



AGENDA MATERIAL

COMMITTEE OF THE WHOLE

MEETING DATE: MONDAY, MARCH 21, 2022

LOCATION: S. H. BLAKE MEMORIAL AUDITORIUM
(Council Chambers)

TIME: Immediately following City Council (Public Meeting)



MEETING: Committee of the Whole

DATE: Monday, March 21, 2022

Reference No. COW - 11/53

CLOSED SESSION via Microsoft Teams at 5:30 p.m.

Committee of the Whole - Closed Session

Chair: Councillor Aldo Ruberto

Closed Session Agenda will be distributed to Members of Council and EMT only.

OPEN SESSION in S.H. Blake Memorial Auditorium immediately following City Council (Public Meeting)

Committee of the Whole - Planning Session

Chair: Councillor Aldo Ruberto

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - March 21, 2022 - Committee of the Whole **(Page 5)**

WITH RESPECT to the March 21, 2022 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

DEPUTATIONS

The Need for a Belrose Secondary Plan

Correspondence from Stefan Huzan - Northern Planning, dated February 28, 2022 requesting to provide a deputation relative to the above noted. **(Pages 6 – 68)**

ITEMS ARISING FROM CLOSED SESSION

REPORTS OF COMMITTEES, BOARDS AND OUTSIDE AGENCIES

Downtown Fort William (DTFW) Revitalization Advisory Committee Minutes

Minutes of Meetings 01-2021, 02-2021 and 01-2022 of the DTFW Revitalization Advisory Committee held on November 9, 2021, December 14, 2021 and January 11, 2022, respectively, for information. **(Pages 69 – 77)**

Heritage Advisory Committee Minutes

Minutes of Meetings 01-2022 and 02-2022 of the Heritage Advisory Committee held on January 17, 2022 and January 27, 2022, respectively, for information. **(Pages 78 – 86)**

REPORTS OF MUNICIPAL OFFICERS

New Emergency Vehicle Purchase

Report R 36/2022 (Development & Emergency Services - Superior North EMS) recommending that the purchase of four new emergency vehicles be awarded to Crestline Coach Ltd. for the amount of \$760,000 plus HST. **(Pages 87 – 90)**

WITH RESPECT to Report R 36/2022 (Development & Emergency Services, Superior North Emergency Medical Service), we recommend that the purchase of four new emergency vehicles be awarded to Crestline Coach Ltd. for the amount of \$760,000 plus HST;

AND THAT Crestline Coach Ltd. be the proponent to supply up to four more new emergency vehicles in 2022;

AND THAT the Manager-Supply Management be authorized to issue a purchase order to award this contract;

AND THAT the Mayor and Clerk be authorized to sign any necessary agreement related to the report;

AND THAT Appropriation #5 be approved to address the shortfall in funding to purchase auxiliary equipment;

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

Municipal Enforcement Services Restructuring - Update

Report R 44/2022 (Development & Emergency Services - Licensing & Enforcement) providing an update relative to the above noted, for information. **(Pages 91 – 95)**

Thunder Bay Living Wage Campaign

At the November 15, 2021 Committee of the Whole meeting, a presentation was made by the Lakehead Social Planning Council - Poverty Reduction Strategy. A resolution was passed directing Administration to report back on the City of Thunder Bay joining the Thunder Bay Living Wage Campaign.

Report R 42/2022 (City Manager's Office - Human Resources & Corporate Safety) recommending that the Thunder Bay Living Wage data is reviewed and included in the annual salary report for the Non-Affiliated employee group. **(Pages 96 – 107)**

WITH RESPECT to Report R 42/2022 (City Manager's Office - Human Resources & Corporate Safety), we recommend that the Thunder Bay Living Wage data is reviewed and included in the annual salary report for the Non-Affiliated employee group;

AND THAT Administration review and consider the Thunder Bay Living Wage data when recommending and establishing a bargaining mandate for impacted union groups;

AND THAT any necessary by-laws be presented to Council for ratification.

PETITIONS AND COMMUNICATIONS

Official Plan Amendment – 2129 Arthur Street East Report R 14/2022

At the February 14, 2022 City Council (Public Meeting), Planning Services presented Report R 14/2022 with a recommendation that Council not approve a site specific Official Plan Amendment to permit a dentist office in an existing detached house in the Residential designation. Council referred the matter back to Administration to recapture the discussion of Council and reasons for Council having decided to approve the amendment. Should Council wish to support the request of the Applicant, the following recommendation and attached draft Official Plan Amendment are provided for Council's consideration.

Memorandum from Planner II Jillian Fazio, dated March 10, 2022 containing a recommendation relative to the above noted. **(Pages 108 – 117)**

WHEREAS a Public Meeting having been held with respect to the application by Al-Obaidi Holdings Inc., relative to Lots 1 & 2, Registered Plan WM-63, municipally known as 2129 Arthur Street East, for a site specific amendment to permit a dental office in the existing detached house in the Residential designation;

AND WHEREAS Council has decided that an amendment would not have any significant impacts on the surrounding residential area and would support the adaptive re-use of an existing building as well as the growth of a business;

THE requested amendment to the Official Plan's Residential policies to permit a dental office in the existing detached house at 2129 Arthur Street East be approved;

AND THAT the subject property be designated as an area of Site Plan Control.

Funding Contributions - Community Based Strategies

Memorandum from Manager - Community Strategies Cynthia Olsen, dated February 28, 2022 containing a recommendation relative to the above noted. **(Pages 118 – 119)**

WITH RESPECT to the Memorandum from Manager – Community Strategies Cynthia Olsen dated February 28, 2022, we recommend that funding contributions in the amount of \$50,000 be provided to the following community-based strategies: Poverty Reduction Strategy (Lakehead Social Planning Council), Thunder Bay Food Strategy (Roots to Harvest), Age Friendly (Lakehead Social Planning Council) and \$15,000 for Incident Reporting (Lakehead Social Planning Council) to support coordination of these community-based strategies;

AND THAT representatives of the strategies continue to report back annually on progress in implementing their respective strategy;

AND THAT the Mayor and City Clerk be authorized to sign all documentation related to this matter;

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

OUTSTANDING ITEMS

Outstanding List for Planning Services as of March 8, 2022

Memorandum from City Clerk Krista Power, dated March 8, 2022 providing the Planning Services Outstanding Items List, for information. **(Pages 120 – 122)**

NEW BUSINESS

ADJOURNMENT

MEETING DATE 03/21/2022 (mm/dd/yyyy)

SUBJECT Confirmation of Agenda

SUMMARY

Confirmation of Agenda - March 21, 2022 - Committee of the Whole

RECOMMENDATION

WITH RESPECT to the March 21, 2022 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

MEETING DATE 03/21/2022 (mm/dd/yyyy)

SUBJECT Deputation - The Need for a Belrose Secondary Plan

SUMMARY

Correspondence from Stefan Huzan - Northern Planning, dated February 28, 2022 requesting to provide a deputation relative to the above noted.

ATTACHMENTS

1. Deputation Request - S. Huzan
2. The Need for a Belrose Plan Report - Northern Planning - S. Huzan

From: Stefan Huzan <northernplanning@tbaytel.net>
Sent: February 28, 2022
To: Office of the City Clerk <OfficeoftheCityClerk@thunderbay.ca>
Subject: Deputation request for Council Meeting of March 21, 2022

Good afternoon,

If the following information is sufficient, then could you please schedule a Deputation for the City Council meeting of March 21, 2022.

Deputation by: Stefan Huzan, Northern Planning and Silvio DiGregorio.
Subject: The Need for a Belrose Secondary Plan

Reasons:

1. The CTB Official Plan requires that Council decide if and when there is a need to prepare a Secondary Plan in the designated Growth Area of the City, and also provides for a applicant to bring such a request forward.
2. The applicant has comprehensive knowledge of the housing supply market, has further researched market demand forecasts, and has found compelling proof of a recent and urgent need for additional fully serviced residential dwellings lots in the north part of the City.
3. The applicant, Mr DiGregorio had provided the Planning Division with two Reports and memos on this matter, starting back one year ago, however, as of February 28, 2022, Planning was not prepared to bring this matter to Council for consideration.

This deputation is intended to bring this urgent matter, and a clear path to solutions, to Councils attention.

A power point presentation would be made, and will be provided days prior.

Copies of the latest 60-page Report will be provided to you, for prior distribution. A copy of our Report "The Need for a Belrose Secondary Plan" is attached. In your reply, please identify how many print copies are required.

We await your reply.

Thank you,

Stefan Huzan
NORTHERN PLANNING
5034 Dawson Road,
Thunder Bay, ON, P7G 0V4

Need For A Belrose Plan

In the City's North Ward

**This Report Looks Ahead and Outlines the Need for More Housing,
for More Choice and Lands to be Designated for New Homes
through a Belrose Area Secondary Plan in Thunder Bay**

By Northern Planning

December 2021

Introduction

Background

PART 1 - POLICY SECTION

Location of the Growth Area Land Use Designation

Official Plan - Growth Area Policies

Official Plan – General References to Growth

Official Plan Expectation for Growth Analysis - by Others

PART 2 - PROOF OF NEED FOR MORE HOUSING MARKET CHOICE

A - Assessment of Data on City Future Housing Demand

Latest Findings of the Ontario Home Builders' Association

Mining Readiness Strategy

Summary

B - Assessment of Data in City Annual Lot Inventory (CALI) Reports

City Annual Lot Inventory (CALI) Report – March 2021

About AVAILABLE Lot Supply

About Current LOT TURNOVER Rates

About FUTURE Lot Supply

Regarding Forecast POTENTIAL Lot Supply

C - Assessment of Data & Findings on the City Future Housing Market

Thunder Bay Real Estate Board

Multiple Listing Survey – August 2021

Vacancy Survey of Lot Developers – August 2021

Findings About FUTURE Prices

PART 3 – CONCLUSIONS AND RECOMMENDATIONS

1. Annual Demand for New Housing in the Next 3 to 5 Years
2. Current Lot Supply According to Real Estate Data
3. Lot Supply On-Stream According to CALI Reports
4. Insights into Housing Supply and Price Trends According to Real Estate Reports
5. Overall Thunder Bay Housing Lot Supply Forecast
6. Desirable Actions
7. Report Recommendations

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Figure 1 – Growth Area - Separate Land Units

Figure 2 – BELROSE Secondary Plan Area (2019)

List of Appendices:

APPENDIX A – Draft Resolution for City Council

APPENDIX B – Draft Terms of Reference for A Belrose Secondary Plan Study

APPENDIX C – Excerpts – BABY NEEDS A NEW HOME, Ontario Homes Builders' Association, Oct 2021

APPENDIX D – Excerpts – MINING READINESS STUDY, Thunder Bay CEDC, Jan 2021

APPENDIX E – Annual Lot Inventory (CALI) Report, City of Thunder Bay, March 2021

APPENDIX F – Lots in Plans of Subdivision (CALI) Unpublished, City of Thunder Bay, May 2021

APPENDIX G – Letter – Thunder Bay Real Estate Board – Aug. 6, 2021

APPENDIX H – MLS Vacant Lots Listings Report – Northern Planning, Aug. 18, 2021

APPENDIX I – Excerpts – CMHC Housing Market Forecasts

APPENDIX J – Excerpts – REMAX Thunder Bay Housing Forecasts

Introduction

The City of Thunder Bay Official Plan which came into force on March 19, 2019, includes a Growth Area land use designation within the Settlement Area boundary. No development is permitted until a Secondary Plan is adopted – after a report satisfies City Council that there is an emerging need for additional lands to accommodate residential development.

This scoped Report demonstrates that not only is there an emerging need, but this need for additional residential lands is urgent.

This report concludes and recommends that the City should call for and cooperate in the preparation of a Secondary Plan for the Belrose Area.

A Draft Council Recommendation is attached as Appendix A.

Background

Northern Planning has been retained by Digregorio Development, a leading housing developer in the city, to prepare this Report and put forward the evidence and analysis demonstrating need.

In anticipation of the decision to require a Secondary Plan, a Draft Terms of Reference was prepared, reviewed by Planning staff and revised so that Council would have clear expectation of the content and how a Secondary Plan would be prepared.

The Draft Secondary Plan Term of Reference is attached as Appendix B.

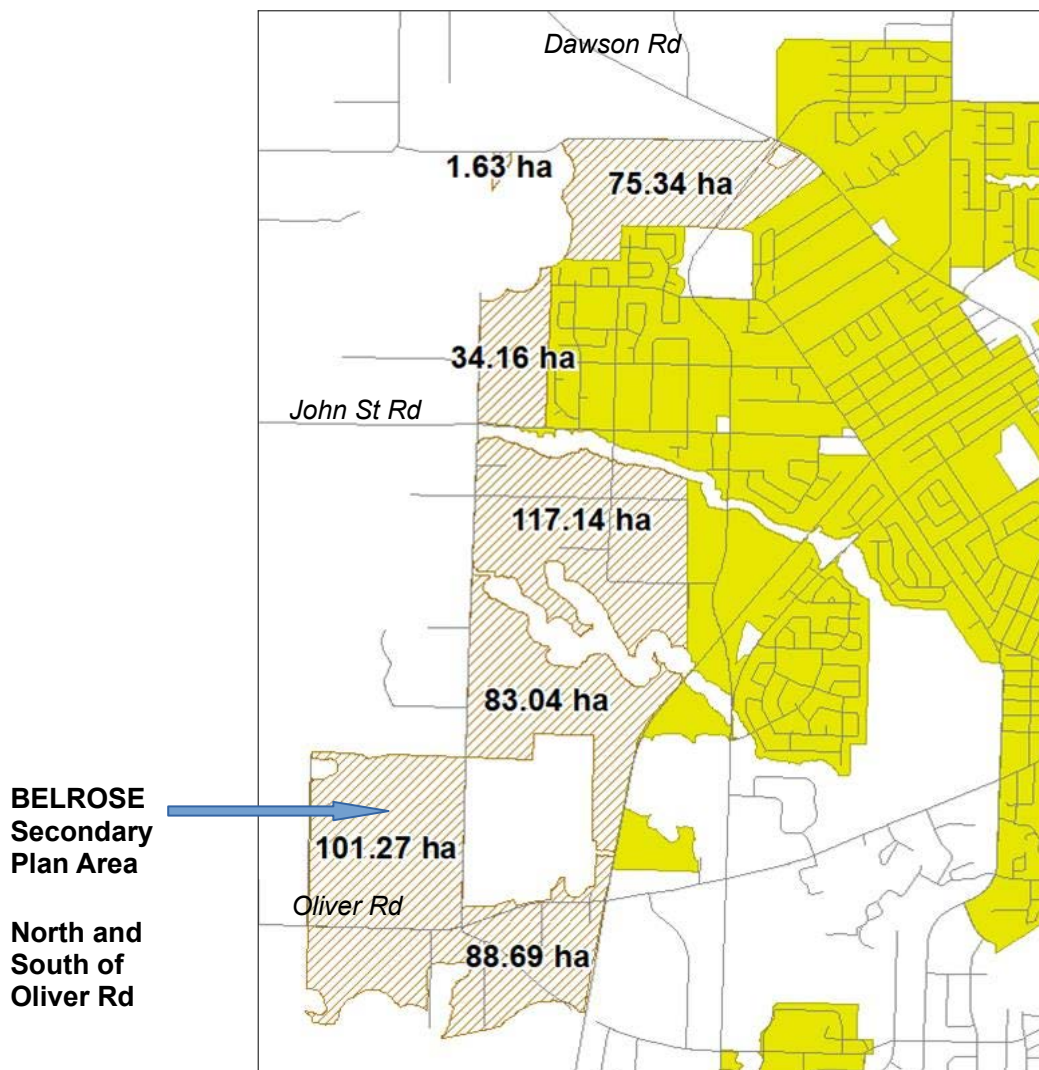
PART 1 - POLICY REQUIREMENTS

Location of the Growth Area Land Use Designation

On Schedule “D” - Residential Areas of the Official Plan, the Growth Area is shown as lands designated and generally located to the west of the Thunder Bay Expressway, extending to the north from the Harbour Expressway to Paquette Rd at Dawson Road, while also being west of Goods Rd and west of the Sherwood Estates subdivision area.

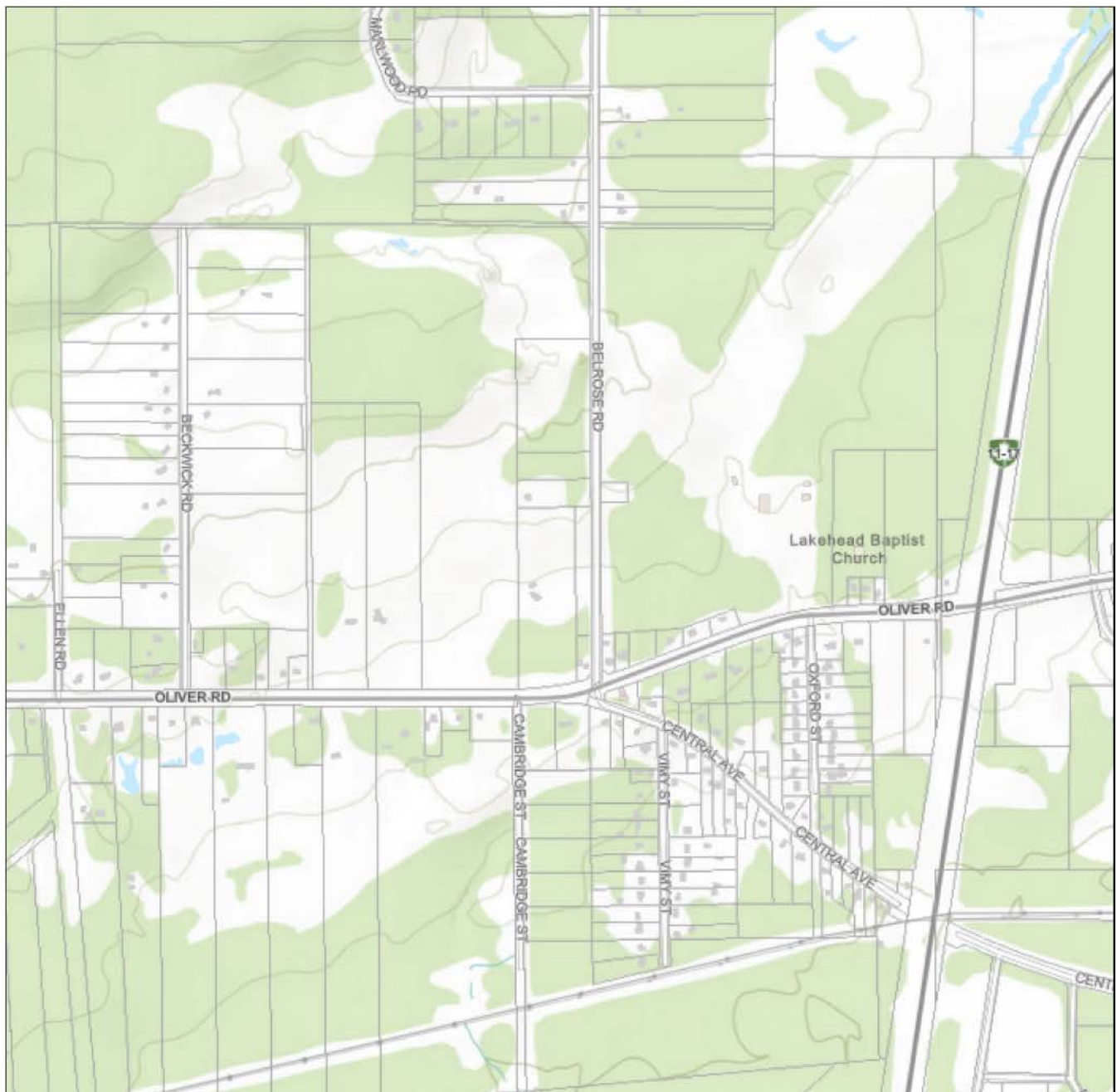
The total amount of land designate Growth Area is approximately 501.3 hectare. The land use designation is comprised of six main sub-areas, separated by natural drainage corridors that run from NW to SE, and by Oliver Rd, each as shown on Figure 1, below:

Figure 1 – Growth Area - Separate Land Units



The area identified as Belrose Secondary Plan area is the most southerly sub-area, comprised of approximately 100 ha north of Oliver Road, and 90 ha to the south. It is different from the other, mostly vacant parts of the Growth Area designation because the lands south of Oliver Road are an existing built-up residential area, made up of approximately 100 homes. The City web-map shows the area pattern of existing development (2019) in Figure 2:

Figure 2 – BELROSE Secondary Plan Area (2019)



Official Plan - Growth Area Policies:

The policies governing development within the Growth Area are primarily found on page 78 of the City of Thunder Bay Official Plan. Further elaboration of the requirements to be met by a Secondary Plan, such as would be needed for the Belrose Area, are given on pages 103 and 104 of the Official Plan.

GROWTH AREA

The Growth Area designated in this Plan is to be protected for future urban residential development. To prevent the further fragmentation of lands in this area, lot creation and plans of subdivision shall be prohibited. No building or structure is to be constructed that would impair future planning of the area.

This area will be considered for the expansion of full municipal services and development upon the completion of a Secondary Plan, prepared at a community or neighbourhood scale, in accordance with the Implementation policies of this Plan. Through the secondary planning process, the availability of services, soil conditions, topographic features, environmental preservation, stormwater management, development constraints, and integration with established and future land use patterns will be considered. A Secondary Plan may be initiated if it can be demonstrated that there is an insufficient supply of existing developable land available to meet housing demand, or if it has been demonstrated that there is a need to increase the supply of buildable lots in either the north or south areas of the City to ensure that there is sufficient choice in the market.

Within the Growth Area, every residential neighbourhood shall be developed with a full range of housing types, meeting or exceeding an overall density of 20 dwelling units per gross hectare in order to provide for the housing needs of all citizens. Neighbourhoods should provide for a sense of place through non-residential nodes. It is intended that neighbourhoods connect to one another and surrounding areas through accessible, safe, and efficient transportation networks that will facilitate access to, and sharing of, community services and facilities. Connections through green corridors and open spaces that link Environmental Protection areas will also be important considerations.

Official Plan – General References to Growth

The Official Plan makes a few, mostly general references to growth, and future housing need.

In the Introduction on page 3, the Plan states:

“In 2016, the Census of Canada estimated that approximately 107,909 persons lived in the City of Thunder Bay.”

“The City’s population is expected to grow modestly over the next 20 years given its role as a regional service centre. This growth will be driven by labour force turnover and ongoing economic development efforts. At the same time, the City’s demographics continue to evolve as the population ages... It is expected that the aging trend will create a demand for new and different housing types.”

Within the Pattern of Development section, on page 9, the Plan states:

“Over the time frame of this Plan, residential growth will be directed to the Urban Settlement Area and the Rural Settlement Areas ... A Growth Area, where secondary planning is required prior to development, is identified within the Urban Settlement Area.”

Further along on this page, the Plan repeats the same type of vague reference to growth as was made earlier on page 3, and states:

‘Looking ahead, the City’s population, number of households and employment is expected to grow modestly in the next 20 years.’

In Part 10 – Urban Settlement Area, on page 71 the Plan states:

“While it is expected there will be continued demand for the development of new low-rise housing forms, demand for multiple residential development and special needs housing continues to grow.”

Finally, the last detailed reference to demand expectations, is on the same page:

“The City’s housing needs, over the last two decades, can be attributed to a number of factors including the maturing of the baby-boom sector of the City’s population as well as changes in the City’s demographic profile, which resulted in a smaller average household size. This trend of smaller household sizes is expected to continue.”

In regard to specific employment and growth expectation, in Part 10 – Urban Settlement Area, under Employment Areas, on page 78 the Plan states:

“Employment decline in the resource-based processing, manufacturing, and distribution sectors has been offset with employment growth in service-related, health, institutional and knowledge based activities.

It is anticipated that the City’s economy will continue to diversify. The Mining Readiness Strategy outlines how new mining activities that are, and will be, occurring in Northwestern Ontario may impact the City.”

The City of Thunder Bay Official Plan does not contain data reference to future growth, which could be of use in considering housing need and the need for the Growth Area, nor is related employment growth data offered in the Plan.

Official Plan Expectation for Growth Analysis - by Others

On page 5, under Guiding Principles, and Responsible Growth Management, the Plan states:

“Growth will be managed to achieve efficient, cost effective development that responds to current and future community needs..”

No guidance or process is provided regarding determining “current and future needs”

The most specific reference to identifying the need relates to allowing development within the Growth Area, to provide additional housing, and on page 78 the Plan states:

“A Secondary Plan may be initiated if it can be demonstrated that there is an insufficient supply of existing developable land available to meet housing demand, or if it has been demonstrated that there is a need to increase the supply of buildable lots in either the north or south areas of the City to ensure that there is sufficient choice in the market.”

The Growth Area policy on page 78 the Official Plan requires a multi-level and very detailed analysis. To complete this job would typically require the following:

Tasks Required to Forecast Housing Needs:

1. Asses Supply

- Confirm existing LAND supply available for housing,
- Calculate past rate of land utilization, and project future land supply, (past 5 years plus future 5 to 20 years), and
- Translate future LAND supply into potential housing supply.

2. Asses Demand

- Confirm current HOUSING demand (past 5 & future 5 yrs) by:
- Assess housing market activity over last 5 years,
- Compile population projections and associated household formation forecasts,
- Input developed economic and associated migration projections, and
- Select the most realistic housing, compound-factor, demand scenario.

3. Asses Housing Market

- Identify major factors and trends in past housing market performance,
- Identify major factors and trends in forecast housing market performance, and
- Thus compile a statistically valid and quantitative assessment of housing need.

