

## THE CITY OF THUNDER BAY

The City of **Thunder Bay** is located in the **centre of Canada** and enjoys access to both eastern and western markets, as well as the American Upper Midwest. Thunder Bay (Census Metropolitan Area or CMA) is **Ontario's fourteenth largest city** and **Canada's thirty first largest**.<sup>1</sup> The City features a **highly-skilled industrial workforce** and **excellent educational and technical facilities**. Thunder Bay also offers the prospective investor access to a metro population of more than **122,907** and a regional trading area population exceeding a quarter of a million.

The City was developed from an amalgamation of the former Cities of **Port Arthur (incorporated 1907)** and **Fort William (incorporated 1907)**<sup>2</sup> and parts of the adjacent municipalities of Neebing and McIntyre Townships, in 1970. Today, Thunder Bay is a **transportation hub**, featuring one of Canada's **largest port facilities**, both major **railways** and the junction of the Trans-Canada Highway with the principal north-south routes from the Upper Midwest to the Gulf of Mexico. **Natural resources** provide the other major generator of local growth, primarily the forest industry, with growing significance in the value and range of mineral extraction activities in the region.

You may also hear about the "**Thunder Bay District**" or "**Thunder Bay Metro**". For clarification, the District of Thunder Bay includes other towns such as: Dorion, Geraldton, Kakabeka Falls, Kaministikwia, Longlac, Manitouwadge, Marathon, Murillo, Nipigon, Nolalu, Pass Lake, Red Rock and Terrace Bay. Metro Thunder Bay is considered the actual City of Thunder Bay, plus the seven outlying areas including the Townships of Conmee, Gillies, Neebing, O'Connor, Oliver & Paipoonge, Fort William First Nations and Shuniah.<sup>3</sup>

A distinctly multi-cultural community, Thunder Bay features a **rich ethnic mosaic** with strong roots in Europe. As a **major regional centre**, Thunder Bay offers a **unique and rewarding lifestyle** for both the resident and visitor. The City features better-than-average sports and recreational facilities and one of the continent's finest aquatic sports facilities. With its long history of **affordable and high-quality housing**, Thunder Bay consistently ranks among the Canadian cities with the highest percentage of single-detached home ownership in Canada. Also, housing prices in the City have consistently grown at below the national average.

<sup>1</sup> Updated August 2007, 2006 Census- Areas and Census Agglomerations.

<sup>2</sup> Joanne Anderson, City of Thunder Bay Archives, 2001

<sup>3</sup> [Statistics Canada](#) Catalogue No. 93-303

Thunder Bay has the resources, the services, the facilities and the infrastructure to ensure a **successful investment**. As the regional growth centre for Northwestern Ontario, our City invites you to take advantage of Thunder Bay's "**Superior Opportunities**".

## **PORT ARTHUR & FORT WILLIAM**

**In October 1968 the population of Port Arthur was 48,778 and in Fort William 49,121.<sup>1</sup>** There were two daily newspapers, two transit systems, two police departments, two fire departments, and of course two mayors who presided over two separate Councils. For as long as anyone could remember, Fort William and Port Arthur had existed side-by-side.

On April 16, 1968 in a lecture hall at Lakehead University, one hundred and fifty area residents heard Provincial Municipal Affairs' Minister Darcy McKeough outline major recommendations contained in the Lakehead Local Government Review Report. In the report, Commissioner Eric Hardy wrote, as the number one recommendation, "**I strongly urge that the cities of Fort William and Port Arthur and adjacent territories from the Municipalities of Shuniah and Neebing be joined to form a single Lakehead city.**"

The next day, a News-Chronicle editorial noted, "Perhaps the one dismaying feature of the report is that it turns thumbs down on a referendum..." A telephone survey conducted by the News-Chronicle was published days later. Seventy-nine percent of the people polled said they favoured amalgamation; 86 percent of those same people wanted to vote on the question.

There was more controversy over the selection of a name for the amalgamated city. A vocal majority of the population preferred "The Lakehead". But when the polls opened Monday, June 23<sup>rd</sup>, 1969 the three names on the referendum ballot were "Lakehead", "The Lakehead", and "Thunder Bay". The final vote count was:

**"Thunder Bay" - 15, 870, "Lakehead" - 15, 302, "The Lakehead" - 8,377.**

Port Arthur Mayor Saul Laskin defeated Fort William mayor Ernie Reed in the Mayoralty contest. Twelve Aldermen were elected from among 41 candidates. 1970 marked the beginning of a new year and the birth of a new city. People cheered and the sign on the arch at Intercity flashed "Happy Birthday Thunder Bay".

