces to 1.0 per dwelling unit.

Memorandum from Mr. J. Kirychuk, Planner II dated July 22, 2020 containing an amended resolution relative to the above noted, distributed separately on Thursday, July 23, 2020.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated July 22, 2020 relative to Application for Zoning By-law Amendment – 639 McLaughlin Street Report No. R 87/2020 (Development & Emergency Services - Planning Services), referencing correspondence received relative to the application, distributed separately to Members of Council and City Manager only on Thursday, July 23, 2020.

Mr. J. Kirychuk, Planner II - Development & Emergency Services - Planning provided a brief overview of the report.

The Chair asked whether the applicant was in attendance and wished to be heard.

Mr. S. Menic, Consultant, appeared before Council on behalf of the applicant and responded to questions.

The Chair asked if there were any supporters to the application who wished to be heard.

The Deputy City Clerk advised that no supporters had registered to participate electronically.

The Chair asked if there were any objectors to the application who wished to be heard.

The Deputy City Clerk advised that no objectors had registered to participate electronically.

MOVED BY: Councillor Aldo Ruberto
SECONDED BY: Councillor Albert Aiello

THAT a Public Meeting having been held with respect to the application by Matawa Non-Profit Housing Corporation relative to Registered Plan 54, Block 46, Lots 37 to 40, municipally known as 639 McLaughlin Street, we recommend that the Zoning By-law be amended as follows:

THAT Zoning By-law 100-2010 be amended to change the applicable zoning from "R2" – RESIDENTIAL ZONE TWO to "MU2" – MIXED USE ZONE TWO at this site;

THAT the maximum number of DWELLING UNITS for an APARTMENT DWELLING be six (6)"
AND THAT the minimum required number of PARKING SPACES be reduced to 1.0 PARKING SPACE per DWELLING UNIT from 1.5 for an APARTMENT DWELLING.

THAT prior to the passing of the amending By-law:

The subject property be designated as an area of Site Plan Control.

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council. Thereafter, the file shall be considered closed and a new application will be required if the condition to be fulfilled prior to the passing of the amending by-law has not been completed.

AND THAT the necessary By-law is presented to City Council for ratification.

ALL as contained in Report No. R 87/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

**Official Plan and Zoning By-law Amendment - 307/319 Euclid Avenue & 540 Arthur Street West**

Report No. R 88/2020 (Development & Emergency Services – Planning Services) recommending that the Official Plan and Zoning By-law be amended to add retail store as permitted use within the existing buildings operating as a shopping centre on the subject lands.


Mr. J. Kirychuk, Planner II - Development & Emergency Services - Planning provided a brief overview of the report.

The Chair asked whether the applicant was in attendance and wished to be heard.

Mr. T. Jones, Tom Jones & Sons Ltd. appeared before Council on behalf of the applicant and responded to questions.

The Chair asked if there were any supporters to the application who wished to be heard.

The Deputy City Clerk advised that no supporters had registered to participate electronically.

The Chair asked if there were any objectors to the application who wished to be heard.
The Deputy City Clerk advised that no objectors had registered to participate electronically.

MOVED BY: Councillor Rebecca Johnson
SECONDED BY: Councillor Kristen Oliver

Official Plan Amendment

THAT a Public Meeting having been held with respect to the application by Tom Jones & Sons Limited, relative to LOTS 26 to 33 inclusive, Lots 43 to 50 inclusive, Part of Lots 34 to 42 inclusive, Parts of lane (closed by By-law No. 95, Reg. No. 61193), municipally known as 307/319 Euclid Avenue & 540 Arthur Street West, we recommend:

The proposed Official Plan Amendment to add a site specific policy to the Service Commercial land use designation to permit a Retail Store as a permitted use on the subject lands be approved,

AND THAT the necessary By-law is presented to City Council for ratification.

ALL as contained in the Report No. R 88/2020 (Planning Services), as submitted by the Development and Emergency Services Department.

Zoning By-law Amendment

THAT a Public Meeting having been held with respect to the application by Tom Jones & Sons Limited, relative to LOTS 26 to 33 inclusive, Lots 43 to 50 inclusive, Part of Lots 34 to 42 inclusive, Parts of lane (closed by By-law No. 95, Reg. No. 61193), municipally known as 307/319 Euclid Avenue & 540 Arthur Street West, we recommend that the Zoning By-law be amended as follows:

That “RETAIL STORE” be added as a permitted use within the "C4" – Arterial Commercial Zone within the existing buildings located on the subject property.

Subject to the following condition:

That prior to the passing of the amending by-law:

Official Plan Amendment No. 2 is approved by City Council.

The subject property, as shown on Attachment "B", is designated as an area of Site Plan Control (SPC)

The Applicant has entered into a Personal Undertaking with the City of Thunder Bay that includes the provision of a Performance Guarantee and a plan for landscaping along the front lot line abutting the Arthur Street Image Route, to the satisfaction of the Parks & Open Spaces Section.

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council. Thereafter, the file shall be considered
closed and a new application will be required if the condition to be fulfilled prior to the passing of the amending by-law has not been completed.

AND THAT the necessary By-law is presented to City Council for ratification.

