



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

Wednesday, February 18, 2026, 12:30 p.m.

McNaughton Room - 3rd Floor, City Hall

Pages

1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 02-2026

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

Matt Pearson, Senior Growth Advisor

Cheryl Lamers, Acting Manager - Community Development

Katie Piché, Council & Committee Clerk

4. Disclosures of Interest

5. Agenda Approval

WITH RESPECT to the February 18, 2026 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 01-2026 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on January 21, 2026, to be confirmed. **(Distributed Separately)**

THAT the Minutes of Meeting 01-2026 Mayor's Taskforce on Building More Homes Advisory Committee, held on January 21, 2026, be confirmed.

7. Build Thunder Bay Breakfast Debrief

Discussion to be held relative to the Build Thunder Bay Breakfast held on February 5, 2026.

8. Apprenticeship Training Standard

3 - 8

Taskforce member Justyn Desjardins to provide an overview of the program and the competency analysis profile (attached).

9. Housing Accelerator Fund (HAF) Action Plan Update

9 - 10

Memorandum from Project Manager Summer Stevenson, dated January February , 2026 providing a HAF update for the month of February.

10. Support for Use of Surplus Municipal Land to Advance Housing Supply

11 - 12

Letter of support received from President of the Thunder Bay Real Estate Board Karen Hill, dated February 6, 2026, relative to advancement of housing supply in Thunder Bay, for information.

11. CMHC Housing Market Outlook

CMHC's latest Housing Market Outlook highlighting key shifts in demand, supply and prices, for information.

Link: [What's ahead for Canada's housing market in 2026?](#)

12. New Business

13. Next Meeting

The next meeting date will be held on Wednesday, March 18, 2026 at 12:30 p.m. in the McNaughton Room.

