



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

Wednesday, November 20, 2024, 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 06-2024**

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

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

Devon McCloskey, Manager - Planning Services

Bevin McIlwain, Supervisor - Support Services & Internal Projects

Larry Joy, Policy Assistant to the Mayor

Jamie Lee Kostecki, Manager - Community Development - CEDC

Katie Piché, Council & Committee Clerk

4. **Guests**

5. **Disclosures of Interest**

6. **Agenda Approval**  
 WITH RESPECT to Meeting 06-2024 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on November 20, 2024, we recommend that the agenda as printed, including any additional information and new business, be confirmed.
  
7. **Confirmation of Previous Minutes** 3 - 7  
 The Minutes of Meeting 05-2024 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on October 16, 2024, to be confirmed.  

THAT the Minutes of Meeting 05-2024 Mayor's Taskforce on Building More Homes Advisory Committee, held on October 16, 2024, be confirmed.
  
8. **Growth Department**  
 Administration to provide an overview relative to the Growth Department.
  
9. **Deputation(s)**
  - 9.1 **Deputation - Building Homes - Seniors' Needs and Wants** 8 - 10  
 Correspondence received from founder of Age BIG - Nancy Angus requesting to provide a deputation relative to Building Homes and Seniors' needs.
  
10. **Update - Let's Build Thunder Bay Stakeholder Roundtable** 11 - 15  
 Project Manager Stevenson to provide a presentation relative to the Stakeholder Roundtable.
  
11. **Housing Accelerator Fund (HAF) Action Plan Update** 16 - 17  
 Project Manager Summer Stevenson to provide a monthly update on the HAF Action Plan.
  
12. **Federal Government - Funding to Toronto for Encampments** 18 - 19  
 Request from Chair - Mayor Ken Boshcoff to discuss the following article:  

[Ottawa bypasses Ontario, offers Toronto money to end encampments | CTV News](#)
  
13. **New Business**
  
14. **Next Meeting**  
 The next meeting date will be held on December 18, 2024 at 12:30 p.m. in the McNaughton Room.
  
15. **Adjournment**



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

**Wednesday, October 16, 2024, 12:32 p.m.**

**McNaughton Room - 3rd Floor, City Hall**

### **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

Ian Kaufman, Policy & Research Analyst

Larry Joy, Policy Assistant to the Mayor

Katie Piché, Council & Committee Clerk  
Crystal DePeuter, Council & Committee Clerk

**4. Disclosures of Interest**

There were no disclosures of interest declared.

**5. Agenda Approval**

MOVED BY: Ken Ranta  
SECONDED BY: Karen Hill

WITH RESPECT to the October 16, 2024 meeting of the Mayor's Task Force 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 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.

MOVED BY: Justyn Desjardins  
SECONDED BY: Ken Ranta

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

CARRIED

**7. Deputations**

Director of Legislative Services & City Clerk Krista Power provided an overview of the deputation process.

### **7.1 Deputation - Building Homes - Seniors' Needs and Wants**

At the request of the deputant, this item was withdrawn from the agenda and will be rescheduled for the November 20, 2024 Mayor's Taskforce meeting.

### **7.2 Deputation - Housing Shortage and Potential Solutions**

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

Additional correspondence received from Wolfgang Schoor, entitled "Suggestions for Reducing Housing Shortages and Possibly Resolving Homelessness Altogether in Thunder Bay" relative to housing shortage and potential solutions was distributed separately on Monday, October 14, 2024.

Wolfgang Schoor provided a presentation and responded to questions. The deputant suggested numerous solutions to address homelessness, including tiny home clusters, non-rental living units and glamping.

The Chair thanked the deputant for their deputation.

## **8. Let's Build Thunder Bay Stakeholder Roundtable**

Project Manager Summer Stevenson provided an update on the Let's Build Thunder Bay Stakeholder Roundtable and responded to questions.

The Stakeholder Roundtable was held on Wednesday, October 9 with 70 attendees from the community in attendance. Summer Stevenson thanked staff and taskforce members for attending the event.

