



**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.