The Official Plan policy also allows for the initiation of a Secondary Plan based on identifying the need for more housing choice.

Tasks Required to Demonstrate a Need to Ensure More Housing Choice:

1. Obtain professional assessments of available choice.
2. Asses leading indicators of future housing supply and demand, and
3. Quantify expected requirements for providing housing choice.

The above are lists of work that could have been done by City Planning in preparing the new Official Plan. The tasks are clearly complex. In the past, when a new Official Plan was being proposed, the City had typically undertaken detailed population projections and related housing demand forecasts, usually in the format of a Municipal Housing Policy Statement. It appears that over the years it was found that employment and related migration forecasts, which are fundamental to growth and housing demand projections, were more volatile and proved to be overly difficult to predict, and it appears that City Planning decided these were too complex, difficult or uneconomical to undertake.

Based on the above, in my opinion, it would be extremely unreasonable for the City to demand a developer, interested in one small area of about 100 ha, be required to compile a report which is in effect a complete City of Thunder Bay Housing Market Assessment, covering a land area 328 times the size of the 100 ha of land, the developer is interested in.

- None the less, this Report provides the detailed analysis needed by Council to call for the preparation and adoption of a BELROSE AREA Secondary Plan.

PART 2 - PROOF OF NEED FOR MORE HOUSING MARKET CHOICE

A - Assessment of Data on City Future Housing Demand

Latest Findings of the Ontario Home Builders' Association

In October 2021, the Ontario Home Builders' Association released a Report by Smart Prosperity Institute which identifies a 'family-friendly' housing supply gap between 2016 and 2021 of 64,714 households, of which the gap in Thunder Bay was small, but was forecast to grow. Specifically, based on Ministry of Finance Population Projections, the Report states that the City of Thunder Bay population is projected to grow by 3,772 persons, from 2021 to 2026; and there will be a corresponding **need for more homes for 1,526 households by 2026**, for an immediate need for an average need of 508 homes per year. Building permit records indicate that a total of 351 single detached homes were constructed in the last 5 years (2016-2021), for an average of 72 homes per year.

A copy of highlights from the "Baby Needs A New Home" Report are attached as Appendix C.

Note from Ontario Population Projections (March 2021):

The population of Northern Ontario is projected to grow slowly over the projection horizon, with a slight increase of 3.7 percent, from 811,000 in 2020 to 841,000 by 2046. Within the North, the Northeast is projected to see population growth of 23,000 or 4.0 percent, from 569,000 to 592,000. The Northwest is projected to experience growth of 7,000 or 2.9 percent, from 242,000 to 249,000.

In the past, Northern Ontario's positive natural increase offset part of the losses it experienced through net migration. However, while the North has recently seen modest net migration gains, its natural increase has turned negative.

Mining Readiness Strategy

The Thunder Bay Community and Economic Development Corporation (CEDC) releases its Mining Readiness Strategy (MRS) report in February 2021, and identified that mining in northwestern Ontario is expected to generate a peak of 2,000 construction and 3,400 new jobs by 2023, and implied that demand will rise in the City of Thunder Bay as a result.

Specifically, the study identified six (6) operating mines and fifteen (15) major exploration sites in the region. The study map on page 8, shows that half the operating mines (3 of 6) are

located in close proximity to Thunder Bay. The CEDC advised that of the two mines located within 1.5 hours by car or air, among the 1,380 employees, approx 700 live in Thunder Bay. One third of the major exploration sites (5 of 15) are also located in closer proximity to the City of Thunder Bay.

The Report states on page 21, that the City “is well perceived as a full-service community with the most amenities (housing, hotels, etc) required for residents and visitors.” and goes on to say “Thunder Bay is well positioned to attract and retain mining sector workers and their families due to the city’s premier amenities and opportunities.”

Should the City capture half of the estimated 1,133 new forecast local area mining jobs then, per 2020 mine data patterns, the jobs would likely be distributed in the following occupations:

<u>OCCUPATION</u>	<u>Percentage</u>	<u>Number of Jobs</u>
<i>Production occupations:</i>	<i>24%</i>	<i>136</i>
<i>Trades Occupations</i>	<i>11%</i>	<i>66</i>
<i>Professional & Physical Sciences</i>	<i>9%</i>	<i>54</i>
<i>Supervisors and Foremen</i>	<i>7%</i>	<i>42</i>
<i>Technicians</i>	<i>7%</i>	<i>42</i>
<i>Support Workers</i>	<i>4%</i>	<i>24</i>
<i>HR and Finance Workers</i>	<i>3%</i>	<i>18</i>
<u><i>Other Occupations</i></u>	<u><i>35%</i></u>	<u><i>209</i></u>
<i>TOTAL</i>		<i>567</i>

The Report states on page 36, that “most labour is sourced locally and the operating mines purchase most goods and services in the local area (estimated 70%).” In the fiscal analysis section (p.36) the Report indicates that each of the current 2,675 mining job generates on average \$385,000 worth of GDP (direct wages, expenditures, secondary activity and induced activity) as well as \$63,500 in taxes to governments. The Report identifies that in 2019, \$500 million was spent on northwestern Ontario mine goods and services, This calculates to \$187,000 per current mining job. The study notes for every \$10 million on goods and services, 5 direct and 4 indirect jobs are created.

This CEDC report data implies that 561 additional jobs generate \$106 million in goods and services, plus 52 direct and 41 indirect jobs, for a minimum total of 654 Thunder Bay jobs.

The Report reviews possible mining activity demand for employment lands, and offers an inventory of such lands within the city (pages 23-25). Unfortunately, no forecast of possible housing demand and associated need for additional housing lands is offered.

The Summary and some highlights from the CEDC Mining Readiness Strategy report are included as Appendix D.

In my opinion, based on the Mining Readiness Strategy findings, it would be conservative to say that from the estimated 3,400 new permanent mining jobs to be created by 2023, about **650 new jobs would come to the City, and these workers will need additional homes.**

Stats Canada notes Thunder Bay city has an employed labour force with 57,040 jobs and 47,185 occupied households (2016). At this current ratio (0.825) it is estimated that the new mining jobs could support an additional **540 households**. This would mean an annual average demand for at least **180 more additional homes every year**, for the next 3 years.

Summary

The Ontario Home Builders Association new “Baby Needs A New Home” Report (Oct 2021) identified a ‘family-friendly’ housing supply gap in Thunder Bay, and forecast that due to population growth the City will need 1,526 more homes for households by 2026, which is an annual average demand for over **305 additional homes every year**, for the next 5 years.

The CEDC’s recent Mining Readiness Strategy (Feb 2021) found that mining in northwestern Ontario is expected to generate a peak of 2,000 construction and 3,400 permanent new jobs by 2023. With five of fifteen new mines locating close to the City, Thunder Bay is expected to capture approximately 561 new mine jobs, plus 52 direct and 41 induced jobs, for 654 in total. At the current Stats Canada, local jobs to dwellings ratio, the new mining jobs could support an additional 540 households. This means an annual average demand for at least **180 more additional homes every year**, for the next 3 years.

The two above recent documents identify that Thunder Bay city should prepare for an annual demand for 485 additional dwelling per year, for at least the next three years.

B - Assessment of the Data in City Annual Lot Inventory (CALI) Reports

City Annual Lot Inventory (CALI) Report – March 2021

City planning staff process applications for plans of subdivision, whereby new lots are created and therefore feel they have a direct measure of available vacant, new residential lots. In the spring, City planning staff typically provide Council with an annual counts of occupied and remaining 'vacant' lots (lots where a building permit has not yet been applied for) within Registered plans. They also provide counts of up-coming lots, being those on the way to becoming available (draft approved) and lots that were in new proposed plans (on circulation). The report also notes the numbers of residential units, and also discussed possible potential lot supply.

The latest CALI report, from March 2021, for the year 2020 is included as Appendix E.

The March 2021 CALI report noted a total of ninety-one (91) vacant lots, intended for single detached dwellings, in urban-serviced plans of subdivision, up from 69 in 2018. The majority of the 2020 singles lots were in the south (66 lots) with **only twenty-five (25) lots in the north part of the City.**

About AVAILABLE Lot Supply

The dominant lot supply document has always been the City's Annual Lot Inventory (CALi) reports. They provides a useful picture of the possible numbers of lot and units that might become available over the coming 20-year time span of the Official Plan. However, for the immediate and short term lot supply, it is inaccurate, due to a number of assumptions.

The Lot Inventory Reports note "the supply of readily available lots/units is most easily measured by taking count of the number of lots available for sale in registered plans of subdivision." Unfortunately, assuming that any un-built lots are "available" is unrealistic, because the situation is different in Thunder Bay than in many other Ontario municipalities, where the land developer is usually also the dwelling builder. In Thunder Bay there is a separation, and the land developers are usually NOT the dwelling builder. Many lots are purchased by the builders and are held as sites, or inventory, for future construction. These lots are therefore not available for sale, or immediate construction. To count all un-built lots

as being available lots is simply wrong and provides an over-stated image of building lot supply. Because of this assumption, there is a disconnect between vacant lots available according to Planning staff, as compared to listings of the Thunder Bay Real Estate Board. As a result of these assumptions, all but one of the 91 vacant Registered urban single lots identified in the City Lot Inventory in the spring – were all sold, with only one lot on resale.

About Residential INTENSIFICATION Rates

The City Lot inventory states that in 2019, thirty-five (35%) percent of all new residential units in the urban serviced area were created through intensification, and that in 2020 that intensification percentage increased to forty-three (43%) percent, and will increase further due to Official Plan policies and proposed new Zoning by-law regulations. Some suggest that strong intensification is due to the extreme lack of supply, of new urban serviced building lots, and say Infill has extremely low potential for lot supply, as dependence on previously owned vacant lots is entirely unpredictable, infill lots usually result in multi-unit buildings, and therefore lots in new plans, are more reliable as the primary source of building lots, especially for single detached dwellings

About Home CONSTRUCTION Rates

The City Lot Inventory reports that the number of singles constructed in the Urban Settlement Area, in 2019 was 40, and in 2020 it was 31. However, it should also be noted that most of these were in Mapleward Estates on partial services only. For intensification construction, in 2019-2020, only 15 of the 94 dwelling units on infill lots, were single detached dwellings.

Among the total 71 single detached dwelling from 2019-2020, annual singles, very few (under 10%) are on urban infill lots, while almost half are on previously 'owned or held' lots, and the rest are on lots in new plans. It has to be noted that of the 46 lots appearing in 2020, most (42) were on lots with septic, and partial (city-water only) services, and ninety-one (91%) were all located in the south part of the City.

About Current LOT TURNOVER Rates

The City lot inventory notes that in 2019, in registered plans, 38 lots were developed, while 42 new lots were added (became Registered). The Report states that it assumes, based on 5-yr averages, that 46 lots per year will appear annually, emerging out of lots in Draft Approved

Plans to become fully Registered lots. For the same 5-yr period building permit indicated an annual average of 72 single detached dwellings being constructed. **From CALI report numbers, construction demand appears to be 56% higher than lot supply.**

The noted CALI average of 46 new lots, include partial service area, and it is certainly too low to offer home buyers necessary choice, in lots on full urban services, particularly if they seek a location in the north part of the City.

About FUTURE Lot Supply

The City Lot Inventory does provide the best source for estimating the possible number of future residential, urban, single lots that could be coming into the supply, in the medium and long term. Such projections rely on data about Draft Approved plans of subdivision, and plan of subdivision applications that are on Circulation.

The unpublished data about lots in Draft & On Circulation plans is attached as Appendix F.

Currently, the possible number of new singles lots from Draft Plans is 756, and all of these start as vacant lots. It should be noted that only 578 are lots for urban-serviced singles, and of these only 257, or **only 44% percent of these future lots are for singles, would be located in the north part of the city.**

Currently, the possible number of new lots from Plan on Circulation, is even worse. These plan could provide only 470 additional lots. **According to the 2021 CALI report, none, (0.0%) of the new lots in current Plans on Circulation would be on full urban services; and none (0.0%) of the new lots would be located in the north part of the city.**

Regarding Forecast POTENTIAL Lot Supply

The City Annual Lot Inventory Reports (CLIR) have always advised that “in terms of a supply of appropriately designated lands...the amount of land will support anticipated development for years (decades) to come, offering adequate opportunity for choice and growth.” [in the future].

Not all designated land is equal, or relevant, when considering immediate and mid-term supply of urban-serviced building lots. In the past the possible development of 28,000 units on designated lands in Parkdale would not count after the Parkdale Bog was identified and designated. Lands for dwellings on private well and septic in the Rural do not count. Lands that would support partial (city water only) development do not count. Remaining lands in Parkdale or other areas that require multi-million dollar extensions of sewers, roads and bridges do not count. These lots and estimated long-term potential cannot be reasonably considered as likely to become available. For builders and home buyers 'real' supply matters.

C - Assessments of Other Data and Findings on the Supply of Building Lots

Thunder Bay Real Estate Board

Attached as Appendix G, is a letter from the Thunder Bay Real Estate Board (TBREB), dated August 4, 2021. The TBREB represents 261 member realtors, with over 200 active current listing within the City.

This letter states that the Board is of the opinion that a need currently exists in the City of Thunder Bay for additional lots. The Board notes, there are a limited number of homes available for sale, there is a shortage of available lots, additional lots are needed to maintain a healthy market, and such additional lots would help manage rising property values, while shortages negatively impact both citizens and those who wish to relocate to Thunder Bay.

The TBREB finds that there is simply a scarcity of available residential lots. The biggest negative impact associated with under-supply is over-pricing. Buyers are forced to pay too much and are getting too little value for their money. The values not being delivered are building quality, building type selection and location selection. Scarcity means that the Official Plan General Principle, found on page 5 and Residential Areas affordability Objective found on page 72 is not being met. That Principle states: “ *The City will encourage the development of diverse and affordable housing to help attract and retain young families, to accommodate people of all ages and abilities, and to provide housing options for an aging population.*”

According to the professionals whose livelihoods depend on the residential real estate market, **there are not enough lots available anywhere in the City, in the north or south parts.**

Multiple Listing Survey – August 2021

A Review of MLS vacant lot listings was completed in August 2021, and the findings strongly supported the TBREB opinion. The MLS Vacant Lots Report is provided in Appendix H.

If a resident or builder in the City wants to find an available vacant lot to purchase, to build a house on, then the very first and most obvious place they look is at real estate listings, and of the various locations and forms of listings, the largest by far is the Multiple Listing Service of the local Real Estate Board and its member realtors.

The August 2021 MLS Vacant Lots Report found eight (8) vacant residential lots on full urban serviced (municipal sewer and water) in the north part of the City (north of the Harbour Expressway). They were at various scattered locations, and although the average lot price was \$95,800, the vacant infill lots ranged in price from a low of \$39,000 on Winnipeg Ave, to a high of \$249,000 also on Winnipeg Ave.

The supply of vacant infill lots in the south part of the City was similarly scattered, showing a slightly lower price. The average vacant infill lot price was \$73,000, among seven (7) lots, and with the price ranging from a low of \$39,900 on Victoria Ave, to a high of \$99,000 on Mary St.

Among all fifteen(15) urban serviced, vacant lots listed on MLS in the City, only one, on Tuscant Ct was for sale (at \$124,900) in a new registered plan of subdivision.

Vacancy Survey of Lot Developers – August 2021

On August 20, 2021, Northern Planning contacted by phone every developers who, according to the unpublished (CALI) report Summary of Lots By Status, of March 2021, had vacant lots, intended for single detached dwellings, on lots with full municipal services. The CALI report identified ninety-one (91) such vacant lots, with twenty-five (25) or **only 27 percent of these vacant building lots are located in the north part of the City.**

In Thunder Bay, unlike in southern Ontario, many lots are purchased by the builders and are held as sites, or inventory, for future construction. These lots are therefore not available for sale, or immediate construction.

Every company listed on the CALI, with vacant urban-serviced lots, for single detached dwellings, in registered plan of subdivision, was contacted by phone, on August 20, 2020; and the surprising result was that **NOT ONE VACANT LOT was actually available for sale.**

Findings About FUTURE Prices

The price of new homes in Thunder Bay has always been linked with and dependent on the supply of new residential lots. In the last 2 years both CMHC and Market Reports (REMAX) cite a lack of supply as a key cause of **annual new home price increases of 10-17%.**

Back in Dec 2020, REMAX noted “with **low inventory and growing demand**, the price of single detached homes in Thunder Bay increased to \$278,381...Remax expects seller’s market conditions to persist in 2021, with a 10% increase to an average of \$273,308.

Back in Dec 2020, REMAX noted “Brokers anticipate average sale price increases in smaller markets such as North Bay (four per cent); Sudbury (five per cent); **Thunder Bay (10 per cent)**; Collingwood/Georgian Bay (10 per cent); and Muskoka (20 per cent), where the move-over trend has remained strong.

The CMHC Housing Market Outlook of Spring 2021, states: Total sales outpaced total new listings... sales growth has been stronger for relatively more expensive single-detached units, since households have sought larger homes from which to work, further supporting overall average price gains.”[increases]. “The ratio of single-detached starts to total starts will increase, reflecting the shift in preference toward single-detached units on the resale market, as indicated by their **current low inventories and strong price growth**.” CMHC report excerpts are included as Appendix I, while Remax excerpts are Appendix J.

In Oct 2021, Lynn McNutt of REMAX Canada notes: “On the new-construction front, housing starts are generally slow in Thunder Bay, with **new-home inventory and construction falling short of current demand**. Young couples will also drive move-up buyer activity next year – a segment that has been highly challenged by low supply and rising prices.”

In October 2021, Karen Hill, V-P TBREB stated; “Beyond the low interest rates, Thunder Bay is also **facing a shortage of houses** being put up for sale, which contributes to the rise in prices as well. More new builds would be great, we could definitely sell them if given the opportunity.”

Similarly, CMHC in the National Housing Market Assessment of Oct. 2021 states; “Housing inventories for Canada remain low. The **pace of new home absorptions remained strong** though the first half of 2021, with 85% of newly built homeownership units selling upon completion in each of the first two quarters, the highest this ratio has registered since the early 2000’s.”

PART 3 – CONCLUSIONS AND RECOMMENDATIONS

1. Annual Demand for New Housing in the Next 3 to 5 Years

The Ontario Home Builders Association new “Baby Needs A New Home” Report (Oct 2021) identified a ‘family-friendly’ housing supply gap in Thunder Bay, and forecast that due to population growth the City will need 1,526 more homes for households by 2026, which is an annual average demand for over **305 additional homes every year**, for the next 5 years.

The CEDC’s recent Mining Readiness Strategy (Feb 2021) found that mining in northwestern Ontario is expected to generate a peak of 2,000 construction and 3,400 permanent new jobs by 2023. With five of fifteen new mines locating close to the City, Thunder Bay is expected to capture approximately 561 new mine jobs, plus 52 direct and 41 induced jobs, for 654 in total. At the current Stats Canada, local jobs to dwellings ratio, the new mining jobs could support an additional 540 households. This means an annual average demand for at least **180 more additional homes every year**, for the next 3 years.

In summary, the two above recent documents identify that Thunder Bay city should prepare for an annual demand for 485 additional dwelling per year, for at least the next three years.

2. Current Lot Supply According to Real Estate Data

In August 2021, the Thunder Bay Real Estate Board (TBREB), advised there are a limited number of homes available for sale, **there is a shortage of available lots, additional lots are needed to maintain a healthy market**, and such additional lots would help manage rising property values, while shortages negatively impact both citizens and those who wish to relocate to Thunder Bay.

A Review of MLS vacant lot listings, completed in August 2021, found **eight (8) vacant residential infill lots on full urban services in the north** part of the City (7 in south part). These north vacant infill lots were at various scattered locations, and ranged in price from a low of \$39,000 on Winnipeg Ave, to a high of \$249,000, also on Winnipeg Ave. **Among the 15 infill lots listed on MLS, only one was in a newer registered plan of subdivision.**

On August 20, 2021, Northern Planning contacted every developer with vacant lot listed in the CALI, intended for single detached dwellings, on lots with full municipal services. Of the ninety-one (91) such vacant lots, twenty-five (25) were in the north part of the City. The Survey of Developers found that **NOT ONE VACANT LOT was actually available for sale.**

In summary, in the north part of the City there are eight (8) infill lots, and zero (0) urban-serviced building lots currently available in Registered Plans of Subdivision.

3 Lot Supply On-Stream According to the CALI Reports

The Spring 2021 City Annual Lot Inventory (CALI) report identified a supply of 91 vacant urban building lots, but only twenty-five were in the north part of the City. Upon review, these number was found to be an over-statement due to builder inventories. At the other, long-term end of the supply spectrum, the CALI estimates of designated lands with potential to provide building lots were found not likely to be available, and therefore not relevant to the market.

In regard to short term, the CALI reports provide a review of construction activity (take-up). Building permit records indicate a total of 351 new single detached dwellings ‘family-friendly’ homes were constructed in the 5 years between 2016 and 2021, being on average 71 homes annually, however the CALI report found that on average only 46 lots were becoming registered (available for sale) annually.

The CALI Report does provide the best source for estimating the possible number of future residential, urban, single lots that could be coming into the supply, in the mid-term. Possible number of new singles lots in Draft Plans is 756, and 578 are lots for urban-serviced singles, but **only 170 lots, or 29% percent would be located in the north** part of the city. The number of possible new lots from Plan on Circulation is worse. These plan could provide 470 additional lots, however **NONE of these would be on full urban services; and NONE of these new 470 proposed lots would be located in the north part of the City.** In summary, for the north part of the City, the best measure of supply indicates that **only 170 lots could come on-stream from Draft Plans, and of the 470 lots from On-Circulation absolutely zero would be in the north part.**

4 Insights into Housing Supply and Price Trends According to Real Estate Reports

In December 2020, REMAX noted “with **low inventory and growing demand**, the price of single detached homes in Thunder Bay increased to \$278,381...Remax expects seller’s market conditions to persist in 2021, with a 10% increase to an average of \$273,308.

The CMHC Housing Market Outlook of Spring 2021, states: “Total sales outpaced total new listings... sales growth has been stronger for relatively more expensive single-detached units ... The ratio of single-detached starts to total starts will increase, reflecting the shift in preference toward single-detached units on the resale market, as indicated by their **current low inventories and strong price growth**.”

The CMHC, National Housing Market Assessment of Oct. 2021 states; “Housing inventories for Canada remain low. The pace of new home absorptions remained strong though the first half of 2021, with **85% of newly built homeownership units selling upon completion** in each of the first two quarters, the highest this ratio has registered since the early 2000’s.”

In Oct. 2021, Lynn McNutt of REMAX Canada notes: “On the new-construction front, housing starts are generally slow in Thunder Bay, with **new-home inventory and construction falling short of current demand**. Young couples have been highly challenged by low supply and rising prices.”

In Oct. 2021, Karen Hill, V-P TBREB stated; “**Thunder Bay is also facing a shortage of houses** being put up for sale, which contributes to the rise in prices as well. More new builds would be great, we could definitely sell them if given the opportunity.”

In summary, Thunder Bay faces real danger of excessive housing price increased due to a continuing lack of supply.

5. Overall Thunder Bay Housing Lot Supply Forecast

In terms of demand, according to new reports, the Thunder Bay City will need at least 480 additional homes - every year for at least the next three to five years.

In terms of new home supply, according to CALI reports, the City market has, on average, been constructing 71 new single detached dwellings annually - one sixth of what is needed.

In terms of current residential lot supply, according to new Reports in August 2021, there were only eight vacant infill lots, and zero (0.0) new building lots, for single detached homes, available in the north part of the City.

In terms of forecast lot supply, on-stream, from Draft Approved Plans, only 170 lots, or 29% percent would be located in the north part of the city. Therefore, at least 110 additional lots are needed in the north part of the City, to serve a balanced market and provide equal choice.

In terms of forecast future lot supply, from Plans on Circulation there could be 470 additional lots, but none would be on full urban services, and none would be in the north part of the city. At least 470 additional lots are needed in the north part of the City - to serve a balanced market, and provide equal choice.

In summary, it appears that the annual need for at least 480 new homes cannot be meet given the limited lots available in current plans of subdivision under development.

It also appears the supply of lots needs to be increased by 580 lots in the north part of the City, to support a balanced market supply and provide sufficient housing choice.

6. Desirable Actions

Until this report was compiled, the only evidence of the ‘real’ need for more residential building lots was mostly dispersed and anecdotal. Unfortunately, the research of others, and the local research conducted, has revealed residential building lot shortages are much greater, and more urgent than initially anticipate.

Action steps are needed to address identified needs. It is suggested that within the powers available to Council, the following types of initiatives would be helpful:

Regarding Growth Area

- Recognize that there is an overall shortage in the supply of residential building lots,
- Decide that the preparation of a Secondary Plan for Belrose Area is warranted,
- Direct that a Secondary Plan Area Study - Term of Reference be adopted,
- Direct the Planning cooperate with residential developers in Plan preparation.

Regarding Residential Information:

- Recognize that some assumptions and related shortfalls occur in the CALI reports, and direct that steps be taken to improve this tool,
- Include review of the latest Ministry of Finance population projections into CALI reports,
- Work more closely with the CEDC and similar agencies, including TBREB to convert new economic growth indicators into specific City job estimates, and projections of the number of new households that will need to be accommodate,
- Re-establish a regular (5-yr) analysis of household formation projections, for use an input into any needed housing demand, and the related projections of future need for additional residential lands in the Official Plan.

Regarding Development Policies, Practices and Attitudes

- Re-establish the past practice of developer’s round-table into a regular two-way process,
- Officially recognize the core purpose of the Official Plan is “to Guide Needed Growth”
- Attempt to shift application review attitudes, to consider development not as necessary evils, but as opportunities to grow the assessment base and build a better community.