The following items were discussed:

- Need for public education on the processes and decisions related to development
- Advocacy on issues that affect the ability to develop
- Tiered approach with short, medium, and long-term actions

- Tangible actions
- Labour availability
- Advocacy
- Barriers
- Identifying common themes, providing education
- Schematic analysis
- Comparator municipalities
- How to streamline development processes to reduce timelines

A discussion was held relative short term action plans, improving efficiency, lobbying government regarding apprenticeship allotments and how to increase capacity to develop. It was noted that the roundtable was well-facilitated.

It was suggested that committee members meet with Administration to discuss actions to address challenges with labour shortage.

It was noted that Administration will compile the information and data from the roundtable to present to the taskforce at the November 20 meeting.

## **9. Housing Accelerator Fund (HAF) Action Plan Update**

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

Project Manager Summer Stevenson provided a Housing Accelerator Fund Action Plan update for September and October and responded to questions.

The following items were discussed:

- Flexibility with affordable unit numbers as timeline progresses
- Environmental performance criteria
- Update to website, marketing campaign
- Annual Reports to CMHC
- Surplus lands
- Recent provincial infrastructure funding (\$10.4 million)

A discussion was held relative to affordable housing, specific targets (type of units), and environmental benchmarks.

**10. Local Government Week - Group Photo**

A photo of Committee members that attended in-person was taken for Local Government Week, October 20-26, 2024 and will be posted on the City's social media to acknowledge the work of Committees of Council and committee members.

**11. Next Meeting**

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

**12. Adjournment**

The meeting adjourned at 1:45 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](http://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](http://www.agebig.com)  
807-627-3564  
nancy@agebig.com

## MEMORANDUM

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

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

**DATE:** November 14, 2024

**RE:** **Update – Let's Build Thunder Bay Stakeholder Roundtable**

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The purpose of this memorandum is to provide the Mayor's Taskforce on Building More Homes Advisory Committee with an update on potential actions to accelerate housing based on feedback received from the development sector stakeholders who attended the Let's Build Thunder Bay Stakeholder Roundtable held on October 9, 2024.

### **Background**

On October 9, 2024, the City Manager hosted a stakeholder roundtable where development sector stakeholders came together to collaborate on a shared vision for Thunder Bay and address key questions: How do we grow Thunder Bay for the future? What are the barriers to growth? And what are potential solutions?

At the event, barriers were categorized into Process, Land, Image and Labour for table discussion and identification of possible solutions. As a direct result of this engagement, over 50 tangible barriers to development in Thunder Bay along with suggestions to manage these were identified.

### **Status**

The Taskforce will receive a presentation along with proposed actions to accelerate housing on Wednesday, November 20, 2024.

### **Next Steps**

The Taskforce is invited to provide feedback on the proposed housing actions by December 11, 2024.

### **Attachment:**

- Let's Build Thunder Bay Stakeholder Roundtable Feedback Summary – HOUSING

## Let's Build Thunder Bay Stakeholder Roundtable Feedback Summary – HOUSING

Roundtable Proposed Solution	Potential Action
Bring together developers, Development Services, CEDC, Non-Profits, etc., to discuss current needs and match up projects and available lands	<ul style="list-style-type: none"> <li>Review development conditions for surplus City owned lands and opportunity sites after 1 year</li> </ul>
<p>City should provide better guidance and facilitation of all stakeholders in development processes. Including soliciting approval feedback from applicable City Divisions and other governing agencies, meeting regularly on application files to ensure timely progress.</p> <p>Have a point person to be the guide through the entire process of development projects and act as a liaison between internal City Divisions.</p> <p>Create a committee with Zoning, Building, and Engineering to communicate on projects as a group to reduce the number of times developers need to resubmit</p>	<ul style="list-style-type: none"> <li>Reform and brand the Development Services website to align with the new 'One Stop Development Shop' model</li> <li>Establish a cross-agency Team available to meet with development project applicants for enhanced project coordination and problem solving</li> <li>Provide Development Liaison Services for major developments. Development Navigators with a range of specialties will be trained to guide projects through the cross-agency process and will be empowered to call together the Development Review Team</li> <li>Enhance the pre-consultation intake process to better engage with developers at the front-end of a process</li> </ul>
Improve communication tools and provide self-serve options for applicants to track progress on building permits.	<ul style="list-style-type: none"> <li>Promote the Property and Permitting portal and self-service access to planning applications and building permits to track status and information requests</li> </ul>
Streamline processes and educate staff on commonly occurring issues to expedite resolution.	<ul style="list-style-type: none"> <li>Refer to Growth Department</li> </ul>
<p>More information and guidance should be available on the steps of the development and building process.</p> <p>Create a better package for first-time home builders to follow.</p>	<ul style="list-style-type: none"> <li>Relaunch the Before you Build project series</li> <li>Explore digital and AI tools to help developers identify lands for development and potential development configurations</li> </ul>
Streamline legal processes and establish service delivery timelines. Review the potential to utilize different types of legal professionals to create capacity.	<ul style="list-style-type: none"> <li>Refer to City Solicitor &amp; Corporate Counsel</li> </ul>
Streamline site plan control and the building permit process by reviewing processes for efficiency with the goal of shortening the	<ul style="list-style-type: none"> <li>Increase delegated authority for Planning and Realty Services</li> </ul>

