



BOARD REPORT

REPORT No.: 2025-16

MEETING DATE: MAY 15, 2025

SUBJECT: INTEGRATED LANDSCAPING BEAUTIFICATION PLAN RESULTS

RECOMMENDATION

For information only.

REPORT SUMMARY

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with the results of the Integrated Landscaping Beautification Plan completed for certain TBDSSAB properties.

BACKGROUND

In June 2024, TBDSSAB issued a Request for Proposal (RFP) for consulting services to complete an Integrated Landscaping Beautification Plan for various sites across the TBDSSAB property asset portfolio, to support the future capital planning relative to Environmental Stewardship, Crime Prevention through Environmental Design (CPTED) and Diversity and Inclusion principles.

Specific requirements included:

1. Environmental Stewardship

TBDSSAB's Strategic Plan objectives have included the greening of its properties.

- a. Proposals should recognize the impact of climate change, low impact development features and climate responsive design considerations.
- b. Proposed plans should also consider current energy and water usage and conservation where appropriate.
- c. The proposed plans must consider minimizing the long-term costs associated with maintaining the recommendations.

2. Crime Prevention through Environmental Design

TBDSSAB prioritizes the security of its tenants and properties and recognizes the value of utilizing Crime Prevention through Environmental Design (CPTED) principles. CPTED is defined as the proper design, maintenance, and use of the built environment in order to enhance the quality of life and to reduce both the incidence and the fear of crime, specifically:

Natural Surveillance:

- Design and maintenance that allows and encourages people engaged in their normal activity to observe the space around them;
- Eliminates hiding places for people engaged in criminal activity;
- Creates a sense of risk for people contemplating criminal activity.

Access Control:

- Decreases Criminal accessibility, especially to vulnerable spaces.

Territoriality:

- Defines property lines and distinguishes private spaces;
- Communicates to people expectations for the appropriate use of space;
- Builds a sense of community responsibility by intended users.
 - a. Proposed Plans should include incorporating CPTED elements based on the current state assessment of the properties.
 - b. Proposed Plans must consider minimizing the long-term costs associated with maintaining the recommendations.

3. Diversity and Inclusion

TBDSSAB recognizes the historic and continued contributions from our District's diverse populations, including Indigenous culture.

- a. Proposals should include options for incorporating artwork, for example, murals or artwork features, at various sites based on the current state assessment of the properties.
- b. Possible traditional use areas, or other cultural elements relevant to the site's location, into the various proposed Plans.
- c. Proposed Plans must consider minimizing the long-term costs associated with maintaining the recommendations.

The contract was awarded to Aquafor Beech Ltd. and work was carried out throughout 2024 and early 2025.

COMMENTS

The RFP included the specific properties to be reviewed, which provided for a wide range of conditions across TBDSSAB's property asset portfolio. The properties reviewed are provided in Attachment #1.

The review included gathering background information, followed by on-site inspections, assessment and analysis of each of the identified properties to inform the development of the plan for each property.

Recommendations for each assessed property were provided for short-term, medium-term, and long-term implementation phases, specifically:

- Short-term (0-5 years) aspects include having a robust maintenance, surveillance, security and lighting strategy. These features work to address immediate concerns about quality of life and are foundational aspects that must be in place if any other strategy or recommendation is to be effective;
- Medium-term (6-15 years) recommendations included incremental site improvements that enhance comfort, choice and connection. These recommendations include small-scale and low-cost elements that provide the opportunity to trial the improvements, test their effectiveness, and inform long-term investments, e.g. establishing one celebrated entrance to each property with a cultural and environmental context to contribute to a sense of place and fostering dignity among residents; and
- Long-term (15+ years) considerations would present significant value to the long-term sustainability and success of the property, including green energy improvements, improved plantings and naturalization, and expanded amenities.

Although each assessed property includes specific recommendations based on the characteristics of its site and surrounding environment, two key items were identified consistently across the assessed properties:

- a. Maintenance plans. Evaluating the maintenance plans to prevent negative feedback cycles where lack of maintenance and evidence of care encourages resident and community dis-investment; and
- b. Lighting. Each property should include a lighting plan to maximize residents' feeling safe at home, completing their day-to-day activities, and coming and going from the property.

Administration plans to review and incorporate the various elements identified within each property's recommendations in future operating and infrastructure planning processes.

STRATEGIC PLAN IMPACT

The Practical Vision of the 2013-2016 Strategic Plan included Green Environmentally Friendly Housing within the Optimized Housing strategy, which has been further expanded to focus on environmental stewardship across the organization.

In addition, within the Success of the People we Serve Strategy of the Practical Visions of the 2020-2023 Strategic Plan as well the 2024 – 2027 Strategic Plan, elements included Indigenous Partnerships, and Reconciliation and Inclusion, to meet diversity and inclusion principles.

Also, this report relates to the Board's strategic direction of Financial Stewardship, with a focus on maximizing long term physical and financial sustainability of TBDSSAB assets.

FINANCIAL IMPLICATIONS

The recommendations were provided based on short-term, medium-term, and long-term considerations. Costs included an estimate of all required components of the identified projects, i.e. site preparation, project estimates, and contingencies. The following is a summary of the identified costing of the various recommendations across all assessed properties:

Time Frame	\$
Short-term	9,848,847
Medium-Term	24,245,930
Long-term	34,872,758

The data and concepts provided through the Integrated Landscaping Beautification Plan will be incorporated into future annual operating budgets, as appropriate.



In addition, and because some of the recommendations include items related to components within existing plans and/or the Building Condition Assessment results, e.g. storm water management, they will be considered in the infrastructure planning process, and related Capital Budget programs.

CONCLUSION

It is concluded that the results of the Integrated Landscaping Beautification Plan have been provided, and this information will inform operating and infrastructure planning and the related annual operating budget, and capital budget and forecast for TBDSSAB's property assets.

REFERENCE MATERIALS

Attachment #1 [Properties Included in Integrated Landscaping Beautification Plan Study](#)

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**The District of Thunder Bay Social Services Administration Board
Properties Included in Integrated Landscaping Beautification Plan Study**

	Building Name	# of Units	Building Type	Year of Construction
1	Headquarters Office Building	N/A	Office Building	2012
2	Frederica	24	8-Plex Housing	1992
3	Spence Court	163	Apartment Building	1976
4	Mclvor Court and Alan Cox Place	135	Apartment Buildings (2)	1974 and 2015
5	Manion Court	102	Apartment Building	1974
6	Badanai Manor	29	Apartment Building	1969
7	Glenwood Court	48	Apartment Building	1981
8	Limbrick and North James	24	Townhouses and 4-Plex Housing	1972
9	Academy/Trillium	80	Townhouses	1972
10	Windsor John	97	Townhouses	1970
11	Habitat	34	Apartment Building	1988
12	Cumberland Court	30	Apartment Building	1986
13	Andras Court	221	Apartment Building	1977
14	Sjolander Court	20	Apartment Building	1985
15	Fisher Court	20	Apartment Building	1975
16	Neill Court	21	Apartment Building	1978