



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

Wednesday, September 17, 2025, 12:31 p.m.

McNaughton Room - 3rd Floor, City Hall

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

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

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

MOVED BY: Ken Ranta
SECONDED BY: Karen Hill

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.

CARRIED

6. Confirmation of Previous Minutes

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.

MOVED BY: John Stephenson
SECONDED BY: Harold Lindstrom

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

CARRIED

7. Roundtable Updates

Members provided updates on the following items:

- Habitat for Humanity new build - zero carbon triplex on Simpson Street
- construction - scheduling challenges, not enough resources/manpower
- working with Lakehead University to promote construction management
- potential targeted campaign with CEDC to attract tradespeople in Southern Ontario, who have a surplus of tradespeople
- CEDC - launch of new blog thunderbaylifestyle.ca to showcase the City's Quality of Life
- TBDSSAB - 14 unit new build on Archibald Street
- additional projects in progress
- Realty market strong in Thunder Bay
- Realty estate provincial asks (ie: concerns regarding landlord and tenant board)
- labour supply concerns
- large opportunity sites - call for proposals - strong response

- Smart Growth Action Plan - presentation to Taskforce and Council
- Building Faster funding announcement in August - Premier Ford in Thunder Bay for announcement
- CMHC using Thunder Bay as model (Housing Accelerator Fund)

8. Build Canada Homes Consultation

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

In August, Housing Infrastructure and Communities Canada 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.

Project Manager Summer Stevenson provided an overview relative to Build Canada Homes consultation and advised of the initial federal investment of \$15 million. It was noted that the majority of the initial funding will be dispersed among other larger communities throughout Canada, not including Thunder Bay. Municipalities were to provide feedback by the end of August. Feedback as follows:

- regional needs
- number of units, targets
- affordable housing needed everywhere
- capacity building
- development of educational material for municipalities
- funding for repairs
- aging housing

The Taskforce was advised that more information about Build Canada Homes can be found on the following website:

[Housing, Infrastructure and Communities Canada - Build Canada Homes](#)

9. Housing Accelerator Fund (HAF) Action Plan Update

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

Project Manager Summer Stevenson provided an overview and noted that it has been a very busy season with grant projects and permit issuance. The following items were discussed:

- permit projections
- housing target progress update
- grant intake updates
- action plan progress update (infrastructure planning, surplus lands strategy, Central Avenue development lands, data collection relating to enhanced vacant and dilapidated buildings program - by-law review)

A discussion was held relating to permit timelines, extensions and transferability. It was noted that every effort is being made to follow up with applicants to ensure projects are moving forward.

10. Event Planning

Project Manager Summer Stevenson provided an overview of the upcoming Build Tbay event and advised that it is scheduled for February 5, 2026. Event goals were discussed.

A discussion was held in order to gather feedback and perspectives on the 2026 winter Build Thunder Bay Event. Members discussed the following:

- Benefits of a facilitated session to guide the report back on the progress made on the Build Thunder Bay Action Plan
- Desire to report on lessons learned
- Need for more information and education on:
 - Factory build modular housing
 - Developing management infrastructure and capacity
 - Energy efficiency
- Opportunities to highlight projects during a "Built in Thunder Bay Showcase" including affordable, high impact, and energy efficient projects.

11. Next Meeting

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

12. Adjournment

The meeting adjourned at 2:07 p.m.