ALL as contained in Report No. R 88/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

Zoning By-law Amendment - 184 Brent Street

Report No. R 89/2020 (Development & Emergency Services - Planning Services) recommending that the Zoning By-law be amended to add a four-unit apartment dwelling as a permitted use on an interior lot in the “R2” – Residential Zone Two.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated July 22, 2020 relative to Application for Zoning By-law Amendment – 184 Brent Street Report No. R 89/2020 (Development & Emergency Services - Planning Services), referencing correspondence received relative to the application, distributed separately to Members of Council and City Manager only on Thursday, July 23, 2020.

Mr. J. Kirychuk, Planner II - Development & Emergency Services - Planning provided a brief overview of the report.

The Chair asked whether the applicant was in attendance and wished to be heard.

Mr. J. McRae, the applicant, appeared before Council and responded to questions.

The Chair asked if there were any supporters to the application who wished to be heard.

The Deputy City Clerk advised that no supporters had registered to participate electronically.

The Chair asked if there were any objectors to the application who wished to be heard.

The Deputy City Clerk advised that Mr. I. Daski had registered to participate electronically.

Mr. I. Daski appeared before Council and responded to questions.

MOVED BY: Councillor Aldo Ruberto
SECONDED BY: Councillor Andrew Foulds

THAT a Public Meeting having been held with respect to the application by John McRae, relative to Lots 141 & 143, Parcels 1957 & 2311 of Registered Plan M18, municipally known as 184 Brent Street, we recommend that the Zoning By-law be amended as follows:
That an APARTMENT DWELLING with a maximum of 4 DWELLING UNITS is added as a permitted USE on an interior lot at this location; and

That in the case of an APARTMENT DWELLING the following is applied at this location:

The minimum required LOT FRONTAGE be reduced to 20.0 m;

The minimum required LOT AREA be reduced to 643 sq. m;

The minimum width of a DRIVEWAY for two-way traffic leading to a PARKING AREA be reduced to 4.5 m; and

The minimum number of required PARKING SPACES be reduced to 1.0 PARKING SPACE per DWELLING UNIT

Subject to the following conditions:

That prior to the passing of the amending by-law:

The subject property, as shown on Attachment "B", is designated as an area of Site Plan Control.

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council. Thereafter, the file shall be considered closed and a new application will be required if the condition to be fulfilled prior to the passing of the amending by-law has not been completed.

AND THAT the necessary By-law is presented to City Council for ratification.

ALL as contained in Report No. R 89/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

**Referral Resolution - R 89/2020 Zoning By-law Amendment - 184 Brent Street**

MOVED BY: Councillor Trevor Giertuga
SECONDED BY: Councillor Shelby Ch'ng

With respect to Report No. R 89/2020 (Development & Emergency Services – Planning) we recommend that the report be referred to Administration to report back with alternative options relative to 184 Brent Street.

CARRIED
Zoning By-law Amendment - 543 Andrew Street

Report No. R 90/2020 (Development & Emergency Services - Planning Services) recommending that the Zoning By-law be amended to add a four-unit apartment dwelling as a permitted use on an interior lot in the “R2” – Residential Zone Two.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated July 22, 2020 relative to Application for Zoning By-law Amendment – 543 Andrew Street Report No. R 90/2020 (Development & Emergency Services - Planning Services), referencing correspondence received relative to the application, distributed separately to Members of Council and City Manager only on Thursday, July 23, 2020.

Memorandum from Mr. J. Kirychuk, Planner II - Development & Emergency Services - Planning, relative to the above noted, containing amended attachments, for information. Distributed separately on Monday, July 27, 2020.

Mr. J. Kirychuk, Planner II - Development & Emergency Services - Planning provided a brief overview of the report.

The Chair asked whether the applicant was in attendance and wished to be heard.

Mr. J. McRae, Consultant, on behalf of the owner, appeared before Council and responded to questions.

The Chair asked if there were any supporters to the application who wished to be heard.

The Deputy City Clerk advised that no supporters had registered to participate electronically.

The Chair asked if there were any objectors to the application who wished to be heard.

The Deputy City Clerk advised that no objectors had registered to participate electronically.

MOVED BY: Councillor Andrew Foulds
SECONDED BY: Councillor Aldo Ruberto

THAT a Public Meeting having been held with respect to the application by John McRae, relative to Lots 45 & 46 of Registered Plan 195, municipally known as 543 Andrew Street, we recommend that the Zoning By-law be amended as follows:

That an APARTMENT DWELLING with a maximum of 4 DWELLING UNITS is added as a permitted USE on an interior lot at this location; and

That in the case of an APARTMENT DWELLING the following is applied at this location:

The minimum required LOT FRONTAGE be reduced to 20.0 m;
The minimum width of a DRIVEWAY for two-way traffic leading to a PARKING AREA be reduced to 4.8 m; and

That the minimum number of required PARKING SPACES be reduced to 1.0 PARKING SPACE per DWELLING UNIT

Subject to the following conditions:

That prior to the passing of the amending by-law:

The subject property, as shown on Attachment "B", is designated as an area of Site Plan Control.

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council. Thereafter, the file shall be considered closed and a new application will be required if the condition to be fulfilled prior to the passing of the amending by-law has not been completed.

AND THAT the necessary By-law is presented to City Council for ratification.

ALL as contained in Report No. R 90/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

**Referral Resolution - R 90/2020 - Zoning By-law Amendment**

MOVED BY: Councillor Brian Hamilton
SECONDED BY: Councillor Peng You

With respect to Report No. R 90/2020 (Development & Emergency Services – Planning) we recommend that the report be referred to Administration to report back with alternative options relative to 543 Andrew Street.

