



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

Wednesday, December 17, 2025, 12:30 p.m.

McNaughton Room - 3rd Floor, City Hall

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### Pages

#### 1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 10-2025

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 December 17, 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 09-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on November 19, 2025, to be confirmed.  
**(Distributed Separately)**

THAT the Minutes of Meeting 09-2025 Mayor's Taskforce on Building More Homes Advisory Committee, held on November 19, 2025, be confirmed.

**7. Housing Affordability Study & Strategy - Tool Prioritization Activity**

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Project Manager Summer Stevenson to provide a PowerPoint presentation, which will introduce the results from the October 28 workshop and tool prioritization activity. Associated handout attached.

**8. Housing Accelerator Fund (HAF) Action Plan Update**

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

**9. Roundtable Updates**

**10. New Business**

**11. Next Meeting**

The next meeting date will be held on January 21, 2026 at 12:30 p.m. in the McNaughton Room.

**12. Adjournment**

# TOOLS FOR HOUSING AFFORDABILITY IN THUNDER BAY

## Financial Tools

Item	Action Steps			Responsibility	Workshop Feedback*	Investment**	City Priority**
	Immediate (2026)	Short-Term (2027-2028)	Medium-Term (2029 - 2031)				
1. Exemptions on permit fees					7 votes All tax/rebate schemes were popular		
2. Property tax increment grants and rebates					7 votes All tax/rebate schemes were popular		
3. Multi-residential and affordable housing tax rates					5 votes All tax/rebate schemes were popular		
4. Municipal capital facilities & municipal housing facility by-law					3 votes All tax/rebate schemes were popular		
5. Vacant home / land taxes					7 votes All tax/rebate schemes were popular		

\*voting asked for top three choices (19 guests at the workshop on Oct 23, 2025), see What We Heard for full details of table discussions

**Investment & Priority Legend	Investment (Estimated):	Minimal: Under \$100,000	Moderate: \$100,000 to \$500,000	Major: More than \$500,000
	Priority:	Scale from 1 to 5		

# TOOLS FOR HOUSING AFFORDABILITY IN THUNDER BAY

## Financial Tools

Item	Action Steps			Responsibility	Workshop Feedback*	Investment**	City Priority**
	Immediate (2026)	Short-Term (2027-2028)	Medium-Term (2029 - 2031)				
6. Municipal service rebates					5 votes All tax/rebate schemes were popular		
7. Affordable housing reserve funds and grants Existing Program: Affordable Rental Housing Funding Program					8 votes		
8. Seed funding for affordable housing projects					11 votes Could also apply to renovation projects		
9. Existing housing grants through the Housing & Strategic Core Areas Community Improvement Plans					NEW		

\*voting asked for top three choices (19 guests at the workshop on Oct 23, 2025), see What We Heard for full details of table discussions

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# TOOLS FOR HOUSING AFFORDABILITY IN THUNDER BAY

## Zoning Tools

Item	Action Steps			Responsibility	Workshop Feedback*	Investment**	City Priority**
	Immediate (2026)	Short-Term (2027-2028)	Medium-Term (2029 - 2031)				
1. Prezoning					7 votes Seen as a way to increase access to land		
2. Upzoning					11 votes		
3. Parking reform					5 votes Led to discussions of public transit quality		
4. Inclusionary zoning  Limitations under the Planning Act currently restrict Thunder Bay's ability to use this tool.					10 votes		
5. Streamlining development processes					15 votes		

\*voting asked for top three choices (19 guests at the workshop on Oct 23, 2025), see What We Heard for full details of table discussions

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# TOOLS FOR HOUSING AFFORDABILITY IN THUNDER BAY

## Other Tools

Item	Action Steps			Responsibility	Workshop Feedback*	Investment**	City Priority**
	Immediate (2026)	Short-Term (2027-2028)	Medium-Term (2029 - 2031)				
1. Rental conversion policies					1 vote		
2. Leveraging public lands for housing					12 votes		
3. Land banking and housing acquisition					10 votes		
4. Counter-NIMBY strategy					10 votes Addresses a persistent problem in TBay		

