



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

Wednesday, October 16, 2024, 12:30 p.m.

McNaughton Room - 3rd Floor, City Hall

Pages

1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 05-2024

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 (*Vice-Chair*)

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, General Manager - Infrastructure, Development & Operations

Joel DePeuter, Director - Development Services

Summer Stevenson, Project Manager - Housing Accelerator

Jamie Lee Kostecki, Manager - Community Development

Devon McCloskey, Manager - Planning Services

Larry Joy, Policy Assistant to the Mayor

Katie Piché, Council & Committee Clerk

4. Disclosures of Interest

5. Agenda Approval

WITH RESPECT to the October 16, 2024 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

4 - 14

The Minutes of Meetings 03-2024 and 04-2024 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on June 19, 2024 and July 3, 2024, respectively, to be confirmed.

THAT the Minutes of Meetings 03-2024 and 04-2024 Mayor's Taskforce on Building More Homes Advisory Committee, held on June 19, 2024 and July 3, 2024, respectively, be confirmed.

7. Deputations

7.1 Deputation - Building Homes - Seniors' Needs and Wants

15 - 17

Correspondence received from founder of Age BIG - Nancy Angus, requesting to provide a deputation relative to Building Homes and Seniors' needs.

7.2 Deputation - Housing Shortage and Potential Solutions

18 - 20

Correspondence received from Wolfgang Schoor requesting to provide a deputation relative to Thunder Bay's housing shortage and potential solutions.

8. Let's Build Thunder Bay Stakeholder Roundtable

Administration to provide an event overview relative to the above noted.

9. Housing Accelerator Fund (HAF) Action Plan Update

21 - 25

Memorandums from Project Manager Summer Stevenson, dated October 10, 2024 containing HAF updates for September and October, for information.

10. Local Government Week - Group Photo

Local Government Week is October 13-October 19. During this week, we would like to recognize all of the committee members for their work on our Advisory Committees.

The Office of the City Clerk will be posting pictures of the committees on our social media pages with a short description of what the Committee is responsible for.

We will require each individual member to sign a photo release form. This photo release form will allow the pictures to be posted on our social media pages during Local Government Week and for National Volunteer Week next spring.

The form will be available at the meeting for signature and available electronically, for those attending on Teams.

11. New Business

12. Next Meeting

The next meeting date will be held on November 20, 2024 at 12:30 p.m. in the McNaughton Room.

13. Adjournment



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

**Wednesday, June 19, 2024, 12:41 p.m.
McNaughton Room - 3rd Floor, City Hall**

1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 03-2024

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, Incoming City Manager

Dana Earle, Deputy City Clerk

Joel DePeuter, Director - Development Services

Summer Stevenson, Project Manager - Housing Accelerator

Devon McCloskey, Manager - Planning Services

Deanna Walker, Manager - Realty Services

Jamie Lee Kosteki, Manager - Community Development

Darrik Smith, Coordinator - Housing Accelerator

Larry Joy, Policy Assistant to the Mayor

Katie Piché, Council & Committee Clerk

4. Guests

Councillor Brian Hamilton
Rachel Haggith, Stantec
Tyler Rizzuto, Stantec
Katie Thurtell, Stantec

5. Opening Remarks

Director - Development Services Joel DePeuter provided opening remarks.

6. Disclosures of Interest

7. Agenda Approval

MOVED BY: Paul Magiskan
SECONDED BY: Ken Ranta

WITH RESPECT to the June 19, 2024 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

8. Confirmation of Previous Minutes

The Minutes of Meeting 02-2024 of the Mayor's Task force on Building More Homes Advisory Committee, held on May 22, 2024, to be confirmed were distributed separately on Friday, June 14, 2024.

MOVED BY: Ken Ranta
SECONDED BY: John Stephenson

THAT the Minutes of Meeting 02-2024 Mayor's Task Force on Building More Homes Advisory Committee, held on May 22, 2024, be confirmed.

