



Mayor's Taskforce on Building More Homes Advisory Committee Meeting Agenda

Wednesday, October 15, 2025, 12:30 p.m.

McNaughton Room - 3rd Floor, City Hall

Pages

1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 08-2025

Chair: Mayor Ken Boshcoff

2. Members

Mayor Ken Boshcoff

Justyn Desjardins - Representative - Institution Delivering Construction and Trades Training

Karen Hill - Representative - Real Estate Association

Harold Lindstrom - Representative - Construction/trades Association involved in Housing Construction

Paul Magiskan - Representative - Indigenous led Stakeholder with Affordable Housing Development Experience

Ken Ranta - Representative - Public/Non-Profit Housing Organization involved in Affordable Housing

John Stephenson - Member of Public with Working Knowledge of Research involvement in Housing and Housing Affordability and Development

3. Officials

John Collin, City Manager

Krista Power, Director of Legislative Services & City Clerk

Kerri Marshall, Commissioner - Growth

Joel DePeuter, Director - Development Services

Summer Stevenson, Project Manager - Housing Accelerator

Larry Joy, Policy Assistant to the Mayor

Cheryl Lamers, Acting Manager - Community Development

Katie Piché, Council & Committee Clerk

4. Disclosures of Interest

5. Agenda Approval

WITH RESPECT to the October 15, 2025 meeting of the Mayor's Taskforce on Building More Homes Advisory Committee, we recommend that the agenda as

printed, including any additional information and new business, be confirmed.

6. Confirmation of Previous Minutes

The Minutes of Meeting 07-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on September 17, 2025, to be confirmed. **(Distributed Separately)**

THAT the Minutes of Meeting 07-2025 Mayor's Taskforce on Building More Homes Advisory Committee, held on September 17, 2025, be confirmed.

7. Roundtable

Opportunity for Members to provide updates.

8. Subdivision Update

Supervisor- Planning Services Decio Lopes to provide an update on the status of approved subdivisions.

9. Grant Project Updates

Project Manager Summer Stevenson to provide a PowerPoint presentation relative to grant project updates.

10. Housing Accelerator Fund (HAF) Action Plan Update

Memorandum from Project Manager Summer Stevenson, dated October 8, 2025, providing a HAF update for the month of October.

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11. New Business

12. Next Meeting

The next meeting date will be held on November 19, 2025 at 12:30 p.m. in the McNaughton Room.

13. Adjournment

MEMORANDUM

TO: Mayor's Taskforce on Building More Homes Advisory Committee

FROM: Summer Stevenson, Project Manager – Housing Accelerator

DATE: October 8, 2025

RE: **Housing Accelerator Fund Action Plan Update – October 2025**

The purpose of this memorandum is to provide an update on the progress made towards achieving the Housing Accelerator Fund (HAF) targets and Action Plan milestones.

Housing Target: Progress Update

Thunder Bay's housing supply growth target from March 1, 2025, to February 28, 2026, is 708 net permitted units.

Table 1. Net permitted units since March 1, 2025, by target type, as of October 7, 2025.

Target Type	Target	Net	Remain	Progress
Total Units	708	200	508	28%
Missing Middle	305	147	158	48%
Other Multi-unit	147	18	129	12%
Affordable Units	335	22	313	7%

Housing Target: Permit Projections

As of October 7, 2025, 31 building permit applications (180 units) are current in Intake Review or are Under Review. In addition, 30 projects (359 units) provisionally approved for funding through the City's HAF supported grants have not applied for a building permit. If these projects proceed before February 2026, it will result in a total of 739 units, exceeding the target for reporting period 2.

Therefore, we can anticipate the number to fall between 380 and 739 units, with a conservative estimate of 350 – 400 permitted units.

Grant Funding Update

The team continues to monitor the status of funded projects (table 2). Waitlisted Additional Dwelling Unit (ADU) grant applications are being moved off the waitlist as projects are cancelled. To date, the waitlist has 51 applications (start = 67 applications).

Table 2. Status of units approved through HAF grants, as of October 7, 2025.

Grant	Approved Units	Cancelled	Permitted	Permit App Under Review	Outstanding
ARHFP	210	0	8	36	166
ADU	81	15	44	7	15
CAG	86	0	26	18	42
MUR	347	74	104	33	136
Total	724	89	182	94	359

Action Plan: Progress Update

Initiative 6: Secondary Planning & Infrastructure Planning in Support of Housing Strategy, Milestone 1: Conduct Infrastructure Planning (Jan 01, 2024 – Dec 31, 2025).

- Surplus Lands Strategy
 - Call for Proposals closed at the end of July, evaluation is complete, and work is underway to provide an update to City Council.

Initiative 6: Secondary Planning & Infrastructure Planning in Support of Housing Strategy, Milestone 3: Undertake Secondary/Neighbourhood Planning (Jan 01, 2024 – Dec 31, 2025).

- Central Avenue Development Lands
 - Studies continue.
 - Planning underway for a Public Open House later this fall.

Initiative 9 & 10: Enhanced Vacant & Dilapidated Buildings Program, Milestone 1: Undertake Property Standards By-law Review (June 01, 2025 – Dec 31, 2025) & Milestone 2: Develop and Launch Program (Jan 01, 2026 – June 30, 2026).

- Data Collection
 - Data collection to determine the condition of known vacant buildings is underway.
- Program Development
 - A draft response plan has been developed, and work is underway to refine the proposed plan. On track to provide an update to the Growth Standing Committee on November 25, 2026. Item will be on the Taskforce agenda in November.

Extension:

- Housing Affordability Strategy and Action Plan
 - Draft background document has been completed. Stakeholder workshop scheduled for October 23, 2025, to discuss the different tools available to the City of Thunder Bay to support affordability in both the rental and ownership markets.