<sup>1</sup> Joanne Anderson, City of Thunder Bay Archives, 2001.

In his inaugural address, January 3<sup>rd</sup>, Mayor Laskin said **"We can look forward to a future of progress, a future which will see the City of Thunder Bay as the hub of the development already occurring in our area."**

For more information about our history, you may wish to visit our [Thunder Bay Historical Museum Society](#) on Donald Street.

Adapted from: The Golden Gateway of the Great Northwest - Thunder Bay - A History

### HIGHLIGHTS OF THUNDER BAY

2006 Demographic Profile			
<b>Population Metro City</b>	122,907 109,140	<b>Working Age Population (Ages 15-64)</b>	82,980
<b>Number of Families</b>	35,055	<b>Total Private Dwellings Metro City</b>	55,582 49,023

Source: Statistics Canada 2006 Census  
 Update: August, 2007

Geographic Profile			
Geographic Centre of Canada			
<b>City Land Area</b>	328.5 km <sup>2</sup> (128.3 miles <sup>2</sup> )	<b>Elevation:</b>	183.3 m above sea level 601.4 feet
<b>Population Density</b>	331.9 persons per km <sup>2</sup> 47.9 CMA	<b>Latitude:</b>	48 degrees 22min 30 sec North
		<b>Longitude:</b>	89 degrees 19 min. 00 sec. West

Accessibility	
<ul style="list-style-type: none"> <li>• <b>TransCanada Highway (11/17) &amp; Highway 61</b></li> <li>• <b>Thunder Bay International Airport (Domestic &amp; International)</b></li> <li>• <b>Served by both major railways (Canadian National Railway, Canadian Pacific Railway)</b></li> <li>• <b>Port of Thunder Bay</b></li> </ul>	
<b>Surface Distance From</b>	
Toronto	1560.98 km (969.95 miles)
Winnipeg	703.68 km (437.25 miles)
Minneapolis	553.32 km (343.82 miles)
Chicago	1059.01 km (658.04 miles)

Source: <http://www.mapquest.com/directions>

Update: August 2007

## FACTS ABOUT THUNDER BAY

- For 150 years, forestry has played an integral part in Thunder Bay's development. Situated on Lake Superior, the largest freshwater lake in the world; Thunder Bay is the meeting place of Canada's Great Lakes and Boreal forest regions
- Some **1.4 million visitors** generate \$350 million for the local economy every year. For more information visit the website: [www.visitthunderbay.com](http://www.visitthunderbay.com)
- Thunder Bay is Northwestern Ontario's **health care centre**.
- Thunder Bay has a growing cluster focus on Molecular Medicine: research in the areas of mitochondrial DNA, genetic DNA analysis, and cancer research and development is propelling economy forward in Thunder Bay.
- Some of Confederation College's **numerous programs of study** include: Aviation, Multimedia, Health Sciences, International Business, and Aboriginal Studies.
- Lakehead University's Engineering Program is **unique in Canada**, combining a diploma program in Engineering Technology with a Bachelor of Engineering degree program.

- The Northern Ontario School of Medicine is a joint initiative of Laurentian University, Sudbury and Lakehead University, Thunder Bay. The School offers a world class MD program clearly based on the needs of the region and the people it serves.
- The **Canada/United States border** is 32 miles south of the city. Minneapolis, Minnesota is the closest major U.S. Centre
- Thunder Bay International Airport is the 3<sup>rd</sup> busiest airport in Ontario and serves over **half a million passengers** every year.
- The Port of Thunder Bay is one of the **largest grain-handling ports** in the world - its towering elevators have 2 million tonnes of storage capacity.
- Thunder Bay Telephone is the **largest independent** telephone system in Canada, offering some of the lowest rates in the country.

Source: Statistics Canada; Labour Force Survey and Lakehead University  
Update: August 2007

**CITY COUNCIL (three-year terms)**

**December 2006 - November 2010**

**The Corporation of the City of Thunder Bay**  
**500 East Donald Street**  
**Thunder Bay, Ontario, P7E 5V3**

**(807) 625-2110**

**Mayor Lynn Peterson**

**625-3600**

**Current River Ward**

Councillor Andrew Foulds  
766-9914

**Neebing Ward**

Councillor Linda Rydholm  
577-9260

**McIntyre Ward**

Councillor Trevor Giertuga  
683-8041

**Northwood Ward**

Councillor Mark Bentz  
577-8226

**McKellar Ward**

Councillor Robert Tuchenhagen  
622-0002

**Westfort Ward**

Councillor Joe Virdiramo  
625-5547

**Red River -Ward**

Councillor Brian McKinnon  
767-3945

**Councillors At Large**

Councillor Ian Angus	474-0926
Councillor Larry Hebert	622-7938
Councillor Rebecca Johnson	577-2807
Councillor Frank Pullia	767-6579
Councillor Aldo Ruberto	768-8038