CARRIED

9. Deputations

Deputy City Clerk Dana Earle provided an overview relative to the procedural rules relating to deputations.

9.1 Deputation - Affordable Housing Needs

Correspondence received from Bambi Pepe - Developmental Services Ontario Northern Region (DSO NR) Housing Navigator requesting to provide a deputation relative to the above noted.

Additional correspondence from Bambi Pepe - DSONR Housing Navigator was distributed separately on Wednesday, June 19, 2024.

Bambi Pepe provided a PowerPoint presentation relative to the above noted and responded to questions. The following items were discussed:

- Overview of DSONR Housing Navigation Teams
- What is DSO?
- Government Housing Plans and Strategies
- Statistics from Inclusion Canada (formerly Canadian Association for Community Living)
- Developmental service agencies
- Requests for supportive housing
- Tracking needs within community
- How to define affordable
- Creating conversation/dialogue, sharing information with service providers

The Chair thanked the deputant for attending.

10. Presentation

10.1 Draft Housing Community Improvement Plan

Memorandum from Project Manager Summer Stevenson, dated June 18, 2024 containing a recommendation relative to the Proposed Housing Community Improvement Plan was distributed separately on Wednesday, June 19, 2024.

Housing Accelerator Coordinator Darrik Smith provided an overview of the Housing Community Improvement Plan (CIP) and responded to questions.

Stantec consultants Tyler Rizzuto, Rachel Haggith and Katie Thurtell provided a PowerPoint presentation relative to the above noted and responded to questions. The following items were discussed:

- Housing Accelerator Fund (HAF)
- What is a Community Improvement Plan (CIP)
- Purpose of Preparing a Housing CIP
- Project Timeline
- Thunder Bay Housing CIP
- Housing CIP Administrative Information
- Housing CIP Eligibility
- Additional Dwelling Units Grant
- Servicing Grant
- Multi-unit Residential Grant
- Planning and Building Permit Fees Grant
- Housing Rehabilitation and Conversion Grant

Further questions and discussions were held relating to tenant grants and owner consent, incentives/grants and if they can be stacked, exclusivity of funding, and the implementation plan and result monitoring.

It was determined that the Committee will be polled to determine a special Taskforce meeting date, for further discussion on this item, which will give members the opportunity to review the full CIP document. Summer Stevenson advised that the document will be available online this afternoon (June 19th) and advised that Committee members could provide comments/feedback relating to the document via email.

It was noted that the report relative to the Housing CIP will be presented at the July 22, 2024 City Council meeting.

11. Housing Accelerator Fund (HAF) Action Plan Update

Project Manager Summer Stevenson provided an update relative to the above noted and responded to questions. Updates were provided on the following:

- Applications Open for Affordable Rental Housing Funding Program
- Applications Open for Construction Assistance Grant Program
- Changes to the Zoning By-law Approved on May 27
- Housing Study Presented to Council on June 3, 2024
- Second Batch of City-owned Lands Presented to Council on June 3, 2024
- Progress on the Housing Community Improvement Plan (CIP)

It was noted that HAF Action Plan updates will be provided at each meeting.

12. Surplus Properties

Memorandum from Manager - Realty Services Deanna Walker, dated June 12, 2024 relative to the above noted.

Memorandum from Mayor Ken Boshcoff dated June 18, 2024 containing a motion relative to the above noted was distributed separately on Wednesday, June 19, 2024.

Director - Development Services Joel DePeuter and Manager - Realty Services Deanna Walker provided an overview of the properties listed and responded to questions relating to how the properties will be developed.

Councillor Brian Hamilton provided an overview of the memorandum that will be presented at City Council on June 24, 2024, relating to 3 potential surplus properties.

