



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

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

McNaughton Room - 3rd Floor, City Hall

Pages

1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 07-2025

Chair: Mayor Ken Boshcoff

2. Members

Mayor Ken Boshcoff

Justyn Desjardins - Representative - Institution Delivering Construction and Trades Training

Karen Hill - Representative - Real Estate Association

Harold Lindstrom - Representative - Construction/trades Association involved in Housing Construction

Paul Magiskan - Representative - Indigenous led Stakeholder with Affordable Housing Development Experience

Ken Ranta - Representative - Public/Non-Profit Housing Organization involved in Affordable Housing

John Stephenson - Member of Public with Working Knowledge of Research involvement in Housing and Housing Affordability and Development

3. Officials

John Collin, City Manager

Krista Power, Director of Legislative Services & City Clerk

Kerri Marshall, Commissioner - Growth

Joel DePeuter, Director - Development Services

Summer Stevenson, Project Manager - Housing Accelerator

Larry Joy, Policy Assistant to the Mayor

Cheryl Lamers, Acting Manager - Community Development

Katie Piché, Council & Committee Clerk

4. Disclosures of Interest

5. Agenda Approval

WITH RESPECT to the September 17, 2025 meeting of the Mayor's Taskforce on Building More Homes Advisory Committee, we recommend that the agenda

as printed, including any additional information and new business, be confirmed.

6. Confirmation of Previous Minutes

3 - 6

The Minutes of Meeting 06-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on June 18, 2025, to be confirmed.

THAT the Minutes of Meeting 06-2025 Mayor's Taskforce on Building More Homes Advisory Committee, held on June 18, 2025, be confirmed.

7. Roundtable Updates

Opportunity for members to catch up after the summer hiatus.

8. Build Canada Homes Consultation

7 - 8

Project Manager Summer Stevenson to provide information/overview relative to the Build Canada Homes Consultation.

9. Housing Accelerator Fund (HAF) Action Plan Update

9 - 10

Memorandum from Project Manager Summer Stevenson dated September 9, 2025 providing an update for September 2025.

10. Event Planning

Small group discussions to be held relative to the winter Build Thunder Bay event.

11. New Business

12. Next Meeting

The next meeting date will be held on October 15, 2025 at 12:30 p.m. in the McNaughton Room.

13. Adjournment



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

Wednesday, June 18, 2025, 12:35 p.m.

McNaughton Room - 3rd Floor, City Hall

1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 06-2025

Vice-Chair: Ken Ranta

2. Members

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

Kerri Marshall, Commissioner - Growth

Joel DePeuter, Director - Development Services

Summer Stevenson, Project Manager - Housing Accelerator

Larry Joy, Policy Assistant to the Mayor

Cheryl Lamers, Acting Manager - Community Development

Katie Piché, Council & Committee Clerk

4. Disclosures of Interest

There were no disclosures of interest declared.

5. Agenda Approval

MOVED BY: John Stephenson

SECONDED BY: Harold Lindstrom

WITH RESPECT to the June 18, 2025 meeting of the Mayor's Taskforce on Building More Homes Advisory Committee, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

6. Confirmation of Previous Minutes

The Minutes of Meeting 05-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on May 21, 2025, to be confirmed.

MOVED BY: Karen Hill

SECONDED BY: Justyn Desjardins

THAT the Minutes of Meeting 05-2025 Mayor's Taskforce on Building More Homes Advisory Committee, held on May 21, 2025, be confirmed.

CARRIED

7. Housing Accelerator Fund (HAF) Action Plan Update

At the May 21, 2025 Mayor's Taskforce Meeting, this item was deferred to the June meeting.

Memorandum from Project Manager Summer Stevenson, dated May 13, 2025 providing the May 2025 HAF Action Plan Update, for information.

Memorandum from Project Manager Summer Stevenson, dated June 11, 2025 providing the June 2025 HAF Action Plan Update, with attachments, for information.

Summer Stevenson provided an overview of the above noted memorandums. The following items were discussed:

- overview of cancelled ADU grants
- Construction assistance projects
- scoring
- application processing, projects qualified
- grant intake overview
- overview of net permitted units
- permit activity; targets
- discussion on development charges
- numerous eligible applications should more funding become available
- commitment to sustainability
- potential showcase projects
- number of lots sold through surplus lands

A discussion was held relative to the Central Avenue lands and the development plan. Further information will be available at the September Mayor's Taskforce meeting and a public information session is to be scheduled in September.

8. Work Plan Check-In

At the May 21, 2025 Mayor's Taskforce Meeting, this item was deferred to the June meeting.

Updated Work Plan attached, for review and discussion.

Summer Stevenson provided a workplan update and overview based on January to May 2025. The following items were discussed:

- vacant and dilapidated building program
- City of Thunder Bay tax policy
- future of Housing Accelerator Fund
- discussion on Taskforce open house: theme, accomplishments and trends, objectives, how to encourage builders, potential trade recruitment component

9. Member Updates - Information Sharing

At the May 21, 2025 Mayor's Taskforce Meeting, this item was deferred to the June meeting.

Roundtable with Taskforce members who provided updates relative to their representative organizations.

The following items were discussed:

- TBDSSAB housing funding update
- Realty update - A lot of client discussion regarding City of Thunder Bay surplus lands, Additional Dwelling Units when purchasing, and awareness of current housing crisis.
- Matawa Update - a lot of intake for multi-unit, high density projects
- Overview of the BuildingIN website and catalogue. BuildingIN is an independently developed business that partners with municipalities to overcome the challenges of expanding their housing supply through multi-unit low-rise infill (<https://www.buildingin.ca/>)

Discussion was held relative to hosting another session with stakeholders to continue to promote the Housing Accelerator Fund.