7. Report Recommendations

It is recommended that Thunder Bay City Council passes a Resolution which:

1. Accept this Report for information,
2. Declares that the preparation of a Secondary Plan for the Belrose Area is warranted,
3. Directs that the Planning Division work speedily with the Developer to:
 - a) Finalize the proposed Belrose Secondary Plan Area Study Terms of Reference,
 - b) Review and work with the Developer to present the Study Area Background Report at a Public Information Meeting, and circulate the document for feedback,
 - c) Work with the Developer to Finalized the proposed Belrose Area Secondary Plan for presentation to Council, and,
 - d) Prepare the appropriate Administrative Report and any Recommended Resolutions for Council for consideration.

List of Appendices:

APPENDIX A – Draft Resolution for City Council

APPENDIX B – Draft Terms of Reference for A Belrose Secondary Plan Study

APPENDIX C – Excerpts – BABY NEEDS A NEW HOME, Ontario Homes Builders' Association, Oct 2021

APPENDIX D – Excerpts – MINING READINESS STUDY, Thunder Bay CEDC, Jan 2021

APPENDIX E – Annual Lot Inventory (CALI) Report, City of Thunder Bay, March 2021

APPENDIX F – Lots in Subdivision (CALI) Unpublished, City of Thunder Bay, May 2021

APPENDIX G – Letter – Thunder Bay Real Estate Board – Aug. 6, 2021

APPENDIX H – MLS Vacant Lots Listings Report – Northern Planning, Aug. 18, 2021

APPENDIX I – Excerpts – CMHC Housing Market Forecasts

APPENDIX J – Excerpts – REMAX Housing Forecasts

It is suggested that following review of the Planning Rationale to justify the preparation of a Belrose Secondary Plan, that the Planning Division bring a brief report to Council, and that report include a Recommendation, something like the following:

“The Planning Division recommends that Thunder Bay City Council passes the following Resolution:

That with respect to the Report “An Urgent Need” provided by Digregorio Investments, it is resolved that:

1. The Report is accepted for information,
2. The preparation of a Secondary Plan for the Belrose Area is warranted,
3. The Planning Division is to work speedily with the Developer to:
 - a) Finalize the proposed Belrose Secondary Plan Area Study Terms of Reference,
 - b) Review and work with the Developer to present the Study Area Background Report at a Public Information Meeting, and circulate the document for feedback,
 - c) Work with the Developer to Finalized the proposed Belrose Area Secondary Plan for presentation to Council, and,
 - d) Prepare the necessary Administrative Reports with implementation Recommendations for consideration by Council in spring 2022.”

Three-Step Process

Following agreement on the limits of the Study Area, the applicant proposes to prepare an area Background Report which includes suggested development options, for internal circulation to City of Thunder Bay, to be followed by an Applicant's Public Open House to review the Background Report, and it would then be updated and completed with submission of the Proposed Belrose Secondary Plan.

Matters like recommended phasing, municipal funding strategy, and design guidelines will be detailed in the final Belrose Secondary Plan document.

The Background Report will contain the bulk of the analysis and recommendations.

Background Report Content

The Secondary Plan Background Report will:

- Identify and examine existing land uses, sites with cultural heritage value/features, and areas with natural heritage features, the plan area's soils, geology and surface and ground water conditions, existing water and wastewater systems, stormwater management and transportation systems. This work will review existing conditions, constraints and opportunities for growth and development;
- Identify areas suitable for development, areas to be retained in natural condition and areas required for infrastructure requirements;
- Present several options for an appropriate mix of land uses and amenities, noting integration with existing development and alignment with Provincial and local growth goals;
- Determine municipal servicing requirements including water, sanitary, and storm requirements to support development and mix of land uses;
- Determine transportation/road network requirements and improvements to support development, including active transportation and the urbanization of the existing street system and future road networks;
- Develop appropriate policies to support mix and range of appropriate land uses that are consistent with Provincial and City of Thunder Bay Official Plan objectives.

Stefan Huzan

Northern Planning

ONTARIANS ON THE MOVE: PROJECTING ONTARIO'S GROWING NUMBER OF HOUSEHOLDS

Executive Summary

Ontario's population grew by nearly one million people in the five years between July 1, 2016, and June 30, 2021, after growing by just over 600,000 persons in the previous five years. This dramatically increased the demand for housing, while the rate at which new homes were built stayed virtually unchanged. This increased demand, from young Ontarians that have started to, or would like to start, a family with no change in supply, contributed to rising home prices and a shortage of family-friendly housing across Southern Ontario before the pandemic.

To estimate the size of this supply/demand mismatch, we calculate the number of households that would typically be formed, at a Census Division level, across Ontario, given the demographic profile of the population increase. We estimate that 413,753 households should have been formed, but only 349,039 new housing units, of all types, were built over those five years. This difference, of 64,714 households, can be thought of as the *supply gap* of housing over the period. These are households that would have been formed, but were not, and had to find alternate arrangements (e.g. adults in their 20s and 30s living with parents rather than starting their own households).

Using the same methodology, we can also project the number of households that will be formed using Ontario Ministry of Finance population projections, at a community level. If those population projections prove prescient, and 2.27 million more people are added to Ontario's population between 2021 and 2031, we project that an additional 911,347 households should be formed over the next ten years.

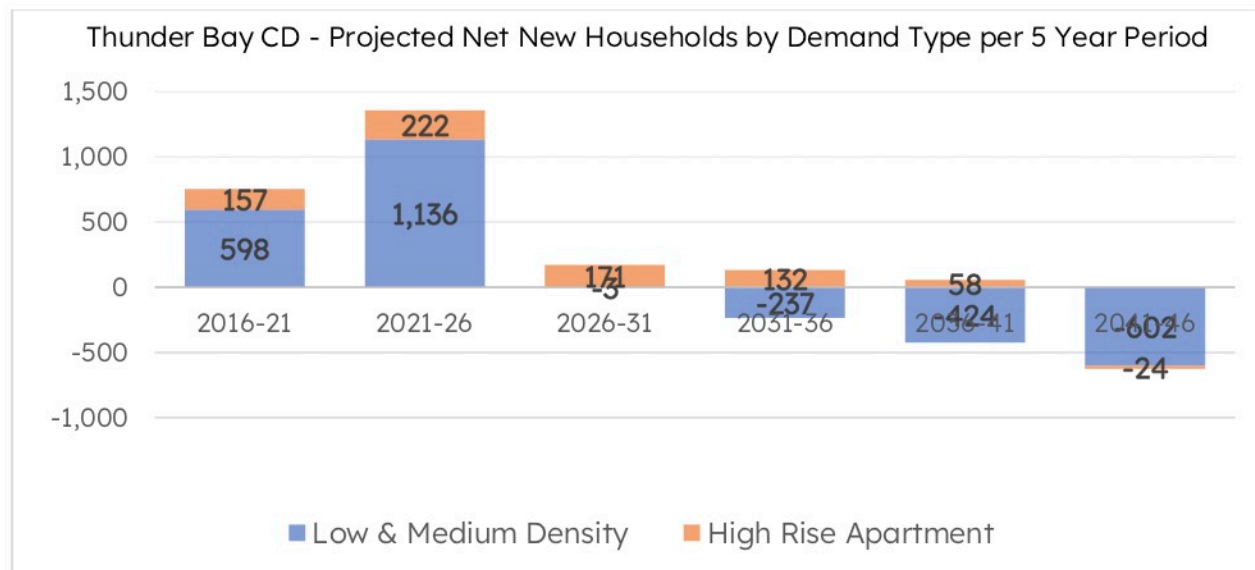
Adding together the unformed households from 2016-21 due to the supply gap of homes, along with the formation of new households, we project, on net, an additional one million households to be formed in the next ten years, requiring one million new homes.

The number of households that are actually formed will be determined, in part, by a set of policy decisions including immigration policy, labour policy, rules governing international students and, of course, housing policy. This estimate of one million additional households should be taken as what could be expected in the absence of policy changes. Ultimately, the future is what we make of it, and the decisions we collectively make as a province and a country.

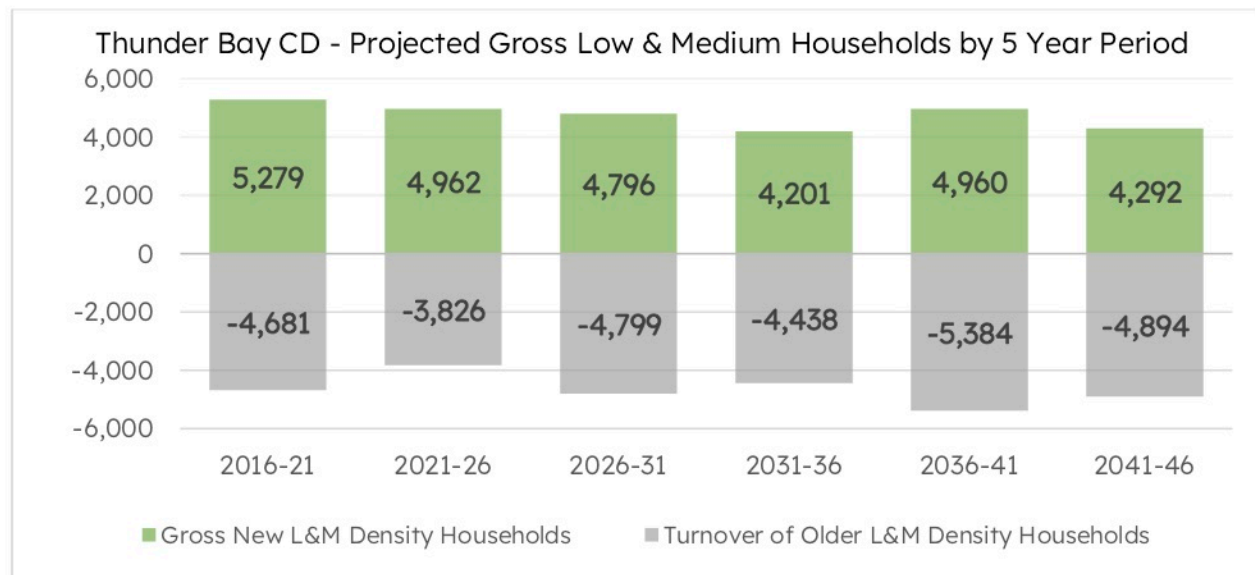
This report is not a planning document, nor is it a planning forecast, but we hope it will inform planners and policymakers of the high (by Ontario standards) levels of population growth and housing demand, at a community-by-community level, that the province is projected to experience over the next decade. We must plan for an adequate supply of family-friendly, climate-friendly housing, in or near the communities in which people work, to attract and retain talent, to provide available and attainable housing and a high quality of life for all Ontarians, and to ensure employers have access to the local labour they need to build a stronger, cleaner economy.

Thunder Bay Census Division – Household Projection

The Ontario Ministry of Finance projects Thunder Bay Census Division's population to grow by 3,624 persons over the next 10 years. This would counteract the 3,863 person decline experienced between 2006-16. Over the next 10 years, we project an additional 1,526 households⁹³, on net, living in Thunder Bay Census Division, occupying 393 high rise apartment units and 1,133 low and medium density housing units, on net.



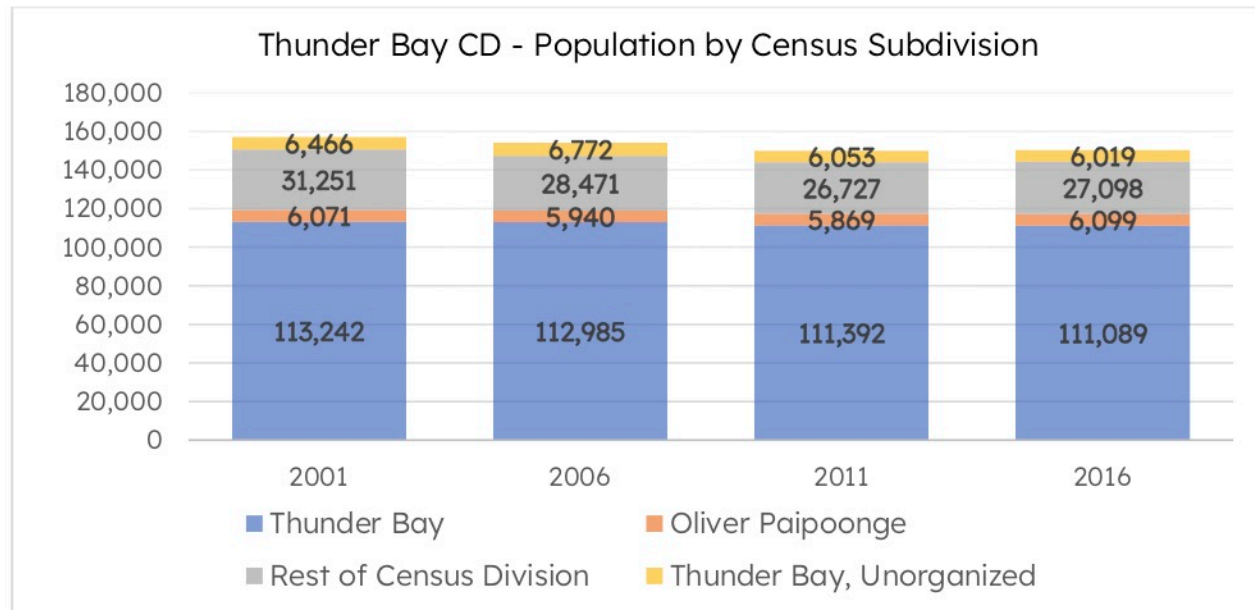
From 2021 to 2031, 9,758 new young families occupying low and medium density will be formed. This will be offset by 8,625 older families leaving existing low and medium-density housing.



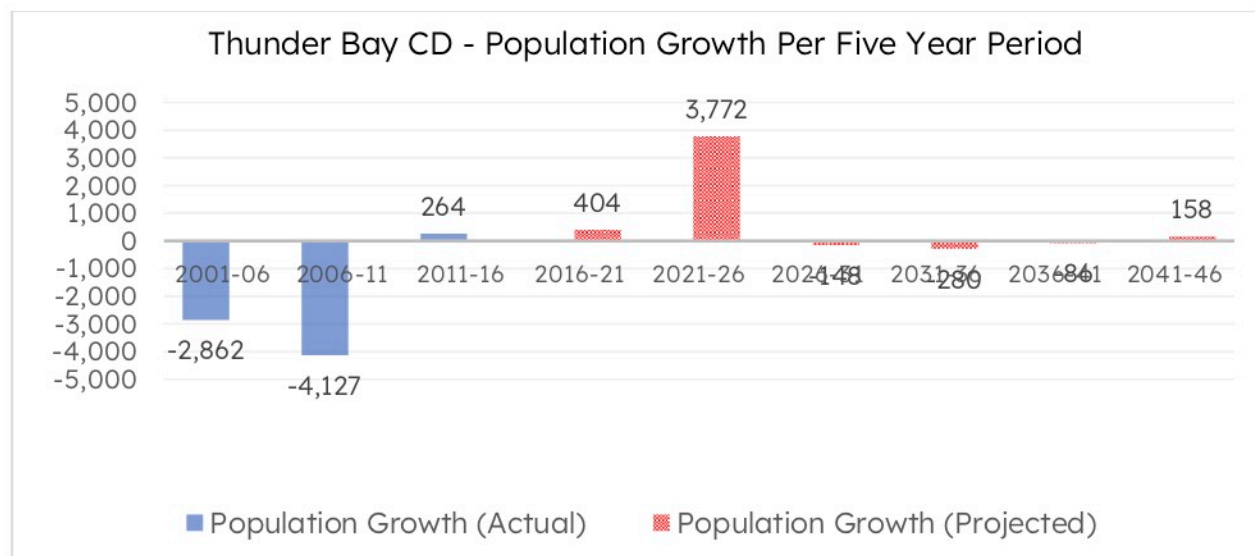
⁹³ This data is intended for use as a projection of future household formation and housing demand and is not intended to be used as a replacement for planning documents.

Thunder Bay Census Division – Population Projection

Thunder Bay Census Division is comprised of the 33 separate Census Subdivisions, by far the largest of which is the city of Thunder Bay. Many of those Census Subdivisions experienced population decline from 2001 to 2016, though two (the municipality of Shuniah and the First Nation reserve of Fort William 52) experienced an increase of over 300 residents.



Thunder Bay Census Division's unusual population growth projection for 2021-26 is almost certainly due to the return of international students after the end of the pandemic. The Ontario Ministry of Finance projects that once those students have returned, the population of the Census Division should stay relatively unchanged for the next two decades.



Executive Summary

Northwestern Ontario is positioned to capitalize on a significant regional economic development opportunity over the coming years due to the current 6 operating mines (gold and palladium) and 15 major exploration projects (gold, palladium, lithium, graphite and nickel-copper-PGE) in the region.

The City of Thunder Bay and the Community Economic Development Commission (CEDC) engaged MNP to develop a Mining Readiness Strategy focused on business development in mining supply and services, workforce training and development, transportation and electrical infrastructure, economic impacts, research and development, and gaps and barriers to mine development.

What we heard from Stakeholders

MNP developed the strategy through mining industry stakeholder interviews with 18 exploration and mining companies and 25 associations (representing a 93 percent participation rate), and documentation review of public reports to compile valuable mining sector information and develop recommendations for the CEDC's strategic priorities.

Mining Supply and Service Businesses: The mining operations companies (representing the buyer) recommended a focus on quicker customer service times due to mine proximity, general mine support businesses, training centers, structural mining materials, delivery services and chemical processing.

Proximity to Mines	Workforce Training	Critical Minerals	Available Land
<ul style="list-style-type: none"> Local distribution centers. <ul style="list-style-type: none"> Transportation and logistics services (e.g. trucking). Equipment and parts service centers. General mine support services (e.g. security, transportation, cleaning, catering, health, etc.). Ground support materials (e.g. shotcrete). 	<ul style="list-style-type: none"> Skilled trades training centers. Mining skills training centers. Life skills and career development services. 	<ul style="list-style-type: none"> Chemical processing plants for critical mineral processing (e.g. lithium, graphene). 	<ul style="list-style-type: none"> Promote available commercial and industrial land available in the city.

Employment in the Mining Sector: Operations jobs estimated to peak around 2026 and construction jobs estimated to peak around 2023, if no interruptions occur to the major exploration projects.

3,600+ Mine Operations Jobs in 2020 Estimated for the 6 operating mines in Northwestern Ontario.	100% Increase in Mine Operations Jobs Estimated to peak at 7,400+ total positions.	2,000+ Peak Construction Jobs in 2023 Estimated for the 15 major exploration sites in Northwestern Ontario.	7,000+ Peak Mining Jobs between 2023-2028 Estimated jobs required for construction and operation of new and existing mines.
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The location of the major exploration and operating mine sites is provided in Figure 5.

Figure 5: Northwestern Ontario Major Exploration and Mining Sites



6.1 Northwestern Ontario Employment

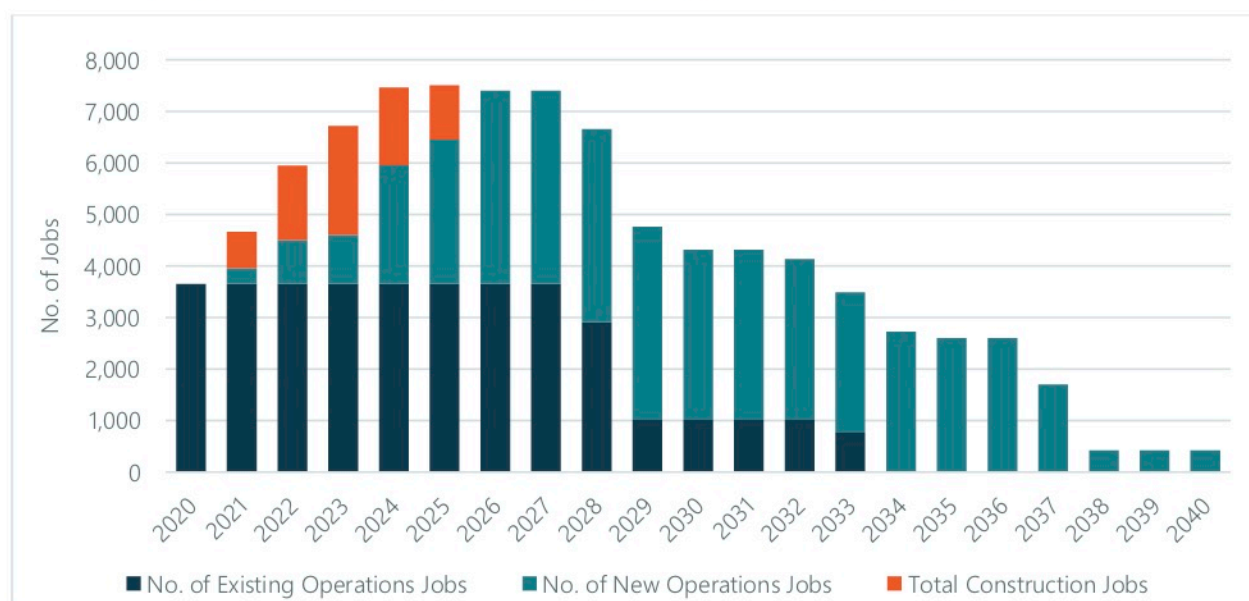
Employment in the mining sector in Northwestern Ontario is currently driven by the 6 operating mines in the region and is poised for growth with 15 exploration sites potentially transitioning to operating mines over the next 5-10 years. Based on current publicly available life of mine projections, employment in construction is estimated to be primarily required between 2021 to 2025 as most of the exploration sites are developed into operating mines. Employment in operations at the existing mines is estimated to remain constant to 2027, and subsequently decline as multiple mines begin decommissioning and closure from 2028 to 2033. New mine operations jobs are projected to grow year-over-year until 2026, before declining to present day levels in 2032. Actual start dates for construction and operations of new mine sites are subject to factors including metal prices, permitting timelines/approvals, discovery rates, project maturity of existing exploration projects, and new exploration projects advancing other than the sites covered in this study (Figure 16).

Figure 16: Estimated Current and Future Mining Employment Trends in Northwestern Ontario



Total projected annual flow of construction and mine operations jobs is outlined in Figure 17 below.

Figure 17: Estimated 20-Year Employment Outlook for Construction and Operations Jobs in Northwestern Ontario



Source: Stakeholder interviews and public documentation.

According to mining representatives interviewed for the study most labour is sourced locally and the operating mines purchase most goods and services in the local area. Goods and services purchased outside the local area are typically related to specialized equipment or services. Using average expenditure profiles for gold and silver ore mines in Ontario published by Statistics Canada³² and the goods and services interviewees reported purchasing outside the local area we estimated that approximately 70 percent of spending takes place in Northwestern Ontario. The resulting economic impacts that were created in Northwestern Ontario in 2019 are shown in Table 5. Mining in Northwestern Ontario was estimated to contribute direct impacts of approximately \$1,030 million of GDP, 2,675 jobs and \$160 million of revenue for all levels of government. In addition, indirect and induced impacts of approximately \$560 million in GDP, 4,480 jobs and \$170 million in revenue for all three levels of government were created in the local area.

Table 5: Economic Impacts to Northwestern Ontario – 2019

	Output (\$ Million)	GDP (\$ Million)	Wages and Salaries (\$ Million)	Employment (Jobs)	Government Revenue (\$ Million)
Direct	\$1,630	\$1,030	\$400	2,765	\$160
Indirect and Induced	\$990	\$560	\$250	4,480	\$170
Total	\$2,620	\$1,590	\$650	7,245	\$330

The increase in production at operating mines and the development of advanced stage exploration projects would increase the economic impact of mining in the local area. Based on the projected direct output between 2019 and 2030 (Figure 26) the total economic impacts in the local area were projected to increase by over 65 percent in 2020 and then almost double between 2021 and 2028 (see Figure 27 through Figure 31). In 2030 the economic impacts were projected to decline as some operating mines reach their end-of-life but were projected to be approximately 35 percent higher than in 2020.

³² The expenditure profiles used were from the Supply and Use Tables, 2016.