MOVED BY: John Stephenson
SECONDED BY: Ken Ranta

WITH RESPECT to the Memorandum from Mayor Ken Boshcoff dated June 18, 2024, we recommend that the Mayor's Taskforce on Building More Homes Advisory Committee support the motion brought forward by Councillor Hamilton;

AND THAT the Mayor's Taskforce on Building More Homes Advisory Committee recommend that City Council pass the motion to declare 742 Holly Crescent, 628 Thistle Crescent, and Part of 611 Thornloe Drive as surplus;

AND THAT City Council ratify its decision to surplus the five properties included in the minutes of Committee of the Whole June 3, 2024.

CARRIED

13. Deputation - Housing Study

At the request of the Chair, Ken Ranta assumed the chair. Mayor Ken Boshcoff left the meeting.

Correspondence received from Stefan Huzan requesting to provide a deputation relative to the above noted.

Due to miscommunication with the deputant, the deputation topic was declared out of order, as it related to the City of Thunder Bay's Strategic Plan and was withdrawn from the agenda.

14. Next Meeting

A discussion was held relative to the next meeting. It was determined that regularly scheduled meetings would reconvene in September.

15. Adjournment

The meeting adjourned at 2:30 p.m.



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

Wednesday, July 3, 2024, 12:31 p.m.

McNaughton Room - 3rd Floor, City Hall

1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 04-2024

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

Krista Power, Director of Legislative Services & City Clerk

Dana Earle, Deputy City Clerk

Kerri Marshall, General Manager - Infrastructure, Development & Operations

Deanna Walker, Acting Director - Development Services

Summer Stevenson, Project Manager - Housing Accelerator

Jamie Lee Kostecki, Manager - Community Development

Darrik Smith, Housing Accelerator Coordinator

Katie Piché, Council & Committee Clerk

4. Disclosures of Interest

5. Agenda Approval

MOVED BY: Ken Ranta
SECONDED BY: John Stephenson

WITH RESPECT to the July 3, 2024 meeting of the Mayor's Task Force on Building More Homes Advisory Committee (Special Session), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

6. Items Arising From Previous Meeting

6.1 Draft Housing Community Improvement Plan

At the June 19, 2024 Mayor's Taskforce meeting, Stantec Consultants provided a PowerPoint presentation relative to the above noted.

Memorandum from Project Manager Summer Stevenson, dated June 18, 2024 containing a recommendation relative to the Proposed Housing Community Improvement Plan, re-presented.

Memorandum from Housing Accelerator Coordinator Darrik Smith, dated July 3, 2024 containing a response from Administration on the feedback received from the Mayor's Taskforce on the Housing Community Improvement Plan (CIP) was distributed separately on Tuesday, July 2, 2024.

Summer Stevenson provided introductory remarks and Darrik Smith provided an overview relative to the above noted memorandum, including comments received by the Taskforce relative to the following categories:

- Environmental Sustainability & Stewardship
- Financial Incentives
- General Edits

A discussion was held relative to the City of Thunder Bay's Net-Zero Strategy, financial incentives, program demand, prioritization, Housing Accelerator Fund (HAF) application window, other funding available

through other levels of government, and labour force capacity.

An overview of Stantec's consulting services was provided.

MOVED BY: Ken Ranta
SECONDED BY: Paul Magiskan

WITH RESPECT to the Memorandum from Project Manager Summer Stevenson dated June 18, 2024, the Mayor's Taskforce on Building More Homes Advisory Committee recommend that City Council adopt the City of Thunder Bay Housing Community Improvement Plan;

AND THAT City Council activate the Additional Dwelling Units Grant, Servicing Grant, and Multi-unit Residential Grant.

LOST

Committee member Ken Ranta left the meeting.

MOVED BY: Paul Magiskan
SECONDED BY: John Stephenson

THAT the Mayor's Taskforce meeting recess at 1:19 p.m. until called to order by the Chair.

CARRIED

At 1:22 p.m. the meeting reconvened.

