



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

Wednesday, December 17, 2025, 12:35 p.m.

McNaughton Room - 3rd Floor, City Hall

1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 10-2025

Chair: Mayor Ken Boshcoff

2. Members

Mayor Ken Boshcoff

Justyn Desjardins - Representative - Institution Delivering Construction and Trades Training

Karen Hill - Representative - Real Estate Association

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

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

Crystal DePeuter, Council & Committee Clerk

4. Disclosures of Interest

There were no disclosures of interest declared.

5. Agenda Approval

MOVED BY: Karen Hill
SECONDED BY: Justyn Desjardins

WITH RESPECT to the December 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 09-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on November 19, 2025, to be confirmed was distributed separately on Tuesday, December 16, 2025.

MOVED BY: Karen Hill
SECONDED BY: John Stephenson

THAT the Minutes of Meeting 09-2025 Mayor's Taskforce on Building More Homes Advisory Committee, held on November 19, 2025, be confirmed.

CARRIED

7. Housing Affordability Study & Strategy - Tool Prioritization Activity

Project Manager Summer Stevenson provided a PowerPoint presentation on the results from the October 28 workshop and information related to affordable housing, including:

- Project background
- Project Phases 1-3 (ie: contributing factors, insufficient supply, rental housing stock, homeownership, co-op housing and other strategies were discussed)
- Key Findings
- Projections
- Next Steps

Attending members participated in a tool prioritization activity to prioritize and provide feedback on tool options to encourage an increase in affordable housing supply.

8. Housing Accelerator Fund (HAF) Action Plan Update

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

Project Manager Summer Stevenson provided an update on the Housing Accelerator Fund highlighting the status of key milestones and progress made towards the established targets.

It was also noted that the Build Thunder Bay breakfast's theme will be 'affordability' and presenters are currently being confirmed.

9. Roundtable Updates

Mayor Ken Boshcoff congratulated the task force members on their work and accomplishments.

Director-Development Services Joel DePeuter advised that a report on surplus properties related to proposed developments will be presented to council in January and members of the task force are asked to provide feedback.

10. Next Meeting

The next meeting date will be held on January 21, 2026 at 12:30 p.m. in the McNaughton Room.

11. Adjournment

The meeting adjourned at 2:04 p.m.