14. Adjournment

Competency Analysis Profile (CAP) Chart

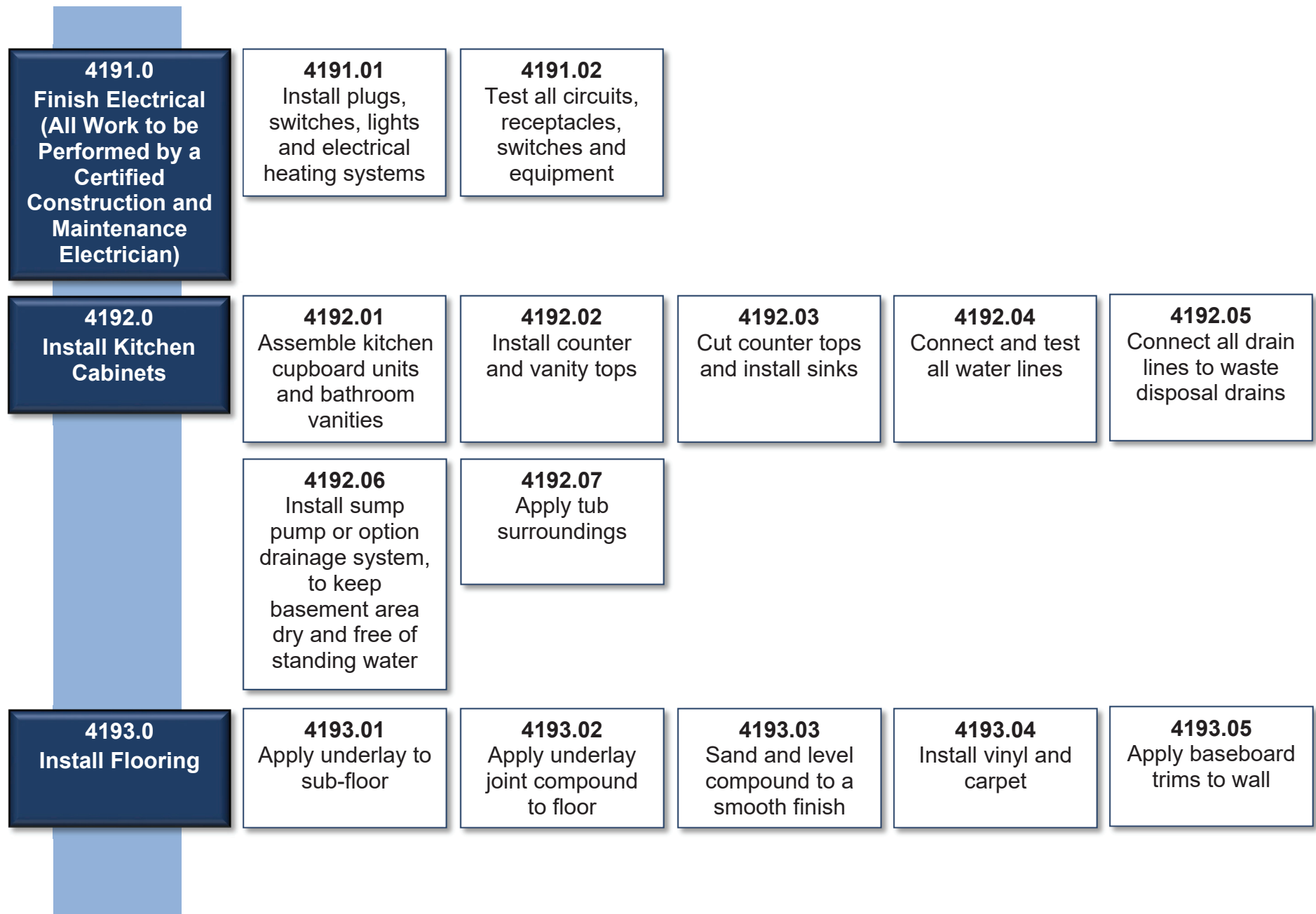
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|---|---|---|--|---|---|
| 4180.0 Demonstrate Safe Working Practices and Techniques | 4180.01 Identify health and safety hazards in the workplace | 4180.02 Wear, adjust and maintain personal protective equipment | 4180.03 Operate emergency safety equipment | 4180.04 Practise good housekeeping in the workplace | 4180.05 Operate and maintain tools and equipment |
| | 4180.06 Assure protection from fire hazards | 4180.07 Handle and store hazardous materials | 4180.08 Report injuries | 4180.09 Complete written safety and injury reports | 4180.10 Apply basic first aid to treat conditions |
| 4181.0 Perform Site Planning and Excavation | 4181.01 Develop a plot plan | 4181.02 Stake out excavation site | 4181.03 Monitor excavation site | 4181.04 Obtain a soil sample | 4181.05 Fill in site |
| 4182.0 Build Foundation | 4182.01 Construct footing forms | 4182.02 Level forms | 4182.03 Calculate volume of concrete | 4182.04 Place structural reinforcing bars into formwork | 4182.05 Pour concrete within the formwork |
| | 4182.06 Inspect concrete | 4182.07 Remove forms | 4182.08 Build masonry walls | 4182.09 Apply parging and damp-proofing | 4182.10 Install anchor bolts |
| | 4182.11 Install drainage tile | 4182.12 Secure sill plates to top of block wall | 4182.13 Place centre beam | 4182.14 Install floor joists | 4182.15 Install floor sheeting |
| | 4182.16 Backfill site | | | | |
| | | | | | |

Competency Analysis Profile: Native Residential Construction Worker 296A *(all unshaded skill sets must be completed)*

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|---|--|---|--|--|--|
| 4183.0 Rough Frame Structure | 4183.01 Layout wall plates | 4183.02 Square walls with measuring tape | 4183.03 Install storm bracing diagonally or using exterior-grade sheathing | 4183.04 Raise wall panels and secure to sub-floor | 4183.05 Secure second top plate to interior and exterior walls |
| | 4184.01 Fabricate jig | 4184.02 Match roof shape and pitch | 4184.03 Cut and fabricate materials | 4184.04 Layout top wall plates | 4184.05 Lift roof trusses on top of wall structures |
| | 4184.06 Apply temporary roof bracing to top of truss units | 4184.07 Install false fascia boards | 4184.08 Apply sheathing to exterior side of cable ends | 4184.09 Apply roof sheathing | 4184.10 Shingle roof and install vents and flashing |
| | 4184.11 Establish location of attic access and install framing | 4184.12 Install attic ventilation systems | 4184.13 Install exterior doors and windows | | |
| | 4185.01 Locate and nail on outlet boxes | 4185.02 Drill holes in stud units | 4185.03 Pull wire through joists to boxes and connect to boxes | 4185.04 Ensure outlet boxes meet vapour barrier requirements | 4185.05 Caulk around wires protruding in attic to prevent air infiltration |
| | 4185.06 Install wiring for electrical heating system | | | | |