MOVED BY: Paul Magiskan
SECONDED BY: John Stephenson

We recommend that the following be added after paragraph 2:

'AND THAT the Multi-Unit Residential Grant Eligibility Criteria align with the City of Thunder Bay Net-Zero Strategy and include requirements for the electrification of space and water heating in new builds.'

CARRIED

MOVED BY: Paul Magiskan
SECONDED BY: John Stephenson

WITH RESPECT to the Memorandum from Project Manager Summer Stevenson dated June 18, 2024, the Mayor's Taskforce on Building More Homes Advisory Committee recommend that City Council adopt the City of Thunder Bay Housing Community Improvement Plan;

AND THAT City Council activate the Additional Dwelling Units Grant, Servicing Grant, and Multi-unit Residential Grant;

AND THAT the Multi-Unit Residential Grant Eligibility Criteria align with the City of Thunder Bay Net-Zero Strategy and include requirements for the electrification of space and water heating in new builds.

CARRIED

7. Housing Market - CEDC Application - Rural Community Immigration Pilot

Briefing note from Manager-Community Development Jamie Lee Kostecki relative to the above noted, for information.

Copy of correspondence from Mayor Ken Boshcoff, relative to the housing market and CEDC's application for the Rural Community Immigration Pilot.

MOVED BY: John Stephenson
SECONDED BY: Harold Lindstrom

WITH RESPECT to the Housing Market letter from Mayor Ken Boshcoff relative to the Rural Immigration Pilot CEDC Application, we recommend that the Mayor's Taskforce on Building More Homes Advisory Committee send a letter of support to the Minister of Immigration, Refugees and Citizenship Canada.

CARRIED

8. Next Meeting

The next meeting date will be held on September 18, 2024 at 12:30 p.m. in the McNaughton Room.

9. Adjournment

The meeting adjourned at 1:27 p.m.

Good morning Katie,

Could you please put our name on the deputation list for a presentation to the Mayor's Taskforce on Building more Homes.

Age BIG & Building Homes with Seniors' Needs & Wants in Mind.

Please let me know the length of time for deputations and the number of people who could attend with me.

All the best,

Nancy Angus
Founder, Age BIG
www.agebig.com
807-627-3564

Mayor's Committee on Building more Homes

Ideas from Voices with Lived Experience:



- Build near bus routes, on flat land
- Everyone if they are fortunate, will get old (and older bodies change!)
- It's the responsibility of an older person to make changes before you need them
- I don't need a lot of space, I just need MY space
- Build more rental units designed for solo singles, rather than for just couples
- Need a welcoming, pride of ownership entry area, with seating (for chatting with neighbours)
- Need a dedicated social area (indoors) for apartment buildings
- Make space for outdoor congregating area with seating and shelter, room for garden.
- Create indoor shared social space by eliminating laundry room space (and adding stacked small size washer dryer in each unit)
- Neighbourhoods Matter! We need to know some neighbours!
- "People are attached to homes, communities, landscapes, neighbours..." Dr. Siobhan O'Sullivan, University College Cork, Ireland
- Someone with impaired sight can manage in their own home better because they know the layout so well.
- Don't put new housing in industrial parks. Consider community where people of all ages live. Looking out the window is something I enjoy!
- Seek locations that are near public transit; ease of getting to grocery stores, banks and drug stores, coffee shop, community hall; also near sidewalks and green spaces (we love parks!);
- Locate housing with good evening street lighting
- Core floor living OR main floor living with bedroom, bathroom, kitchen and laundry room.
- I don't want to keep living in the basement. LIGHT!
- I have a house currently, and would be prepared to sell and downsize, but the major issue is that unanswered question "where do I go?" and will that be affordable over time?
- Do landlords seek long term, older adult renters? I don't want to move every few years.
- Stability when downsizing is a key factor.

