



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

Wednesday, November 19, 2025, 12:00 p.m.

McNaughton Room - 3rd Floor, City Hall

1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 09-2025

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

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

Matthew Pearson, Senior Advisor-Growth

Larry Joy, Policy Assistant to the Mayor

Cheryl Lamers, Acting Manager - Community Development

Ian Kaufman, Policy and Research Analyst

Katie Piché, Council & Committee Clerk

4. Disclosures of Interest

There were no disclosures of interest declared.

5. Agenda Approval

MOVED BY: Paul Magiskan

SECONDED BY: John Stephenson

WITH RESPECT to the November 19, 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 08-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on October 15, 2025, to be confirmed.

MOVED BY: Harold Lindstrom

SECONDED BY: John Stephenson

THAT the Minutes of Meeting 08-2025 Mayor's Taskforce on Building More Homes Advisory Committee, held on October 15, 2025, be confirmed.

CARRIED

7. Smart Growth Action Plan Update

Senior Advisor-Growth Matthew Pearson provided a PowerPoint presentation relative to the Smart Growth Action Plan including information on the following:

- Purpose of plan, key considerations and delivering results
- A Shared Roadmap - City of Thunder Bay, CEDC and community partners
- Current Growth efforts, readiness, attraction, talent
- Advancing Smart Growth through housing
- Performance indicators
- Actions

Further discussion was held regarding tax base, taskforce endorsement, focusing on all types of growth, the need for housing for workforce, achieving housing objectives, shortage of tradespeople, and strong value framework within plan.

The Smart Growth Plan will be presented to the Growth Standing Committee on November 25, 2025 and to City Council on December 2, 2025.

MOVED BY: John Stephenson
SECONDED BY: Harold Lindstrom

WITH RESPECT to the Smart Growth Action Plan presentation at the November 19, 2025 Mayor's Taskforce on Building More Homes Advisory Committee meeting, we support the Smart Growth Action Plan and the continued work required to achieve Housing Accelerator Fund targets.

CARRIED

8. Call for Proposals - Large Opportunity Sites Update

Memorandum from Director- Development Services Joel DePeuter dated November 12, 2025 containing a recommendation relative to the large opportunity sites-Calls for Proposals, for the Taskforce's consideration.

Manager-Realty Services Deanna Walker provided a PowerPoint presentation and responded to questions.

The following items were discussed:

- Key Council directions
- Potential development impacts
- Assessment criteria and next steps
- Call for Proposals - most smaller lots have sold and building permits have commenced
- Proposal scoring criteria
- Received significant feedback on 4 larger properties - upcoming report to Growth Standing Committee seeking endorsement.
- Need for projects to manage current demand and to achieve HAF targets
- Density needed, cannot achieve targets with small homes/duplexes/fourplexes

Concerns were raised relative to proposed designs and fitting with the character of neighbourhoods. The taskforce was advised that the designs submitted are conceptual and still need to be declared as surplus lands. To be able to proceed with sale and proposals, the lands must be declared surplus by City Council.

City Manager John Collin and Director-Development Services Joel DePeuter responded to questions.

Further updates will be provided to the Mayor's Taskforce when available.

MOVED BY: John Stephenson

SECONDED BY: Justyn Desjardins

WITH RESPECT to the memorandum from Director-Development Services Joel DePeuter dated November 12, 2025, we recommend that City Council approve the surplus of 300 Tokio Street, 144 Fanshaw Street, 791 Arundel Street, 211-223 Tupper Street & 224 Camelot Street;

AND THAT we recognize that Administration has committed additional updates to the Mayor's Taskforce on Building More Homes Advisory Committee for comment as the development of these properties unfold.

CARRIED

9. Vacant and Dilapidated Buildings Program Update

Project Manager Summer Stevenson provided a PowerPoint presentation relative to the Vacant and Dilapidated Buildings Program and responded to questions. The following items were discussed:

- Project background-City of Thunder Bay awarded up to \$2.077 million through HAF to launch and implement a Vacant & Dilapidated Buildings Program
- Intended to incentivize 64 additional housing units
- Project scope and objectives
- HAF milestone timelines
- Program definitions
- Current scenario-Vacant building stats, majority residential, assessed value
- Existing tool-enforcement tools, financial tools, city policies
- Vacant building response plan
- Program phases and next steps
- Presentation to the Growth Standing Committee-November 25, 2025 and a further report will be presented to Growth Standing Committee in Q2 2026 after review of additional tools to support ongoing response.

10. Housing Accelerator Fund (HAF) Action Plan Update

Memorandum from Project Manager Summer Stevenson, dated November 7, 2025, providing a HAF update for the month of November.

Project Manager Summer Stevenson provided an overview and responded to questions. It was noted that Development Services is seeing a lot of project extension requests. The taskforce was also advised that Development Services is also working on a rationale document to CMHC to discuss the reasons why the City of Thunder Bay is not currently achieving the HAF housing targets.

11. Next Meeting

The next meeting date will be held on December 17, 2025 at 12:30 p.m. in the McNaughton Room.

12. Adjournment

The meeting adjourned at 1:52 p.m.