CARRIED

**BY-LAWS**

**BL 84/2020 - Zoning Bylaw Amendment - 639 McLaughlin Street**

By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (639 McLaughlin Street), distributed separately on Thursday, July 23, 2020.

**BL 87/2020 - Site Plan Designation - 639 McLaughlin Street**

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, distributed separately on Thursday, July 23, 2020.
BL 88/2020 - Site Plan Designation - 307/319 Euclid Avenue & 540 Arthur St. W

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, distributed separately on Thursday, July 23, 2020.

By-law Resolution – July 27, 2020

MOVED BY: Councillor Kristen Oliver
SECONDED BY: Councillor Peng You

THAT the following By-law(s) be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

1. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (639 McLaughlin Street).

By-law Number: BL 84/2020

2. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended.

By-law Number: BL 87/2020

3. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended.

By-law Number: BL 88/2020

CARRIED

ADJOURNMENT

The meeting adjourned at 8:21 P.M.

_____________________________ ____________________________

Mayor Deputy City Clerk
CLOSED SESSION via videoconference at 5:04 P.M.

Committee of the Whole - Closed Session
Vice Chair: Councillor A. Ruberto

OFFICIALS - ELECTRONIC PARTICIPATION:

Mayor B. Mauro
Councillor A. Aiello
Councillor M. Bentz
Councillor S. Ch’ng
Councillor A. Foulds
Councillor T. Giertuga
Councillor B. Hamilton
Councillor R. Johnson
Councillor B. McKinnon
Councillor K. Oliver
Councillor A. Ruberto
Councillor Peng You

DISCLOSURES OF INTEREST

None.

REPORTS OF MUNICIPAL OFFICERS

Property Related Matter

Report No. 2020CLS.029 (Realty Services) relative to the above noted.

Ms. C. Cline, Deputy City Solicitor, Ms. D. Walker, Law Clerk, Mr. M. Grimaldi, Solicitor, Mr. W. Schwar, Supervisor - Parks & Open Space Planning and Mr. J. DePeuter, Manager - Realty Services entered the meeting.
Mr. J. DePeuter, Manager - Realty Services responded to questions.

It was the consensus of Committee that Administration proceed as directed.

The Deputy City Clerk advised that the recommendation relative to Report No. 2020CLS.029 (Realty Services) would be presented at Committee of the Whole meeting to be held later in the evening.

Mr. M. Grimaldi and Mr. W. Schwar left the meeting.

**Property Related Matter**

Report No. 2020CLS.035 (Realty Services) relative to the above noted.

Mr. J. DePeuter, Manager - Realty Services provided an overview and responded to questions.

Mr. M. Smith, General Manager - Development & Emergency Services responded to questions.

It was the consensus of Committee that Administration proceed as directed.

The Deputy City Clerk advised that the recommendation relative to Report No. 2020CLS.035 (Realty Services) would be presented at Committee of the Whole meeting to be held later in the evening.

**OPEN SESSION in S.H. Blake Memorial Auditorium 8:24 P.M.**

Committee of the Whole - Planning Session
Chair: Councillor A. Ruberto

**PRESENT:**

Mayor B. Mauro  
Councillor M. Bentz  
Councillor S. Ch’ng  
Councillor A. Foulds  
Councillor B. Hamilton  
Councillor K. Oliver  
Councillor A. Ruberto  
Councillor Peng You

**OFFICIALS:**

Ms. D. Earle, Deputy City Clerk  
Mr. M. Smith, General Manager – Development & Emergency Services  
Ms. L. Lavoie, Committee Coordinator  
Ms. F. Track, Committee Coordinator

**OFFICIALS - ELECTRONIC PARTICIPATION:**

Ms. L. Evans, General Manager – Corporate Services & Long Term Care  
Ms. K. Marshall, General Manager – Infrastructure & Operations

Councillor A. Aiello
DISCLOSURES OF INTEREST

None.

CONFIRMATION OF AGENDA

Confirmation of Agenda – July 27, 2020

MOVED BY: Mayor Bill Mauro
SECONDED BY: Councillor Kristen Oliver

With respect to the July 27, 2020 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

DEPUTATIONS

Funding Request for Masks for Vulnerable Population

Correspondence from Ms. A. Calderon, dated July 22, 2020 requesting to provide a deputation relative to requesting funding for masks for vulnerable population in Thunder Bay was distributed separately Thursday, July 23, 2020.

Correspondence from Ms. A. Calderon, dated July 27, 2020 relative to her Funding Request for Masks for Vulnerable Population deputation was distributed separately on Monday, July 27, 2020.

Ms. A. Calderon appeared before Committee virtually, and responded to questions.
Resolution - Funding Request for Masks for Vulnerable Population

MOVED BY: Councillor Andrew Foulds
SECONDED BY: Councillor Rebecca Johnson

With respect to the deputation on July 27, 2020 by Ms. A. Calderon, Thunder Bay Community Foundation, relating to a request for funding for masks for the vulnerable population in Thunder Bay, we recommend that Administration report back on the costs associated with the quantity of masks requested;

AND THAT the report include information relative to the distribution of masks, including costs to the City;

AND THAT the report include any known existing opportunities for individuals to obtain a mask at no charge;

AND THAT Administration report back on or before August 10, 2020;

AND THAT all necessary by-laws be presented to City Council for ratification.