RURAL MUNICIPALITIES	Population	Land Area (Square km)
<u><a href="#">Township of Conmee</a></u> Reeve: Robert Rydholm - Office: 475-5229 Clerk-Treasurer: Patricia Maxwell R.R#1, 19 Holland Road West Kakabeka Falls, ON P0T 1W0 <a href="http://www.conmee.com">http://www.conmee.com</a>	740	167.53
<u><a href="#">Township of Gillies</a></u> Reeve: John Vanlenthe – Office 475-3185 Clerk: Karen Caren RR#1 South Gillies, ON P0T 2V0 <a href="http://www.gilliestownship.ca">http://www.gilliestownship.ca</a>	544	92.67
<b>Municipality of Neebing</b> Mayor Steven Harasen – Office: 474-5331 Clerk: Delma Stajkowski 4766 Hwy 61, Neebing, ON P7L 0B5	2184	875.51
<u><a href="#">Township of O'Connor</a></u> Mayor Ron Nelson – Office: 475-4761 Clerk-Treasurer: Lorna Buob R.R#1, Kakabeka Falls, ON P0T 1W0 <a href="http://www.oconnortownship.ca">http://www.oconnortownship.ca</a>	720	108.58
<u><a href="#">Municipality of Oliver Paipoonge</a></u> (Amalgamated: 1998) Mayor: Lucy Kloosterhuis – Office 935-4545 Clerk/CAO: Sharron Martyn Box 10, 4569 Oliver Road, Murillo, ON P0T 2G0 <a href="http://oliverpaipoonge.sencia.ca">http://oliverpaipoonge.sencia.ca</a>	5,757	350.27
<u><a href="#">Township of Shuniah</a></u> Reeve: Maria Harding – Office: 683-3611 Clerk: Wendy Hamlin 420 Leslie Avenue, Thunder Bay, ON P7A 1X8 <a href="http://www.shuniah.com">http://www.shuniah.com</a>	2,913	569.18
<b>Fort William First Nations            52 Indian Reserve</b> Chief Harrold Pelletier– Office: 623-9543 90 Anemki Drive, Thunder Bay, ON P7J 1L3 <a href="http://www.fwfn.com">http://www.fwfn.com</a>	909	58.17
<b>Total</b>	<b>13767</b>	<b>2221.91</b>

Source: Statistics Canada 2006 Census; Personal Communication  
 Update: August 2007

## ECONOMIC OVERVIEW

The following is a brief overview of major developments and events in the Thunder Bay economy. Major investments for the 2007 calendar year are currently listed as 'Proposed and/or Underway' to reflect their status as developments in progress.

### 2010 PROPOSED/UNDERWAY/COMPLETED (by size of investment - \$1,000,000 +)

INVESTOR	Estimated Investment
Confederation College – Shuniah Building	\$1,100,000
Leons Furnishings Superstore	\$8,000,000
Walmart (addition and alteration)	\$5,000,000
McKellar Place Inc. (addition and alteration)	\$5,000,000
Confederation College (addition and alteration – Student Lounge)	\$1,600,000
<b>2010 Proposed/Underway/Completed</b>	<b>\$1,100,000</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: Mar. 2010

### 2009 PROPOSED/UNDERWAY/COMPLETED (by size of investment - \$1,000,000 +)

INVESTOR	Estimated Investment
401 Red River Road (Formerly PACI)	\$1,750,000
Venshore Mechanical Ltd.	\$1,000,000
TBCDSB – Corpus Christi - Alterations	\$1,317,000
Shoppers Drug Mart	\$1,192,000
Half Way motors - Nissan	\$1,590,000
College Trades/Technical Building (Dorion Trades Building) addition and alteration	\$1,493,000
<b>2009 Proposed/Underway/Completed</b>	<b>\$8,342,000</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: Nov. 2009



