



THUNDER BAY REAL ESTATE BOARD

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February 6, 2026

Mayor Ken Boshcoff and Members of Council
City of Thunder Bay
500 Donald Street East
Thunder Bay, ON P7E 5V3

Re: Support for Use of Surplus Municipal Land to Advance Housing Supply

Dear Mayor Boshcoff and Members of Council,

On behalf of the Thunder Bay Real Estate Board and our REALTOR® members who work daily with buyers, renters, landlords, and developers across our community, I am writing to express our support for Council's recent decision to declare surplus municipal lands available for housing development.

Thunder Bay continues to face real and persistent housing supply challenges. Demand for rental housing remains strong, and limited availability across a range of price points affects affordability, labour attraction, and community growth. Increasing the supply of purpose built rental and multi-unit housing is a necessary and responsible step toward addressing these pressures.

We commend Council for recognizing the importance of using municipally owned surplus land to advance housing development. Making these sites available for redevelopment helps reduce one of the most significant barriers to new housing, namely access to serviced land, and sends a strong signal that Thunder Bay is committed to practical solutions that support long term housing stability.

While we recognize that large scale developments can generate public concern, housing supply cannot improve without thoughtful and sometimes difficult decisions. Using existing urban land for higher density housing aligns with sound planning principles, makes efficient use of infrastructure, and supports more complete and livable neighbourhoods.

The Thunder Bay Real Estate Board appreciates Council's leadership on this issue and its willingness to take action that supports residents, employers, and future growth. We look forward to continuing to work with the City of Thunder Bay as a constructive partner on housing policy and land use decisions that strengthen our community.

Thank you for your continued commitment to addressing housing needs in Thunder Bay.

Sincerely,

Karen Hill

Karen Hill, President
Thunder Bay Real Estate Board