



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

Wednesday, November 19, 2025, 12:00 p.m.

McNaughton Room - 3rd Floor, City Hall

Pages

1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 09-2025

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

Matthew Pearson, Senior Advisor-Growth

Larry Joy, Policy Assistant to the Mayor

Cheryl Lamers, Acting Manager - Community Development

Ian Kaufman, Policy and Research Analyst

Katie Piché, Council & Committee Clerk

4. Disclosures of Interest

5. Agenda Approval

WITH RESPECT to the November 19, 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

3 - 7

The Minutes of Meeting 08-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on October 15, 2025, to be confirmed.

THAT the Minutes of Meeting 08-2025 Mayor's Taskforce on Building More Homes Advisory Committee, held on October 15, 2025, be confirmed.

7. Smart Growth Action Plan Update

Senior Advisor-Growth Matthew Pearson to provide a PowerPoint presentation relative to the Smart Growth Action Plan.

8. Call for Proposals - Large Opportunity Sites Update

8 - 9

Memorandum from Director- Development Services Joel DePeuter dated November 12, 2025 containing a recommendation relative to the large opportunity sites-Calls for Proposals, for the Taskforce's consideration.

WITH RESPECT to the memorandum from Director-Development Services Joel DePeuter dated November 12, 2025, we recommend that City Council approve the surplus of 300 Tokio Street, 144 Fanshaw Street, 791 Arundel Street, 211-223 Tupper Street & 224 Camelot Street.

9. Vacant and Dilapidated Buildings Program Update

Project Manager Summer Stevenson to provide a PowerPoint presentation relative to the Vacant and Dilapidated Buildings Program.

10. Housing Accelerator Fund (HAF) Action Plan Update

10 - 11

Memorandum from Project Manager Summer Stevenson, dated November 7, 2025, providing a HAF update for the month of November.

11. Roundtable Updates

12. New Business

13. Next Meeting

The next meeting date will be held on December 17, 2025 at 12:30 p.m. in the McNaughton Room.

14. Adjournment



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

Wednesday, October 15, 2025, 12:32 p.m.

McNaughton Room - 3rd Floor, City Hall

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

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

Joel DePeuter, Director - Development Services

Summer Stevenson, Project Manager - Housing Accelerator

Larry Joy, Policy Assistant to the Mayor

Katie Piché, Council & Committee Clerk

4. Disclosures of Interest

There were no disclosures of interest declared.

5. Agenda Approval

MOVED BY: Ken Ranta
SECONDED BY: Harold Lindstrom

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.

CARRIED

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 was distributed separately on Tuesday, October 14, 2025.

MOVED BY: John Stephenson
SECONDED BY: Justyn Desjardins

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

CARRIED

7. Roundtable

Members and Administration provided updates. The following items were discussed:

- Smart Growth Action Plan Update- draft complete, will be presented to Council October 21
- 2026 City Budget - proposed 2.6% tax levy increase
- One Stop Customer Service Shop

- Will service levels be affected?
- One Stop Development Shop, very good response
- Funding Agreement - Growth CIP
- Upcoming Planning Conference - October 2025
- Expressions of Interest - municipally owned properties (surplus lands), strong response -to be presented at the October 28 Growth Standing Committee. Possible endorsements from Growth Taskforce and Mayor's Taskforce
- 3rd Annual Lakehead University Climate Gathering- Topics: residential retrofits, environmentally responsible
- Very busy construction season
- High demand
- Government funding for training
- Education on retrofits
- Spec home builders - concerns, high costs, spec homes harder to sell
- TBDSSAB Board meeting, investment, affordable housing: [RPT-2025-29-ISS-Supported-Affordable-Transitional-Housing-Update.pdf](#)
- Numerous new units, mostly retrofits/conversion/redevelopment projects

Discussions were held relative to demand vs. ability to supply, waitlists for housing, many applicants, transitional housing units under construction, expression of interest-affordable housing.

- Large project cancellation
- Transitional housing unit – Bertrand Court - first intake October
- Roundtable Panel with NAN
- LUINA labour force development event
- Need for equipment operators
- Reminder – Build Tbay Conference – February 5, 2026
- Misinformation in community re: lot availability

- Lobbying efforts
- Federal housing strategy – What's to come for Thunder Bay?

8. Subdivision Update

Handout entitled "Vacant Lots in Plans of Subdivision" was distributed on desks.

Supervisor- Planning Services Decio Lopes provided an overview on the status of approved subdivisions and discussed the following:

- Vacant lots ready for building permits
- Lots to be available once registered
- Lots draft approved but not available for building
- Rural Settlements- partial services
- Urban Settlements- full services
- Draft approved plans of subdivision
- potential number of units

A discussion was held relative to the aging population and the desire to move from rural to the City to have more access to amenities.

Director- Development Services Joel DePeuter and Decio Lopes responded to questions.

Further discussion was held relative to lot vs. unit, density potential, affordable housing, accommodating multi-unit, multi-unit new construction-geared towards rental units, zoning by-law updates, builders want best return on investment.

9. Grant Project Updates

Project Manager Summer Stevenson provided a PowerPoint presentation relative to grant projects around the city and the status of approved projects. Images of current projects that received funding through the Housing Accelerator Fund were viewed. Summer Stevenson provided an overview of each project.