<p>timeframe of planning application approvals and building permit issuance.</p> <p>Review the potential to utilize different types of development professionals to create capacity.</p>	<ul style="list-style-type: none"> <li>• Conduct a business process optimization review of Commercial Building Permit Process</li> <li>• Refer to Growth Department for further review</li> </ul>
<p>Defer taxes on lots in registered plans of subdivision to a point later in the process or on a different schedule.</p> <p>Review potential for tax rebate for a number of years once vacant land is developed.</p> <p>Defer tax on newly created lots.</p>	<ul style="list-style-type: none"> <li>• Refer to Mayor’s Task Force</li> </ul> <p>Potential action</p> <ul style="list-style-type: none"> <li>• Review residential tax triggers and policies as they apply to vacant lands at particular development stages</li> </ul>
<p>Incentivize remediation work required on commercial lands.</p> <p>Level out the disparity between the strategic core area and Housing Community Improvement Program grants.</p> <p>Use MPAC 2016 valuation to determine base price and get an appraisal after the sale. The difference should be the City's incentive program for sale of the lot.</p> <p>Dedicate land for not-for-profits.</p>	<ul style="list-style-type: none"> <li>• Develop an enhanced CIP for the Strategic Core Areas and new city-wide CIP for growth</li> </ul>
<p>Zone land for what the City wants it to be used for, do background studies for inclusion in the selling package, get the land appraised, and sell it to the developer to build.</p> <p>Better prepare lands to be sale-ready (development studies, environmental studies, zoning readiness, etc.) and adjust valuation.</p> <p>Land with known issues that deter building should be provided at no-cost, or low cost, or at auction to the highest bidder.</p>	<ul style="list-style-type: none"> <li>• Provide pre-development studies to de-risk purchase of city-owned lands</li> <li>• Continue to review zoning by-law for opportunities to reduce barriers to development</li> <li>• Refer to Growth Department for further review</li> </ul>
<p>More negotiation between City and proponents to determine the issues of the proposal, or guidance on what the City would like to see.</p>	<ul style="list-style-type: none"> <li>• Refer to Growth Department</li> </ul>

<p>City should provide more feedback, participate in negotiation processes, and allow for adjustments during purchasing process.</p>	
<p>Remove studies prior to approvals and allow for conditional approvals with a complete application.</p>	<ul style="list-style-type: none"> <li>• Refer to Growth Department</li> </ul>
<p>Provide a breakdown of how much land is approved versus ready and lands that could be available subject to certain conditions.</p>	<ul style="list-style-type: none"> <li>• Update and make available a current land inventory report</li> </ul>
<p>Promote competitive trade opportunities in Thunder Bay.</p> <p>Promote immigration by creating an immigration hub.</p> <p>Advocate for more incentives for private employers to train apprentices/new grads in key labour shortage areas.</p> <p>Advocate for more spots at college and trade schools.</p> <p>Lobby the province to increase college cap on trades and training.</p> <p>Advocate for more trades programs and advocate for better access to trade schools locally or increased funding support for those who must travel to Southern Ontario.</p> <p>Advocate to make the Northern Immigration Pilot permanent for all skilled workers.</p> <p>Foster communication efforts with employers and potential employees.</p>	<ul style="list-style-type: none"> <li>• Refer to Mayor’s Task Force, Task Force Growth and Intergovernmental Affairs</li> </ul> <p>Potential Actions:</p> <ul style="list-style-type: none"> <li>• In conjunction with other partners, make recommendations to promote skilled trade employment opportunities</li> <li>• In conjunction other partners, make recommendations to promote immigration to the City</li> <li>• In conjunction with the Mayor’s Task Force, Intergovernmental Affairs Committee and partners, make recommendations and advocate for capacity in post-secondary and trade schools in the region</li> </ul>
<p>City should not require anything beyond meeting the Ontario Building Code to receive financial incentives or qualify for city-owned land purchases.</p> <p>Provide education on the upfront cost versus the long-term operational savings that can be seen over the life of a net-zero building.</p>	<ul style="list-style-type: none"> <li>• Refer to Mayor’s Task Force</li> </ul> <p>Potential Actions:</p> <ul style="list-style-type: none"> <li>• Educate and host workshop on benefits of net zero building, provide tools and land for demonstration projects</li> <li>• Identify lands for community and net zero demonstration projects</li> </ul>