Figure 29: Total Wages and Salaries - Direct, Indirect and Induced (\$ Million) – 2019 to 2030



Figure 30: Total Employment- Direct, Indirect and Induced (Jobs) – 2019 to 2030

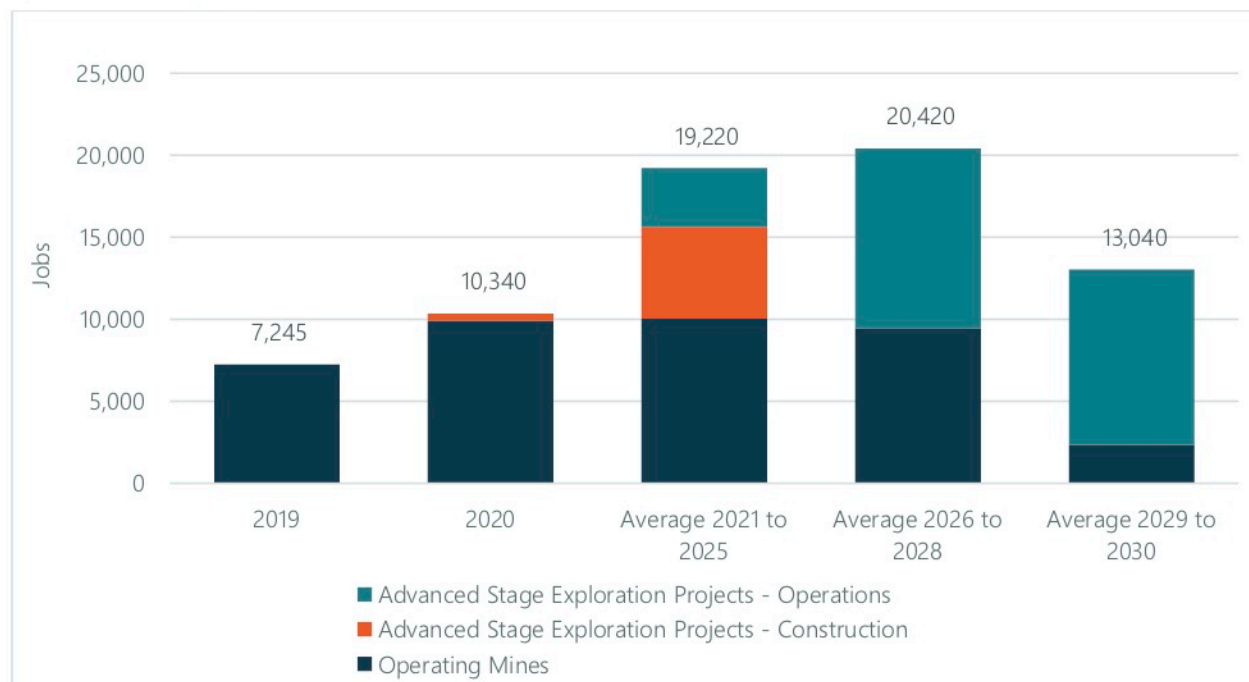
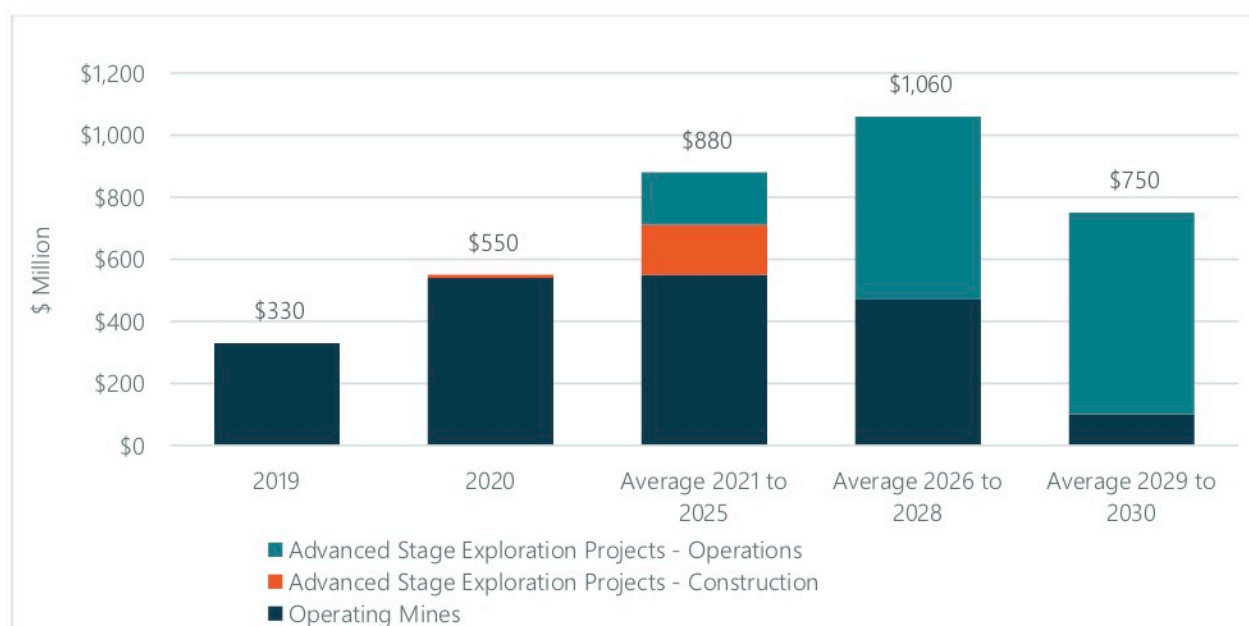


Figure 31: Total Government Revenue - Direct, Indirect and Induced (\$ Million) – 2019 to 2030³³

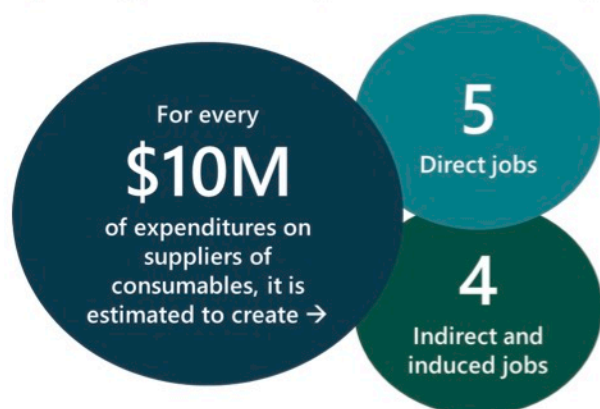


8.3 Local Supply and Services

Industry representatives interviewed reported purchasing most goods and services in the local area. The goods and services purchased outside the area include specialized engineering services, specialized processing equipment, drilling services, design and construction services. Goods and services purchased within the local area were estimated to account for approximately 70 percent of spending on vendors by the operating mines. In 2019 this was estimated to be approximately \$500 million.

Increased production in the direct mining operations activities is expected to lead to increased demand for consumables such as small tools, safety supplies, fuels, lubricants, construction materials, equipment rentals, and logistics services amongst numerous other types of indirect production costs (Figure 32).

Figure 32: Typical economic impacts in consumables and product distribution type activities



³³ Government revenue includes corporate income tax, personal income tax on wages, sales tax, royalties as well as property taxes.

Corporate Report

DEPARTMENT/ DIVISION	Development & Emergency Services - Planning Services	REPORT NO.	R 41/2021
DATE PREPARED	04/06/2021	FILE NO.	PROJ-01-2021
MEETING DATE	04/19/2021 (mm/dd/yyyy)		
SUBJECT	Official Plan Monitoring & Lot Inventory Report 2020		

RECOMMENDATION

For information only.

EXECUTIVE SUMMARY

The Official Plan contains monitoring policies that require an annual assessment of the effectiveness of the residential policies of the Plan, and the appropriateness of the affordable housing and intensification targets.

As a result of the evaluation undertaken, it is reported that the amount of land designated for residential development is appropriate since an adequate opportunity for choice and growth is provided. The lot supply is also adequate and based on average take-up rates, will support anticipated development for years to come.

Multiple unit housing forms account for more than half of the new residential units constructed over the last two years and support the City's affordable housing and intensification initiatives. The housing targets are being met and continue to represent achievable goals. Intensification targets in the Strategic Core Areas have not been met in the short term; however, it is anticipated that economic recovery efforts following the COVID 19 Pandemic will help to achieve the long term goal.

Residential Intensification

The policies of the Official Plan strive to focus development within the Urban Settlement Area where lands are fully serviced by municipal piped water and sewer, the road and active transportation networks are well developed, and a full range of appropriate community, recreational, and social services facilities are available. The policies of the Plan promote the intensification of the City's existing urban fabric and seek to have 20% of all new residential units developed on pre-existing lots. In 2019 35% of all new residential units within the Urban Settlement Area were created through intensification. In 2020, that percentage increased to 43%. It is expected that this trend will continue as homeowners take advantage of the Plan's Second

Unit policies, which promote the creation of a second dwelling unit in any single detached, semi-detached or townhouse dwelling.

Housing Form

The Official Plan supports a range and variety of dwelling unit types and an appropriate mix of densities that will facilitate a supply of housing that is accessible, affordable, accommodating to a mix of demographic and income groups, and is appropriate to the needs of the community. Recognizing the benefits of complete and compact communities, the 2019 Plan promotes new housing in multiple form or on smaller sized lots and seeks to have 20% of new residential units developed in plans of subdivision represented by these housing forms or lots. In 2019, 58% of the new units constructed were in apartment dwellings. In 2020, that percentage decreased by 9%. It is expected that demand for multiple housing forms will increase as residents make choices that support a more environmentally sustainable lifestyle.

The following table provides a summary of the range of housing forms constructed through new residential development and residential intensification by land use designation in 2019 and 2020.

2019 2020	Settlement Area		RURAL3	RURAL2	RURAL1
	URBAN	RURAL			
<u>Plans of Subdivision</u>					
Single detached dwellings	40 31	3 2	---	---	---
Two unit dwellings	---	---	---	---	---
Townhouse dwelling units	--- 5	---	---	---	---
Accessory apartment dwelling units	--- 1	---	---	---	---
Apartment dwelling units	56 24	---	---	---	---
<u>Infill and Severed lots</u>					
Single detached dwellings	9 6	4 4	2 1	2 2	9 3
Semi-detached dwelling units	8 4	---	---	---	
Duplex dwelling units	4 ---	---	---	---	
Accessory apartment dwelling units	6 6	---	---	---	
Townhouse dwelling units	--- 4	---	---	---	
Apartment dwelling units	25 26	---	---	---	
Total units by designation:	148 107	7 6	2 1	2 2	9 3
Total units:	168 in 2019 119 in 2020				

Residential Land and Lot Supply

It is a general objective of the Plan to provide for an adequate supply of residentially designated and serviceable land in appropriate locations in order to meet the City's housing needs. At a minimum, the plan prescribes that a ten year supply of land shall be designated for residential use with a goal of a three year supply of draft approved and/or registered lots and/or blocks being available.

The supply of readily available lots/units is most easily measured by taking count of the number of lots available for sale in registered plans of subdivision. A secondary supply exists in draft approved plans that are not yet on the market, but could advance to the registration stage in a relatively short period of time. In 2019, there were 104 lots for single detached dwellings available in registered plans of subdivision and 798 available in draft approved plans. Ending 2020, the inventories were similar with 114 registered and 756 draft approved. As lots are developed and removed from the inventory, supply is replenished when lots in draft approved plans move to registration, and when new plans of subdivision receive draft approval. Currently, in 2021, the supply of available registered lots for single detached dwellings is 114. It is expected that another 89 lots will be registered and added to the inventory before the end of the construction season.

In addition, it is anticipated that construction of a 34 unit apartment building on Junot Ave will be underway this summer, as well as two 28 unit apartment buildings on John St Road. To determine whether the existing quantity of supply is appropriate, the rate at which lots are developed and the rate at which new lots are brought on stream is examined. In 2019, 38 lots were developed and removed from the inventory. In 2020, 42 lots (Parkdale Stage 6) were added to the inventory as lots available in draft approved plans moved into the registered supply. Given the 5 year average take-up rate of 46 lots per year, the current supply of registered and draft approved plans is sufficient to meet demand for over 20 years. It is also important to note that there is a significant supply of developable land that exists within the urban area that is available for infill and intensification, as well as a significant supply within the rural area.

There are 3,861 hectares of land designated for residential development within the Urban Settlement Area and another 501 hectares set aside in the Growth Area. Additionally, there are 818 hectares of land designated as Rural Settlement Area where rural scale low density residential growth is to be focussed.

In terms of a supply of appropriately designated land; together, Residential lands within the Urban Settlement Area and lands designated as Growth Area represent the opportunity for approximately 12,340 units. Assuming two people per unit, this supply could accommodate a population increase of 25,000 and 60 years of supply based on current growth rates.

Housing Affordability

Affordable units may include all forms of housing; however, it is recognized that the types of residential units considered most likely to be affordable to households with lower-to-moderate incomes will be smaller lot, or multiple unit residential buildings.

As noted above, in 2019 and 2020, the percentage of new units in apartment dwellings represented 58% and 49% of the total; demonstrating that this more affordable housing form constitutes roughly half of the overall supply.

The Plan's goal is that 20% of all new residential units constructed each year are affordable. Affordability is established in accordance with provincial guidance, and in Thunder Bay equates to monthly rental or mortgage payments of approximately \$900 and sale prices under \$221,000. In 2019 and 2020, the average rent for a one bedroom apartment was \$856 and \$880 respectively. For a three bedroom apartment the average rent in 2019 was \$1,324 and in 2020 it was \$1298.

Recent statistics published by Canadian Real Estate Board note that Thunder Bay is one of the most affordable housing markets in the country with an average home price in 2019 and 2020 of \$231,407 and \$248,462 respectively, which is slightly above the price considered affordable for low and moderate income households.

Strategic Core Intensification

Lands designated as Strategic Core consist of the City's two traditional downtowns and adjacent areas considered appropriate for some core area functions. It is the Official Plan's objective to maintain and enhance these areas as unique focal points of activity and to strengthen their vibrancy and economic viability. The Plan encourages the development of properties within the Cores at higher densities than currently exist in hopes that the city will see a 25% increase in density over the next 10 years.

To measure the level of change occurring in the Core areas, a baseline inventory was created in 2018 and each subsequent year the number of vacant parcels and the number of properties with vacant buildings are assessed. Unfortunately, the downtowns have been hard hit by the COVID 19 Pandemic and there has been no measurable increase in density over the last two years. To assist property owners and businesses in rehabilitating buildings and tenancing vacant space, new grants were introduced through the Core Area Community Improvement Plan in 2021. One of the grants in particular provides for an incentive to convert and improve upper floors for residential use. To date interest in the program has been strong and growing.

CONCLUSION

Given the data that has been collected and presented in this report, it is concluded that there continues to be a sufficient supply of land designated for residential development and that the current supply of available lots is sufficient to meet anticipated demand.

The residential intensification targets established in the Official Plan are being met and continue to represent appropriate thresholds that are achievable.

Efforts to encourage the intensification of the Strategic Core Areas will continue and vacancy rates will be monitored.

Background

The City's Official Plan was introduced in March, 2019. It is the community's primary land use policy document. It contains goals, objectives and policies that function as a guide for land use planning decisions and development for all lands within the City. It provides direction on residential, commercial, industrial, recreational, and institutional land use as well as public infrastructure and environmental protection.

With respect to housing, the policies of the Plan require the provision of a supply that meets the City's needs including residentially designated lands, a broad range of housing forms, and standards to encourage affordable housing. Infill, intensification and re-development are recognized as critical components in the supply of housing.

To assess the impact of the Plan's policies, and the progress made in achieving established targets, the City's housing supply is monitored annually.

REFERENCE MATERIAL ATTACHED:

NONE

PREPARED BY: LESLIE MCEACHERN, MCIP, RPP.

THIS REPORT SIGNED AND VERIFIED BY:	DATE:
Leslie McEachern, Acting General Manager Development & Emergency Services	April 9, 2021

Registered - Urban - December 2020

PLANS OF SUBDIVISION/CONDOMINIUM - REGISTERED

FILE NO	TNUM.	RDATE	PLAN #	LOCATION	OWNER/APPLICANT	LOTS AND UNIT TYPE								TOTAL DWELLINGS	
						SINGLE		SEMI		TOWNHOUSE		APT OR CONDO		Total	Vacant

SUBURBAN SERVICE LOTS (Municipal Piped Water & Private Septic Systems)

02-1989	89002	13/06/1990	55M-526	Highway 61/20th Side Rd-Mount Forest	DiGregorio - Stage 2	124	47								
	CD-02502			Mountain Road - Foxborough Greens	418487 Ontario Ltd.	26	2								
	9502	06/06/2014	55M-630	Whiskey Jack Estates - Mountain Road	Taranis Developments Inc.	25	21								
<u>SUBTOTAL</u>						<u>175</u>	<u>70</u>								

URBAN SERVICE LOTS (Municipal Piped Water & Sanitary Sewer Systems)

01-1995	92014	27/07/2009	55M-618	Parkdale Stage 3b - Weiler & Reindeer	686927 Ontario Ltd.	54	0	0	0	18	9	356	294	428	303
*	11502	03/10/2013	55M-627	Tuscany Drive - Tuscany Estates	1796738 Ont.Ltd	59	1	0	0	0	0	0	0	59	1
*	08502	29/03/2013	55M-628	Hutton Park Estates Stage 3	DiGregorio Developments Inc.	27	3	0	0	0	0	0	0	27	3
14-1991	92012	04/12/2014	55M-633	Hilldale Road - Gemstone Estates 3B	2298184 Ontario Inc.	22	1	0	0	0	0	0	0	22	1
*	09501	10/12/2014	55M-634	River Terrace South Stage 5	River Terrace Dev.	71	8	0	0	0	0	0	0	71	8
	08502	28/06/2016	55M-637	Hutton Park Estates Stage 4	DiGregorio Developments Inc.	28	2	0	0	0	0	0	0	28	2
	08502	18/05/2018	55M-640	Hutton Park Estates Stage 5A	DiGregorio Developments Inc.	21	7	0	0	0	0	0	0	21	7
	13503	20/09/2018	55M-641	Gemstone Estates Stage 4A	2298184 Ontario Inc.	15	3	0	0	20	15	30	30	65	48
	16501	27/06/2019	55M-642	Maplewood Estates Stage 2	2201947 Ontario Inc.	49	35	0	0	0	0	0	0	49	35
	14501	04/06/2020	55M-643	Parkdale Stage 6	DiGregorio Developments Inc.	42	31	0	0	20	0	104	0	166	31
<u>SUBTOTAL</u>						<u>515</u>	<u>91</u>	<u>0</u>	<u>0</u>	<u>38</u>	<u>9</u>	<u>386</u>	<u>294</u>	<u>721</u>	<u>318</u>
<u>TOTAL LOTS IN Urban and Suburban Registered Plans</u>						<u>760</u>	<u>114</u>	<u>0</u>	<u>0</u>	<u>38</u>	<u>9</u>	<u>386</u>	<u>294</u>	<u>1174</u>	<u>417</u>

* Note: Since subdivision approval authority (1995) the Tnumber is now used as the File Number.

The 47 lots in Plan 55M-526 is not included in the 114 lot total due to its status

Circulation and Draft Approved - December 2020

PLANS OF SUBDIVISION/CONDOMINIUM - ON CIRCULATION

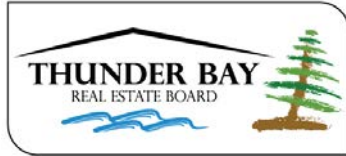
PROPOSED LOTS & UNIT TYPES

FILE NO.	TNUM	TYPE	LOCATION	OWNER/APPLICANT	SINGLE	SEMI	TOWN/H	APT/CON	TOTAL UNITS
-	94504	Suburban	Mount Forest Stage 6b	686927 Ontario Ltd.	73	-	-	-	73
-	94505	Suburban	Mount Forest Stage 7	686927 Ontario Ltd.	72	-	-	-	72
-	00501	Suburban	Mountain Road/Highway 61	Shore Bay Estates	69	-	-	-	69
	19501	Suburban	Cavar Road Subdivision	DiGregorio Developments Inc.	<u>256</u>	-	-	-	<u>256</u>
<u>TOTAL ON CIRCULATION</u>					<u>470</u>	-	-	-	<u>470</u>

PLANS OF SUBDIVISION/CONDOMINIUM - DRAFT APPROVED

PROPOSED LOTS & UNIT TYPES

FILE NO.	TNUM	TYPE	LOCATION	OWNER/APPLICANT	SINGLE	SEMI	TOWN/H	APT/CON	TOTAL UNITS
11-1990	91007	Suburban	Mount Forest Stage 5	686927 Ontario Ltd.	35	-	-	-	35
-	94510	Suburban	Mountain Rd., w/s Tuxedo	686927 Ontario Ltd.	61	-	-	-	61
-	04501	Suburban	Mount Forest Stage 6a	686927 Ontario Ltd.	23	-	-	-	23
-	15502	Suburban	R.S.Piper Avenue/Murphy Avenue	DiGregorio Developments Inc.	26	-	-	-	26
-	15503	Suburban	15th Side Road/Highway 61	1140735 Ontario Ltd.	9	-	-	-	9
-	17501	Suburban	Fairview Community Plan south end	1949339 Ontario Ltd.	24	-	-	-	24
-	18501	Suburban	Fairview Community Plan north end	Copper Crescent Holdings Inc.	9	-	-	-	9
(Sub-Total)					<u>178</u>				<u>178</u>
01-1995	92014	Urban	Parkdale Future Stages	686927 Ontario Ltd.	321	64	0	1118	1503
-	08502	Urban	Hutton Park Estates	DiGregorio Developments Inc.	25	0	0	0	25
-	13505	Urban	Hilldale Rd - Dawson Heights Stage 4B	2201947 Ontario Inc.	62	0	8	12	82
-	15501	Urban	Dawson Road/Hilldale Road	Wenscott Developments Ltd.	170	-	-	120	290
(Sub-Total)					<u>578</u>	<u>64</u>	<u>8</u>	<u>1250</u>	<u>1900</u>
<u>TOTAL DRAFT APPROVED</u>					756	64	8	1250	2078



THUNDER BAY REAL ESTATE BOARD

1135 Barton Street
Thunder Bay, Ontario
P7B 5N3

Telephone (807)623 8422
Fax (807)623 0375
E-mail: info@thunderbay-MLS.on.ca

August 4, 2021

To Whom it May Concern:

The Thunder Bay Real Estate Board would like to confirm their support in favour of adding additional approved lots for residential development on both the North and South side of the City of Thunder Bay. As many are already aware, Thunder Bay's Real Estate Market continues to struggle with the limited number of available homes for sale in the city. The limited supply directly impacts citizens in the Community of Thunder Bay and those that wish to relocate to Thunder Bay for new opportunities.

We believe that by increasing the supply of available lots in the community, it will be a start towards helping to address the supply issues currently faced by our community. With several long-standing residential developments nearing completion, additional lots will be an important component of maintaining a healthy Real Estate Market. In addition, increased access to lots can also play a role in helping to manage/address rising property values.

Sincerely,

AuthentiSIGN



ANDREW LAWRENCE

8/5/2021 9:59:22 AM EDT

Andrew Lawrence
Board President
THUNDER BAY REAL ESTATE BOARD

MULTIPLE LISTING SERVICE – MLS REVIEW – August 2021

1. Industry View of Need

The letter below is from the Thunder Bay Real Estate Board, dated August 4, 2021. The TBRB represents 261 member realtors, with over 200 active current listing within the City.

This letter states that the Board is of the opinion that a need currently exists in the City of Thunder Bay for additional lots. The Board notes, there are a limited number of homes available for sale, there is a shortage of available lots, additional lots are needed to maintain a healthy market, and such additional lots would help manage rising property values, while shortages negatively impact both citizens and those who wish to relocate to Thunder Bay.

Authentisign ID: 14245D79-DBED-402F-AA97-DD4EAAD05F2



THUNDER BAY REAL ESTATE BOARD

1135 Barton Street
Thunder Bay, Ontario
P7B 5N3

Telephone (807)623 8422
Fax (807)623 0375
E-mail: info@thunderbay-MLS.on.ca

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Sincerely,

Authentisign
ANDREW LAWRENCE
8/5/2021 9:59:22 AM EDT

Andrew Lawrence
Board President
THUNDER BAY REAL ESTATE BOARD

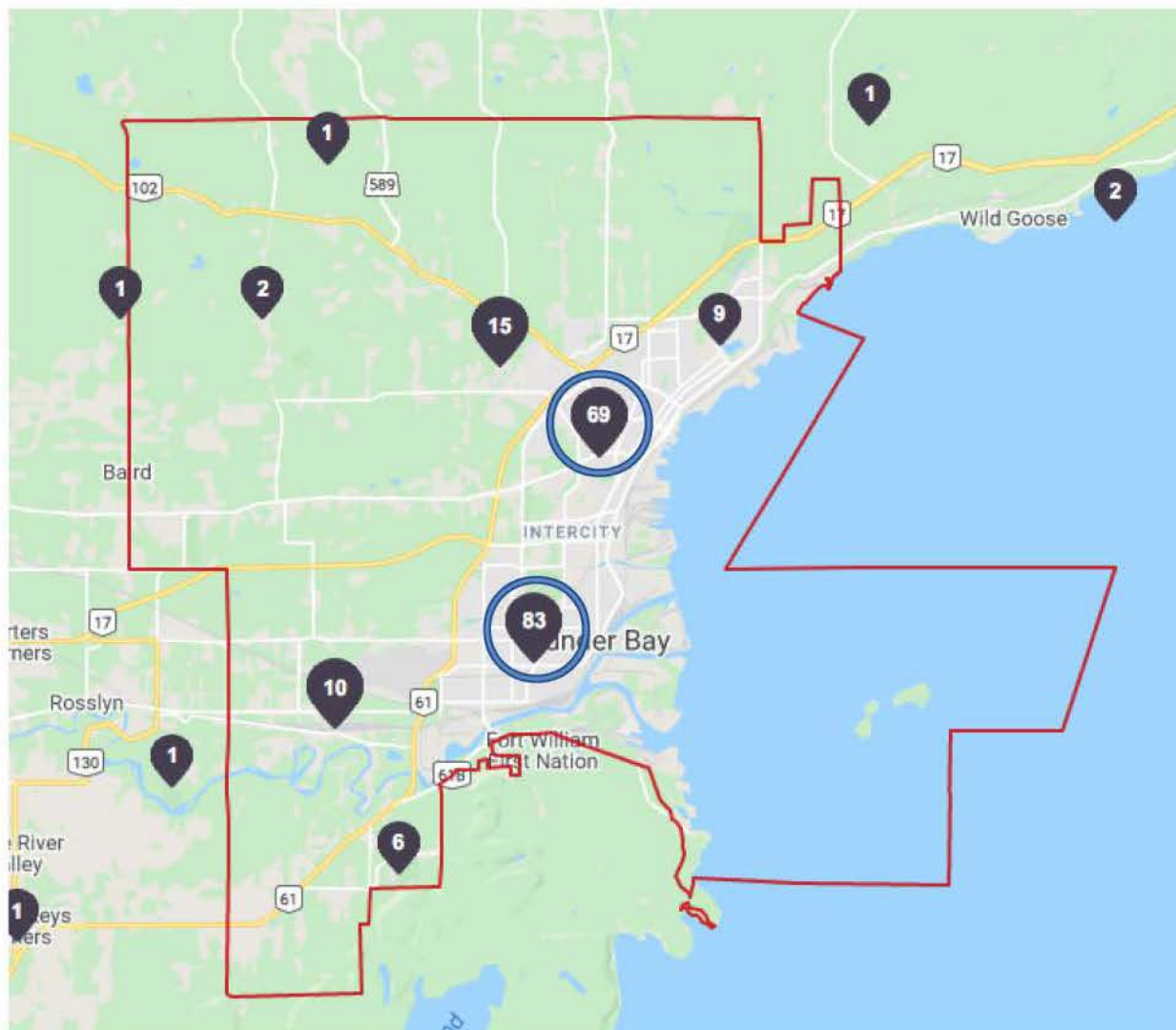
2. Evidence of Supply – 2021 Real Estate Listings

On August 18, 2021, a Review of the Real Estate Sales Listings was undertaken. Generally the results suggest that the opinions of the TBREB are strongly supported by the market facts.