CARRIED

REPORTS OF COMMITTEES

Heritage Advisory Committee Minutes

Minutes of Meeting No. 02-2020 of the Heritage Advisory Committee held on June 4, 2020, for information.

Lakehead Region Conservation Authority Minutes

Minutes of Meeting No. 03-2020 and 04-2020 of the Lakehead Region Conservation Authority Committee held on April 29, 2020 and May 27, 2020 respectively, for information.

REPORTS OF MUNICIPAL OFFICERS

Property Related Matter

Report No. 2020CLS.029 (Realty Services) relative to the above noted was previously presented in Closed Session held earlier in the evening.

The Deputy City Clerk advised that the resolution relative to the above noted would be presented
for ratification at the City Council meeting to be held later in the evening and would require a two-thirds vote.

MOVED BY: Mayor Bill Mauro
SECONDED BY: Councillor Peng You

WITH respect to Report No. 2020CLS.029 (Development & Emergency Services - Realty Services), we recommend that the City enter into a Land Exchange Agreement with Lakehead District School Board to exchange certain City owned lands for lands adjacent to Churchill Pool;

AND THAT the City's interest in the portions of the Graham Street Road Allowance and adjacent Lane Allowance described as Graham Street and Lane, Registered Plan W-559 Neebing abutting Lots 7 to 10 and abutting Lots 17 to 20, Closed by OFW12248 (A98), be declared surplus and transferred to the Lakehead District School Board for lot addition to the Hyde Park Public School site located at 2040 Walsh Street East;

AND THAT the City's interest in the Lane Allowance described as Lane, Block 10, Registered Plan W-54 (C213), be declared surplus (once closed) and transferred to the Lakehead District School Board for lot addition to the Ogden Community School site located at 600 McKenzie Street;

AND THAT the City's interest in the Cornwall Avenue Road Allowance described as Parcel Streets-1 Section M-43, Being Part of Cornwall Avenue, Registered Plan M-43 McIntyre, Closed by LPA76109 between Hodge Street & Marlborough Street (D64), be declared surplus and transferred to the Lakehead District School Board for lot addition to the Ecole Gron Morgan Public School site located at 174 Marlborough Street and to facilitate the entrance of the Kiss n' Ride to be constructed along Marlboro Street;

AND THAT the City acquire a portion of 130 Churchill Drive described as Part of Lot 6, Con 3 Neebing (Portion of Part 8 on FRW-15) from the Lakehead District School Board for addition to the Churchill Pool site located at 140 Churchill Drive;

AND THAT the City acquire easements over portions of the Lakehead District School Board owned lands municipally known as 2040 Walsh Street East and 130 Churchill Avenue East to protect the City's existing infrastructure;

THAT the General Manager of Development and Emergency Services be authorized to execute the agreements and all other documentation required to finalize the transactions, in form and content satisfactory to Administration and the City Solicitor;

AND THAT any and all necessary by-laws be presented to City Council for ratification.

CARRIED
**Property Related Matter**

Report No. 2020CLS.035 (Realty Services) relative to the above noted was previously presented in Closed Session held earlier in the evening.

The Deputy City Clerk advised that the resolution relative to the above noted would be presented for ratification at the City Council meeting to be held later in the evening and would require a two-thirds vote.

MOVED BY: Councillor Mark Bentz  
SECONDED BY: Councillor Shelby Ch'ng

WITH respect to Report No. 2020CLS.035 (Realty Services), we recommend that Administration proceed as directed in this Report;

AND THAT any and all necessary by-laws be presented to City Council for ratification.

CARRIED

**New Mandatory Pre-Consultation Process**

Report No. R 15/2020 (Development & Emergency Services - Planning Services) recommending that in accordance with the policies of the Official Plan, Pre-Consultation be required before submission of applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, Consent, Site Plan, or Site Plan Amendment.

Memorandum from Ms. L. McEachern, Director - Planning Services, dated March 2, 2020, requesting to provide a presentation relative to the above noted.

Ms. J. Fazio, Planner II - Development & Emergency Services, Planning provided a presentation relative to the above noted and responded to questions.

MOVED BY: Mayor Bill Mauro  
SECONDED BY: Councillor Andrew Foulds

With respect to Report No. R 15/2020 (Development & Emergency Services - Planning Services) and in accordance with the policies of the Official Plan, Pre-Consultation be required before submission of applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, Consent, Site Plan, or Site Plan Amendment;

THAT the Planning Services Division Fee Structure be updated to include a $300 fee for Pre-Consultation;
AND THAT the necessary by-law be presented for ratification.

CARRIED

Approval to Exceed $10,000 for Clean-up- Yard Maintenance By-law; at 627 Simpson Street, City of Thunder Bay.

Report No. R 44/2020 (Development & Emergency Services - Licensing & Enforcement) recommending that the General Manager - Development & Emergency Services be authorized to expend the required funds in excess of ten thousand dollars to facilitate the required clean-up at 627 Simpson Street.

MOVED BY: Councillor Brian Hamilton
SECONDED BY: Councillor Peng You

With respect to Report No. R 44/2020 (Development and Emergency Services - Licensing and Enforcement), we recommend that the General Manager - Development & Emergency Services be authorized to expend the required funds in excess of ten thousand dollars to facilitate the required clean-up at 627 Simpson Street;

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

CARRIED

PETITIONS AND COMMUNICATIONS

Outstanding Item No. 2014-005 - Vision for Fort William Downtown

Memorandum from Mr. M. Smith, General Manager - Development & Emergency Services dated July 14, 2020 containing a motion to remove the item regarding Vision for Fort William Downtown from the Outstanding List.