**2008 COMPLETIONS**  
**(by size of investment - \$1,000,000 +)**

<b>INVESTOR</b>	<b>Estimated Investment</b>
Swiss Chalet	\$1,500,000
Thunder Bay Regional Health Sciences Centre (TBRHSC)	\$1,100,000
Thunder Bay Catholic District School Board	\$1,310,000
Perhol Construction Ltd (Thunder Bay Truck Centre)	\$1,100,000
Kuch Stephenson Gibson Malo Architects and Engineer	\$1,340,000
The Brick	\$2,414,000
Protective Services Training Centre	\$2,126,000
Dominion Motors	\$1,100,000
City of Thunder Bay – City Hall	\$3,568,000
Thunder Bay Regional Health Sciences Centre - Northern Ontario School of Medicine	\$3,950,000
Lakehead Public School	\$24,095,000
John Street Landfill	\$2,374,000
St. Joseph Care Group	\$12,358,000
Ontario Realty Corporation	\$10,980,000
Thunder Bay Catholic District School Board	\$3,634,000
Thunder Bay Regional Health Sciences Centre	\$2,800,000
Flying J Travel Plaza 0- Main Building	\$1,937,000
St. Pius X - Elementary School Addition	\$1,600,000
<b>2008 Proposed/Underway/Completed</b>	<b>\$72,936,000</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: January 2009

**2007 COMPLETIONS (by size of investment - \$1,000,000 +)**

<b>INVESTOR</b>	<b>Estimated Investment</b>
Thunder Bay Regional Health Sciences Centre	\$14,700,000
George Jeffrey Children's Centre	\$7,169,000
Sacred Heart Elementary School - Additions / Alterations	\$5,500,000
OPP Forensics Identification Unit	\$3,470,000
St. Bernard Elementary School - Additions / Alterations	\$2,300,000
St. Joseph's Care Group - Alterations	\$1,900,000
Canadian Tire (Arthur St) - Additions and Alterations	\$1,547,000
Confederation College - Alterations	\$1,500,000
Holy Cross Elementary School - Additions / Alterations	\$1,500,000
Lakehead university - Laboratory Building	\$1,469,000
Algonquin Ave School - Additions / Alterations	\$1,070,000
<b>2007 Total</b>	<b>\$42,125,000</b>

**2006 COMPLETIONS (by size of investment - \$1,000,000 +)**

<b>INVESTOR</b>	<b>Estimated Investment</b>
Woodcrest Elementary School	\$8,000,000
Thunder Bay Regional Health Sciences Centre(290 Monro St) - Alterations	\$4,700,000
OPP Communication Centre - Construct	\$4,555,000
Startek - Alterations	\$3,000,000
Home Outfitters - Addition	\$2,533,000
Days Inn - 1250 Golf links Rd	\$2,495,000
McKellar Mall	\$1,500,000
Sacred Heart - Construct Foundation	\$1,500,000
Ecole Catholique Franco-Superieur - Addition	\$1,500,000
Safeway ( Court St N) - Alterations	\$1,200,000
Thunder Bay Health Unit - Alterations	\$1,080,000
Safeway (Arthur St) - Alterations	\$1,050,000
Thunder Bay international Airport - Alterations	\$1,000,000
<b>2006 Total</b>	<b>\$34,113,000</b>

**2005 COMPLETIONS (by size of investment - \$1,000,000 +)**

INVESTOR	Estimated Investment
StarTek Call Centre	\$8,900,000
Ministry of Correctional Services: Thunder Bay Correctional Centre (currently on hold)	\$18,000,000
Pinewood Court Home for the Aged	\$9,600,000
North American Palladium Mine	\$7,500,000
Retirement Residence - 770 Arundel St.	\$7,300,000
Lakehead University Medical School Building	\$5,600,000
Valford Retirement Home - Seniors Facility	\$5,000,000
Sterling Pulp Chemicals ERCO Worldwide (New sodium chlorite facility)	\$4,000,000
Heritage Manor Condominiums	\$3,500,000
Lakehead University Recreational Facility	\$2,900,000
Home Outfitters	\$2,500,000
Apartment Complex - 620 Red River Rd.	\$2,400,000
Strip Mall - 379 Main St.	\$1,900,000
Vanderwees Home & Garden - Expansion	\$1,800,000
Dr. Jessiman Chiropractic	\$1,000,000
GRK Canada Ltd	\$1,000,000
<b>2005 Total</b>	<b>\$82,900,000</b>