Further discussion was held regarding informing Council and the community on the need for densification.

It was noted that modular home builds are good for the labour force, as they do not require as many tradespeople.

10. Next Meeting

The next meeting date will be held on September 17, 2025 at 12:30 p.m. in the McNaughton Room. (Meetings are not held in July or August, unless a meeting is scheduled at the call of the Chair.)

11. Adjournment

The meeting adjourned at 1:59 p.m.



Dear FCM members,

Housing Infrastructure and Communities Canada has released a [consultation paper](#) seeking input into the creation of Build Canada Homes (BCH), the federal government's new entity that will be tasked with building 500,000 homes per year. Learn more about it [here](#).

FCM's submission will be focused on:

- **Speed, predictability & scale** – BCH should build on proven models, such as the Rapid Housing Initiative or a streamlined portfolio-based approach.
- **Continuity & stability** – Establishing BCH will take time, and we cannot lose momentum to address affordable housing. Affordable housing projects that are already in the application pipeline should be prioritized for funding through BCH.
- **Alignment with housing-enabling infrastructure funding** – Infrastructure funding needs to be aligned to ensure that the 500,000 housing units per year are serviced.
- **Building capacity to deliver** – Smaller communities may need upfront support for feasibility studies, meeting program requirements and more.
- **Providing funding for repairs/conversions** – BCH should include funding for conversions and repairs.
- **Regional benefits and reach** – BCH should ensure that affordable housing is built in all regions of Canada – rural, northern, mid-size and urban communities and include smaller developers and prefabricated housing manufacturers. This will ensure that the economic and social benefits of BCH are shared across the country.

Members are encouraged to submit their recommendations based on these principles and your local realities. Submissions are due August 29th, 2025 and can be sent to: bchengagement-mobilisationmc@info.gc.ca.

FCM is seeking information on your shovel-ready projects

As FCM continues to position municipalities as essential partners to deliver affordable housing, we would appreciate hearing from you on any shovel-ready projects that would contribute to increasing the housing supply in your municipality. These can include housing projects or housing-enabling infrastructure projects that are necessary to unlocking more homes, such as a new water treatment facility, or similar. These examples will support our communication and advocacy efforts related to Build Canada Homes. Thank you in advance for your collaboration.

SHARE YOUR PROJECTS HERE

- Your FCM team

MEMORANDUM

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

FROM: Summer Stevenson, Project Manager – Housing Accelerator

DATE: September 9, 2025

RE: **Housing Accelerator Fund Action Plan Update – September 2025**

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

Housing Target: Progress Update

Thunder Bay's housing supply growth target from March 1, 2025, to February 28, 2026, is 708 net permitted units.

Table 1. Net permitted units since March 1, 2025, by target type, as of September 8, 2025.

Target Type	Target	Net	Remain	Progress
Total Units	708	190	518	27%
Missing Middle	305	133	172	44%
Other Multi-unit	147	18	129	12%
Affordable Units	335	15	320	4%

Housing Target: Permit Projections

To estimate the number of permits that may be issued by the end of the second HAF reporting period, a scan of building permit applications in "Intake Review" or "Under Review" was completed. As of September 8, 2025, 25 building permit applications are current in Intake Review or are Under Review. **Should these applications be issued permits it will result in an additional 134 units, for a total of 324 units.** This does not capture permits that will be submitted from September 9, 2025, to February 2026.

In addition, 30 projects (451 units) provisionally approved for funding through the City's HAF supported grants have not applied for a building permit. **If these projects proceed before February 2026, it will result in a total of 775 units, exceeding the target for reporting period 2.** However, there are several projects that will likely be cancelled and not proceed.

Therefore, we can anticipate the number to fall between 324 and 775 units, with a conservative estimate of 350 – 400 permitted units and optimistic estimate of 450 – 500 permitted units.

Grant Intake 1 Update

As of September 8, 2025, of the 66 projects awarded funding 10 projects are complete, 36 projects have an issued building permit, 3 projects have applied for a permit and are awaiting issuance, 13 projects have been cancelled, and 4 projects have not demonstrated significant progress and are at risk of cancellation. Of the 6 projects awarded funding through the Affordable Rental Housing Funding Program, one has been issued a building permit.

Grant Intake 2 Update

As of September 8, 2025, of the 36 projects awarded funding 1 project has been issued a building permit, 12 projects have applied for a permit and are awaiting issuance, 19 projects have not yet applied for a permit, 2 projects have been cancelled, and 2 projects are being monitored for cancellation.

Action Plan: Progress Update

Initiative 6: Secondary Planning & Infrastructure Planning in Support of Housing Strategy, Milestone 1: Conduct Infrastructure Planning (Jan 01, 2024 – Dec 31, 2025).

- Infrastructure Planning
 - Studies continue in support of the Surplus Lands Strategy.
- Surplus Lands Strategy
 - Call for Proposals closed at the end of July, evaluation is underway.

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

- Central Avenue Development Lands
 - No update to share, studies continue.

Initiative 9 & 10: Enhanced Vacant & Dilapidated Buildings Program, Milestone 1: Undertake Property Standards By-law Review (June 01, 2025 – Dec 31, 2025).

- Data Collection
 - Review of the Property Standards By-law and Vacant Building Security By-law and gap analysis of comparator municipalities was completed. Data collection to determine number of vacant buildings is underway.