<p>Developers should be able to choose whether they build singles or multi residential homes.</p> <p>Redirect additional dwelling unit grant funding to other housing programs.</p> <p>Increase the grant per unit above 70% to \$45k or higher.</p> <p>Lower the multi-unit density rate from 70% for higher incentive.</p> <p>Have the grant apply to every unit of the build.</p> <p>Review definition of Affordable Housing and get away from using market rent.</p> <p>Investigate the potential for Municipal Capital Facility Agreements for not-for-profit housing facilities to lower rents.</p>	<ul style="list-style-type: none"> <li>• Refer to Mayor’s Task Force</li> </ul> <p>Potential Actions:</p> <ul style="list-style-type: none"> <li>• Review HAF performance to make strategic and operational adjustments</li> <li>• Review affordable housing definitions and support framework</li> </ul>
<p>Develop a marketing campaign focusing on the lifestyle, benefits, and cost-effectiveness of multi-residential housing.</p>	<ul style="list-style-type: none"> <li>• Refer to Mayor’s Task Force</li> </ul> <p>Potential Action:</p> <ul style="list-style-type: none"> <li>• Promote and educate of the benefits of all housing types for communities and individuals</li> </ul>
<p>For the lots that are declared surplus, put on MLS open system for realtors to access.</p> <p>Let developers send EOIs on lots that they choose, instead of waiting for the lots desired to become surplus, then work with developers to overcome barriers to development.</p>	<ul style="list-style-type: none"> <li>• Refer to Growth Department</li> </ul>
<p>City should provide better communication around secondary planning.</p>	<ul style="list-style-type: none"> <li>• Refer to Growth Department</li> </ul>
<p>Servicing infill lots takes too long and there is a City backlog for service installations</p>	<ul style="list-style-type: none"> <li>• Refer to Environment Division</li> </ul>

## MEMORANDUM

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

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

**DATE:** November 13, 2024

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

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 October 31, 2024, by target type.

Target Type	Target	Net	Remain	Progress
<b>Total Units</b>	<b>1,691</b>	<b>315*</b>	<b>1,376</b>	<b>19%</b>
Missing Middle	401	78	323	19%
Other Multi-unit	292	181	111	62%
Affordable Units	348	0	348	0%

\*323 new permitted units, with a total construction value of \$94,686,283. 8 units demolished over the same period.

CMHC has provided guidance on the classification of unit types. Per HAF reporting requirements, “Missing Middle” refers to multi-unit buildings that are four storeys or fewer while “Other Multi-Unit” refers to multi-unit buildings taller than four storeys. The totals in Table 1 have been adjusted to reflect this change.

### Grant Application Summary

Table 2. Eligible applications received as of October 31, 2024, by grant type.