The total number of active sales listing within the fully serviced areas of the City of Thunder Bay was sixty-nine (69) in the North area and eighty-three (83) in the South areas, for total of 152 listings.

Figure 2

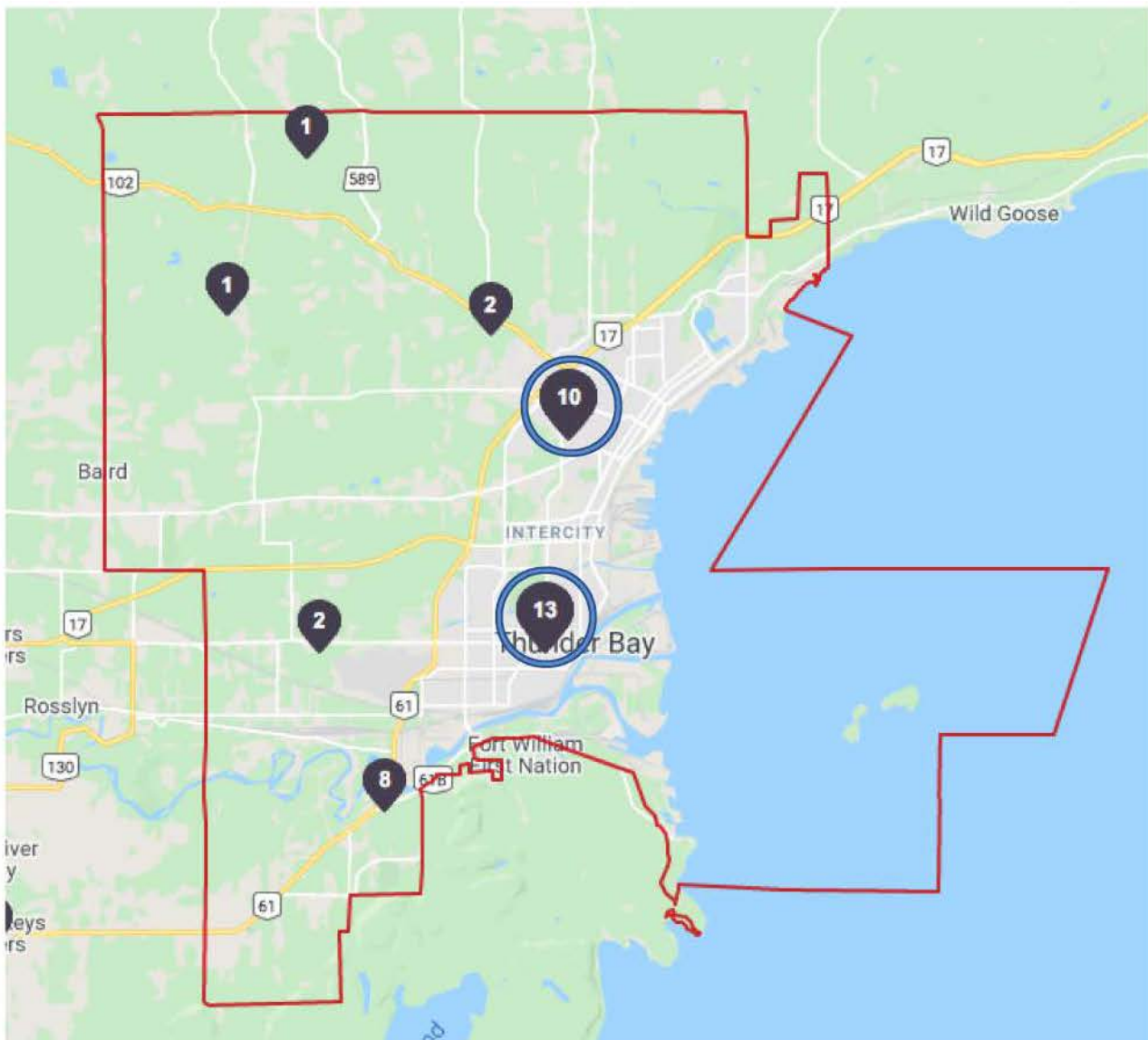
All Active Listings in Thunder Bay – Aug 18, 2021



The total number of VACANT LOTS among active listing within the City is 37, of which a full third are on well and septic or water only services only. This leaves 25 Vacant Lots on full municipal services (sewer and water). In the City of Thunder Bay, thirteen (13) urban-service vacant lots are in the South side while twelve (12) urban-service vacant lots are located in the North ward area (N. of Harbour Exp).

Figure 2

VACANT LOTS in Thunder Bay – Aug 18, 2021

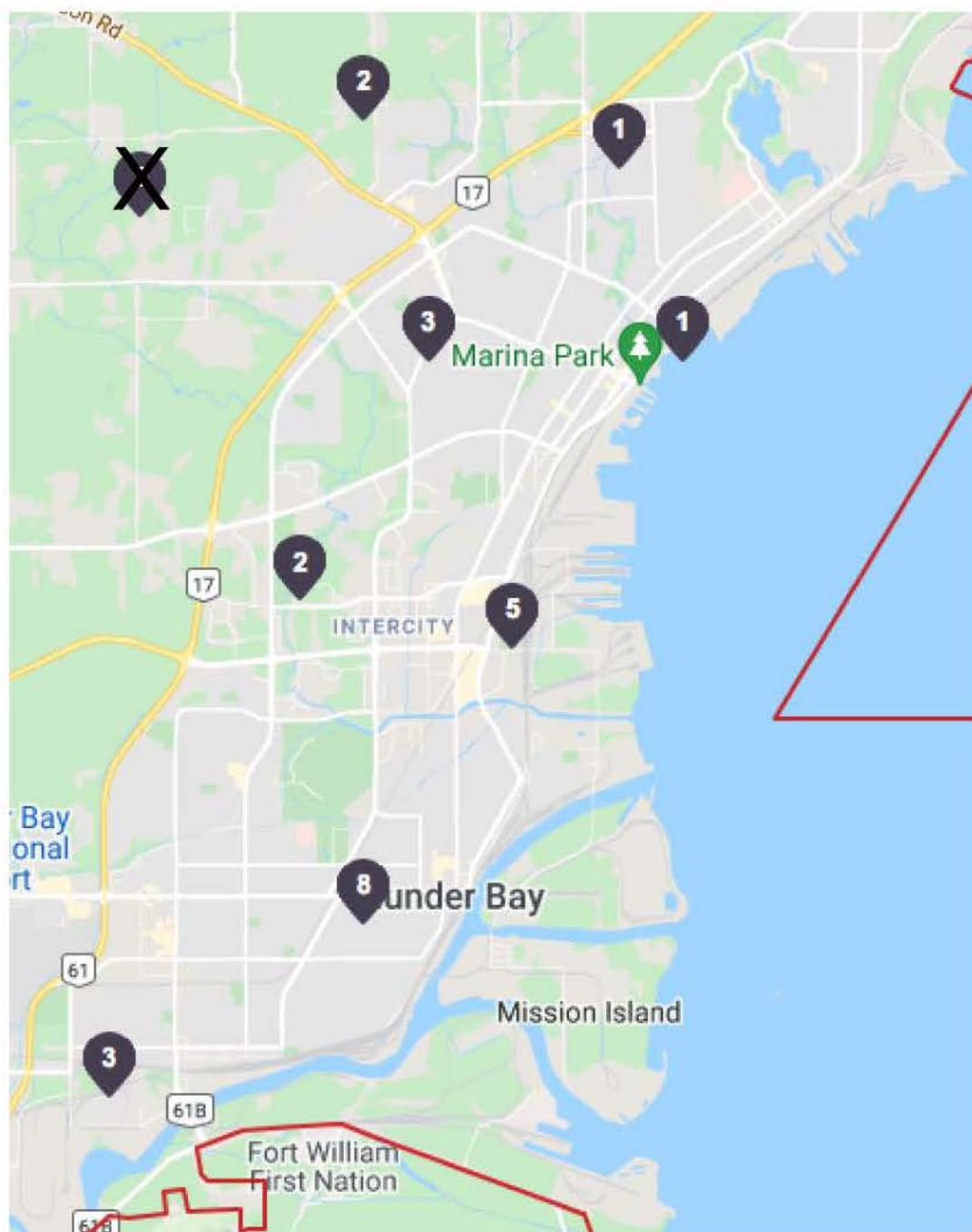


On examination of individual listing, six commercial lots were removed, leaving only fifteen (15) residential infill lots within the fully serviced area of the City.

The locations of these vacant 'infill' lots are literally all over the map. Some are located in areas area that are typically older and lower income, and yet list prices range greatly, from \$39,900 to \$249,000.

Figure 2

25 VACANT LOTS in the URBAN areas of City – Aug 18, 2021



NORTH SIDE - Thunder Bay - Vacant Urban “Infill” Lots – MLS - August 19, 2021



\$249,000

LOT 251 WINNIPEG AVE
(ABUTTS 146 WINNIPEG
THUNDER BAY, Ontario
MLS® Number: TB211234



\$125,000

1240 Dawson RD
Thunder Bay, Ontario
MLS® Number: TB211853



\$124,900

Lot 36 Tuscany Court
Thunder Bay, Ontario
MLS® Number: TB201190



\$69,900

225 St. James Street
Thunder Bay, Ontario
MLS® Number: TB211496



\$64,900

PT1 &2 Tokio ST
Thunder Bay, Ontario
MLS® Number: TB211354



\$54,900

202 Blucher AVE
Thunder Bay, Ontario
MLS® Number: TB211350



\$39,000

604 Winnipeg AVE
Thunder Bay, Ontario
MLS® Number: TB210617



\$39,000

606 Winnipeg AVE
Thunder Bay, Ontario
MLS® Number: TB210618

SOUTH SIDE - Thunder Bay - Vacant Urban "Infill" Lots – MLS - August 19, 2021



\$99,900

1000 Mary Street W.
Thunder Bay, Ontario

MLS® Number: TB200525



\$94,900

137 Brock Street W
Thunder Bay, Ontario

MLS® Number: TB200522



\$84,900

910 Athabasca ST
Thunder Bay, Ontario

MLS® Number: TB210551



\$72,900

832 McPherson Street
Thunder Bay, Ontario

MLS® Number: TB200520



\$69,000

145 Cumming ST
Thunder Bay, Ontario

MLS® Number: TB210944



\$39,900

1106 Victoria AVE E
Thunder Bay, Ontario

MLS® Number: TB211475



\$49,900

Pt 2 Weigand ST
Thunder Bay, Ontario

MLS® Number: TB211396

3. Summary and Supply Implications

Real, rather than assumed or potential lot supply, is important to persons or companies interested in constructing a new single detached dwelling on a lot with full urban services.

The reality in Thunder Bay in 2021 is that there was only one (1) such lots available for sale in the market, and this is far less than the potential 114 lots identified by the City, and it is simply too few, as strongly noted by the Thunder Bay Real Estate Board.

This data document proves there is a need for additional residential lots, not just to provide choice in location, but to meet minimal requirements for a healthy residential market.

THUNDER BAY

+17.1%

DETACHED

-4.9%

CONDO

+14.5%

TOWNHOME

AVERAGE PRICE CHANGE, FULL YEAR 2020 VS. JAN.-AUG. 2021

OUTLOOK FOR REMAINDER OF 2021: +10%



Remax ONTARIO Forecast – Oct 2021

Unsurprisingly, Ontario has seen some of the highest average residential price increases across single-detached homes in the country, with the majority of regions (13 out of 16), experiencing increases between 20 and 35.5 per cent YoY. The outlier markets that experienced price increases below 20 per cent include Toronto (+14.6 per cent), **Thunder Bay (+17.1 per cent)** and Mississauga (+19.7 per cent).

The condo and townhome segment in all of these regions has also performed well, with smaller and more suburban markets such as Kitchener, North Bay, London, Peterborough, and Southern Georgian Bay seeing a higher surge YoY. The estimated price outlook for the remainder of the year ranges from a two-per-cent price decrease in North Bay, to increases across the other regions ranging between two and 15 per cent.

Remax ONTARIO Forecast – Dec 2021

According to the RE/MAX broker network in Ontario, market activity across the province is anticipated to remain steady in 2022, with continued average price growth, although at widely varying degrees.

RE/MAX brokers anticipate average sale price increases in smaller markets such as North Bay (four per cent); Sudbury (five per cent); **Thunder Bay (10 per cent)**; Collingwood/Georgian Bay (10 per cent); and Muskoka (20 per cent), where the move-over trend has remained strong.

Meanwhile, in larger markets within the province, there's a possibility that more immigration could weigh on supply levels and prices, including Ottawa (five per cent); Durham (seven per cent); Brampton (eight per cent); Toronto (10 per cent); Mississauga (14 per cent).

TBREB – VP-Karen Hill – TBT NewsWatch - Oct 6, 2021

Beyond the low interest rates, Thunder Bay is also facing a shortage of houses being put up for sale, which contributes to the rise in prices as well.

“More new builds would be great, we could definitely sell them if given the opportunity,” Hill said.

Dec 1, 2021 – Canadian Housing Markets – NARCITY Toronto

The REMAX report predicts the [cheapest spot to purchase a home in Ontario](#) will be Thunder Bay, with the average residential sale price increasing by 10% from 2021 to \$300,685.73. The second cheapest option will be Sault Ste. Marie, with average prices predicted to rise to \$312,903.50.

Thunder Bay housing market to favour sellers in 2021, prices expected to rise 10%

The **Thunder Bay housing market** is primed for another seller's market in 2021, with 2020's inventory challenges expected to continue. Low housing supply isn't restricted to this region, with many Ontario housing markets experiencing low supply and rising prices. In lockstep with low inventory and growing demand, the price of single-detached homes in Thunder Bay **increased to \$278,381** in 2020 (Jan. 1 – Oct. 31) compared to 2019's average price of \$259,553 (Jan. 1 – Dec. 31). Meanwhile, average condo price **increased to \$275,602** in 2020, up from \$250,116 in 2019. RE/MAX expects seller's market conditions to persist in 2021, with a **10% increase in Thunder Bay home prices, to an average of \$273,308.**

Thunder Bay currently has about two months of inventory, which should hold steady in 2021. Days on market are expected to decline next year.

THUNDER BAY ONTARIO



SELLER'S MARKET

2021 MARKET OUTLOOK:

**ESTIMATED AVERAGE RESIDENTIAL
SALES PRICE IN 2021:**

↑10%

2020 (Jan-Oct): **\$248,462**
2021 (Forecast): **\$273,308**

- Seller's market conditions expected to persist in 2021, due to low inventory. Further declines in housing supply are expected.
- Days on market will decline in 2021, prompted by growing demand from first-time and move-up homebuyers in the region.
- Low interest rates and low housing inventory will continue to have the greatest impact on market activity in 2021.

DRIVING DEMAND



First-time homebuyers

POPULAR PROPERTY



Single-detached homes

HOTTEST NEIGHBOURHOODS



- Northwood
- Grandview
- Shuniah

2020 MARKET OVERVIEW:

**AVERAGE RESIDENTIAL
SALES PRICE:**

↑7.4%

2019 (full year): **\$231,407**
2020 (Jan-Oct): **\$248,462**

- Housing inventory was down and prices increased due to a shortage of listings throughout 2020.
- The trend of growing demand for semi-rural properties emerged in the wake of COVID-19.
- Thunder Bay's condo market was active, characterized by an inventory shortage, rising prices and a decline in unit sales.

ENTRY-LEVEL MARKET



Typical Buyer: Young couple
Typical Property: Single-detached house
Average Price: \$250K-\$300K

LUXURY MARKET



Typical Buyer: Move-up buyer
Starting Price: \$500K

CONDO MARKET



Typical Buyer: Retiree/downsizer
Average Price in 2020: \$275,602

RE/MAX 2021 Canadian Housing Market Outlook

Each RE/MAX office is independently owned and operated.

*Source: Historical values are sourced from CREA or Local Board statistics. Estimates and forecasts are based on the opinion of independent RE/MAX broker/owners and affiliates.

RE/MAX

[Download the infographic](#)

Who's driving the Thunder Bay housing market?

First-time homebuyers, typically young couples, are expected to continue driving Thunder Bay's housing market forward in 2021, with single-detached homes remaining in highest demand. Young couples will also drive move-up buyer activity next year – a segment that has been highly challenged by low supply and rising prices.

Thunder Bay has experienced rising demand for semi-rural properties, which has been a common trend across many Canadian housing markets as well as regions abroad, as homebuyers seek more square footage and green space outside of urban areas in the wake of COVID-19. Factors impacting this broader trend include the rise in remote work, the desire for more space and less density, as well as lower housing prices.

Activity in Thunder Bay's luxury homes segment held steady in 2020, thanks to stable supply and demand. These conditions are expected to continue in 2021.

Thunder Bay's hottest neighbourhoods

The three neighbourhoods in highest demand are Thunder Bay's **Northwood**, **Grandview** and **Shuniah** neighbourhood in the north end, registering the highest number of sales in 2020. Buyers can expect these areas to remain hot sellers in 2021, thanks to their attractive price point.

Thunder Bay new-home construction

On the new-construction front, housing starts are generally slow in Thunder Bay, with new-home inventory and construction falling short of current demand, as is the case with resale properties. Price of brand-new homes are generally higher than their resale counterparts, and like other property segments, is expected to rise in the future.

Canadian housing market in 2021

Canadians are on the move. RE/MAX isn't calling this an "exodus," but the re-location trend across the Canadian housing market is real, and it's just one focus of the RE/MAX [2021 Housing Market Outlook Report](#). RE/MAX Canada anticipates healthy housing price growth at the national level, with move-up and move-over buyers continuing to drive activity in many regions across the Canadian housing market. An ongoing and widespread housing supply shortage is likely to continue, presenting challenges for homebuyers and putting upward pressure on prices.

Due to these factors, the 2021 RE/MAX 2021 outlook for average residential prices is an estimate of +4% to +6% nation-wide. Here's the regional break-down:

DATA TABLE

2021 HOUSING MARKET OUTLOOK

MARKET	AVERAGE RESIDENTIAL SALE PRICE*		YOY % +/-	ESTIMATED 2021***
	2019 (Jan. 1-Dec. 31)	2020 (Jan. 1-Oct. 31)	2020/2019	2021
Vancouver, BC	\$1,140,000	\$1,270,000	11.4%	\$1,320,800
Vancouver North, BC	\$1,146,928	\$1,146,605	-0.2%	\$1,181,003
Vancouver West	\$1,969,356	\$1,949,881	-1%	\$2,008,377
Tri-City, BC	\$1,022,790	\$1,079,535	+6%	\$1,133,511
Fraser Valley, BC	\$656,067	\$701,031	+6.9%	\$715,051
Victoria, BC	\$702,310	\$778,854	+11%	\$817,796
Nanaimo, BC	\$404,407	\$443,215	+9.6%	\$470,738
Kelowna, BC	\$523,832	\$553,175	+5.6%	\$580,833
Edmonton, AB	\$361,152	\$364,820	+1%	\$372,116
Calgary, AB	\$344,495	\$330,048	-4%	\$339,949
Saskatoon, SK	\$331,359	\$346,239	+5%	\$363,551
Regina, SK	\$301,400	\$307,900	+2%	\$303,282
Winnipeg, MB	\$271,652	\$283,472	+4%	\$291,976
Windsor, ON	\$335,697	\$406,861	+21%	\$478,062
London, ON	\$408,417	\$479,488	+17%	\$489,077
Niagara, ON	\$449,410	\$533,198	+19%	\$597,181
Hamilton-Burlington, ON	\$569,919	\$651,418	+14%	\$697,017
Kitchener-Waterloo, ON	\$530,376	\$630,820	+18.9%	\$674,977
Oakville, ON	\$1,026,539	\$1,169,468	+13.9%	\$1,227,941
Durham, ON	\$611,342	\$696,351	+14%	\$717,241
Mississauga, ON	\$760,345	\$880,374	15.7%	\$915,588
Brampton, ON	\$727,035	\$835,088	+14.9%	\$876,830
Toronto, ON	\$819,832	\$918,883	+12%	\$974,015
Kingston, ON	\$417,578	\$464,083	+11%	\$510,491
Ottawa, ON	\$441,693	\$524,956	+19.2%	\$561,702
Cornwall, ON	\$226,000	\$260,000	+15%	\$286,000
Barrie, ON	\$492,779	\$547,621	+11.1%	\$569,525
Collingwood, ON	\$538,172	\$643,444	+19.5%	\$694,919
Muskoka, ON	\$387,490	\$466,154	20.3%	\$526,754
Sudbury, ON	\$286,363	\$311,940	+8.9%	\$327,537
North Bay, ON	\$259,000	\$291,000	+12%	\$305,550
Thunder Bay, ON	\$231,407	\$248,462	+7.4%	\$273,308
Saint John, NB	\$185,430	\$202,195	+9%	\$212,304
Moncton, NB	\$192,889	\$214,736	+11.3%	\$246,946
Fredericton, NB	\$181,509	\$189,750	+4.5%	\$196,391
Halifax, NS	\$329,963	\$370,271	+12%	\$399,892
Charlottetown, PEI	\$294,000	\$319,000	+9%	\$331,760
St. John's, NL	\$280,794	\$292,336	+4%	\$285,027

RE/MAX 2021 Canadian Housing Market Outlook

Each RE/MAX office is independently owned and operated.

*Source: Historical values are sourced from CREA or Local Board statistics. Estimates and forecasts are based on the opinion of independent RE/MAX broker/owners and affiliates.

RE/MAX

[Click to download the data table](#)



RE/MAX 2021 FALL HOUSING MARKET OUTLOOK

AVERAGE SALE PRICE, RESIDENTIAL										
MARKET	SINGLE DETACHED		% CHANGE	CONDOMINIUM		% CHANGE	TOWNHOME		% CHANGE	OUTLOOK FOR REMAINDER OF 2021 (SEP-DEC) All Property Types
	2020 (Full Year)	2021 (Jan-Aug)	2020-2021	2020 (Full Year)	2021 (Jan-Aug)	2020-2021	2020 (Full Year)	2021 (Jan-Aug)	2020-2021	
WESTERN CANADA										
Nanaimo	\$547,390.00	\$673,469.00	23.0%	\$292,364.00	\$343,713.00	17.6%	***\$404,084.00	\$492,536.00	21.9%	+9%
Victoria	\$1,010,214.00	\$1,203,203.00	19.1%	\$484,672.00	\$539,214.00	11.3%	\$614,071.00	\$711,687.00	15.9%	+5%
Vancouver (proper)	\$1,656,501.00	\$1,927,953.00	16.4%	\$677,387.00	\$711,765.00	5.1%	\$852,993.00	\$971,260.00	13.9%	+2-5%
Kelowna	\$872,407.00	\$1,050,905.00	20.5%	\$367,362.00	\$431,106.00	17.3%	\$545,227.00	\$641,508.00	17.7%	+5%
Calgary	\$539,118.00	\$590,784.00	9.6%	\$252,181.00	\$258,609.00	2.5%	\$309,563.00	\$318,977.00	3.0%	0%
Edmonton	\$429,433.00	\$458,970.00	6.9%	\$222,573.00	\$233,767.00	5.0%	\$332,625.00	\$352,017.00	5.8%	+4%
Regina	\$305,000.00	\$323,600.00	6.1%	\$222,500.00	\$234,000.00	5.2%	N/A	N/A	N/A	+1%
Winnipeg	\$342,289.00	\$377,195.00	10.2%	\$235,339.00	\$244,805.00	4.0%	\$284,400.00	\$305,519.00	7.4%	+8%
ONTARIO										
Thunder Bay	\$278,011.00	\$325,656.00	17.1%	\$272,638.00	\$259,182.00	- 4.9%	\$191,346.00	\$219,088.00	14.5%	+10%
Sudbury	\$333,474.00	\$400,052.00	20.0%	\$310,616.00	\$323,195.00	4.0%	N/A	N/A	N/A	+4%
Southern Georgian Bay	\$759,138.00	\$941,769.00	24.1%	\$437,350.00	\$553,397.00	26.5%	\$508,671.00	\$700,440.00	37.7%	+2%
North Bay	\$303,871.00	\$403,682.00	32.8%	\$182,417.00	\$251,712.00	38.0%	\$167,746.00	\$262,643.00	56.6%	- 2%
London	\$520,427.00	\$705,314.00	35.5%	\$296,269.00	\$373,949.00	26.2%	\$370,356.00	\$503,490.00	35.9%	+3-5%
Kitchener	\$719,560.00	\$894,974.00	24.4%	\$381,246.00	\$431,615.00	13.2%	\$469,300.00	\$610,508.00	30.1%	+10%
Niagara	\$586,711.00	\$735,440.00	25.3%	\$371,992.00	\$456,627.00	22.8%	\$501,738.00	\$636,605.00	26.9%	+4%

The outlook for the remainder of 2021 is an estimate provided by RE/MAX Canada brokers and realtors. Each RE/MAX office is independently owned and operated.