MOVED BY: Councillor Brian Hamilton
SECONDED BY: Councillor Rebecca Johnson

With Respect to the memorandum from Mr. M. Smith, General Manager, Development & Emergency Services dated July 14, 2020, we recommend that Outstanding Item No. 2014-005 relative to a vision for the Fort William Downtown be removed from the Outstanding List as requested.

CARRIED
Outstanding Item No. 2015-049 - Heritage Tax Incentive Program

Memorandum from Mr. M. Smith, General Manager - Development & Emergency Services dated July 14, 2020 containing a motion to remove the item regarding Heritage Tax Incentive Program from the Outstanding List.

MOVED BY: Councillor Brian Hamilton
SECONDED BY: Councillor Rebecca Johnson

With Respect to the memorandum from Mr. M. Smith, General Manager, Development & Emergency Services dated July 14, 2020, we recommend that the Outstanding Item No. 2015-049 relative to reporting on options and costs associated with a heritage tax relief/incentive program be removed from the Outstanding List as requested.

CARRIED

Outstanding Item No. 2018-015 - Zoning By-law Amendment 600 Montreal Street

Memorandum from Mr. M. Smith, General Manager - Development & Emergency Services dated July 14, 2020 containing a motion to remove the item regarding Zoning By-law Amendment 600 Montreal Street from the Outstanding List.

MOVED BY: Councillor Brian Hamilton
SECONDED BY: Councillor Rebecca Johnson

With Respect to the memorandum from Mr. M. Smith, General Manager, Development & Emergency Services dated July 14, 2020 we recommend that Outstanding Item No. 2018-015 relative to a proposed amendment to the Zoning Bay-law as it applied to 600 Montreal Street be removed from the Outstanding List as requested.

CARRIED

Request for Report – Municipal By-law Enforcement Officers

Memorandum from Councillor A. Ruberto dated July 16, 2020 containing a motion, recommending to increase the number of by-law officers employed by the City of Thunder Bay and the hours that they work was distributed separately on Thursday, July 23, 2020.

At the request of the Chair, Mayor B. Mauro assumed the Chair during the discussion of this item.
MOVED BY: Councillor Aldo Ruberto
SECONDED BY: Councillor Peng You

With respect to the addition of Municipal By-law Enforcement Officers, we recommend that Administration report back on the expansion of by-law officers in the Licensing and Enforcement Division;

AND THAT the report include Administration’s recommendation of how many officers and the costs associated with each officer;

AND THAT the report include human resources implications relating to scope and hours of work;

AND THAT this report be received on or before November 23, 2020;

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

CARRIED

OPEN SESSION in the S.H. Blake Memorial Auditorium

Committee of the Whole - Administrative Services Session
Chair: Councillor M. Bentz

REPORTS OF COMMITTEES

Police Services Board Minutes

Minutes of Meeting No. 51-2019 of the Thunder Bay Police Services Board held on December 17, 2019, for information.

Audit Committee Minutes

Minutes of Meetings No. 03-2019 of the Audit Committee held on December 16, 2019, for information.

The District of Thunder Bay Social Services Administration Board Minutes

Minutes of Meetings No. 03/2020 and No. 04/2020 (Closed) of The District of Thunder Bay Social Services Administration Board held on February 13, 2020, Meetings No. 05/2020 and No. 06/2020 (Closed) held on March 19, 2020, Meeting No. 07/2020 held on April 16, 2020, Meeting No. 08/2020 held on May 5, 2020 and Meeting No. 09/2020 held on May 21, 2020 for information.
Thunder Bay District Health Unit - Board of Health Minutes

Minutes of Thunder Bay District Health Unit - Board of Health Meetings, held on April 15, 2020 and May 20, 2020 for information.

Inter-Governmental Affairs Committee Minutes

At the June 22, 2020 Committee of the Whole meeting, the following committee minutes were deferred to the July 27, 2020 meeting.

Minutes of Meetings No. 01-2020 and 02-2020 of the Inter-Governmental Affairs Committee held on January 13 and February 10, 2020, respectively, for information.

Official Recognition Committee Minutes

At the June 22, 2020 Committee of the Whole meeting, the following committee minutes were deferred to the July 27, 2020 meeting.

Minutes of Meeting No. 08-2019 of the Official Recognition Committee Citizens of Exceptional Achievement held on December 9, 2019, for information.

Community Communications Committee Minutes

At the June 22, 2020 Committee of the Whole meeting, the following committee minutes were deferred to the July 27, 2020 meeting.

Minutes of Meeting No. 05-2019 of the Community Communications Committee held on December 5, 2019, for information.

Crime Prevention Council Minutes

At the June 22, 2020 Committee of the Whole meeting, the following committee minutes were deferred to the July 27, 2020 meeting.

Minutes of Meeting No. 06-2019 of the Crime Prevention Council held on November 20, 2019, for information.

Coordinating Committee Minutes

At the June 22, 2020 Committee of the Whole meeting, the following committee minutes were deferred to the July 27, 2020 meeting.

Minutes of Meetings No. 02-2019 and No. 03-2019 of the Coordinating Committee held on July
29, 2019 and October 7, 2019, for information.