- To age in my own home, I need: a reliable handyman person, affordable, and trusted; outdoor help for grass cutting and snow removal; potential need for health care support
- I'd consider house sharing, but where do you start to find a trusted room-mate?
- People have to be realistic with aging. We need to have the BIG talks that aging people need a team to help them live in their homes as they age. Friends, neighbours, handypersons, grass cutter, Task Rabbit contact etc. Team of Eight is what we shoot for. A list with at least 8 people who help you age at home.
- Build with energy efficiency and conservation in mind, to reduce operating costs for renter
- In 4-plex, 6-plex design, or 3 story builds, allow for a small shared outdoor space
- Address need for security indoors & outdoors
- Remember the "Lost Middle" in planning
- We want to be independent as long as possible - build homes that help us "age-in-place" with all ages of neighbours
- Include a community room with kitchen facility and washroom for communal living
- Consider pod living with shared living room and kitchen, but private bedroom and washroom
- Help us understand and master technology for aging-in-place (grocery delivery; transportation; bed transfers etc.)
- Adaptive Housing for Seniors is more economical and healthier than Emergency visits
- New build apartments are "luxury" with 1200-1600 sq feet. Not affordable for many solo seniors. Consider 700-750 sq feet with bedroom, bathroom, den for senior living.
- Remember 8-80. What's good in urban design for an 80-year old is good for an 8-year old too!

**Thank you for your efforts to continue to make Thunder Bay
a great community to grow up and grow old in!**

Nancy Angus
Age BIG
www.agebig.com
807-627-3564
nancy@agebig.com

Hello,

Please note the following response to Speak to City Council has been submitted at Wednesday July 31st 2024 4:07 PM with reference number 2024-07-31-009.

- **What would you like to speak to Council about:**
Thunder Bay Housing shortage and what can be done to help alleviate and bridge the gap for the short haul, and when more housing is built...to tie in the -'gap-bridging' with more permanent housing
- **Is this an item scheduled on a current agenda?:**
No
- **Provide as much information as you can about the matter you would like to speak to:**
I had a scheduled meeting with the mayor at his office a week or so ago. We discussed at the primary level housing as a whole, i.e. about tent cities, homelessness, the idea of 'Tiny-Homes', and at a secondary level about possible solutions; and used an example to my very own self funded successful 30 year research project of my licensed 9 legal units lodging house on Villa street...namely...'Villa House'. We talked about this as an example as one of many systems to achieve a desired outcome . We also talked about other housing options.

The mayor had asked me to get in touch with you and request permission to present a brief to his ...'Task Force On Housing'. This is my official request to present a ten minute presentation.

I would to do this by way of a verbal presentation...I will provide transcribed versions as a document...maybe 4 or 5 pages; along with 2 or 3 visual depictions or perhaps thumbnail sketches.

I am still refining the presentation as it sits. 10 minutes is not very long, but....when organized within a strategic and concise method, I believe, I can convey a helpful and useful message.

I hope you will grant me this opportunity. Many thanks Gordon.

Respectfully and sincerely

Wolfgang Schoor, BIS.CCS. Ergonomist.

- **Provide specific actions you would like Council to take:**
As I understand, my request relates to the Mayors task force on housing. I would like to share my expertise, which hopefully helps.
- **Have you already been in contact with City staff in regards to the subject matter of your deputation request?**

Yes

- **Who did you speak to in City Administration? What was the outcome?**

I had a meeting with our mayor, who had asked me to request to present at his task force for housing

I had also had a telephone conversation with Mr. Gordon Stover. He told me to place a formal written request to present to the task force, which I am doing now.

Many thanks for this advise and opportunity. The timing for this presentation, should you grant this opportunity, is up to you...I will need a few weeks to finish the presentation, other then that, I am open to any dates.

- **Please select the date of the meeting:**

n/a

- **Please choose**

Mr.