Grant Type	Eligible Apps	Units	Amount Requested	Projects Approved	Projects w Permits
<b>Construction Assistance Grant</b>	3	25	\$ 440,000	2	0
<b>ADU Grant</b>	26	28	\$ 580,000	2	6
<b>ADU – Permit Fees</b>			\$ 212,692		
<b>ADU - Servicing</b>			\$ 220,000		
<b>Multi-Unit Grant</b>	15	290	\$ 1,090,000	0	4



<b>MU – Permit Fees</b>			\$	122,076		
<b>Affordable Rental Program</b>	6	244	\$	5,580,000	6	0
<b>Total</b>	50	587	\$	8,244,768	10	10 (90 units)

If all applications are approved for funding and proceed as indicated, we can expect an additional 497 permitted units by the end of next year. The requested funding amount is expected to be lower than the amount included in Table 2 due to a reduction in the number of ADU projects that require the Servicing Grant or the maximum Building Permit Fee Grant.

**Action Plan: Progress Update**

1. Affordable Rental Housing Funding Program
  - Working with the successful Applicants to enter into Contribution Agreements.
2. Community Improvement Plan Grants
  - Scoring of the Multi-Unit Grant Applications is underway. Anticipate notifying successful recipients late November/early December.
  - Additional Dwelling Unit Grant and Construction Assistance Grant applications remain open.
  - Working to improve application processing speeds.
3. Surplus Lands
  - One of the fourteen surplus properties has been sold for multi-unit construction.
4. Infrastructure Projects
  - Central Avenue Development Lands Project has been initiated. More information to be provided to the Taskforce in January.
5. Education, Marketing, & Communications
  - Marketing campaign continues, includes print, radio, and social media advertising.

**Action Plan: Milestone Status**

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

## **Federal government bypasses Ontario, offers money directly to Toronto to end encampments**

The federal government says it can't wait any longer for Ontario to end encampments in its cities and will offer money directly to municipalities, including Toronto, to fix the problem.

In a statement issued Tuesday, Housing Minister Sean Fraser said he sent a letter to every province and territory on Sept. 18 asking them to partner with Ottawa to "urgently" find shelter for the unhoused or those living in tents.

The offer includes a total of \$250 million in funding in exchange for matching contributions by the provinces and territories.

However, Fraser said since the offer was made, the feds have not heard back from Ontario, Saskatchewan, and Alberta.

"While some have since entered election periods, there was ample engagement before the letter was sent, and there is no longer time to wait as the weather gets colder," Fraser wrote.

As a result, the government said it is now approaching municipalities directly to solve the problem, including Toronto.

"We will approach five cities first given their readiness to quickly adopt cost-matched responses. They are: Calgary, Edmonton, Toronto, Regina, and Saskatoon. This list is not exhaustive, as we will be approaching more communities that have demonstrated an ability to quickly respond to encampments," Fraser wrote.

If Ontario does decide to partner with Ottawa based on Fraser's offer, the federal government said, it will be able to select the specific communities that are awarded funding.

It's unclear how much exactly each province, territory or municipality would be given of the total \$250 million.

In a statement issued to CTV News Toronto, Ontario Minister of Municipal Affairs and Housing Paul Calandra said, up until Tuesday, the Ontario government was "under the impression" it was still working with Ottawa on tackling the issue.

"It's about time the federal government finally showed interest in discussing how they will match the hundreds of millions of dollars Ontario is investing to combat homelessness. I have a meeting scheduled with Minister Fraser next week, and I look forward to seeing him there," Calandra wrote.

According to Calandra's office, Ontario is already investing nearly \$1.1 billion in homelessness prevention programs each year, and an additional \$720 million to assist Toronto and Ottawa specifically.

Toronto unveiled its winter strategy (opens in a new tab) on the same day Fraser made the announcement, and said it will expand its shelter capacity to include 1,200 more spaces once the temperature drops next month. But city officials said they need more support.

"We need the federal and provincial governments to step up as partners and ensure everyone has a safe and secure place to call home, including real commitments to increase deeply affordable housing and supportive housing," Coun. Alejandra Bravo said.

CTV News Toronto has reached out to the City of Toronto for comment on Fraser's offer.

At an unrelated news conference on Wednesday, Mayor Olivia Chow said the federal government hasn't reached out to the city yet, but she's ready to work with Ottawa on the matter.

"We need the funds to create respite centres, more shelters, maybe even some rapid housing so we can build supportive housing. We know that without housing, without shelter, it's very difficult to get back on your feet," Chow said.

"We're willing to engage. We're willing to put up some of our funds. We're willing to move ahead."