50th Anniversary Celebration Steering Committee Minutes

Minutes of Meetings No. 10-2019 and No. 11-2019 of the 50th Anniversary Celebration Steering Committee held on November 29, 2019 and December 13, 2019, for information.

REPORTS OF MUNICIPAL OFFICERS

2019 Audit Committee Annual Report

Report No. R 80/2020 (Corporate Services & Long Term Care - Internal Audit & Continuous Improvement), recommending that the 2019 Audit Committee Annual Report, be received and the Audited Consolidated Financial Statements and Trust Fund Statements for the year ended December 31, 2019 be approved.

MOVED BY: Councillor Brian Hamilton
SECONDED BY: Councillor Rebecca Johnson

With respect to Report No. R 80/2020 (Corporate Services & Long Term Care - Internal Audit & Continuous Improvement), we recommend that the 2019 Audit Committee Annual Report, be received;

AND THAT the Treasurer’s Report, which includes the Audited Consolidated Financial Statements and Trust Fund Statements, for the year ended December 31, 2019 be approved;

AND THAT any necessary by-laws be presented to Council for consideration

CARRIED

Financial Implications of COVID-19 Pandemic & Budget Variance Report #2

Report No. R 83/2020 (Corporate Services & Long Term Care - Financial Services) providing projections to City Council of the City’s financial position to year-end was distributed separately on Thursday, July 23, 2020, for information only.

Thunder Bay North Harbour Sediment Management Options

Report No. R 92/2020 (Infrastructure & Operations) recommends that Administration be directed to recommend a preferred sediment management option to the Thunder Bay North Harbour Working Group.

Memorandum from Ms. K. Marshall, General Manager - Infrastructure & Operations, dated July
20, 2020 requesting the opportunity for Environment and Climate Change Canada and, Transport Canada to provide a presentation relative to the above noted.


Mr. R. Santiago, Head, Sediment Remediation Unit - Great Lakes Areas of Concern - Environment and Climate Change Canada and Ms. L. Kumita, Regional Senior Environmental Advisor, Environment and Engineering, Ontario Region (PHE) - Transport Canada / Government of Canada provided a PowerPoint Presentation relative to the above noted and responded to questions.

MOVED BY: Councillor Shelby Ch'ng
SECONDED BY: Councillor Andrew Foulds

With respect to Report No. R 92/2020 (Infrastructure & Operations) we recommend that City Council select Sediment Management Option A (SMO-A) as the preferred option for the management of contaminated sediment in the Thunder Bay North Harbour;

AND THAT the General Manager – Infrastructure & Operations communicate this selection to the Thunder Bay North Harbour Working Group for further consideration by Environment Canada and Climate Change, Transport Canada, Thunder Bay Port Authority and the Ministry of Conservation and Parks;

AND THAT any necessary bylaws be presented to City Council for ratification.

CARRIED

PETITIONS AND COMMUNICATIONS

Pilot Protective Shields - Conventional Buses

Memorandum from Ms. K. Robertson, General Manager - Community Services dated July 14, 2020 containing a motion, recommending to proceed with the completion of an expected 3 month pilot project relative to the installation of operator protective shields in conventional buses.

MOVED BY: Councillor Rebecca Johnson
SECONDED BY: Councillor Andrew Foulds

With respect to Report No. R 1/2020 – 2020 Budget (Corporate Services & Long Term Care – Financial Services) and a motion received at the January 16, 2020 Committee of the Whole – Special Session (2020 Operating and Capital Budget) Budget 2020 – Transit – Shields and Safety we recommend proceeding with the completion of an expected 3 month pilot project relative to the installation of operator protective shields in conventional buses;
AND THAT that Appropriation No 17 be approved to create a Transit Barrier Shield Project in the 2020 Capital Budget.

CARRIED

NEW BUSINESS

Community Emergency Food Security Plan


The Deputy City Clerk advised that the resolution relative to the above noted would be presented for ratification at the City Council meeting to be held later in the evening and would require a two-thirds vote.

MOVED BY: Councillor Brian Hamilton
SECONDED BY: Councillor Andrew Foulds

With Respect to the Memorandum from L. Chevrette, Crime Prevention Council Coordinator dated July 24, 2020 relative to the COVID-19 Community Emergency Support Fund, we recommend that the municipality accept funding of $17,525 and allocate the funds to the Thunder Bay & Area Food Strategy for the development of a Community Emergency Food Security Plan;

AND THAT the Mayor and City Clerk be designated as the signatories for the municipality to receive these funds for the purpose of supporting the development of a Community Emergency Food Security Plan;

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

CARRIED

Establishment of Closed Session - August 10, 2020

MOVED BY: Mayor Bill Mauro
SECONDED BY: Councillor Andrew Foulds

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, August 10, 2020 at 5:30 p.m. in order to receive information relative to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.
CARRIED

ADJOURNMENT

The meeting adjourned at 10:52 P.M.
MEETING:  City Council


OPEN SESSION in the S.H. Blake Memorial Auditorium 10:52 P.M.