- **First name:**

Wolfgang

- **Last name:**

Schoor

- **Email:**

wolfgang@tbaytel.net

- **Phone:**

(807) 344-3746

- **Organization you represent: (optional)**

Its on my own behalf, as a citizen of Thunder Bay

- **Please note the names of the presenters that will be attending with you:**

I will be by myself

- **Please indicate how you intend to participate in the meeting.**

In Person

MEMORANDUM

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

FROM: Summer Stevenson, Project Manager – Housing Accelerator

DATE: October 10, 2024

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

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

Housing Target: Progress Update

Table 1. Net permitted units from January 1, 2024, to August 31, 2024, by target type.

Target Type	Target	Net	Remain	Progress
Total Units	1,691	114*	1,577	7%
Missing Middle (2-6)	401	48	353	12%
Other Multi-unit (7+)	292	24	268	8%
Affordable Units	348	0	348	0%

*122 new permitted units, with a total construction value of \$32,582,805. 8 units demolished over the same period.

Action Plan: July & August Progress Update

1. Affordable Rental Housing Funding Program
 - Intake #1 closed on July 21, 2024.
 - 6 eligible applications requesting \$5,580,000 in funding to construct 130 affordable units and 114 market units.
 - Application evaluation wrapping up. Funding decisions expected late September/early October.
2. Housing Community Improvement Plan (HCIP) + Grants
 - Council approved the HCIP on July 22, 2024.
 - Online application portal created for the HCIP grants. Soft launched portal on September 4. Announcements scheduled for week of September 9.
3. Construction Assistance Grant Program
 - Two applications conditionally approved for \$140,000. Will result in creation of 5 units in the South Core.

4. Changes to the Zoning By-law + Official Plan
 - City Council adopted [Official Plan Amendment 17 and passed By-law 286-2024](#), a Zoning By-law Amendment as they related to multiple properties city-wide on August 26, 2024.
5. Education, Marketing, & Communications
 - Website overhaul: www.buildthunderbay.ca
 - Developed and published a “[How to Create an Additional Dwelling Unit on Your Property](#)” guide.
 - Launched social media video series to promote Additional Dwelling Units and urban densification.
 - Marketing campaign planned for month of September.

Action Plan: Milestone Status

Initiative 1: Multi-Unit & Affordable Housing Incentive

M/S	Description	Timeline	Status
1	Develop and Implement Grant Program	Feb 05, 2024 – Sep 30, 2024	Complete
2	Develop the Community Improvement Plan	Feb 05, 2024 – Sep 30, 2024	Complete
3	Program Evaluation and Potential Extension	Mar 01, 2026 – Jun 01, 2026	Not Started

Initiative 2: Encouraging Additional Dwelling Units

M/S	Description	Timeline	Status
1	Promotional Materials and Outreach	Feb 05, 2024 – Jun 30, 2024	Ongoing
2	Implement ADU Incentive Program	Feb 05, 2024 – Dec 31, 2024	Complete
3	Monitoring and Evaluation	May 01, 2025 – Jun 01, 2025	Not Started

Initiative 3: Affordable Housing Navigator

M/S	Description	Timeline	Status
1	Hire Affordable Housing Navigator	Feb 05, 2024 – Mar 31, 2024	Complete
2	Performance Review of Navigator Position	Jan 01, 2026 – Feb 01, 2026	Not Started
3	Publicize Services and Initiate Outreach	Jun 01, 2024 – Dec 31, 2026	Ongoing

Initiative 4: Vacant Commercial Development Incentive

M/S	Description	Timeline	Status
1	Review and Amend Zoning By-law	Feb 05, 2024 – Aug 30, 2024	Complete

2	Develop and Launch Implementation Program	Feb 05, 2024 – Dec 31, 2024	Complete
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Initiative 5: Core Areas “Community Improvement Plan” Grants for Residential Infill

M/S	Description	Timeline	Status
1	Amend the Core Areas Community Improvement Plan	Feb 05, 2024 – Sep 30, 2024	Complete
2	Develop and Implement Incentive Program	Feb 05, 2024 – Dec 31, 2024	Complete