A discussion was held relative to legalizing illegal suites.

It was noted that an update would be provided at the November Taskforce

meeting, relative to city owned surplus lands.

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.

Summer Stevenson provided an overview including updates on the following:

- housing target progress
- permit projections
- action plan initiatives

Discussion was held relative to annual HAF targets and how most municipalities will not meet their targets this year, due to lack of tradespeople and rising costs.

It was noted that an update would be provided at the November Taskforce meeting, relative to the City's Smart Growth Plan, including an update and progress on the vacant/dilapidated building program.

11. Next Meeting

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

12. Adjournment

The meeting adjourned at 2:06 p.m.

MEMORANDUM

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

FROM: Joel DePeuter, Director – Development Services

DATE: November 12, 2025

RE: **Call for Proposals**

The purpose of this memorandum is to provide the Mayor's Taskforce on Building More Homes Advisory Committee ("Taskforce") with an update on the Call for Proposals for large opportunity sites that was held summer 2025.

Background

On June 2, 2025, the City of Thunder Bay issued a Call for Proposals for 10 high potential opportunity sites comprised of parcels of City-owned vacant land for the purpose of growing the urban housing supply, building vibrant neighbourhoods, and supporting sustainable development. The Call for Proposals was open for a period of 8 weeks and closed on July 31, 2025.

The Taskforce was notified of the Call for Proposals via email from Manager – Realty Services Walker on Monday, June 2, 2025, and via a memorandum from Project Manager Stevenson dated June 11, 2025, for discussion at the June 18, 2025, Taskforce meeting.

Results

More than a dozen submissions were received for 6 of the 10 sites. Proposals were scored by the City's internal Development Review Committee. High scoring proposals were identified for 4 of the sites:

- 300 Tokio Street, approximately 400 units, 6.44 acres, Zoning: Urban Mid-rise
- 144 Fanshaw Street, approximately 200 units, 3.00 acres, Zoning: Urban Low-rise
- 791 Arundel Street, approximately 600 units, 7.90 acres, Zoning: Community
- 211-223 Tupper St & 224 Camelot St, approximately 185 units, 0.7 acres, Zoning: Downtown Neighbourhood

If fully realized, these four sites could collectively deliver:

- Approximately 1,385 new residential units across multiple affordability levels and housing types
- 709 units permitted by the end of 2026, contributing directly to the City's Housing Accelerator Fund targets
- Estimated \$2-3 million in land sale revenue
- Significant construction investment valued at approximately \$400 million
- Estimated new annual property tax assessment growth of \$1.4 to \$2.8 million

Next Steps

The City issued notice of the potential surplus of the 4 sites beginning on October 29, 2025. This provides the public with an opportunity to provide input prior to a report back to Growth Standing Committee on November 25, 2025, for endorsement.

Unlocking lands for housing development supports the Housing Accelerator Fund Approved Action Plan and the City's housing targets. The proposed projects offer an opportunity to potentially meet, or even exceed, the housing supply growth target of 1,755 homes.

As such, the following motion is presented for the Committee's consideration:

WITH RESPECT to the memorandum from Director Joel DePeuter dated November 12, 2025, the Mayor's Taskforce on Building More Homes Advisory Committee recommend that City Council approve the surplus of 300 Tokio Street, 144 Fanshaw Street, 791 Arundel Street, 211-223 Tupper Street & 224 Camelot Street.

MEMORANDUM

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

FROM: Summer Stevenson, Project Manager – Housing Accelerator

DATE: November 7, 2025

RE: **Housing Accelerator Fund Action Plan Update – November 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

As of October 16, 2025, the housing supply growth target for the second reporting period (March 1, 2025, to February 28, 2026) has been reduced to 676 net units (from 708 net units) and the target for the third reporting period has increased to 740 net units.

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

Target Type	Target	Net	Remain	Progress
Total Units	676	217	459	32%
Missing Middle	305	162	143	53%
Other Multi-unit	147	18	129	12%
Affordable Units	335	23	313	7%

Table 2. Net permitted units in reporting period one and two, as of November 7, 2025.

Target Type	Target	Net	Remain	Progress
Total Units	1,015	562	453	55%
Missing Middle	429	286	143	67%
Other Multi-unit	328	199	129	61%
Affordable Units	362	50	312	14%

Housing Target: Permit Projections

The conservative unit projection by February 28, 2026, remains 350 – 400 net permitted units. Should 400 net units be issued permits, we will achieve 73% of the reporting period one and two target (1,015) and 42% of the total 3-year target.

Grant Funding Update

The team continues to monitor the status of funded projects (table 3). 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 3. Status of units approved through HAF grants, as of November 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	4	26	22	34
MUR	347	86	104	33	124
Total	724	89	182	98	339

Table 4. Units in receipt of HAF funding by program and year, compared to all units permitted per calendar year.

Year	ARHFP	ADU	CAG	MUR	HAF Total	All Units (Net)	% HAF
2024	0	14	4	94	112	331	34%
2025	8	33	22	14	77	236	33%
2026	-	-	-	-	-		