City Council
Chair:  Mayor B. Mauro

PRESENT:  

OFFICIALS:  

Mayor B. Mauro  
Councillor M. Bentz  
Councillor S. Ch’ng  
Councillor A. Foulds  
Councillor B. Hamilton  
Councillor A. Ruberto  
Councillor Peng You  

Ms. D. Earle, Deputy City Clerk  
Mr. M. Smith, General Manager – Development & Emergency Services  
Ms. L. Lavoie, Committee Coordinator  
Ms. F. Track, Committee Coordinator  

OFFICIALS - ELECTRONIC PARTICIPATION:  

ELECTRONIC PARTICIPATION:  

Ms. L. Evans, General Manager – Corporate Services & Long Term Care  
Ms. P. Robinet, City Solicitor  
Ms. K. Marshall, General Manager – Infrastructure & Operations  
Ms. K. Robertson, General Manager – Community Services  

OPENING CEREMONIES

One Minute of Silence

DISCLOSURES OF INTEREST

Aside from those disclosures already recorded in the previous minutes as presented here, no additional disclosures of interest were announced.
CONFIRMATION OF AGENDA

Confirmation of Agenda - July 27, 2020 - City Council

MOVED BY: Councillor Rebecca Johnson
SECONDED BY: Councillor Peng You

With respect to the July 27, 2020 City Council meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

MINUTES OF PREVIOUS MEETINGS

City Council Minutes

The Minutes of the following Meetings of the Thunder Bay City Council, to be confirmed:

1. The Thunder Bay City Council held on July 20, 2020 were distributed separately on Thursday, July 23, 2020.

MOVED BY: Councillor Aldo Ruberto
SECONDED BY: Councillor Andrew Foulds

THAT the Minutes of the following Meetings of the Thunder Bay City Council, be confirmed:

1. The Thunder Bay City Council held on July 20, 2020

CARRIED

REPORTS OF COMMITTEES

Committee of the Whole Minutes

The Minutes of the following Committee of the Whole meeting(s), to be adopted:

1. July 20, 2020 Committee of the Whole were distributed separately on Thursday, July 23, 2020.
MOVED BY: Councillor Andrew Foulds
SECONDED BY: Councillor Peng You

THAT the Minutes of the following Committee of the Whole meeting(s), be adopted:


CARRIED

Ratifying Resolutions

The City Clerk advised that the resolutions previously adopted by Committee of the Whole held earlier in the evening relative to the above noted required ratification by Council. Under Council’s policy a two-thirds vote of Council was necessary.

Property Related Matter

Report No. 2020CLS.029 (Realty Services) relative to the above noted was previously presented in Closed Session held earlier in the evening.

WITH respect to Report No. 2020CLS.029 (Development & Emergency Services - Realty Services), we recommend that the City enter into a Land Exchange Agreement with Lakehead District School Board to exchange certain City owned lands for lands adjacent to Churchill Pool;

AND THAT the City's interest in the portions of the Graham Street Road Allowance and adjacent Lane Allowance described as Graham Street and Lane, Registered Plan W-559 Neebing abutting Lots 7 to 10 and abutting Lots 17 to 20, Closed by OFW12248 (A98), be declared surplus and transferred to the Lakehead District School Board for lot addition to the Hyde Park Public School site located at 2040 Walsh Street East;

AND THAT the City's interest in the Lane Allowance described as Lane, Block 10, Registered Plan W-54 (C213), be declared surplus (once closed) and transferred to the Lakehead District School Board for lot addition to the Ogden Community School site located at 600 McKenzie Street;

AND THAT the City's interest in the Cornwall Avenue Road Allowance described as Parcel Streets-1 Section M-43, Being Part of Cornwall Avenue, Registered Plan M-43 McIntyre, Closed by LPA76109 between Hodge Street & Marlborough Street (D64), be declared surplus and transferred to the Lakehead District School Board for lot addition to the Ecole Gron Morgan Public School site located at 174 Marlborough Street and to facilitate the entrance of the Kiss n' Ride to be constructed along Marlborough Street;
AND THAT the City's interest in the portion of the vacant lands described as Part of Block 29, Registered Plan 55M-628 (F89), be declared surplus and transferred to the Lakehead District School Board for lot addition to the Woodcrest Public School site located at 867 Woodcrest Road to construct a Kiss n' Ride and that the said lands be designated as an area of site plan control;

AND THAT the City acquire a portion of 130 Churchill Drive described as Part of Lot 6, Con 3 Neebing (Part of Part 8 on FRW-15) from the Lakehead District School Board for addition to the Churchill Pool site located at 140 Churchill Drive;

AND THAT the City acquire easements over portions of the Lakehead District School Board owned lands municipally known as 2040 Walsh Street East and 130 Churchill Avenue East to protect the City's existing infrastructure;

THAT the General Manager of Development and Emergency Services be authorized to execute the agreements and all other documentation required to finalize the transactions, in form and content satisfactory to Administration and the City Solicitor;

AND THAT any and all necessary by-laws be presented to City Council for ratification.

Property Related Matter

Report No. 2020CLS.035 (Realty Services) relative to the above noted was previously presented in Closed Session held earlier in the evening.

WITH respect to Report No. 2020CLS.035 (Realty Services), we recommend that Administration proceed as directed in this Report;

AND THAT any and all necessary by-laws be presented to City Council for ratification.

Community Emergency Food Security Plan

Memorandum from Ms. L. Chevrette – Coordinator, Crime Prevention Council, Corporate Strategic Services, dated July 24, 2020 relative to the above noted was distributed separately on Monday, July 27, 2020.