*2020 average residential sale price numbers were full-year, 2021 were from January 2021-August 31, 2021. **Refers to apartment condominiums

***For Jan-Aug, 2020 only, not full-year.

WWW.BLOG.REMAX.CA



MEETING DATE 03/21/2022 (mm/dd/yyyy)

SUBJECT Downtown Fort William (DTFW) Revitalization Advisory Committee
Minutes

SUMMARY

Minutes of Meetings 01-2021, 02-2021 and 01-2022 of the DTFW Revitalization Advisory Committee held on November 9, 2021, December 14, 2021 and January 11, 2022, respectively, for information.

ATTACHMENTS

1. Minutes - DTFW - November 9, 2021
2. Minutes - DTFW - December 14, 2021
3. Minutes - DTFW - January 11, 2022

DATE: November 9, 2021

MEETING NO. 01-2021

TIME: 4:01 p.m.

PLACE: via MS Teams

CHAIR: TBD

PRESENT:

Councillor Mark Bentz
Councillor Brian Hamilton
Scott Bradley
Robert Frenette
Scotia-Leigh Kauppi
Michael Larizza
Stephen Margarit

OFFICIALS:

Dana Earle, Deputy City Clerk
Karen Lewis, GM – Development &
Emergency Services
Joel DePeuter, Manager – Realty Services
Cynthia Olsen, Coordinator - Thunder Bay
Drug Strategy
Devon McCloskey, Supervisor – Planning
Services
Jamie Kirychuk, Planner II -Planning
Services
Peder Olsen, Property Agent – Realty
Services
Guy Walter, Landscape Architect –
Infrastructure & Operations
Tina Larocque, Coordinator – Boards,
Committees and Special Projects

1.0 DISCLOSURES OF INTEREST

There were no disclosures of interest declared at this time.

2.0 AGENDA APPROVAL

MOVED BY: Councillor Brian Hamilton
SECONDED BY: Michael Larizza

WITH RESPECT to the November 9, 2021 Downtown Fort William Revitalization Advisory Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

3.0 WELCOME & INTRODUCTIONS

Joel DePeuter provided opening remarks and Introductions.

4.0 ADMINISTRATION'S ROLE

A copy of Report No. 43/2021(Realty Services) Downtown Fort William Revitalization Committee – Terms of Reference, was distributed for information.

Joel DePeuter provided an overview of the above noted.

5.0 COMMITTEE TERMS OF REFERENCE

A copy of the Committee Terms of Reference, was distributed for information.

Joel DePeuter provided an overview of the above noted.

6.0 PROCEDURAL BY-LAW, CODE OF CONDUCT AND ACCESSIBILITY OVERVIEW

Dana Earle and Tina Larocque provided a PowerPoint presentation and an overview of the above noted.

A copy of the Procedural By-Law and Code of Conduct, was distributed for information.

7.0 ELECTION OF CHAIR AND VICE CHAIR

The Deputy City Clerk administered nominations for Chair and Vice-Chair.

MOVED BY: Mike Larizza
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Chair and Vice Chair of the DTFW Revitalization Advisory Committee, we recommend that Stephen Margarit be appointed Chair of the Committee and that Scotia-Leigh Kauppi be appointed as Vice Chair of the Committee, for the remainder of the 2021 and 2022, and until such time as replacements have been appointed.

CARRIED

8.0 NEXT MEETING

The next meeting has been scheduled for December 14, 2021 at 4 pm.

9.0 ADJOURNMENT

The meeting adjourned at 5:01 p.m.

DATE: December 14, 2021

MEETING NO. 02-2021

TIME: 4:03 p.m.

PLACE: via MS Teams

CHAIR: Stephen Margarit

PRESENT:

Councillor Mark Bentz
Councillor Brian Hamilton
Scott Bradley
Robert Frenette
Scotia-Leigh Kauppi
Michael Larizza
Stephen Margarit

RESOURCE PERSONS:

Lee-Ann Chevette, Community Safety &
Well-being Specialist
Jeff Palmer, Community Planner – Urban
Systems Ltd.

OFFICIALS:

Dana Earle, Deputy City Clerk
Karen Lewis, GM – Development &
Emergency Services
Joel DePeuter, Manager – Realty Services
Cynthia Olsen, Manager – Community
Strategies
Devon McCloskey, Supervisor – Planning
Services
Jamie Kirychuk, Planner II -Planning
Services
Peder Olsen, Property Agent – Realty
Services
Guy Walter, Landscape Architect –
Infrastructure & Operations
Lori Wiitala, Council & Committee Clerk

1.0 DISCLOSURES OF INTEREST

There were no disclosures of interest declared at this time.

2.0 AGENDA APPROVAL

MOVED BY: Scotia-Leigh Kauppi
SECONDED BY: Scott Bradley

WITH RESPECT to the December 14, 2021 Downtown Fort William Revitalization Advisory Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

3.0 MINUTES OF PREVIOUS MEETING

The Minutes of Meeting No. 01-2021 of the DTFW Revitalization Advisory Committee held on November 9, 2021 to be confirmed.

MOVED BY: Scotia-Leigh Kauppi

SECONDED BY: Mike Larizza

THAT the Minutes of Meeting No. 01-2021 of the DTFW Revitalization Advisory Committee held on November 9, 2021, be confirmed.

CARRIED

4.0 DTFW REVITALIZATION ADVISORY COMMITTEE – TERMS OF REFERENCE FOR OUTSIDE CONSULTANT

Peder Olsen provided an overview of the above noted.

Jeff Palmer, Community Planner – Urban Systems Ltd. provided a PowerPoint presentation including a detailed overview of the DTFW Revitalization plan planning, timelines, recommendations and the objectives of the team and responded to questions from the committee.

5.0 PLANNING AND THE DOWNTOWN FORT WILLIAM AREA

5.1 Jamie Kirychuk, Planner II – Planning Services provided a PowerPoint presentation and an overview as follows:

- Zoning By-law establishes how a property or properties can be used and determines the permitted uses for residential, commercial or industrial; as well as regulations.
- Downtown Fort William Area plan doesn't reinvent the wheel and presents keeping the same zoning with the idea to allow a long list of permitted uses
- The Planning department is currently in the process of updating our existing Zoning By-law with a 2nd draft expected to be presented to City Council in March 2022.

5.2 Devon McCloskey, Supervisor Planning Services provided an overview of the Community Improvement Plan including the 4 grant programs:

- Planning and Building Grant Program
- Commercial Conversion Grant – Main Floor
- Residential/Office Conversion Grant – Upper floor(s)
- Commercial Façade Improvement Grant

Administration provided responses to questions regarding the Façade program under the Community Improvement Program

6.0 COMMUNITY STRATEGIES AND THE DTFW AREA

Cynthia Olsen, Manager – Community Strategies provided a PowerPoint presentation including an overview of the Community Strategies Division, Thunder Bay Drug Strategy, Vulnerable Populations COVID-19 Planning Table, Community Safety & Well-being Plan process and next steps, and the following Six Priorities:

1. Racism & Discrimination
2. Housing & Homelessness
3. Mental Health & Substance Misuse
4. Community Violence & Gender-based Violence
5. Poverty Reduction & Financial Empowerment
6. Supports for Children, Youth & Families

Administration responded to questions regarding the Community Strategies Plan.

7.0 NEW BUSINESS

Committee members asked questions relating to the following topics and Administration advised that responses would be provided at a later meeting:

- Committees projects approved in DTFW area in the next few years
- Committees working within the DTFW area
- Planning and advertising – specifically targeted towards business owners
- The future of the transit terminal and the role of the committee in this decision
- Branding
- Terms of Reference and potential amendments to 2022 deadline

8.0 NEXT MEETING

The next meeting has been scheduled for January 11, 2022 at 4 pm.

9.0 ADJOURNMENT

The meeting adjourned at 5:35 p.m.

DATE: January 11, 2022

MEETING NO. 01-2022

TIME: 4:04 p.m.

PLACE: via MS Teams

CHAIR: Stephen Margarit

PRESENT:

Councillor Mark Bentz
Councillor Brian Hamilton
Scott Bradley
Robert Frenette
Scotia-Leigh Kauppi
Michael Larizza
Stephen Margarit

OFFICIALS:

Devon McCloskey, Supervisor – Planning
Services
Jamie Kirychuk, Planner II -Planning
Services
Peder Olsen, Property Agent – Realty
Services
Guy Walter, Landscape Architect –
Infrastructure & Operations
Tina Larocque, Coordinator – Boards,
Committees and Special Projects

RESOURCE PERSONS:

Jeff Palmer, Community Planner – Urban
Systems Ltd.

1.0 DISCLOSURES OF INTEREST

There were no disclosures of interest declared at this time.

2.0 AGENDA APPROVAL

MOVED BY: Michael Larizza

SECONDED BY: Scott Bradley

WITH RESPECT to the January 11, 2022 Downtown Fort William Revitalization Advisory Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

3.0 MINUTES OF PREVIOUS MEETING

The Minutes of Meeting No. 02-2021 of the DTFW Revitalization Advisory Committee held on December 14, 2021 to be confirmed.

MOVED BY: Michael Larizza

SECONDED BY: Mike Larizza

THAT the Minutes of Meeting No. 02-2021 of the DTFW Revitalization Advisory Committee held on December 14, 2021 be confirmed.

CARRIED

4.0 SURVEY OF COMMITTEE MEMBERS REGARDING CONSULTATIONS/MEETINGS

Peder Olsen provided an update relative to the above noted. He advised that they are delaying consultations at this time as many of the departmental staff are being re tasked with other priorities due to the pandemic and the budget process.

5.0 DOWNTOWN REVITALIZATION: TRENDS, STRATEGIES AND OPPORTUNITIES

Jeff Palmer provided a PowerPoint presentation of the Trends in Downtown Revitalization and History of Downtown Winnipeg, and provided the following information:

1. Why are Downtowns Important:
 - Downtown is a marketing & economic development opportunity
 - Environmental Sustainability – combat sprawl, encourage pedestrian focused activity
 - Fiscal sustainability – maximize use of existing infrastructure
2. Downtown Residential Growth
3. Public Sector Leadership
4. Private Sector Leadership
5. Post-Secondary Education
6. Enhancing Rivers and Waterfronts
7. Festivalization
8. Millennials and Microbreweries
9. Co-working
10. The Tech Sector

Jeff Palmer responded to questions regarding the presentation.

6.0 ROUNDTABLE

Committee members asked questions relating to the following topics and Administration advised that they would provide responses at a future meeting:

Questions were raised to the north side waterfront condos and if there has there been a study relative to the condos at the waterfront and the impact of the rail system. Is there opportunity in the south side waterfront areas for development? Committee members were seeking high level exploration of this subject and opportunities that may be available.

Administration advised of the delay of the follow up items from the previous meeting due to the budget process and the pandemic.

7.0 NEXT MEETING

The next meeting has been scheduled for February 8, 2022 at 4 pm.

8.0 ADJOURNMENT

The meeting adjourned at 5:40 p.m.

MEETING DATE 03/21/2022 (mm/dd/yyyy)

SUBJECT Heritage Advisory Committee Minutes

SUMMARY

Minutes of Meetings 01-2022 and 02-2022 of the Heritage Advisory Committee held on January 17, 2022 and January 27, 2022, respectively, for information.

ATTACHMENTS

1. Minutes - HAC - January 17, 2022
2. Minutes - HAC - January 27, 2022

DATE: MONDAY, JANUARY 17, 2022 **MEETING NO. 01-2022****TIME:** 12:06 P.M.**PLACE:** VIA MS TEAMS**CHAIR:** ANDREW COTTER**MEMBERS – ELECTRONIC PARTICIPATION:**

Andrew Cotter, Chair
Jacob O'Neill
Jennifer Bonazzo
Diana Pallen
Heidi Strobl
Douglas Yahn, Vice Chair
Justine Waite

OFFICIALS – ELECTRONIC PARTICIPATION:

Matt Szybalski, Manager – Archives, Records & Privacy
Katie Piché, Council & Committee Clerk

RESOURCE PERSONS – ELECTRONIC PARTICIPATION:

Laurie Abthorpe, Heritage Researcher
Jean-Louis Charette, Ministry of Heritage, Sport, Tourism
and Culture Industries
Jamie Kirychuk, Planner II

GUESTS – ELECTRONIC PARTICIPATION:

Brad McKinnon, property owner – 314 Bay Street

1.0 LAND ACKNOWLEDGEMENT

The Chair, Andrew Cotter, acknowledged that we are meeting on the traditional territory of the Ojibwa Anishnaabe people of Fort William First Nation, signatory to the Robinson Superior Treaty of 1850, and recognized the contributions made to our community by the Métis people.

2.0 DISCLOSURES OF INTEREST

None.

3.0 AGENDA APPROVAL

MOVED BY: Douglas Yahn
SECONDED BY: Jacob O'Neill

WITH RESPECT to the January 17, 2022 Heritage Advisory Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

4.0 FINNISH LABOUR TEMPLE

Brad McKinnon, owner of designated property 314 Bay Street (Finnish Labour Temple) provided an overview relative to the current state of the property. Brad McKinnon advised the Committee that it has been determined that a demolition permit is required for the property due to the extent of the damage caused by a fire.

A discussion was held relative to the condition of the building and next steps.

MOVED BY: Diana Pallen
SECONDED BY: Heidi Strobl

WITH RESPECT to the designated heritage property located at 314 Bay Street, known as the Finnish Labour Temple, the Heritage Advisory Committee is in support of the application of a demolition permit due to damage sustained in a fire;

AND THAT any heritage elements that are salvageable be retained for potential future use where possible and safe to extricate from the structure;

AND THAT this recommendation be presented at Committee of the Whole in conjunction with the application to demolish for Council's consideration.

CARRIED

5.0 ADJOURNMENT

The meeting was adjourned at 12:40 p.m.

DATE: MONDAY, JANUARY 27, 2022 **MEETING NO. 02-2022**

TIME: 5:02 P.M.

PLACE: VIA MS TEAMS

CHAIR: ANDREW COTTER

MEMBERS – ELECTRONIC PARTICIPATION:

Andrew Cotter, Chair
Jacob O'Neill
Jennifer Bonazzo
Diana Pallen
Heidi Strobl
Douglas Yahn, Vice Chair
Justine Waite

OFFICIALS – ELECTRONIC PARTICIPATION:

Matt Szybalski, Manager – Archives, Records & Privacy
Katie Piché, Council & Committee Clerk

RESOURCE PERSONS – ELECTRONIC PARTICIPATION:

Laurie Abthorpe, Heritage Researcher
Jean-Louis Charette, Ministry of Heritage, Sport, Tourism & Culture Industries
Louisa Costanzo, Supervisor – Cultural Development & Events
Jamie Kirychuk, Planner II

GUESTS – ELECTRONIC PARTICIPATION:

Councillor Rebecca Johnson
Werner Schwar, Supervisor – Parks & Open Spaces
Guy Walter, Landscape Architect – Parks & Open Spaces

1.0 LAND ACKNOWLEDGEMENT

The Chair, Andrew Cotter, acknowledged that we are meeting on the traditional territory of the Ojibwa Anishnaabe people of Fort William First Nation, signatory to the Robinson Superior Treaty of 1850, and recognized the contributions made to our community by the Métis people.

2.0 DISCLOSURES OF INTEREST

3.0 AGENDA APPROVAL

MOVED BY: Douglas Yahn
SECONDED BY: Diana Pallen

WITH RESPECT to the January 27, 2022 Heritage Advisory Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

4.0 CONFIRMATION OF PREVIOUS MINUTES

The Minutes of the Heritage Advisory Committee Meetings 10-2021 and 01-2022 held December 16, 2021 and January 17, 2022, respectively, to be confirmed.

MOVED BY: Heidi Strobl
SECONDED BY: Douglas Yahn

THAT the Minutes of Meeting 11-2021 and 01-2022 held on December 16, 2021 and January 17, 2022, respectively, be confirmed.

CARRIED

5.0 FINNISH LABOUR TEMPLE

Matt Szybalski, Manager – Archives, Records & Privacy provided a follow up from the January 17, 2022 Heritage Advisory Committee meeting, advising that an emergency demolition order has been placed on the 314 Bay Street property by the City of Thunder Bay's Building Division.

6.0 DEASE POOL SITE

Werner Schwar, Supervisor – Parks & Open Space Planning and Guy Walter, Landscape Architect – Parks & Open Spaces provided a PowerPoint presentation and overview relative to the above noted and responded to questions. The following information was provided:

- In December 2021, Report R 161/2021 Update on Dease Park Redevelopment, Potential Future Uses for former Dease Pool Site and Proposed Traffic Calming Measures Dease Street was presented to Council and approved.

- Overview of potential redevelopment of site and traffic calming measures in the area
- Consultation with Engineering regarding traffic calming measures
- Pilot project overview
- Urban Skate Plaza development
- Youth Focused
- Public Engagement
- Community involvement
- Must commemorate pool site
- Working with Heritage Advisory Committee, Public Art Committee and Indigenous Relations office
- Examples of potential ideas for murals, elements that could be included
- Project will be funding dependent
- Working with many local groups on plan

The Chair thanked Werner Schwar and Guy Walter for the presentation. Further updates on this project will be provided when available.

7.0 POTENTIAL DESIGNATED CULTURAL HERITAGE LANDSCAPE – VICKERS PARK

Manager – Archives, Records & Privacy Matt Szybalski, Manager provided an update relative to the potential designation of Vickers Park as a Cultural Heritage Landscape.

The following information was provided:

- Report R 15/2022 was presented to Council on January 24, 2022 and will be ratified on February 7, 2022.
 - Worked with Parks & Open Spaces and Indigenous Relations on report
- Once ratified, notice must be served. As required by Section 29 of the Ontario Heritage Act, when a Council intends to designate a property within a municipality, a Notice of Intention to Designate shall be served on the owner of the property and the Ontario Heritage Trust, and the Notice shall be published in a newspaper having general circulation in the municipality. This notice will be published in the Chronicle Journal after the January 24, 2022 Committee of the Whole meeting minutes have been ratified.
- There is a thirty (30) day window for objections to the designation. A Bylaw must be passed to close designation process.
- Once the designation process is complete, a series of signage covering different aspects of history will be displayed at the site.

8.0 CHIPPEWA PARK CAROUSEL

Jennifer Bonazzo and Douglas Yahn provided an update relative to the Carousel Restoration Committee. The Committee met in January to discuss financing, practical elements of the carousel, and also recently met with the Heritage Records Committee to discuss wheelchair accessible format for the chariot portion of the carousel.

It was noted that the Carousel Restoration Committee has received an invitation for 2022 Doors Open, however, they are uncertain if the carousel will complete by that time.

9.0 POTENTIAL ADDITIONS TO HERITAGE REGISTER

Heritage Researcher Laurie Abthorpe provided an update relative to potential additions to the City of Thunder Bay Heritage Register and advised that follow up letters to the four (4) homeowners will be mailed soon, and noted that the letters will contain more information regarding the heritage register and process.

A discussion was held relative to consultation with Fort William First Nation on registered properties. Manager – Archives, Records and Privacy will follow up with the Indigenous Relations Office and will provide an update at the next meeting.

10.0 HERITAGE ADVISORY COMMITTEE MANUAL

Manager – Archives, Records & Privacy Matt Szybalski advised that a Heritage Advisory Committee manual will be created that will document the step by step process of when the demolition of a designated property is required. It was noted that other departments will work together to create this manual and will follow legislation requirements to have a specific process in place.

Chair Andrew Cotter and committee members Jennifer Bonazzo and Heidi Strobl will work with Manager – Archives, Records & Privacy Matt Szybalski and Heritage Researcher Laurie Abthorpe to draft the manual over the coming months.

11.0 ELECTION OF CHAIR AND VICE CHAIR

Council & Committee Clerk Katie Piché administered nominations for the positions of Chair and Vice-Chair of the Heritage Advisory Committee for 2022.

MOVED BY: Diana Pallen
SECONDED BY: Douglas Yahn

WITH RESPECT to the position of Chair on the Heritage Advisory Committee, we recommend that Andrew Cotter be appointed Chair of the Committee for the remainder of the 2018-2022 Term of Council, and until such time a replacement has been appointed.

CARRIED

MOVED BY: Jennifer Bonazzo
SECONDED BY: Diana Pallen

WITH RESPECT to the position of Vice-Chair on the Heritage Advisory Committee, we recommend that Douglas Yahn be appointed Vice-Chair of the Committee for the remainder of the 2018-2022 Term of Council, and until such time a replacement has been appointed.

CARRIED

12.0 HERITAGE ADVISORY COMMITTEE BUDGET

Manager - Archives, Records & Privacy Matt Szybalski provided a brief update on the 2022 Committee budget, which was approved at the January 26, 2022 Budget meeting and is set to be ratified on February 7, 2022.

13.0 HERITAGE PROPERTY ANNIVERSARY CELEBRATION

Heritage Researcher Laurie Abthorpe to provide an update on plans for a celebration to honour heritage properties celebrating milestone anniversaries in 2020 and 2021.

Sub-committee members Laurie Abthorpe, Jake O'Neill and Heidi Strobl will work together to review potential recognition process and to determine criteria for milestone anniversaries. The first meeting will be held on February 10, 2022 for initial discussion on criteria for the 197 properties.

An update will be provided at the next meeting.

14.0 DOORS OPEN UPDATE

Heritage Researcher Laurie Abthorpe provided an update relative to Doors Open Thunder Bay 2022.

The following information was provided:

- Doors Open Ontario looking to relaunch and revamp their website.
- Waiting on direction from Doors Open Ontario on deadlines
- Have not been able to visit sites yet due to COVID-19 restrictions
- Five (5) sites confirmed so far
- Discussions with Roots to Harvest (re: agriculture)
- Have increased sponsorship slightly this year (Highest level \$750+)
- Discussions with two potential sponsors
- Promotional Team meeting to be held soon to discuss communications plan

It was noted that Laurie Abthorpe will bring committee site suggestions back to the Planning Committee for discussion.

15.0 HERITAGE RESEARCHER UPDATE

Heritage Researcher Laurie Abthorpe provided an update on the following items:

- Shared on the Heritage Advisory Committee (HAC) Facebook page that the City is moving forward with designating Vickers Park
- February Walleye – article on the Francis Block – Renaissance building
- Potential ideas for future Walleye articles and how to commemorate National Indigenous Peoples Day

A question was asked relative to HAC being featured in a future issue of the Walleye. Laurie Abthorpe will follow up with the editor of the Walleye.

16.0 NEXT MEETING DATE

The next meeting is scheduled for Thursday, February 24, 2022 at 5:00 p.m. via MS Teams.

17.0 ADJOURNMENT

The meeting adjourned at 6:37 p.m.

Corporate Report

DEPARTMENT/ DIVISION	Development & Emergency Services - Superior North EMS	REPORT NO.	R 36/2022
DATE PREPARED	03/03/2022	FILE NO.	
MEETING DATE	03/21/2022 (mm/dd/yyyy)		
SUBJECT	New Emergency Vehicle Purchase		

RECOMMENDATION

WITH RESPECT to Report R 36/2022 (Development & Emergency Services, Superior North Emergency Medical Service), we recommend that the purchase of four new emergency vehicles be awarded to Crestline Coach Ltd. for the amount of \$760,000 plus HST;

AND THAT Crestline Coach Ltd. be the proponent to supply up to four more new emergency vehicles in 2022;

AND THAT the Manager-Supply Management be authorized to issue a purchase order to award this contract;

AND THAT the Mayor and Clerk be authorized to sign any necessary agreement related to the report;

AND THAT Appropriation #5 be approved to address the shortfall in funding to purchase auxiliary equipment;

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

EXECUTIVE SUMMARY

The 2022 capital budget includes \$820,000 for the purchase of four new emergency vehicles and auxiliary equipment. In 2021, a request for proposal to cover five consecutive years of emergency vehicle purchases (2021 – 2025) was awarded with Crestline Coach Ltd. being the successful proponent. To date, five emergency vehicles have been ordered in 2021 and four are being requested in 2022.

The City may be interested in extending the Contract with the successful Proponent to purchase an estimated number of 12 to 15 additional units over the following next three years (2023, 2024, 2025). The final decision will be based on:

- Satisfactory performance
- Operational needs and annual budget approvals

- That the future pricing is acceptable to the Municipality. With the expectation that the price for the future vehicles will be similar to the price of the first vehicles.

The request for proposal also outlined the City may be interested in additional emergency vehicles in the years 2022 to 2025.

DISCUSSION

A request for proposals for the supply and delivery of new emergency vehicles was advertised in the Chronicle Journal and on the City of Thunder Bay website.

After review of the responses by the Supply Management Division and Superior North EMS (SNEMS), it was deemed the bid from Crestline Coach Ltd. met all the requirements as outlined in the proposal document.

Five emergency vehicles have been ordered in 2021 and an additional four units are being requested in 2022.

