



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

Wednesday, January 21, 2026, 12:30 p.m.

McNaughton Room - 3rd Floor, City Hall

1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 01-2026

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

Kerri Marshall, Commissioner - Growth

Joel DePeuter, Director - Development Services

Summer Stevenson, Project Manager - Housing Accelerator

Larry Joy, Policy Assistant to the Mayor

Cheryl Lamers, Acting Manager - Community Development

Matt Pearson, Senior Growth Advisor

Katie Piché, Council & Committee Clerk

4. Disclosures of Interest

There were no disclosures of interest declared.

5. Agenda Approval

MOVED BY: John Stephenson
SECONDED BY: Ken Ranta

WITH RESPECT to the January 21, 2026 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 10-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on December 17, 2025 to be confirmed.

MOVED BY: Justyn Desjardins
SECONDED BY: John Stephenson

THAT the Minutes of Meeting 10-2025 Mayor's Taskforce on Building More Homes Advisory Committee, held on December 17, 2025, be confirmed.

CARRIED

7. Housing Accelerator Fund (HAF) Action Plan Update

Memorandum from Project Manager Summer Stevenson, dated January 14, 2026 providing a HAF update for the month of January.

Project Manager Summer Stevenson provided an update and responded to questions. An overview of the housing target progress update, permit projections and grant funding update was provided.

It was noted that staff are working with applicants with document submissions and also monitoring status of current projects underway.

8. 2026 Grant Funding Strategy & Grant Evaluation Scorecards

Memorandum from Project Manager Summer Stevenson, dated January 14, 2026 relative to the 2026 Grant Funding Strategy and the Multi-Residential Grant Evaluation Scorecard and Construction Assistance Grant Evaluation Scorecard, for information.

Project Manager Summer Stevenson provided an overview relative to the 2026 grant funding strategy. The intake schedule (timelines) and Additional Dwelling Unit (ADU) Grant Waitlist were also discussed.

The breakdown of the following scorecards was also provided:

- Multi-Unit Residential Grant Program Evaluation
- Construction Assistance Grant Program Evaluation

Within each scorecard contained criteria, factor, points available and maximum score for each applicant. Criteria was based on general eligibility, homes provided, development status, affordability, energy efficiency and accessibility.

Discussion was held on supportive housing units, senior beds, project/permit readiness, required applicant updates, targeted media campaign and community interest in ADUs.

It was noted that as projects are cancelled, prioritization of waitlist will occur.

The taskforce was advised that it is the last week to register for the Build Thunder Bay Breakfast being held on February 5, 2026.

The Taskforce was also advised that the City of Thunder Bay is now signed on as a partner to promote the CMHC catalogue. The webpage with designs from catalogue will be published prior to the Build Thunder Bay breakfast.

9. Workplan Update

Updated workplan, for discussion.

Project Manager Summer Stevenson provided an overview on the Taskforce's objectives, actions and deliverables of the workplan. Central Avenue Development Lands timelines/ design guidelines/site plan control, HAF Annual Report, Taxation Policy Review and other sources of funding (ie: Build Canada Homes) were discussed.

The Taskforce was advised that if there is any further feedback on potential design guidelines for the Central Avenue lands, to please reach out to the Development Services team to discuss.

10. New Business

10.1 Call for Proposals Update

Director-Development Services Joel DePeuter provided an update on the surplus lands and advised that at the January 13, 2026 City Council meeting, a resolution was passed declaring the specific lands on Arundel, Fanshaw, Tokio and Tupper surplus, for future development, which will create 1100 units combined. It was noted that 2 of the sites require re-zoning and site plan agreements are also required.

10.2 Building Permit Update to Council

Director-Development Services Joel DePeuter advised that on Tuesday January 27, 2026, a presentation will be provided to the Growth Standing Committee relative to overall building permit activity. There has been a 63% increase in building permit activity over the previous year.

10.3 Build Canada Homes Funding Program

A question was asked held relative to the federal government's Build Canada Homes funding program and if more detail on the new program will be provided to municipalities. Investment framework, policy and development fees, stacked funding, not for profit project developers, and the program's portfolio approach were discussed. The City of Thunder Bay is continuing to monitor the portal to determine what type of proposals can be submitted. The portal is open to accept proposals, but there are currently no specific deadlines and no specific parameters for applications at this time. This program will be the primary source of funding after the Housing Accelerator Fund has completed.

11. Next Meeting

The next meeting date will be held on February 18, 2026 at 12:30 p.m. in the McNaughton Room.

12. Adjournment

The meeting adjourned at 1:32 p.m.