**2004 COMPLETIONS (by size of investment - \$1,000,000 +)**

<b>INVESTOR</b>	<b>Estimated Investment</b>
Thunder Bay Regional Health Sciences Centre	\$249,000,000
Bowater Softwood Sawmill (Joint Thunder Bay and Ignace operations)	\$85,000,000
City of Thunder Bay Secondary Sewer Plant	\$42,000,000
City of Thunder Bay - Bare Point Water System Rationalization	\$35,000,000
Whitewater Golf Club	\$25,000,000
TBayTel (infrastructure investment)	\$24,500,000
City of Thunder Bay - Sewer and Water	\$16,400,000
Hogarth Riverview Manor	\$14,400,000
Lakehead University Residence Building	\$10,600,000
Hilldale Gardens Condominiums (2 phases of construction)	\$10,000,000
Heath Centre (adjacent to TBRHSC)	\$ 9,800,000
CSDCAB new French-language Catholic High School	\$7,500,000
Pioneer Ridge Repairs	\$6,200,000
Contact North Videoconference Centre	\$5,900,000
Lakehead University CJ Saunders Field house	\$5,000,000
City of Thunder Bay Roads	\$4,500,000
The Athletic Club	\$4,000,000
Canada Games Complex - Renovations	\$2,400,000
Pier 1 Imports	\$1,810,000
Mark's Work Warehouse	\$1,320,000
Central Avenue Overpass	\$1,300,000
Days Inn - Addition	\$1,000,000
<b>2004 Total</b>	<b>\$562,630,000</b>

**2003 COMPLETIONS (by size of investment - \$1,000,000 +)**

INVESTOR	Estimated Investment
Lakehead University – ATAC building	\$44,000,000
TBayTel	\$25,090,000
Confederation College - Aviation Centre of Excellence	\$17,000,000
Home Depot	\$6,500,000
City of Thunder Bay - Simpson St. Bridge Replacement	\$2,300,000
Thunder Bay District Health Unit - Expansion	\$2,200,000
PUSH Fitness Centre	\$1,650,000
<b>2003 Total</b>	<b>\$98,740,000</b>

**2002 COMPLETIONS (by size of investment - \$1,000,000 +)**

INVESTOR	Estimated Investment
TBayTel	\$25,110,000
City of Thunder Bay Causeway (McKellar and Mission Islands)	\$10,000,000
Roseview Manor Nursing Home	\$10,000,000
Canadian Tire Store - West Arthur Street	\$9,700,000
Northco Group of Companies (Days Inn & Suites Hotel and Montana's Cookhouse Saloon)	\$5,000,000
YA Canada	\$5,000,000
Real Canadian Superstore - Expansion	\$4,000,000
Alert Care Corporation (The Glacier Ridge Retirement Home)	\$3,700,000
<b>2002 Total</b>	<b>\$72,510,000</b>

**2001 COMPLETIONS (by size of investment - \$1,000,000 +)**

INVESTOR	Estimated Investment
North American Palladium Expansion	\$220,000,000
Bowater - Recovery Boiler	\$125,000,000
Thunder Bay Telephone	\$26,680,000
Canadian Tire Store - Thunder Centre	\$10,300,000
North American Palladium Exploration	\$7,500,000
Magnus theatre	\$5,500,000
A&P Expansion - River Street	\$1,500,000
Buchanan Lumber Sales Call Centre	\$1,200,000
CP Intermodal Rail Facility	\$1,000,000
<b>2001 Total</b>	<b>\$ 398,680,000</b>

**2000 COMPLETIONS (by size of investment - \$1,000,000 +)**

INVESTOR	Estimated Investment
Charity Casino	\$44,000,000
Bowater Plant Upgrade	\$23,000,000
Thunder Bay Telephone	\$21,980,000
Call Centres (Superior Telecom, RMG, RMH, Union Gas)	\$8,550,000
Marina Park Place - condominiums	\$6,000,000
Italian Cultural Centre	\$2,500,000
Badanai Chev/Olds	\$1,000,000
Craig Plumbing Centre	\$1,000,000
<b>2000 Total</b>	<b>107,030,000</b>

**1999 COMPLETIONS (by size of investment - \$1,000,000 +)**

<b>INVESTOR</b>	<b>Estimated Investment</b>
Thunder Bay Telephone	\$24,200,000
Bowater Plant Upgrade	\$22,500,000
Silver City	\$13,000,000
Investors Group Building	\$6,500,000
Abitibi Woodroom	\$5,000,000
Northwestern Ontario Technology Centre	\$4,000,000
Arthur Street Marketplace	\$2,500,000
V Kelner Pilatus Centre	\$2,000,000
County Fair Plaza	\$1,000,000
Mission Terminals Inc.	\$1,000,000
<b>1999 Total</b>	<b>\$81,700,000</b>