| | | | | | |
|--|--|---|---|---|---|
| 4186.0 Rough In Plumbing and Drain Work (Work to be performed by Certified Plumbers) | 4186.01 Drill holes in structure | 4186.02 Cut and install piping and water supply system | 4186.03 Caulk and seal holes | 4186.04 Install basement floor drains | |
| | 4187.01 Place gravel | 4187.02 Install grade stakes | 4187.03 Place vapour barriers on gravel | 4187.04 Calculate volume of concrete | 4187.05 Establish correct strength of concrete |
| | 4187.06 Cast and place concrete mixture | 4187.07 Apply trowelled finish to concrete | 4187.08 Apply pressure cuts in floor | | |
| | 4188.01 Calculate square foot requirements of exterior siding units | 4188.02 Calculate corners and trim works for siding | 4188.03 Calculate soffit metal & fascia board requirements | 4188.04 Calculate trim works for soffits | 4188.05 Place building paper over exterior sheathing |
| 4187.0 Pour Basement Floor | 4188.06 Install corner post trim works | 4188.07 Install starter strip | 4188.08 Nail siding in place | 4188.09 Apply soffit trim, soffits, and fascia board | |
| | | | | | |
| 4188.0 Install Exterior Siding and Soffits | | | | | |
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|---|--|--|---|---|--|
| 4189.0 Install Pre-fabricated Chimneys | 4189.01 Mark out location of chimney unit on wall or floors | 4189.02 Cut holes in floor or walls | 4189.03 Erect pre-fabricated base units, to support chimney on either exterior walls or floor units | 4189.04 Assemble chimney units through wall or floors support | 4189.05 Pour concrete within the formwork |
| | 4189.06 Cut hole for chimney in roof area or exterior eave; installing additional sections of chimney units and applying flashings | 4189.07 Assemble chimney cap units | | | |
| | 4190.01 Insulate all exterior wall cavities and attic | 4190.02 Apply strapping to ceiling walls | 4190.03 Apply vapour barriers | 4190.04 Apply gyproc to ceilings | 4190.05 Apply gyproc to walls |
| | 4190.06 Apply drywall tape to gyproc | 4190.07 Apply finish coats of plaster to gyproc | 4190.08 Sand final coat of drywall compound | 4190.09 Apply finish coats of paint | 4190.10 Install interior doors, closet doors and trim work |
| | 4190.11 Install lock sets, passage sets and door handles | 4190.12 Install window trim (build-ups and window casings) | 4190.13 Apply finish to wood products (doors, windows and trim works) | 4190.14 Install handrails for basement access | |
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|--|---|---|--|---|---|
| 4194.0 Landscape Site | 4194.01 Construct steps and landings and install pre-made units | 4194.02 Apply finish grades, top soils or driveway materials | | | |
| | | | | | |
| 4195.0 Construct Stairways | 4195.01 Calculate unit rise and run to establish stairway shape | 4195.02 Build stringer pattern for trial fit from unit calculations, selecting the correct size and grade of lumber | 4195.03 Build additional stringers, from a pattern to build stairways by cutting risers and treads | 4195.04 Install risers and treads into stringers | 4195.05 Set stairway in place; level, shim and fasten; levelling in place |
| | | | | | |
| 4196.0 Manage a Construction Project | 4196.01 Inspect building site | 4196.02 Prepare and implement project timetable | 4196.03 Estimate project materials, supplies and labour requirements from plans, drawings and specifications | 4196.04 Verify deliveries of materials and supplies | 4196.05 Supervise/monitor, work performed |
| | 4196.06 Prepare progress and other reports | 4196.07 Sub-contract for construction activities | 4196.08 Promote workplace labour relations | 4196.09 Consult with customer, suppliers, architects, sub-contractors and workforce | 4196.10 Establish/monitor workplace safety programs |

MEMORANDUM

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

FROM: Summer Stevenson, Project Manager – Housing Accelerator

DATE: February 11, 2026

RE: **Housing Accelerator Fund Action Plan Update – February 2026**

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 February 11, 2026.