In 2021, an industry wide shortage of vehicle chassis existed, and the shortage continues to exist in 2022. This shortage has impacted the delivery of emergency vehicles where to date, SNEMS is still waiting for delivery of the 2021 order. The delay in receiving new vehicles is resulting in higher maintenance cost for existing vehicles which now have to be kept in service longer than anticipated. Approval of this report will ensure that the essential components of the 2022 vehicle order are secured with the vendor. Appropriation #5 (attached) is being included in the report to address the increase in cost of vehicles and auxiliary equipment.

FINANCIAL IMPLICATION

The 2022 capital budget includes \$820,000 for the purchase of four new emergency vehicles and associated equipment. Appropriation #5 is being requested in addition to the original budget in order to address the increase in costs for emergency vehicles and auxiliary equipment. The additional appropriation will come from existing SNEMS capital projects that have been completed where funds are available and can be re-directed to this project.

The estimated cost of vehicle purchases and auxiliary equipment are as follows:

Vehicles	\$760,000
Equipment	202,516
Installation Charges	<u>24,000</u>
	\$986,516
HST @ 13%	128,247
Less HST Rebate	<u>(110,884)</u>
Net Cost	\$1,003,879

CONCLUSION

It is concluded that Superior North EMS should proceed with the purchase of four new emergency vehicles from Crestline Coach Ltd. in 2022, and that Appropriation #5 be approved to allow the purchase of vehicles and auxiliary equipment required to outfit each ambulance.

BACKGROUND

Capital funds are included in the 2022 capital budget for the purchase of four new emergency vehicles. Superior North EMS responds to over 30,000 calls for service each year and the four new emergency vehicles will replace four units that have reached the end of their life cycle. Superior North EMS has a fleet of 38 emergency vehicles with an average life cycle of six to nine years. The recommended purchase of the new emergency vehicles is critical to maintaining a reliable emergency vehicle fleet.

REFERENCE MATERIAL ATTACHED:

Attachment A - Appropriation #5

PREPARED BY: DEPUTY CHIEF ERNIE KADIKOFF, SUPERIOR NORTH EMS

THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER) Karen Lewis, General Manager – Development & Emergency Services	DATE: March 8, 2022
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The City of Thunder Bay		DATE: March1/2022				
DEPARTMENT: DEV & Emergency Services		REQUEST FOR APPROPRIATION CHANGE	<input type="text"/>	<div>5</div> <div>APPROP NO.</div>		
DIVISION: EMS		REQUEST FOR ADDITIONAL APPROPRIATION	<input checked="" type="text"/>			
WBS ELEMENT	DESCRIPTION	BUDGET AVAILABLE	INCREASE	DECREASE	ADMIN USE	
					IM Position	Fund Code
DEV-EMS_220002	Vehicle Replacement	820,000	183,500		4.6	
DEV-EMS-210002	Defibrillators	174,760		158,250	4.6	69
7167	EMS Vehicle and Equipment Reserve	44,275		25,250	4.6	29
			183,500	183,500		
EXPLANATIONS/REASONS:			EFFECT ON LEVEL OF SERVICE:			
Additional appropriation required due to cost increases for vehicles and auxiliary equipment			DECREASE INCREASE MAINTAINED			
			<input type="text"/> <input type="text"/> <input checked="" type="text"/>			
Funds from reserve are from the release of projects DEV_EMS-210004 and DEV-EMS 200002			DATE: _____			
			RECOMMENDED/APPROVED			
			CITY TREASURER			
			CITY MANAGER			
PREPARED BY: B Cline		VERIFIED BY		COMMITTEE OF THE WHOLE		
REVIEWED BY:		FINANCE:		APPROVED NOT APPROVED		
Committee of the Whole - Monday, March 21, 2022		Moira Gallagher, CPA, CMA		DATE: _____		
		Budget & Planning Accountant		Page 90 of 122		
		Corporate Services & Long Term Care Department				

Corporate Report

DEPARTMENT/ DIVISION	Development & Emergency Services - Licensing & Enforcement	REPORT NO.	R 44/2022
DATE PREPARED	03/08/2022	FILE NO.	
MEETING DATE	03/21/2022 (mm/dd/yyyy)		
SUBJECT	Municipal Enforcement Services Restructuring - Update		

RECOMMENDATION

For information.

EXECUTIVE SUMMARY

This Report provides an update to the Municipal Enforcement Services restructuring.

Administration will continue to implement and execute the new Municipal Enforcement Services Section, according to the restructuring plan approved in the 2022 Budget, and will notify Council when a “go-live” date is confirmed for the new service model following the extensive recruitment, training and outfitting phase ahead this spring and early summer.

DISCUSSION

The new municipal enforcement services delivery model creates a multi-leveled, single enforcement team and allows for an expansion in hours of service (evenings and weekends).

On February 25, 2022 an agreement was reached with CUPE that forms the basis to proceed with implementation of the new enforcement service model that includes Officers working evening and weekend shifts. The new hours of work collective agreement provisions provide for the flexibility to change Officer hours of work to meet appropriate enforcement service delivery levels including seasonal variability.

Extensive recruitment is underway including appropriate job posting sites and social media sites in April and May, followed by outfitting and training.

The successful implementation of the new operational model meant the retiring of the traditional By-law Enforcement model as well as shifting the City’s Animal Shelters’ focus to the core functions of public safety and animal impoundment while supporting the divesting of animal

welfare to privately supported organizations like the Humane Society; this work is ongoing. Additionally, new by-laws and new technology, in keeping with the approved Digital Strategy, are also being developed over 2022 and 2023 to support the new service model.

Highlights of the new Municipal Enforcement Services model include:

- The terms “By-law Officer and Animal Services Officer” no longer exist; all Officers are appointed as Municipal Law Enforcement Officers, as per section 15.1 of the *Police Services Act, RSO 1990*.
- The terms “By-law Enforcement Section and Animal Services Shelter” no longer exist; the new operational model is “Municipal Enforcement Services,” a section of the Licensing & Enforcement Division, Development & Emergency Services Department.
- Full-time Municipal Enforcement Services employees in Officer classifications hours of work shall consist of 10-hour shifts plus a one hour unpaid meal break, between the hours of 8:30 a.m. and 12:00 midnight. The normal regular hours in a bi-weekly work period shall consist of 70 hours, either four or three shifts per week.
- Part-time Cadets can be prescheduled up to 21 hours per week and be scheduled either a seven- or a 10-hour shift.
- Extensive cross-training, including conflict avoidance/de-escalation, cultural awareness/sensitivity, customer services, soft-skills disengagement techniques, situational awareness, animal behaviour/capture & control, bite avoidance training, etc.
- Enhanced Officer safety through GPS tracking/support/monitoring.
- Revamped computer file supervision and monitoring.
- Coaching & mentoring/job shadowing.
- Enhanced job qualifications and skills/knowledge testing.
- Improve the dispatch system and support with a “duty” Officer that could speak with the caller at call in-take, if required.
- Engage in proactive enforcement activities including enforcement blitzes to target and control city-wide enforcement problems such as nuisance signage, donation bin litter, graffiti, etc.
- Establish service response standards and protocols.
- Provide better tools for Officers such as in-vehicle workstations, radios for communication as a life-link and marked vehicles for safety and deterrence.
- Modernize record-keeping and enforcement processes using available technology.
- Improve public access for information and reporting through online tools.

These enhancements will be phased in over 2022 and 2023.

FINANCIAL IMPLICATIONS

The Council-approved 2022 Budget allows for the expansion of 3.43 FTEs to support the new service model, which represents a personnel expansion of \$296,400 as well as additional costs for mobile technology project (\$50,000 operating impact) training (\$35,000 one-time), uniforms (\$14,000 one-time) and fleet expansion (\$43,400).

BACKGROUND

In the fall of 2019, City Council approved a review of the municipal enforcement services delivery model that would create a multi-leveled, single enforcement team and allow for an expansion in hours of service (evenings and weekends).

This review resulted in a Report R149/2020 on Dec. 14, 2020 that directed among other things, that “administration continue to review and amend as considered appropriate the organizational structure of the Licensing & Enforcement Division”.

Work continued on the restructuring throughout 2021. On February 25, 2022 an agreement was reached with CUPE that forms the basis to proceed with implementation of the new enforcement service model that includes Officers working evening and weekend shifts. The new hours of work collective agreement provisions provide for the flexibility to change Officer hours of work to meet appropriate enforcement service delivery levels.

CONCLUSION

Administration will continue to implement and execute the new Municipal Enforcement Services Division, according to the restructuring plan, and will notify Council when a “go-live” date is confirmed following the extensive recruitment, training and outfitting phase ahead this spring and early summer.

REFERENCE MATERIAL ATTACHED:

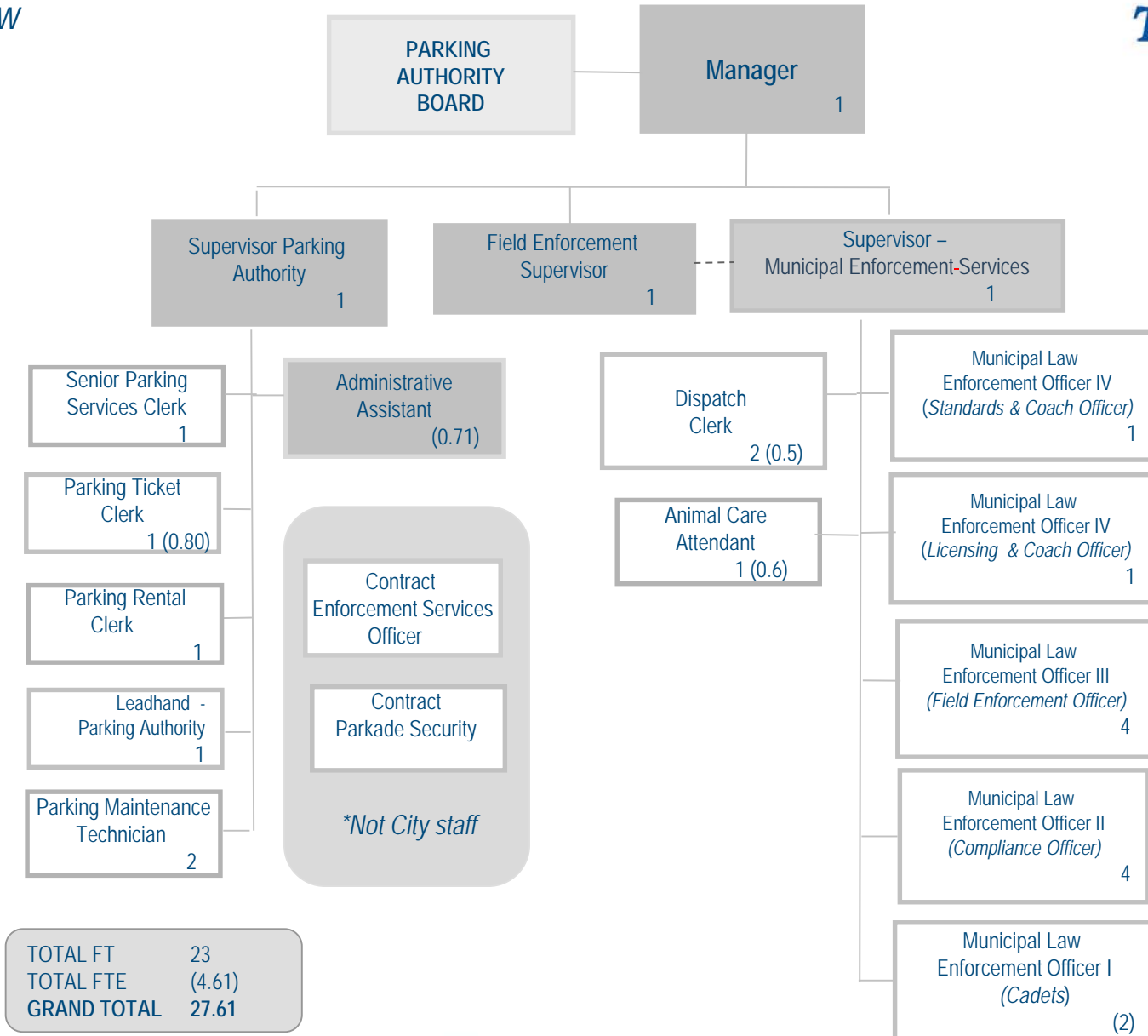
Attachment A – Organizational Chart

PREPARED BY: DOUG VINCENT, MANAGER – LICENSING & ENFORCEMENT

THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER)	DATE:
Karen Lewis, General Manager – Development & Emergency Services	March 10, 2022

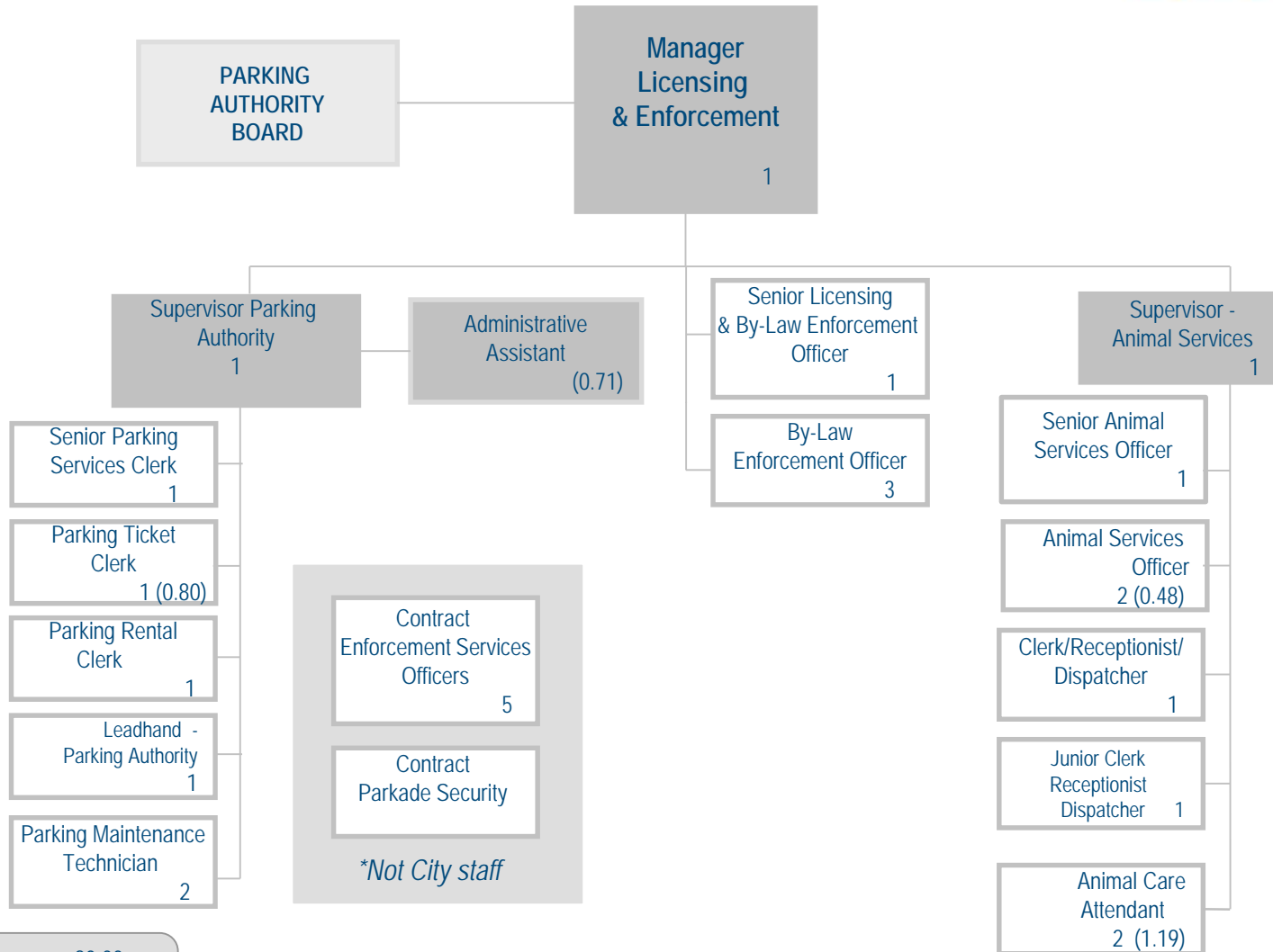
Licensing & Enforcement Division

New



Licensing & Enforcement Division

Former (2021)



TOTAL FT	20.00
TOTAL FTE	(3.18)
GRAND TOTAL	23.18

Corporate Report

DEPARTMENT/ DIVISION	City Manager's Office - Human Resources & Corporate Safety	REPORT NO.	R 42/2022
DATE PREPARED	03/04/2022	FILE NO.	
MEETING DATE	03/21/2022 (mm/dd/yyyy)		
SUBJECT	Thunder Bay Living Wage Campaign		

RECOMMENDATION

WITH RESPECT to Report R 42/2022 (City Manager's Office - Human Resources & Corporate Safety), we recommend that the Thunder Bay Living Wage data is reviewed and included in the annual salary report for the Non-Affiliated employee group;

AND THAT Administration review and consider the Thunder Bay Living Wage data when recommending and establishing a bargaining mandate for impacted union groups;

AND THAT any necessary by-laws be presented to Council for ratification.

EXECUTIVE SUMMARY

This report provides information and recommendations in response to the request from the Lakehead Social Planning Council (LSPC) that the City of Thunder Bay join the Thunder Bay Living Wage Campaign, as referred to Administration on November 15, 2021.

The living wage movement is shaped by the belief that work should lift workers out of poverty and enable them to earn enough to provide a basic standard of living. The modern living wage movement started in Maryland in the 1990s and became an international effort that has spread through the United States, United Kingdom, New Zealand and Canada.

The living wage is calculated as the hourly rate at which a household can meet its basic needs based on the actual costs of living in a specific community. The calculated living wage for the Thunder Bay Region is \$16.30.

Initial enrolment in the Thunder Bay Living Wage Campaign requires that all direct full-time employees are paid the living wage. The City of Thunder Bay meets this criteria.

Enrolment as a living wage employer requires that the employer commit to an implementation plan to apply the living wage to all part-time and contract employees over time. While there would be no financial implications to the Corporation initially upon enrolment, there will be

increased wage and procurement costs associated with the commitment to progress through the levels of recognition.

At this time, Administration advises against joining the Thunder Bay Living Wage Campaign. Administration is committed, however, to reviewing the living wage data annually.

DISCUSSION

How is a Living Wage Calculated?

The Ontario Living Wage Network (OLWN) calculates the local living wage rate using a framework developed by the Canadian Centre for Policy Alternatives. The hourly living wage is based on community-specific data to determine actual expenses for a family of four. These expenses include items such as rent, food, transportation, utilities and childcare. The calculation also incorporates government transfers such as the Canadian Child Tax Benefit, and deductions including income taxes, E.I. and CPP premiums. Local living wage rates are updated annually or bi-annually to account for changes to costs of living and government transfers and deductions.

Municipal Participation

Living wage campaigns seek participation from public sector employers to promote engagement of the private sector. Public sector employers are also sought to join living wage campaigns given the influence of public sector employers both in terms of the large number of direct employees and also contract employee wages that are influenced by procurement.

There are only three Ontario municipalities presently certified as living wage employers:

1. City of Cambridge (joined 2015)
2. City of Kingston (joined 2019)
3. Municipality of North Perth (joined 2020)

Local Thunder Bay Living Wage

Administration met with representatives from the Lakehead Social Planning Council to learn more about the Thunder Bay Living Wage Campaign.

The LSPC promotion of the Thunder Bay Living Wage Campaign does not differ greatly from that of the OLWN. The one distinction is that the Thunder Bay Living Wage Campaign does not require certified employers to pay an annual fee.

Seven local employers have joined the living wage campaign through the LSPC or the OLWN:

1. Lakehead Social Planning Council
2. Kinewa Legal Clinic
3. Wequedong Lodge

4. Nalu
5. Roots to Harvest
6. Itec 2000
7. Telstar Motel

As outlined on the 2021 Thunder Bay Living Wage Enrolment Form (Appendix A), the campaign includes a phased implementation, with three levels of recognition for organizations:

1. Partner Level – All permanent full-time employees are paid a living wage. Committed to begin raising the pay of all permanent part-time employees to the living wage rate.
2. Leader Level – All permanent full-time and part-time employees are paid a living wage. Committed to including living wage in service contracts for externally contracted (third party) employees that provide regular services.
3. Champion Level – All permanent full-time and part-time employees are paid a living wage. All externally contracted (third party) employees that provide regular services are paid a living wage or will be when the contract renews.

While the City could initially join the Thunder Bay Living Wage Campaign at the Partner level, participation in the campaign requires a commitment to progress through the levels. The LSPC Declaration of Thunder Bay Living Wage employer enrolment form requests the following information and commitment from employers:

1. *Living wage implementation plan: If not all employees are currently paid a living wage, please outline the steps you will take to implement living wage and the projected timeframe (e.g. part-time employees pay will be increased to living wage within x number of months, or a Living Wage clause will be included when external service contracts are renewed).*
2. *Please list current service contracts and action you have taken or will take to include the living wage (e.g. the living wage will be included when external service contracts are renewed). Contractors who work 120-plus hours are paid a living wage.*

How Would the Living Wage Campaign Apply to the City of Thunder Bay?

The City would be eligible to enrol in the Thunder Bay Living Wage campaign at the Partner level, because all permanent full-time City employees are already paid at or above the living wage. As per the Thunder Bay Living Wage Enrollment Form the City would be required to commit to an implementation plan to move to the Champion level over time.

At the Leader level, the City would be required to pay all direct employees the living wage. The City of Thunder Bay does have a number of part-time, casual and relief job classifications in both the non-affiliate and unionized employees groups that are paid less than the \$16.30 living wage. Progression to this level would result in increased cost to the City.

Progression to the Champion level would require revision to the City's procurement policies to include a living wage clause in all service contracts. All externally contracted service staff, in areas such as security, building services, and food services would be required to be paid the \$16.30 living wage, which would result in increased costs to the City.

Implications of Becoming a Living Wage Employer

Participation in the Thunder Bay Living Wage campaign will require the City to commit to move beyond the Partner level over time. While there would be no financial implication to the Corporation upon initial enrolment at the Partner level, there would be increased wage and procurement costs associated with the commitment to progress through the recognition levels.

Participation in the living wage campaign would remove the City's ability to determine rates of pay, regardless of other factors such as minimum wage increases, union settlements, labour market pressures and cost of living. The City would be required to address living wage rates in future union negotiations with impacted bargaining units.

The determination of wage rates for some groups of employees would be outside of the employer's control and at some point the City may not agree with the living wage rate established by the OLWN. Should circumstances change in the future, the City could be in the difficult position of withdrawing from the campaign.

Demographics of Part-Time Employees Earning below Living Wage

The hourly living wage is calculated based on community-specific data to determine actual expenses for a family of four.

There are 38 job classifications at the City of Thunder Bay that are paid less than the living wage of \$16.30. These positions are primarily in the Recreation & Culture Division and include job titles such as Lifeguard, Summer Camps Counsellor, Facility Attendant (Marina), School Crossing Guard and Tour Guide Small Ride Operator (Chippewa/Centennial).

The number of employees in these classification varies throughout the year due to seasonal programming. Currently, 289 City of Thunder Bay employees earn a rate of pay that is less than the living wage, and 62% of these employees are within the student age range of 14 to 24. In 2019, the City's last year of regular programming before the pandemic, the percentage of employees below age 24 in these classifications was 67% in the winter, and 75% in the summer.

School Crossing Guards were excluded from the data as this group of employees are generally retirees who are supplementing their retirement income. The average age of School Crossing Guards is 64.

Provincial Action

Ontario's *Poverty Reduction Act, 2009* requires the government to develop a new poverty reduction strategy every five years. The strategy must include a poverty reduction target, initiatives aimed at addressing poverty and indicators to measure the strategy's impact.

The Ontario government released the new Poverty Reduction Strategy in December 2020. The vision as set out in the Strategy is for an Ontario where everyone can participate in their communities and achieve greater independence, stability and, wherever possible, long-term job success to support themselves and their families.

The strategy outlines initiatives under four key pillars:

1. **Encouraging job creation and connecting people to employment** – making investments to create good jobs and equip people with the education, skills, training and experiences they need to access employment opportunities.
2. **Connecting people with the right supports and services** – improving access to supports that improve health and well-being and enable people to move forward on the pathway to education, training, employment and participation in their community.
3. **Making life more affordable and building financial resiliency** – reducing the cost of living, protecting consumers and helping people keep more of their hard-earned money.
4. **Accelerating action and driving progress** – using evidence and working across sectors to support economic recovery and developing integrated solutions that better connect the province's health, social and economic systems.

Addressing poverty is complex and the Ontario government is committed to work with all levels of government, Indigenous partners, the private sector, not-for-profit agencies and community groups to implement the Strategy and achieve its objectives.

Minimum Wage is established by the Province and is the lowest wage rate an employer can pay an employee. Ontario raised the minimum wage by 20.7% in 2018 under the *Fair Workplaces, Better Jobs Act, 2017*. The Province recently increased minimum wage by 5.3% from \$14.35 per hour to \$15.00 per hour effective January 1, 2022.

The Ontario Minimum wage has increased by 87.5% over the last 12 years:

Date	Minimum Wage	% increase Increase
01-Feb-07	8.00	
31-Mar-08	8.75	9.4%
31-Mar-09	9.50	8.6%
31-Mar-10	10.25	7.9%
01-Jun-14	11.00	7.3%
01-Oct-15	11.25	2.3%
01-Oct-16	11.40	1.3%
01-Oct-17	11.60	1.8%
01-Oct-18	14.00	20.7%
01-Oct-19	14.25	1.8%
01-Oct-21	14.35	0.7%
01-Jan-22	15.00	5.3%

The minimum wage for students under 18 years of age who work less than 28 hours per week is currently \$14.10 per hour. However, the City of Thunder Bay does not pay student rates, the lowest paid classifications at the City are paid the general minimum wage of \$15.00 per hour.