Initiative 6: Secondary Planning & Infrastructure Planning in Support of Housing Strategy

M/S	Description	Timeline	Status
1	Conduct Infrastructure Planning	Feb 05, 2024 – Dec 31, 2025	In Progress
2	First Permits Issued	Jan 01, 2025 – Dec 31, 2025	Not Started
3	Undertake Secondary/Neighbourhood Planning	Feb 05, 2024 – Dec 31, 2025	In Progress

Initiative 7: Vacant Industrial Land Assessment & Conversion Program

M/S	Description	Timeline	Status
1	Undertake Industrial Land Assessment	Feb 05, 2024 – Dec 31, 2024	In Progress
2	Environmental Assessments and Records	Jul 01, 2024 – Jul 01, 2025	In Progress
3	Long-term Industrial Land Assessments	Jan 01, 2026 – Dec 31, 2026	Not Started

Initiative 8: Developing an Archaeological Management Plan

M/S	Description	Timeline	Status
1	Public Engagement Process	Jul 01, 2024 – Jan 01, 2025	In Progress
2	Undertake Archaeological Management Plan	May 01, 2024 – Apr 30, 2026	In Progress

Canada Mortgage and Housing Corporation (CMHC) Reporting

The City of Thunder Bay submitted the semi-annual agreement report for the 1st reporting period on August 1, 2024. CMHC confirmed receipt and review on August 6, 2024.

This report included a signed attestation letter stating that progress is being made and, at this time, there are no circumstances that could prevent the City from completing and/or achieving the Commitments by the timelines set out in the Contribution Agreement.

The first Annual Attestation is due on March 7, 2025. This Attestation will include a report on net permits issued and progress made toward each milestone.

MEMORANDUM

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

FROM: Summer Stevenson, Project Manager – Housing Accelerator

DATE: October 10, 2024

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

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

Housing Target: Progress Update

Table 1. Net permitted units from January 1, 2024, to September 27, 2024, by target type.

Target Type	Target	Net	Remain	Progress
Total Units	1,691	302*	1,389	18%
Missing Middle (2-6)	401	52	349	13%
Other Multi-unit (7+)	292	205	87	70%
Affordable Units	348	0	348	0%

*310 new permitted units, with a total construction value of \$92,031,186. 8 units demolished over the same period.

Action Plan: Progress Update

1. Affordable Rental Housing Funding Program
 - On October 7, 2024, Council approved a \$4,060,000 funding advance for the Program which result in funding for 6 eligible projects (total \$5,580,000).
2. Housing Community Improvement Plan (HCIP) + Grants
 - As of October 7, 2024:
 - i. 20 applications for Additional Dwelling Unit Grant.
 - ii. 6 applications for the Multi-Unit Grant (*intake closes on Oct. 27*).
3. Surplus Lands
 - 14 properties have been declared surplus to date. 8 properties available on properties.thunderbay.ca.
 - 11 properties totaling 30+ acres have been identified and will be made available through a call for development proposals. Additional information will come later this fall.

4. Infrastructure Projects

- \$10.4 million awarded through the Provincial Housing-Enabling Water Systems Fund (HEWSF) to extend municipal services along, north and south of, Central Avenue between Golf Links Road and Balmoral Street. Phased construction beginning in 2024, completed by March 2027. Project area is +/- 100 acres.
- 2024 Building Faster Funding will support two infrastructure projects in 2025:
 - i. Burwood Road – Phase 3. Continuation of sanitary trunk sewer and watermain extension to north of Oliver Road. Will unlock 58 acres of City-owned land.
 - ii. Empire Avenue. Road extension and servicing west of Brown Street to unlock 2 acres of City-owned land. Studies underway, already zoned Urban Mid-rise and approved for surplus.

5. Education, Marketing, & Communications

- Marketing campaign underway, includes print, radio, and social media advertising.

Action Plan: Milestone Status

No update. See September update for complete list of milestones.