| Target Type | Target | Net | Remain | Progress |
|--------------------|--------------|------------|------------|------------|
| Total Units | 1,015 | 690 | 325 | 68% |
| Missing Middle | 429 | 355 | 74 | 83% |
| Other Multi-unit | 328 | 261 | 67 | 80% |
| Affordable Units | 362 | 87 | 275 | 24% |

Housing Target: Permit Projections

There are currently 235 units in the building permit pipeline, divided amongst four large projects (192 units) and 23 small projects (43 units). Administration is working with applicants to encourage faster document submission and turnaround times.

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 49 applications (start = 67 applications).

Table 2. Status of units approved through HAF grants, as of February 11, 2026.

| Grant | Approved Units | Cancelled | Permitted | Permit App Under Review | Outstanding |
|--------------|----------------|------------|------------|-------------------------|-------------|
| ARHFP | 221 | 0 | 44 | 100 | 77 |
| ADU | 82 | 18 | 49 | 7 | 8 |
| CAG | 86 | 4 | 42 | 4 | 36 |
| MUR | 344 | 109 | 108 | 109 | 18 |
| Total | 733 | 131 | 243 | 220 | 139 |

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 | 38 | 14 | 129 | 359 | 36% |
| 2026 | 0 | 2 | 0 | 0 | 2 | 3 | 67% |

Housing Starts: Provincial Target

The provincial Building Faster Fund (BFF) is a three-year program based on housing starts. 2026 is the final year of the BFF program, with funding calculated based on 2025 performance. Based on available data, the city has exceeded the target by 110%. However, the final count and associated funding have not yet been confirmed by the province.

Table 5. Annual housing starts as of February 11, 2026.

| Year | Target | Unit Starts | Remain | Progress |
|-------------|--------------|-------------|--------------|------------|
| 2022 | | 141 | | |
| 2023 | 161 | 200 | 0 | 124% |
| 2024 | 183 | 262 | 0 | 143% |
| 2025 | 220 | 243* | 0 | 110% |
| 2031 | 2,200 | 846 | 1,354 | 38% |

*Housing starts data from the Canada Mortgage and Housing Corporation (CMHC), includes Housing Starts and Residential Conversions and Demolitions surveys.

Additional Initiatives

- CMHC Housing Design Catalogue
 - Public webpage is now available. Working with CMHC to prepare a media release.



THUNDER BAY REAL ESTATE BOARD

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February 6, 2026

Mayor Ken Boshcoff and Members of Council
City of Thunder Bay
500 Donald Street East
Thunder Bay, ON P7E 5V3

Re: Support for Use of Surplus Municipal Land to Advance Housing Supply

Dear Mayor Boshcoff and Members of Council,

On behalf of the Thunder Bay Real Estate Board and our REALTOR® members who work daily with buyers, renters, landlords, and developers across our community, I am writing to express our support for Council's recent decision to declare surplus municipal lands available for housing development.

Thunder Bay continues to face real and persistent housing supply challenges. Demand for rental housing remains strong, and limited availability across a range of price points affects affordability, labour attraction, and community growth. Increasing the supply of purpose built rental and multi-unit housing is a necessary and responsible step toward addressing these pressures.

We commend Council for recognizing the importance of using municipally owned surplus land to advance housing development. Making these sites available for redevelopment helps reduce one of the most significant barriers to new housing, namely access to serviced land, and sends a strong signal that Thunder Bay is committed to practical solutions that support long term housing stability.

While we recognize that large scale developments can generate public concern, housing supply cannot improve without thoughtful and sometimes difficult decisions. Using existing urban land for higher density housing aligns with sound planning principles, makes efficient use of infrastructure, and supports more complete and livable neighbourhoods.

The Thunder Bay Real Estate Board appreciates Council's leadership on this issue and its willingness to take action that supports residents, employers, and future growth. We look forward to continuing to work with the City of Thunder Bay as a constructive partner on housing policy and land use decisions that strengthen our community.

Thank you for your continued commitment to addressing housing needs in Thunder Bay.

Sincerely,

Karen Hill

Karen Hill, President
Thunder Bay Real Estate Board