FINANCIAL IMPLICATION

There are no immediate financial implications associated with joining the Thunder Bay Living Wage campaign at the Partner level because the rates of pay for all direct full-time employees already exceeds the living wage rate of \$16.30 per hour.

However, joining the Thunder Bay Living Wage campaign will require a commitment to extend the application of the living wage to all part-time, casual, relief and contract employees over time, which will result in increased wage and procurement costs.

The estimated wage and fringe cost to achieve living wage status for all part-time, casual and relief employees at the Leader level is \$584,156. This represents a wage increase of 8.7%, which would be applied to all job classifications on the Non-Affiliated salary schedule in order to avoid compression of the salary grid.

At the Champion level, the costs of contracted services such as custodial cleaning, security and catering would increase as contractors would build the cost of increased wages into the procurement process.

CONCLUSION

While participation in the Thunder Bay Living Wage campaign will not have immediate financial implications, it will require that the City commit to future application of the living wage to all part-time, casual, relief and contract employees.

Administration recommends that the Thunder Bay Living Wage data is reviewed and included in the annual salary report for the Non-Affiliated employee group and that Administration review and consider the data when recommending and establishing a bargaining mandate for impacted union groups.

At this time, Administration advises against joining the Thunder Bay Living Wage Campaign and is committed to reviewing the living wage data annually.

BACKGROUND

On March 15, 2021, Council received a presentation from Lakehead Social Planning Council (LSPC) relating to the Living Wage Campaign. Living Wage is defined as “the hourly wage a worker needs to earn to cover their basic expenses and participate in their community.” The presentation included benefits to employers, employees, and overall economic benefits to the community.

The LSPC appeared before Council on November 15, 2021 to provide the annual Poverty Reduction Strategy report to Council. The LSPC requested that the City of Thunder Bay “actively participate in local poverty reduction by becoming a member of the Thunder Bay Living Wage Campaign.”

The LSPC’s request was referred to Administration for report back on or before January 24, 2022.

REFERENCE MATERIAL ATTACHED:

Appendix A - Thunder Bay Living Wage Declaration of Living Wage Employer

PREPARED BY: KARIE ORTGIESE, DIRECTOR – HUMAN RESOURCES & CORPORATE SAFETY

THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER)	DATE:
Norm Gale, City Manager	March 8, 2022



THUNDER BAY LIVING WAGE

Declaration of Living Wage Employer

2021 Thunder Bay Living Wage Enrolment Form

Thank you for your interest in being part of the living wage movement in Thunder Bay!

CRITERIA

To be recognized as a Living Wage Employer an organization needs to pay its permanent full-time permanent staff at least the living wage rate. An employer may offset the wage rate by providing benefits that affect basic needs such as non-OHIP healthcare. The Thunder Bay Poverty Reduction Strategy will determine, in consultation with the employer, a living wage rate that accounts for these benefits if necessary.


LEVELS OF RECOGNITION

- 1. PARTNER:** All full-time permanent employees earn a living wage. Committed to begin raising permanent part-time staff to a living wage.
- 2. LEADER:** All permanent full-time and part-time employees earn a living wage. Committed to raising those that complete service contracts and externally contracted staff to a living wage.
- 3. CHAMPION:** All permanent full-time and part-time employees earn a living wage. All of the externally contracted staff that provide regular services earn a living wage.

ADDITIONAL INFORMATION

Each employer will receive a window decal, certificate, and website graphic to promote that they are a Living Wage Employer.

Any questions regarding the enrolment process or criteria should be directed towards Bonnie Kryswaty by email at bkryswaty@lspc.ca.



THUNDER BAY LIVING WAGE

Section 1: Employer Information

Name of business/organization

Industry/ Sector

Primary Contact Name

Phone Number

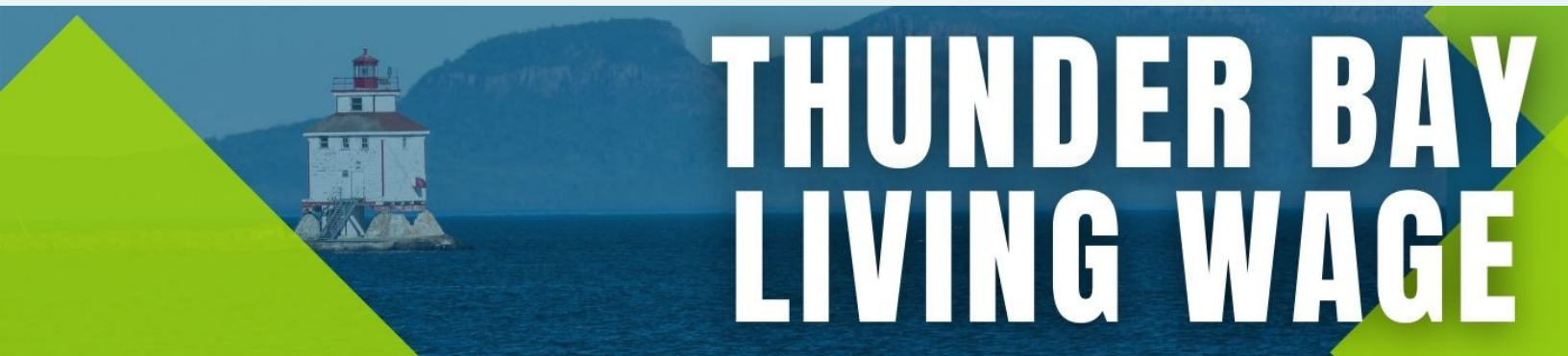
Email

On behalf of the organization, I give the Lakehead Social Planning Council permission to publicly recognize the organization in communications materials including newsletters, social media, and website publications.

Signature

Date

Committee of the Whole - Monday, March 21, 2022



Section 2: Number of Employees

- _____ How many Full-Time Employees do you have (35 hours + per week)
- _____ How many Part-Time Employees do you have (less than 35 hours per week)
- _____ How many Student Employees (i.e. Student interns, co-op students, trainees)
- _____ How many externally contracted or sub-contracted service employees (working 120/year or more)

Please list the services for which you have contract or subcontract employees (e.g. cleaning, bookkeeping, etc.) Please use a separate sheet of paper if you require more room.

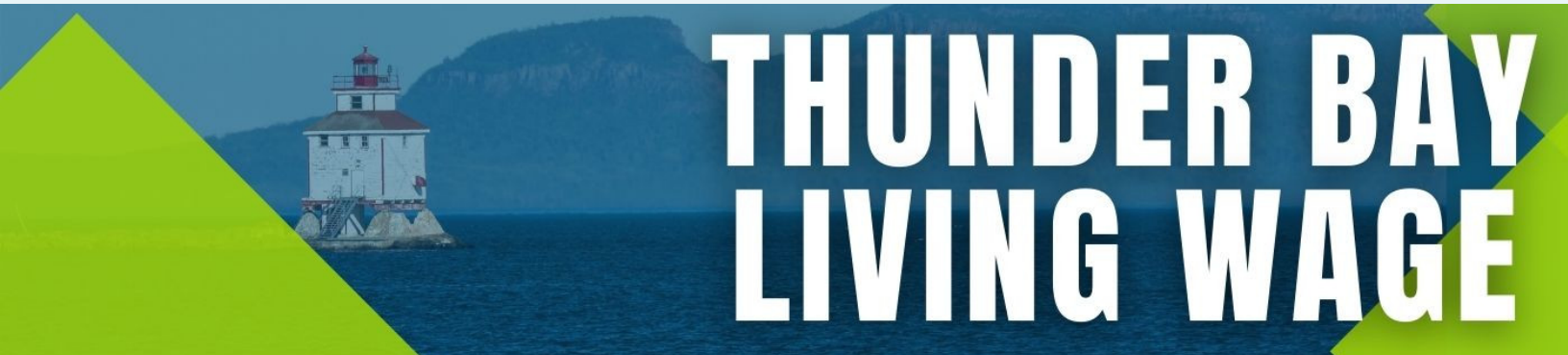
Section 3: Living Wage Information

The 2021/2022 living wage rate in Thunder Bay is \$16.30 per hour*.

*See page 5, “2021 Living Wage and Employee Benefits” to see how benefits contribute to the hourly living wage calculation and determine how many employees are paid a living wage.

Please indicate the number of employees currently paid a living wage:

- _____ How many Full-Time Employees are paid a living wage
- _____ How many Part-Time Employees are paid a living wage
- _____ How many Student Employees are paid the living wage
- _____ How many externally contracted or sub-contracted service employees are paid a living wage



Section 4: Living Wage Implementation Plan

If not all employees are currently paid a living wage, please outline the steps you will take to implement living wage and the projected timeframe (e.g. part-time employees pay will be increased to living wage within x number of months, or a Living Wage clause will be included when external service contracts are renewed.)

Section 5: 2016 Living Wage Enrolment Form

Please list current service contracts and action you have taken or will take to include the living wage (e.g. the living wage will be included when external service contracts are renewed). Contractors who work 120-plus hours are paid a living wage.

What is your plan and who is responsible for ensuring you remain in compliance with annual updates to the living wage rate?



THUNDER BAY LIVING WAGE

Employer-Provided Benefits and the Living Wage

To calculate the living wage rate for an employer we take into account their employees' total compensation package (wages + benefits). Where employer benefits cover some or all of the costs of goods and services in the living wage calculation this is taken into account when determining the hourly rate of pay needed to reach the living wage threshold. Employer benefits that are not included in the living wage calculation (RRSP payments or pension payments, for example) do not affect the living wage determination.

Notes on employer-provided benefits

Non-OHIP health insurance

The living wage calculation assumes that employees purchase their own extended health insurance to cover dental, vision, prescriptions, etc. Employer-provided extended health benefits offset the cost of the premiums.

Life and disability insurance

The living wage calculation includes the purchase of Life and Long-term disability insurance. When this is provided by employers, it is a taxable benefit.

Transit pass

Transportation expenses in the living wage calculation include the purchase of bus tickets. An employer-paid monthly bus pass reduces that expense.

Tuition reimbursement for employee education

The living wage calculation includes ongoing education and training in the form of one College-level course per year for an adult. Where an employer provides education and training, the parent education expense is reduced.

Thank you!

MEETING DATE 03/21/2022 (mm/dd/yyyy)

SUBJECT Official Plan Amendment – 2129 Arthur Street East Report R 14/2022

SUMMARY

At the February 14, 2022 City Council (Public Meeting), Planning Services presented Report R 14/2022 with a recommendation that Council not approve a site specific Official Plan Amendment to permit a dentist office in an existing detached house in the Residential designation. Council referred the matter back to Administration to recapture the discussion of Council and reasons for Council having decided to approve the amendment. Should Council wish to support the request of the Applicant, the following recommendation and attached draft Official Plan Amendment are provided for Council's consideration.

Memorandum from Planner II Jillian Fazio, dated March 10, 2022 containing a recommendation relative to the above noted.

RECOMMENDATION

WHEREAS a Public Meeting having been held with respect to the application by Al-Obaidi Holdings Inc., relative to Lots 1 & 2, Registered Plan WM-63, municipally known as 2129 Arthur Street East, for a site specific amendment to permit a dental office in the existing detached house in the Residential designation;

AND WHEREAS Council has decided that an amendment would not have any significant impacts on the surrounding residential area and would support the adaptive re-use of an existing building as well as the growth of a business;

THE requested amendment to the Official Plan's Residential policies to permit a dental office in the existing detached house at 2129 Arthur Street East be approved;

AND THAT the subject property be designated as an area of Site Plan Control.

ATTACHMENTS

1. Memorandum - J. Fazio - O-12-2021 - 2129 Arthur Street East
2. Attachment - O-12-2021 - 2129 Arthur Street East - OPA Draft

MEMORANDUM

TO: Krista Power, City Clerk **FILE:** O-12-2021

FROM: Jillian Fazio, Planner II
Planning Services Division

DATE: March 10, 2022

RE: Official Plan Amendment – 2129 Arthur Street East Report R 14/2022
Committee of the Whole – March 21, 2022

At the Public Meeting held on February 14, 2022, Planning Services presented Report 14/2022 with a recommendation that Council not approve a site specific Official Plan Amendment to permit a dentist office in an existing detached house in the Residential designation.

Report R 14/2022 described that the proposed site is located mid-block in a residential area and is not suitable for new commercial uses. For these reasons, Administration does not support the approval of the proposed amendment.

Council referred the matter back to Administration to recapture the discussion of Council and reasons for Council having decided to approve the amendment.

Toward the decision to approve the amendment, Council concluded that the approval would not have any significant impacts on the surrounding residential area and would support the adaptive re-use of an existing building as well as the growth of a business.

Change to the Resolution

The recommendation contained in Report R14/2022 (Planning Services), presented February 14, 2022, recommended that the proposed Official Plan Amendment not be approved.

Report R14/2022 also recommended that the site should be designated as an area of Site Plan Control, if the proposed development is approved. The site is located on the Arthur Street Image Route and the proposed change of use represents a reduction to existing landscaping for the construction of a new parking lot.

Should Council wish to support the request of the Applicant, the following recommendation and attached draft Official Plan Amendment are provided for Council's consideration.

RECOMMENDATION

WHEREAS a Public Meeting having been held with respect to the application by Al-Obaidi Holdings Inc., relative to Lots 1 & 2, Registered Plan WM-63, municipally known

as 2129 Arthur Street East, for a site specific amendment to permit a dental office in the existing detached house in the Residential designation;

AND WHEREAS Council has decided that an amendment would not have any significant impacts on the surrounding residential area and would support the adaptive re-use of an existing building as well as the growth of a business;

THE requested amendment to the Official Plan's Residential policies to permit a dental office in the existing detached house at 2129 Arthur Street East be approved;

AND THAT the subject property be designated as an area of Site Plan Control.

Regards,

Jillian Fazio,
Planner II

ATTACHMENTS

AMENDMENT NO. 7
TO THE OFFICIAL PLAN FOR THE CITY OF THUNDER BAY

Prepared by: Jillian Fazio, Planner II
Development & Emergency Services Department
City of Thunder Bay
March 2022

OFFICIAL PLAN FOR THE CITY OF THUNDER BAY

Amendment No. 7

Amendment No. 7 to the Official Plan for the City of Thunder Bay, was prepared by the City of Thunder Bay Development & Emergency Services Department and was presented to the Council of the Corporation of the City of Thunder Bay under the provisions of Section 22(1) of the Planning Act, R.S.O. 1990 on the 21st day of March 2022.

This amendment was adopted by the Corporation of the City of Thunder Bay by By-law No. 33/2022 in accordance with Section 22(1) of the Planning Act, 1990 on the 21st day of March 2022.

MAYOR

DEPUTY CLERK

AMENDMENT NO. 7
TO THE OFFICIAL PLAN FOR THE CITY OF THUNDER BAY

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THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute part of this Amendment.

PART B - THE AMENDMENT - consisting of the following text and exhibit constitutes Amendment No. 3 to the Official Plan for the City of Thunder Bay.

PART A - THE PREAMBLE

Purpose of the amendment

The purpose of the amendment is to permit a dental office in the existing detached house in the Residential designation.

The effect of this amendment is to provide an Official Plan policy to support a proposed Zoning By-law Amendment to convert the existing house to a Neighbourhood Dental Clinic.

Location of the amendment

This Amendment applies to certain lands located at 2129 Arthur Street East being PCL 2-1 SEC WM63; LT 1-2 PL WM63 NEEBING; THUNDER BAY, as shown on Schedule "A" to this Amendment.

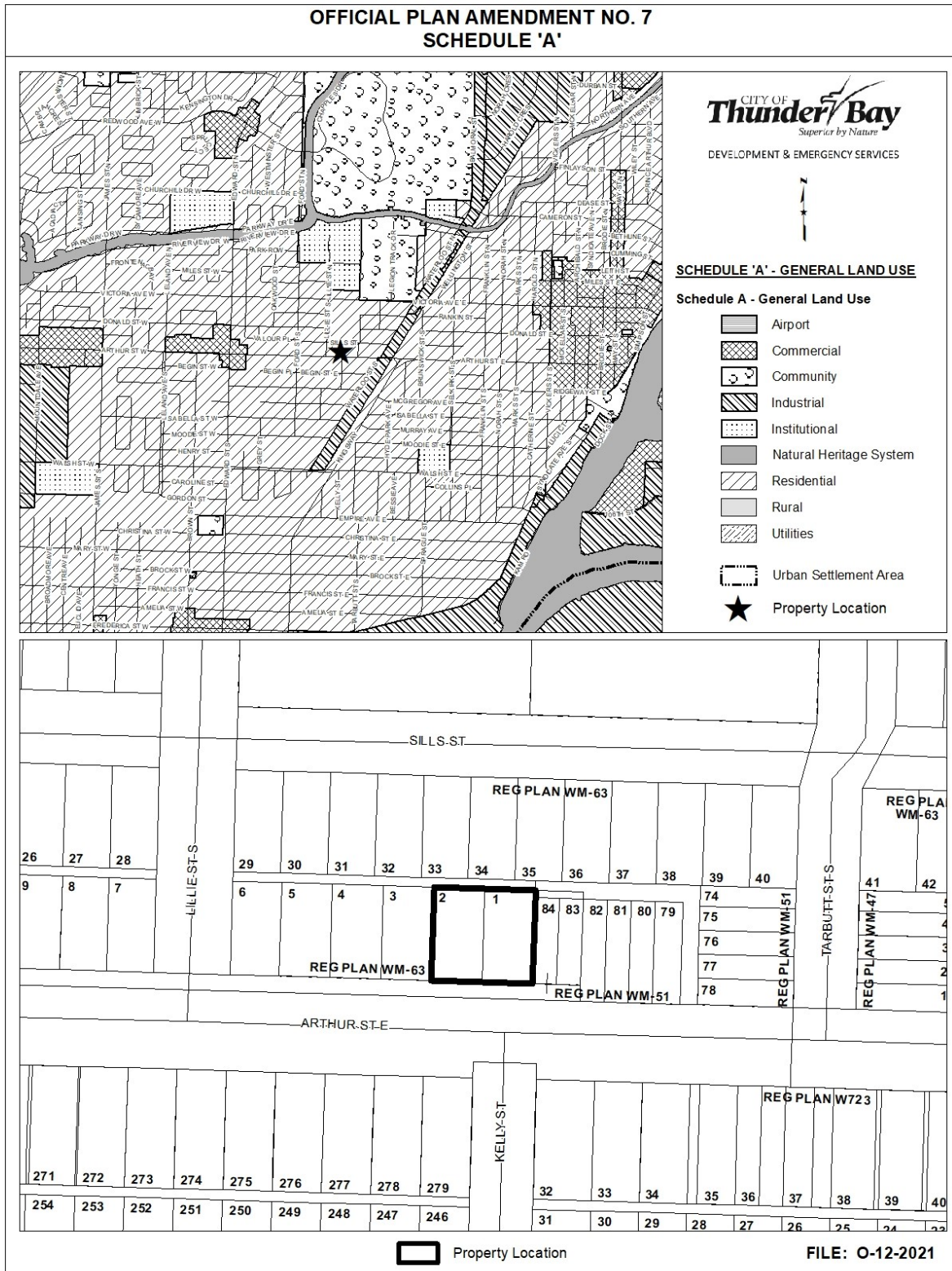
Basis for the amendment

The amendment would not have any significant impacts on the surrounding residential area and would support the adaptive re-use of an existing building as well as the growth of a business.

PART B - THE AMENDMENT

The City of Thunder Bay Official Plan, as amended, is further amended by permitting a dental office in the existing detached house at 2129 Arthur Street East.

SCHEDULE 'A' - PROPERTY LOCATION MAP



MEETING DATE 03/21/2022 (mm/dd/yyyy)

SUBJECT Funding Contributions - Community Based Strategies

SUMMARY

Memorandum from Manager - Community Strategies Cynthia Olsen, dated February 28, 2022 containing a recommendation relative to the above noted.

RECOMMENDATION

WITH RESPECT to the Memorandum from Manager – Community Strategies Cynthia Olsen dated February 28, 2022, we recommend that funding contributions in the amount of \$50,000 be provided to the following community-based strategies: Poverty Reduction Strategy (Lakehead Social Planning Council), Thunder Bay Food Strategy (Roots to Harvest), Age Friendly (Lakehead Social Planning Council) and \$15,000 for Incident Reporting (Lakehead Social Planning Council) to support coordination of these community-based strategies;

AND THAT representatives of the strategies continue to report back annually on progress in implementing their respective strategy;

AND THAT the Mayor and City Clerk be authorized to sign all documentation related to this matter;

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

ATTACHMENTS

1. Memorandum - C. Olsen - Funding Contributions

MEMORANDUM

TO: Krista Power, City Clerk
FROM: Cynthia Olsen, Manager – Community Strategies
DATE: February 28, 2022
RE: Funding Contributions
Committee of the Whole March 21, 2022

The approved 2022 Budget includes allocations of \$50,000 each for the following community based strategies: Poverty Reduction Strategy (Lakehead Social Planning Council), Thunder Bay Food Strategy (Roots to Harvest), and Age Friendly (Lakehead Social Planning Council), and \$15,000 for Incident Reporting (\$10,000 for referral service and \$5,000 for the annual report; Lakehead Social Planning Council).

A Resolution is required to allow the Corporation to enter into service agreements with the not-for-profit organizations leading implementation of the strategies.

WITH RESPECT to the Memorandum from Manager – Community Strategies Cynthia Olsen dated February 28, 2022, we recommend that funding contributions in the amount of \$50,000 be provided to the following community-based strategies: Poverty Reduction Strategy (Lakehead Social Planning Council), Thunder Bay Food Strategy (Roots to Harvest), Age Friendly (Lakehead Social Planning Council) and \$15,000 for Incident Reporting (Lakehead Social Planning Council) to support coordination of these community-based strategies;

AND THAT representatives of the strategies continue to report back annually on progress in implementing their respective strategy;

AND THAT the Mayor and City Clerk be authorized to sign all documentation related to this matter;

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



MEETING DATE 03/21/2022 (mm/dd/yyyy)

SUBJECT Outstanding List for Planning Services as of March 8, 2022

SUMMARY

Memorandum from City Clerk Krista Power, dated March 8, 2022 providing the Planning Services Outstanding Items List, for information.

ATTACHMENTS

1. Memorandum - K. Power - Outstanding List - Planning

Memorandum

Office of the City Clerk
Fax: 623-5468
Telephone: 625-2230

TO: Mayor & Council

FROM: Krista Power, City Clerk

DATE: March 8, 2022

SUBJECT: Outstanding List for Planning Services as of March 8, 2022
 Committee of the Whole – March 21, 2022

The following items are on the outstanding list for March 21, 2022:

2018-010-DEV	Development & Emergency Services / Licensing & Enforcement	Sign By-law	No date included in referral resolution	May-16-2022
2020-024-DEV	Development & Emergency Services / Licensing & Enforcement	Request for Report – Development of a Nuisance By-law	Sep-28-2020	Aug-22-2022
2020-052-DEV	Development & Emergency Services / Thunder Bay Fire Rescue	TBFR Strategic Master Fire Plan (SMFP) - Implementation Plan	April-30-2022	June-20-2022
2021-103-DEV	Development & Emergency Services / Thunder Bay Fire and Rescue	Open Air Burning Policy	Nov-15-2021	Oct-22-2022
2021-104-DEV	Development & Emergency Services / Superior North EMS	Work Plan for Superior North EMS 2021-2030 Master Plan	Mar-14-2022	May-16-2022
2021-105-DEV	Development & Emergency Services	Ban Against Conversion Therapy	Mar-31-2022	May-16-2022
2021-107-DEV	Development & Emergency Services/Licensing & Enforcement	Reimagining the Yard Maintenance By-law	Dec-13-2021	Jun-20-2022

2021-109-DEV	Development & Emergency Services/Planning	Heritage Tax Incentive Program	Apr-25-2022	June-20-2022
2021-112-DEV	Development & Emergency Services	Official Plan - Partial Servicing & Advanced Wastewater Treatment for Subdivisions	Feb-14-2022	May-16-2022
2021-114-DEV	Development & Emergency Services/Licensing & Enforcement	Fence Related Bylaws	Mar-28-2022	June-20-2022
2021-115-DEV	Development & Emergency Services/Licensing & Enforcement	Boulevard Policy/Obstruction Bylaw	Jun-27-2022	Aug-22-2022
2021-116-DEV	Development & Emergency Services/Licensing & Enforcement	Animal Bylaws	Dec-13-2021	June-20-2022
2021-117-DEV	Development & Emergency Services/Licensing & Enforcement	Vacant Buildings Bylaw	Dec-13-2021	June-20-2022
2021-118-DEV	Development & Emergency Services/Licensing & Enforcement	Property Standards & Yard Maintenance Bylaw	Dec-13-2021	June-20-2022
2021-119-DEV	Development & Emergency Services / Thunder Bay Fire and Rescue	Sacred and Ceremonial Burning Policy	Aug-22-2022	Oct-22-2022
2021-120-DEV	Development & Emergency Services/Planning	Strategic Core Areas Community Improvement Plan - Update	Dec-19-2022	Dec-19-2022
2022-100-DEV	Development & Emergency Services	Strategy Development for Reducing Homelessness and Poverty in Our Community	Jun-20-2022	Aug-22-2022
2022-101-DEV	Development & Emergency Services/Planning	Official Plan Amendment - 2129 Arthur Street E		May-10-2022