



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

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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

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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

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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

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)

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 sheeting	4183.04 Raise wall panels and secure to sub-floor	4183.05 Secure second top plate to interior and exterior walls
4184.0 Construct Roofing	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		
4185.0 Rough In Electrical Service and Wiring	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				

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

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
4187.0 Pour Basement Floor	4187.01 Place gravel	4187.02 Install grade stakes	4187.03 Place vapour barriers on gravel	4187.04 Calculate volume of concrete
	4187.06 Cast and place concrete mixture	4187.07 Apply trowelled finish to concrete	4187.08 Apply pressure cuts in floor	
4188.0 Install Exterior Siding and Soffits	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
	4188.06 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

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

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			
4190.0 Complete Interior Finishing	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	

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

4191.0 Finish Electrical (All Work to be Performed by a Certified Construction and Maintenance Electrician)	4191.01 Install plugs, switches, lights and electrical heating systems	4191.02 Test all circuits, receptacles, switches and equipment			
4192.0 Install Kitchen Cabinets	4192.01 Assemble kitchen cupboard units and bathroom vanities	4192.02 Install counter and vanity tops	4192.03 Cut counter tops and install sinks	4192.04 Connect and test all water lines	4192.05 Connect all drain lines to waste disposal drains
	4192.06 Install sump pump or option drainage system, to keep basement area dry and free of standing water	4192.07 Apply tub surroundings			
4193.0 Install Flooring	4193.01 Apply underlay to sub-floor	4193.02 Apply underlay joint compound to floor	4193.03 Sand and level compound to a smooth finish	4193.04 Install vinyl and carpet	4193.05 Apply baseboard trims to wall

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

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