



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

Wednesday, October 15, 2025, 12:32 p.m.

McNaughton Room - 3rd Floor, City Hall

1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 08-2025

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

Joel DePeuter, Director - Development Services

Summer Stevenson, Project Manager - Housing Accelerator

Larry Joy, Policy Assistant to the Mayor

Katie Piché, Council & Committee Clerk

4. Disclosures of Interest

There were no disclosures of interest declared.

5. Agenda Approval

MOVED BY: Ken Ranta
SECONDED BY: Harold Lindstrom

WITH RESPECT to the October 15, 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 07-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on September 17, 2025, to be confirmed was distributed separately on Tuesday, October 14, 2025.

MOVED BY: John Stephenson
SECONDED BY: Justyn Desjardins

THAT the Minutes of Meeting 07-2025 Mayor's Taskforce on Building More Homes Advisory Committee, held on September 17, 2025, be confirmed.

CARRIED

7. Roundtable

Members and Administration provided updates. The following items were discussed:

- Smart Growth Action Plan Update- draft complete, will be presented to Council October 21
- 2026 City Budget - proposed 2.6% tax levy increase
- One Stop Customer Service Shop

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- Will service levels be affected?
- One Stop Development Shop, very good response
- Funding Agreement - Growth CIP
- Upcoming Planning Conference - October 2025
- Expressions of Interest - municipally owned properties (surplus lands), strong response -to be presented at the October 28 Growth Standing Committee. Possible endorsements from Growth Taskforce and Mayor's Taskforce
- 3rd Annual Lakehead University Climate Gathering- Topics: residential retrofits, environmentally responsible
- Very busy construction season
- High demand
- Government funding for training
- Education on retrofits
- Spec home builders - concerns, high costs, spec homes harder to sell
- TBDSSAB Board meeting, investment, affordable housing: [RPT-2025-29-ISS-Supported-Affordable-Transitional-Housing-Update.pdf](#)
- Numerous new units, mostly retrofits/conversion/redevelopment projects

Discussions were held relative to demand vs. ability to supply, waitlists for housing, many applicants, transitional housing units under construction, expression of interest-affordable housing.

- Large project cancellation
- Transitional housing unit – Bertrand Court - first intake October
- Roundtable Panel with NAN
- LUINA labour force development event
- Need for equipment operators
- Reminder – Build Tbay Conference – February 5, 2026
- Misinformation in community re: lot availability

- Lobbying efforts
- Federal housing strategy – What's to come for Thunder Bay?

8. Subdivision Update

Handout entitled "Vacant Lots in Plans of Subdivision" was distributed on desks.

Supervisor- Planning Services Decio Lopes provided an overview on the status of approved subdivisions and discussed the following:

- Vacant lots ready for building permits
- Lots to be available once registered
- Lots draft approved but not available for building
- Rural Settlements- partial services
- Urban Settlements- full services
- Draft approved plans of subdivision
- potential number of units

A discussion was held relative to the aging population and the desire to move from rural to the City to have more access to amenities.

Director- Development Services Joel DePeuter and Decio Lopes responded to questions.

Further discussion was held relative to lot vs. unit, density potential, affordable housing, accommodating multi-unit, multi-unit new construction-geared towards rental units, zoning by-law updates, builders want best return on investment.

9. Grant Project Updates

Project Manager Summer Stevenson provided a PowerPoint presentation relative to grant projects around the city and the status of approved projects. Images of current projects that received funding through the Housing Accelerator Fund were viewed. Summer Stevenson provided an overview of each project.

A discussion was held relative to legalizing illegal suites.

It was noted that an update would be provided at the November Taskforce

meeting, relative to city owned surplus lands.

10. Housing Accelerator Fund (HAF) Action Plan Update

Memorandum from Project Manager Summer Stevenson, dated October 8, 2025, providing a HAF update for the month of October.

Summer Stevenson provided an overview including updates on the following:

- housing target progress
- permit projections
- action plan initiatives

Discussion was held relative to annual HAF targets and how most municipalities will not meet their targets this year, due to lack of tradespeople and rising costs.

It was noted that an update would be provided at the November Taskforce meeting, relative to the City's Smart Growth Plan, including an update and progress on the vacant/dilapidated building program.

11. Next Meeting

The next meeting date will be held on November 19, 2025 at 12:30 p.m. in the McNaughton Room.

12. Adjournment

The meeting adjourned at 2:06 p.m.