\*voting asked for top three choices (19 guests at the workshop on Oct 23, 2025), see What We Heard for full details of table discussions

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# TOOLS FOR HOUSING AFFORDABILITY IN THUNDER BAY

5. Partner with Indigenous and newcomer organizations					8 votes		
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## Other Tools

Item	Action Steps			Responsibility	Workshop Feedback*	Investment**	City Priority**
	Immediate (2026)	Short-Term (2027-2028)	Medium-Term (2029 - 2031)				
6. Municipal arms-length development corporations					6 votes Very popular idea in discussion despite low poll		
7. Short-term rental regulation					2 votes		

\*voting asked for top three choices (19 guests at the workshop on Oct 23, 2025), see What We Heard for full details of table discussions

**Investment & Priority Legend	Investment (Estimated):	Minimal: Under \$100,000	Moderate: \$100,000 to \$500,000	Major: More than \$500,000
	Priority:	Scale from 1 to 5		

## MEMORANDUM

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

**FROM:** Summer Stevenson, Project Manager – Housing Accelerator

**DATE:** December 8, 2025

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

The housing supply growth target for the first and second reporting period (March 1, 2024, to February 28, 2026) is 1,015 units.

*Table 1. Net permitted units in reporting period one and two, as of December 8, 2025.*

Target Type	Target	Net	Remain	Progress
<b>Total Units</b>	<b>1,015</b>	<b>617</b>	<b>398</b>	<b>61%</b>
Missing Middle	429	344	85	80%
Other Multi-unit	328	199	129	61%
Affordable Units	362	86	276	24%

### **Housing Target: Permit Projections**

The conservative unit projection by February 28, 2026, is 700 – 750 permitted units. Should 750 net units be issued permits, we will achieve 74% of the next target and 43% of the total target.

### **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 50 applications (start = 67 applications).

*Table 2. Status of units approved through HAF grants, as of December 8, 2025.*

Grant	Approved Units	Cancelled	Permitted	Permit App Under Review	Outstanding
ARHFP	210	0	44	18	148



ADU	82	18	47	7	10
CAG	86	5	36	0	45
MUR	344	109	108	29	98
<b>Total</b>	<b>722</b>	<b>132</b>	<b>235</b>	<b>54</b>	<b>301</b>

*Table 3. 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	44	33	32	14	123	289	43%
2026	-	-	-	-	-		

### **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).**

- **Milestone is complete.** Infrastructure planning has been completed for three identified areas (Burwood Phase 2 & 3, Central Avenue Phase 1, and Empire). Construction has commenced on one (Burwood Phase 2), tender ready for issuance next year for remaining projects.

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

- **Milestone is delayed.** Significant archaeological find and presence of endangered species has delayed the Central Avenue Development Lands project, which is the marquis project under this milestone. A plan is in place to advance the work following the Stage 3 Archaeological Assessment.
  - Although the revised project completion date is March 2029, this milestone will be considered complete when the Development Plan has been finalized. This is on track to align with the results of the Stage 3 Archaeological Assessment.

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

- **Milestone 1 is complete.** By-law review complete and Vacant Building Response Plan presented to Taskforce and Standing Committee – Growth in November.
- **Milestone 2 is on track.** Work continues on the Vacant Building Response Plan.

### **Additional Initiatives**

- Build Thunder Bay Breakfast, February 5, 2026
  - Registration Form emailed to Stakeholders on Tuesday, December 9. Taskforce is encouraged to share amongst their networks.
- CMHC Housing Design Catalogue
  - CMHC released the complete Housing Design Catalogue which features regional standardized housing designs and includes the full technical packages. Development Services has pre-reviewed four of the seven Ontario designs: Accessory Dwelling Unit 01, Fourplex 02, Sixplex, and Stacked Townhouse 01. A draft webpage is under review to promote the designs in Thunder Bay and provide instructions on how to use them.