With Respect to the Memorandum from L. Chevrette, Crime Prevention Council Coordinator dated July 24, 2020 relative to the COVID-19 Community Emergency Support Fund, we recommend that the municipality accept funding of $17,525 and allocate the funds to the Thunder Bay & Area Food Strategy for the development of a Community Emergency Food Security Plan;

AND THAT the Mayor and City Clerk be designated as the signatories for the municipality to receive these funds for the purpose of supporting the development of a Community Emergency Food Security Plan;
AND THAT any necessary by-laws be presented to City Council for ratification.

Ratifying Resolutions - July 27, 2020

MOVED BY: Councillor Rebecca Johnson
SECONDED BY: Councillor Aldo Ruberto

THAT the following ratifying resolutions be introduced, read, dealt with individually:

1. Property Related Matter Report No. 2020CLS.029 (Realty Services)
2. Property Related Matter Report No. 2020CLS.035 (Realty Services)
3. Community Emergency Food Security Plan

CARRIED

BY-LAWS

BL 29/2020 - Close a portion of the Field Street Road Allowance, Plan M-57

At the July 22, 2020 City Council meeting, BL 29/2020 a By-Law to close a portion of the Road Allowance adjacent to 701, 707 and 727 Memorial Avenue and 440 Central Avenue, in the City of Thunder Bay, in the District of Thunder Bay was removed from the agenda to be re-presented at a future meeting.

BL 29/2020 - Close a portion of the Field Street Road Allowance, Plan M-57 was re-presented.

BL 44/2020 - Amendment to the Property Tax and Water Credit Program for Low Income Persons

A By-law to amend BL 43/2016 being a by-law to provide a Property Tax and Water Credit Program for Low-Income Persons, pursuant to Section 107 (1) of the Municipal Act, 2001.

BL 50/2020 - A By-law to amend By-law 50-2012 to provide a Property Tax and Water Credit Program for Low-Income Seniors and Low-Income Persons with Disabilities

A By-law to amend BL 50/2012 being a by-law to provide a Property Tax and Water Credit Program for Low-Income Seniors and Low-Income Persons with Disabilities, pursuant to Sections 319 and 365 of the Municipal Act, 2001.
BL 74/2020 - Closing of Lane Allowance

A By-law to close a portion of the lane adjacent to 378 Dewe Avenue, Registered Plan 752 in the City of Thunder Bay, District of Thunder Bay was distributed separately on Thursday, July 24, 2020.

BL 76/2020 Amendment to By-law 046-2006 - Special Services

A By-law to amend By-law 046-2006, Schedule "A", being the Special Services By-law for the City of Thunder Bay, in the District of Thunder Bay.

BL 78/2020 - Closing of Lane Allowance, Plan M-37

A By-law to close the Lane adjacent to 80 to 88 Junot Avenue, in the City of Thunder Bay, in the District of Thunder Bay, distributed separately on Thursday, July 23, 2020.

BL 79/2020 - Closing of Lane Allowance, Registered Plan W-54

A By-law to close the Lane within the Ogden Public School Site located at 600 McKenzie Street, in the City of Thunder Bay, in the District of Thunder Bay, distributed separately on Thursday, July 23, 2020.

BL 91/2020 - Amendment to User Fee By-law BL 028-2007

A By-law to amend By-law Number BL 028-2007, being a by-law to set fees and charges imposed for various Municipal Services, distributed separately on Thursday, July 23, 2020.

By-law Resolution – July 27, 2020

MOVED BY: Councillor Shelby Ch'ng
SECONDED BY: Councillor Brian Hamilton

THAT the following By-law(s) be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

1. A By-Law to close a portion of the Road Allowance adjacent to 701, 707 and 727 Memorial Avenue and 440 Central Avenue, in the City of Thunder Bay, in the District of Thunder Bay.
By-law Number: BL 29/2020

2. A By-law to amend the Property Tax and Water Credit Program for Low Income Persons

By-law Number: BL 44/2020

3. A By-law to amend By-law 50-2012 to provide a Property Tax and Water Credit Program for Low-Income Seniors and Low-Income Persons with Disabilities

By-law Number: BL 50/2020

4. A By-law to close a portion of the lane adjacent to 378 Dewe Avenue, Registered Plan 752 in the City of Thunder Bay, District of Thunder Bay.

By-law Number: BL 74/2020

5. A By-law to amend By-law 046-2006, Schedule "A", being the Special Services By-law for the City of Thunder Bay, in the District of Thunder Bay.

By-law Number: BL 76/2020

6. A By-law to close the Lane adjacent to 80 to 88 Junot Avenue, in the City of Thunder Bay, in the District of Thunder Bay.

By-law Number: BL 78/2020

7. A By-law to close the Lane within the Ogden Public School Site located at 600 McKenzie Street, in the City of Thunder Bay, in the District of Thunder Bay.

By-law Number: 79/2020

8. A By-law to amend By-law Number BL 028-2007, being a by-law to set fees and charges imposed for various Municipal Services.

By-law Number: 91/2020

CARRIED

CONFIRMING BY-LAW
BL 82/2020 - Confirming By-law - July 27, 2020

A By-law to confirm the proceedings of a meeting of Council, this 27th day of July, 2020.

Confirming By-law Resolution - July 27, 2020 - City Council

MOVED BY: Councillor Aldo Ruberto
SECONDED BY: Councillor Brian Hamilton

THAT the following By-law be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

1. A By-law to confirm the proceedings of a meeting of Council, this 27th day of July, 2020

By-law Number: BL 82/2019

CARRIED

ADJOURNMENT

The meeting adjourned at 10:58 P.M.

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Mayor                        Deputy City Clerk